

# RFQ Question and Answer List

## State of Ohio Standard Forms and Documents

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Project Name	<u>Multipurpose Room Addition</u>	Project Number	<u>DVS-130005</u>
Project Location	<u>Georgetown / Brown County</u>		

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Date posted: 11/15/2012

Date revised: N/A

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

1. Would it possible for you all to combine both The Multipurpose Room Addition and the Dining Area Renovation as the bigger project would have savings and efficiencies for both the design and the construction. You could phase the construction if needed.
  - A. We considered combining the projects, but we determined that the VA is not very receptive to it. Also, because the VA's funding priorities sometimes shift after the initial funding list is issued, it's possible that funding for one project will be released and funding for another one be delayed. That would be a big problem if the designs were integrated. The DVS has its required share of the funds and is committed to contracting with A/Es for full services, from design through construction administration, regardless of what delays could conceivably happen to some portion of the Federal funding. Meeting the 2/28/13 deadline for submittal of 35% documents requires it.
2. When you mention materials testing are you referring to environmental potential testing or Special inspections that would be required.
  - A. We meant special Inspections. The owner assumes responsibility for testing for and abating any hazardous materials, which are considered unlikely.
3. I would assume that the surveying, geotechnical and special inspections are in soft/owner costs and not part of the base A/E target fees identified.
  - A. That's incorrect. The "minimum" fee shown is for Basic Services; the "maximum" fee includes Reimbursables and Additional Services. Surveying, geotechnical services, and special inspections will be in the A/E's scope, more so in project DVS-130005 than in project DVS-130010. We elected to not itemize them as required disciplines in order to reduce the team assembling burden for these relatively small projects, and because the scoring of the SOQs is unlikely to be significantly affected by the State knowing the identities of these firms.
4. Will there be a scheduled site visit for the facility prior to the response deadline? If an organized site visit cannot be scheduled, what other options are there to access the facility?
  - A. OFCC's usual practice is to only arrange access to a facility for the firms on the short list, prior to interviews. Having numerous firms visit the facility now would be disruptive and non-productive. The SOQs will be scored using the criteria stipulated in the RFQ. Familiarity with the particulars of the site should have no bearing on the qualification-based selection process. At this early stage, all the firms need know is that the facility is essentially a nursing home, with a locked Alzheimer's unit.

5. Could you please direct me to the RFP due 11/27/12 for the expansion and renovation of the multipurpose room? Is this for design development and CD's or is it already designed and ready for construction?

Answer:

- Go to <http://ofcc.ohio.gov/>
- Click on "Opportunities"
- Click on "Professional Services Opportunities"
- It's project DVS-130005

The project is advertised as an addition. Renovation will probably be minor, and limited to sitework and where the addition meets the existing building. We are soliciting complete architectural services from program verification, through design, construction administration and closeout.

6. Are there any patient rooms included in the scope of work for this project?
- A. The owner has a suggested location for the addition which should not affect resident bedrooms. Effects on resident rooms will be avoided if possible and are certainly not intended. No new resident rooms are planned.
7. Is it possible to arrange a site visit to this Georgetown facility?

Answer: Specific knowledge of the site should not be relevant for submission or scoring of the Statements of Qualification. A walk-through will be scheduled for the short-listed firms prior to interviews.