

Request for Qualifications (Design-Build) - CLARIFICATIONS



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Administration of Project: Local Administration

Project Name	<u>Anderson & McFarland Hall Renovations</u>	Response Deadline	<u>11/2/2012</u>	<u>3:30PM</u>	local time
Project Location	<u>Miami University, Oxford Campus</u>	Project Number	<u>MUN-100023</u>		
City / County	<u>Oxford/ Butler</u>	Project Manager	<u>Ted Christian</u>		
Agency/Institution	<u>Miami University</u>	Contracting Authority	<u>Miami University</u>		

This clarification document is a record of questions received by prospective Design-Build firms during the RFQ phase. Answers are provided to all prospective firms by posting this clarification on the Miami University Facilities Contracting Office and OAKS-CI webpages.

UPDATE LOG:

Tuesday, October 30, 2012 (This will be the only clarification issued)

QUESTIONS/ANSWERS:

Question: What is the Criteria A/E firm's 50% deliverable?

Answer: Program of Requirements, Design Criteria, 50% DD level Drawings and Specifications including BIM model.

Question: Will the drawings be provided in a BIM format or CAD?

Answer: A BIM model will be provided. The reference standard is the State of Ohio Building Information Protocol. The Project BIM model will consist of a combination of model categories I and II, and levels of development from 100 through 300 for various building systems, each commensurate with the required scope of work and the 50% DD level of development.

Question: Does the \$17,000,000 construction cost include the A/E design contracted directly through the design builder?

Answer: Yes.

Question: Is the Criteria A/E fee part of the \$17 million or \$20 million?

Answer: The Criteria A/E fee is not part of the \$17M Design-Build Construction Budget.

Question: What is considered outside of the \$17 million?

Answer: It is more helpful to provide the answer to what is INCLUDED in the \$17M, which is the following: Cost of the Work, DB's fee, DB's Contingency, Design-Services Fee, and DB's Preconstruction Stage Compensation. For details on what those items include, please refer to the Contracting Definitions in the most current edition of the State of Ohio Standard Requirements for Public Facility Construction (Design-Build Contract).

Question: Is there any environmental scope of work: lead, asbestos or other abatement/remediation?

Answer: Yes. The buildings do contain asbestos, and possibly other hazardous materials. The University has an ACM report on file.

Question: And is the D/B contractor expected to hold the abatement contracts?

Answer: Yes, the DB will be responsible for executing that scope of work.

Question: Is the team expected to finish construction documents and bid the project in three months?

Answer: It is expected that there will be some early bid packages, including site utilities, hazardous material abatement, and demolition. To the extent that site utility work can begin prior to the building being vacated, then that scope of work can begin as early as the DB team can complete documents. It is not expected that construction documents be 100% complete for the entire scope of work prior to the DB commencing some work.

Question: It appears that there the criteria documents will be handed over at 50% DD in January, giving the D/B team 3 months to finish and bid the documents for an April 2013 construction start. Please confirm.

Answer: See answer to previous question above.

Question: Will both buildings be empty during the entire construction period?

Answer: Both buildings will be vacated following graduation weekend ending May 12, 2013. The University will require 3-5 days to remove furniture and loose equipment.

Question: Any phased construction?

Answer: The University expects site utility work to begin prior to work on the buildings themselves.

Question: What is the plan for the dorm restrooms...will they remain "ganged" per each floor, or will the new floor plates have individual restrooms in each dorm room?

Answer: The University expects to design for common restrooms per floor. Note, however, that this is a design issue beyond the scope of this Request for Qualifications, and is subject to change.

Question: What is the extent, size, and scope of any potential additions to the buildings?

Answer: Additions to the buildings are not anticipated.

Question: Are there any sub-grade floors or conditions to consider?

Answer: Yes, each building has a below-grade basement that is included in the scope of the renovation.

Question: Where are the mechanical equipment rooms currently located for each building?

Answer: In the below-grade basements and in the attics.

Question: Where are the proposed mechanical rooms to be located?

Answer: The University expects them to remain in the below-grade basements and/or attics. Note, however, that this is a design issue beyond the scope of this Request for Qualifications, and is subject to change.

Question: Is a roofing consultant required?

Answer: The University utilized SFA Architects to assess the roofs of each building. The outcome of these studies will inform the Criteria A-E's work, to the maximum extent to which they are providing services. The makeup of the DB consulting team is at the discretion of the DB firms.