

College of Business - New Building Concept Question and Answer List



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Project Name College of Business - New Building
Concept Project Number UCN-16018A
Project Location 2906-2910 Woodside Drive, Cincinnati, OH

Date posted: July 31, 2015
Date revised: N/A

Below are the questions that have been received to date for the RFQ of the above-referenced project:

1. Question: "Will the selection criteria for this project be different than the standard one included in the RFQ? Specifically, since you are 'soliciting nationally/internationally recognized Design Architects,' who will likely not be in the geographical area, will you be waiving or adjusting the points given for 'Proximity of firm to project site?'"
 - A. Answer: "We are attempting to modify the State's Selection Rating Form to neutralize the non-applicable categories that are of no interest to us in selecting a Design Architect. Our emphasis remains on the design credentials of the firm and its body of recent work of note. An updated rating form should be published soon."
2. Question: "...since you are not asking us to include a consultant team, will you be waiving the points in the 'Key Consultant Qualifications' section?"
 - A. Answer: "We are attempting to modify the State's Selection Rating Form to delete Section 3 'Key Consultant Qualifications.' An updated rating form should be published soon."
3. Question: "We recently hired a new design director. Are we able to include work he performed with a previous firm in Section F of the F110-330, clearly marked as such?"
 - A. Answer: "You may show work of your design director if noted on the SF330 as work done at a different office."
4. Question: "This request is for phase 1, Design Architect only, and we are not to submit any other subconsultants, correct?"
 - A. Answer: "This RFQ is for Design Architect services only, it includes Phase 1 services and can be expanded at a later date to include Phase 2 Design Architect services as well. You need not submit any consultants at present."
5. Question: "What is the thinking behind 'housing most, but not all, facilities for the College of Business', can you elaborate on this? Where will the other functions be housed?"
 - A. Answer: "Some classroom areas may be in adjacent buildings with surplus Centrally Scheduled Classroom facilities."
6. Question: "Can you share any particular site information, site plan, constraints?"
 - A. Answer: "The site is bordered on the east by Campus Green open space, on the west by Woodside Drive, on the north by Campus Green Drive and to the south by the landforms in front of the Recreation Center pool wing. It replaces two small buildings and a small surface parking lot."
7. Question: "You mention that the Program of Requirements and budget estimate will be shared with firms that make it to the interview phase, but can you share or elaborate on any of the currently underway Space Analysis and Programming information?"
 - A. Answer: "We cannot release the programming documents at present."

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8. Question: "Main Street and Campus Green Master Planning – are these particular documents? We were unable to find them on your Master Planning page on your web site?"
 - A. Answer: "We will make these and many other documents available to all shortlisted candidates in the near future."

9. Question: "We understand that the primary firm must be a registered architect or engineer in the state of Ohio. Is this an absolute pre-requisite for qualification?"
 - A. Answer: "At the time of submission of the RFQ response registration is not required. Before we execute a contract with the Design Architect, Ohio registration requirements would need to be **satisfied**."

10. Question: "Are you in a position to suggest a local partner/architect to us?"
 - A. Answer: "The RFQ process for the Architect of Record (i.e. Local Architect) will proceed immediately after the Design Architect selection process is completed. A partnership with a local firm or any other consultants is not required or desired for this RFQ response. (I apologize for any confusion since the required State scoring sheet is not an exact fit for Design Architect Only submissions process, a revised sample scoring form will be posted soon.)"

11. Question: "Can you kindly clarify whether an interested design architect has to team with local architect or apply for an Ohio license at this juncture in the process to submit an RFQ for this project?"
 - A. Answer: "No teaming is required or desired at this stage. A separate RFQ for the AOR will be posted shortly. Ohio registration requirement must be **satisfied** prior to contract(s) but is not necessary in order to respond to this Design Architect Only RFQ."

12. Question: "The RFQ requires the services of a Design Architect as the "Primary" service. The RFQ also notes the Primary A/E must be registered in Ohio. Is this a requirement for the Design Architect?"
 - A. Answer: "The State requirement for licensing must be **satisfied** before a full contract is in place. It is not required at time of your RFQ response."

13. Question: "The RFQ requires only the service by the "Design Architect", no secondary services are identified. If the deliverable for Phase I, completed by the Design Architect, are to be a complete SD set of documents suitable for estimation by the CMR, should the Design Architect include MEP and other consultant support to aid in the creation of the SD package?"
 - A. Answer: "The Design Architect is being evaluated alone. No consultants are required to be provided at this time."

14. Question: "Understanding additional team members are intended to be added in subsequent and separate solicitations, is local support and participation during Phase I required or encouraged and should be included in this RFQ response?"
 - A. Answer: "Not required at this juncture."

15. Question: "Phase II notes the requirement for participation in the EDGE program. A percentage goal of 5% is stated in section F. This is assumed to be for Phase II only and Phase I does not require EDGE participation. Is this correct?"
 - A. Answer: "All design and construction contracts will have to meet EDGE requirements as a percentage of their overall contract values."

16. Question: "The RFQ for the above referenced project (the College of Business - New Building Concept) indicates that the University is soliciting Design Architects only. The scope indicated for Phase 1 extends through Schematic Design. Is it your intention that we include in our submission any subconsultants that may be required for completion of a full Schematic Design, or solely our firm information as Design Architect? The RFQ states that the 'remainder of the design and construction management team will be selected through subsequent and separate solicitations', however this is slightly ambiguous in the Statement of Qualifications form."

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- A. Answer: "The intent of this RFQ is to select the Design Architect only. Obviously we will need to add consultants to this team to complete Schematic Design. The Design Architect will participate heavily in that process with the University. However, for now, simply submit the credentials and relevant built work of your firm."
17. Question: "Since Phase One is asking for a Design Architect, can you confirm that there will be no teaming with consultants at this phase?"
- A. Answer: "There will be obvious additional consultants for the Schematic Design team. The selected DA and UC will select the appropriate consultants at a later date. This RFQ is only to evaluate the Design Architect candidates and should include only their qualifications and body of relevant work."
18. Question: "May Design Architects partner with an Executive Architect/Architect-of-Record for Phase One qualifications?"
- A. Answer: "No AOR or Executive Architect or consultants should be proposed with this response."