

Instructions Regarding the Procurement Process

This Request for Qualifications (RFQ) will generally follow the steps outlined in the State of Ohio Procurement process for Design-Build construction projects. Adaptations of State of Ohio templates for the RFQ and subsequent Request for Proposals (RFP) will be used. Proposers must use the form titled “PIC Statement of Qualifications” to submit proposals.

Request for Qualifications (Design-Build Contract)

Project Name: Polymer Industry Cluster innovation pilot facility

Project Location: 100 Lincoln Street, Akron, Ohio 44325

Contracting Authority / Owner: Greater Akron Chamber, on behalf of the Polymer Industry Cluster

Delivery Method: Design-Build

Prevailing Wages: Yes

Project Manager: Marshall Moore

Response Deadline: September 30, 2025 5:00 PM EDT

Project Overview

A. Project Description

The Greater Akron Chamber, on behalf of the Polymer Industry Cluster (PIC), is pleased to release a Request for Qualifications (RFQ) from Design-Build (DB) firms for the *PIC innovation pilot facility* to be constructed at 100 Lincoln Street, Akron, Ohio.

This facility will enable researchers, startups, and industry partners to produce initial scale-up quantities (10–100 kg) of polymers for prototype testing and validation. A preliminary design concept has been developed consisting of approximately 19,000 square feet including:

- Four primary process bays (bioprocess, high-pressure, and general purpose)
- Maximum expected reactor capacity: 200 liters
- One bay dedicated to isolation and purification, e.g. distillation, filtration, and drying
- Enclosed storage areas for raw materials (quantity limited to active project needs)
- Storage racks for finished process equipment and piping storage
- Utility and MCC rooms
- A maximum high bay ceiling height of 40'
- Office space for fewer than 5-10 employees
- Male and Female restrooms including a shower stall and lockers

- Exterior appearance to be consistent with surrounding campus buildings
- Telecom, network, emergency alarm and security systems
- Parking for approximately 16 vehicles

The project scope encompasses the installation of utility connections for each process bay, including power, water, compressed air, vacuum, cooling water, and steam. The configuration of utilities will be defined during design. The scope does not include installation of chemical process equipment; however, an understanding of chemical process engineering will be required for facility design.

Supporting materials: conceptual floor plan (BLDGLOPLAN3.pdf), site plan (SITEPLAN3.pdf), code study report (CODEREPORTR1).

B. Scope of Services

The DB firm shall:

1. Provide design, engineering, permitting, procurement, construction, and commissioning services.
2. Deliver a facility compliant with OBC 2024, NFPA 30/400, NEC 2024, OFC 2017 (2024 IFC basis), and OSHA requirements.
3. Integrate safeguards recommended within the siting study and code report. A detailed listing of recommended safeguards including electrical area classification, ventilation, materials of construction, and ignition controls will be provided during the RFP.
4. Support preconstruction services including budgeting, value engineering, constructability reviews, and schedule refinement.
5. Provide construction services including procurement, subcontractor management, safety compliance, quality assurance, and commissioning/start-up.
6. Prepare the facility for operation by December 31, 2026.

C. Funding and Estimated Budget

- Estimated Total Project Cost: \$11 million (final budget pending), excluding chemical process and laboratory equipment.
- Funding for the construction project has been secured through a combination of state grants, public and private contributions.

D. Anticipated Schedule

- RFQ Issued: Sept. 12, 2025
- Statement of Qualifications Due: Sept. 30, 2025
- Shortlist Announced: October 17, 2025
- RFP Issued to Shortlisted Firms: October 20, 2025
- Proposals Due: November 21, 2025
- Selection Announced: December 5, 2025

- Contract Signed: December 19, 2025
- Design Notice to Proceed: December 22, 2025
- Construction Notice to Proceed: April 2026
- Substantial Completion: December 31, 2026

E. Evaluation Criteria

Evaluation will be qualifications-based and structured similarly to the requirements per ORC §153.65–.73:

1. Demonstrated ability and capacity to deliver projects of comparable size and complexity within required timeline and budget.
2. Past performance on comparable projects
 - a. Relevant chemical facility and pilot facility experience,
 - b. Experience with hazardous material occupancy facilities (H-2/H-3 classifications),
 - c. Past performance with universities, research institutes, or innovation facilities.
3. Qualifications of key personnel and proposed consultants.
4. Excellent safety record.
5. Commitment to quality, and regulatory compliance.
6. Proximity to project site (Akron, OH).

F. Submittal Instructions

- Submit proposals using form *PIC Statement-of-Qualification*
- Provide one electronic PDF copy via email.
- File must be named: 'PIC Facility – [Firm Name] – SOQ'.
- Maximum file size: 25 MB.
- Maximum number of pages: 17 plus an appendix with resumes
- Minimum font size: 10

Address submittals and questions to:

Marshall Moore

Polymer Industry Cluster / Greater Akron Chamber

388 South Main Street, Suite 205

Akron, Ohio 44311

Email: mmoore@greaterakronchamber.org

Deadline for Questions: September 19, 2025, 12:00 PM EDT

Submittal Deadline: September 30, 2025 5:00 PM EDT

Once RFQ submissions have been evaluated, you may be notified to respond to a Request for Proposals (RFP). Selection will follow the Qualifications-Based Selection (QBS) process. No fee or price proposals are requested at this stage.

Design-Build Selection Rating Form

Evaluation Criteria	Weight	Rating (1-10)	Score (Weight x Rating)
1. Ability to meet Owner's project vision, scope, budget, schedule	25		
2. Past performance on comparable projects	25		
3. Relevant experience of proposed consultants and personnel.	15		
4. Demonstrated safety record & safety management systems	15		
5. Commitment to quality & compliance	10		
6. Proximity/resources & capacity to deliver	10		

Total Score (out of 100): _____

Evaluator Name: _____

Signature: _____

Date: _____