

RFQ Question and Answer List

State of Ohio Standard Forms and Documents

Project Name Rhodes Tower Renovation Project Number DAS-170001

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 envelop 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.