

# RFQ Question and Answer List

## State of Ohio Standard Forms and Documents

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Project Name Rhodes Tower Renovation Project Number DAS-170001

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Date posted: August 25, 2016

Date revised: August 31, 2016

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

1. Has the existing window washing equipment been certified, repaired/replaced and will it be available for the successful team's use for close-up investigative observations in connection with this work?
  - A. The system remains uncertified and is not anticipated to be used for this project.
2. If the previous answer is 'NO,' does the successful team need to provide its own means/methods for accessing the exterior walls of the 41-story structure?
  - A. It is not anticipated that the successful team will be required to access the exterior walls. The referenced report, James A. Rhodes State Office Tower Vertical Envelope Investigation & Remedy, is anticipated to provide most, if not all, of the basis information for this project, and/or provide sufficient direction.
3. Are accurate original A/E drawings and specifications available for the successful team's use as background drawings upon which to develop repair documentation?
  - A. Documentation held by the Department will be made available to the selected professional services provider. Verification, and documentation of current conditions, will be part of the professional service agreement with the State.
4. If the previous answer is "YES," will these existing documents be made available electronically for the successful team?
  - A. Yes.
5. Will there be a need for new furniture for the Rhodes Tower Renovation?
  - A. No FFE.
6. Who completed the James A. Rhodes State Office Tower Vertical Envelope Investigation & Remedy report?
  - A. Façade Forensics.
7. Will the scope of work associated with Project DAS-170001 be primarily focused on exterior façade/enclosure work?
  - A. The goal of DAS-170001 is to address the vertical envelope for structural stability, rain control, air control, heat control, vapor control, and finish as addressed in the report.
8. Will it include substantial MEP/FP upgrades?
  - A. Not a consideration at this time.
9. Will it include interior renovation?
  - A. No.

10. Do the \$16,405,700 Construction Cost represent 40% of the total projected cost, some of which will be done in subsequent phases or is the project funded at only 40% of the \$16,405,700?
  - A. The project, as addressed in the report, is funded at approximately 40% of the total funding required for both soft and hard costs.
11. Are there any sustainability / LEED goals or requirements?
  - A. As on any and all projects, the State is driven to have projects designed and constructed with best practices and solutions that support the goals and objectives of LEED sustainability. However, there are no requirements to achieve LEED certification or better on this project.
12. Please clarify how the successful team is expected to verify existing conditions without accessing the wall?
  - A. Verification and documentation of the current conditions is to address architectural modifications since the execution of the available documentation. Regarding the condition of the building envelope and its remediation, the referenced report, James A. Rhodes State Office Tower Vertical Envelope Investigation & Remedy, is anticipated to provide most, if not all, of the basis information for this project, and/or provide sufficient direction.
13. Based on the response to Question 2, does this mean that DAS will not pay for the Architect or Engineer of Record of the successful team to access the upper levels of the facade to verify existing conditions?
  - A. Correct, the referenced report, James A. Rhodes State Office Tower Vertical Envelope Investigation & Remedy, is anticipated to provide most, if not all, of the basis information for this project, and/or provide sufficient direction.
14. What is the intended scope of MPE work for this project?
  - A. The MPE scope of work will be limited to code compliance as required under the conditions of the building permit, and as necessary, permanent and temporary modifications to facilitate the remediation of the vertical building envelope.

**See page 3 for Q&A from Reposted RFQ**

**Project Name** Rhodes Tower Renovation Repost Questions **Project Number** DAS-170001

**Date posted:** September 21, 2016

**Date revised:** October 3, 2016

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

1. Please explain why this project was reposted? The previous response was due on September 7, 2016.
  - A. Preliminary review of the submitted Statement of Qualifications indicated the Request for Qualifications required revision to better clarify the services required, the expectations of the Owner for project execution, and to restructure the anticipated schedule to provide more appropriate durations for tasks and to revise the anticipated incorporation of the Construction Manager at Risk services into the project.
2. In Item 1, of the Selection Rating form the mileage is not filled in. The Rating Form has "less than aa miles", "aa miles to bb miles" and "More than bb miles" the same is shown in the number of licensed professionals. Are these typos or is this information not relevant due to the specialized nature of this project?
  - A. This information is not considered relevant to the project's selected service provider, and therefore will not be scored. Note a zero (0) has been pre-entered.
3. The Reposted RFQ retains the original Project Number DAS-170001, but the Selection Rating Form Project Number is DAS-170001r. Please confirm responses to the new RFQ should reference Project Number DAS-170001r.
  - A. The Project Number is exactly the same DAS-170001. What sets this apart from the previous RFQ is the publish date and the response deadline. The Selection Rating Form has been corrected.
4. Are we permitted to validate the scope of the repairs listed in the James A. Rhodes State Office Tower Vertical Envelope Investigation & Remedy report dated March 2015?
  - A. Professional due diligence and level of professional care to the State of Ohio directs the selected firm for these services to corroborate the scope of repairs, and identify any and all deviance therefrom.
5. Has an environmental assessment been performed on the exterior of the building, specifically the windows? Has the caulking and glazing been tested for asbestos or Lead Paint issues?
  - A. No, an environmental assessment has not been performed for the sole purpose of testing for asbestos or lead paint. However, the James A. Rhodes State Office Tower Vertical Envelope Investigation & Remedy Report, dated March 2015, carefully assessed the materials used, including caulking, sealants, glazing gaskets and insulation. The report did not indicate any concern for asbestos or lead paint issues. The report did indicate the insulation as fiberglass semi-rigid board insulation, and the sealants as polyurethane, and silicone.
6. Will the firm that prepared the Investigation & Remedy report be allowed to submit a proposal for this project?
  - A. Yes, their services have concluded.
7. Did the original report include a complete roofing assessment?
  - A. No, it did not.

8. What type of roofing services are expected to be included in the scope?
- A. At this time there are no roofing services anticipated for this project.
9. What does the phase II project entail? Will the awarded firm for phase I automatically provide services for phase II?
- A. It is anticipated that Phase II will entail the remaining construction work as documented under Phase I. The selected firm for Phase I would not automatically provide services for Phase II.
10. "Building Commissioning" appears to indicate the commissioning of the entire building, including the MEP systems and the building enclosure. Can the scope of the building commissioning be further defined? Does it pertain to the entire building, the MEP systems, or the Building Enclosure?
- A. "Building Commissioning" for this project is to ensure the performance and energy savings promised by the design for the remediation of the building envelope are delivered.
11. Are Construction Testing Services referring to special inspections found in Chapter 17 of the OBC? Or does it refer to performance testing services typically found in Commissioning? Or Both?
- A. Construction Testing Services includes the requirements of OBBC Chapter 17, quality assurance as called for in the project specifications, and as required by Commissioning.
12. Will a more detailed scope of the project and requirements be issued to teams that are short listed?
- A. The James A. Rhodes State Office Tower Vertical Envelope Investigation & Remedy report dated March 2015 will be made available to the short listed firms.