

# RFQ Question and Answer List

## State of Ohio Standard Forms and Documents

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Project Name	<u>Dining Area Renovation</u>	Project Number	<u>DVS-130010</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. For the dining room renovation in Georgetown, Ohio. Are there any written specifications on the food service equipment they are wanting to replace?
  - A. The owner has a tentative list but it's premature to release it now. It has no bearing on the A/E selection process. The A/E will develop the specs later.
5. Will there be a need for secondary consultants for surveying, geotechnical engineering and materials testing as part of this project? The similar RFQ, DVS-130005, is also an addition and that RFQ asks for those services.
  - A. To reduce the team building effort required for the SOQs on this small project we elected to not list these consultants as required team members. In any case, it's unlikely that knowing the identity of these participants will affect the selection process. A consultant for materials testing will be required, but in a minor role given the small scope of the project. We anticipate that geotechnical service to verify bearing at footing bottoms will be required, but the owner should be able to provide soil boring information from the construction of the existing facility which may suffice for these small additions. This is a matter of professional judgment and risk allocation which we can discuss with the selected firm. Since the proposed additions are so small, we

anticipate that new surveys should not be required. Firms are free to include such consultants on their teams if they choose, particularly if they form part of their EDGE participation.

6. Will there be an opportunity to visit the project site prior to the Response Deadline?
  - 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.