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RFQ Question and Answer List

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Date posted: 04/14/2017
Date revised: 04/19/2017, 04/21/2017, 04/24/2017

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

1. Is it the intent that MEP firms be included in the submissions for these programming processes, or should we submit separately?
   
   A. Intent is to not have the MEP with the submissions, will be selected by selected Architect/University & Medical Center.

2. I would like to confirm that OSU will issue separate RFQs for Cost Planning and estimating Precon Services for these projects?
   
   A. Correct, there will be a separate RFQ for Cost Planning and estimating Precon Services for these projects. The listing of cost estimating as a secondary skill for the AE team means the selected firms needs the ability to either create their own estimate or work with/analyze/double check the CMA estimate.

3. Are we supposed to only submit our firm right now? The RFP says MEP and “other disciplines” to be selected with OSU. Should we hold on any potential local for either ambulatory or hospital and assume that would be selected with OSU?
   
   A. Correct, submit only your firm right now. Any subs or locals will be selected together by the Architect and OSU/OSU Med Center.

4. I don’t think the RFQ states that (unless I missed it) and I am a little concerned that someone may use a local to enhance their qualifications. Will OSU formally clarify this?
   
   A. Yes, it will be clarified in the electronic briefing and any questions asked/answered will be posted with the asker kept anonymous.

5. It is clear, as in the past, that OSU would like the lead firms, on projects of this nature, to be an Ohio /local architectural firm. You are awarding full 5 points for the location relative to the campus that confirms this. Most headquarters of national design firms are over the mileage presented so they would receive 0 points if they would submit as the lead firm. I say this because you have requested that all 10 projects submitted on the 330 be from the lead firm. What is the preference of OSU? We can certainly submit a combination of projects to showcase the overall expertise.

   A. “Proximity of firm to project site” is one of many criteria that will be used to rate and score 330 form submissions for these RFQ’s. We are looking for leading national/international firms that are thought leaders and have relevant portfolio to the various RFQ’s. If a national firm has an Ohio presence, there are may be a small advantage in this category, but there are a number of criteria to rate and rank the RFQ’s. For clarification, these RFQs seek qualifications for programming services. There will be a subsequent selection of teams to implement the programs. At that time, firms of record will be identified and location criteria may be weighted more heavily.
6. Scope of Services B.3: Cost estimating is noted as a consultant selected by OSU for the implementation of the project but in section D. Services required, Cost Estimating is noted as a secondary service. Please confirm if the lead architectural firm is not required to engage a cost estimating consultant for the programming phase.

   A. Correct, there will be a separate RFQ for Cost Planning and estimating Precon Services for these projects. The listing of cost estimating as a secondary skill for the AE team means the selected firms needs the ability to either create their own estimate or work with/analyze/double check the CMA estimate.

7. D. Services required: MEP Engineering and “other required disciplines” are indicated as being selected “in collaboration with the university”. Please confirm that these consultants are not to be proposed in our RFQ response and that they will be selected after the RFQ process is complete in collaborate between OSU and the selected architectural team.

   A. Intent is to not have the MEP with the submissions, will be selected by selected Architect/University & Medical Center.

8. Does OSU anticipate awarding only one project per team/firm? Are there restrictions in place that would drive this decision?

   A. OSU has not made any decisions as to whether one project will be awarded per team/firm. Many large firms will have relevant portfolio/teams in several/all of these proposed projects, and could potentially win more than one of the RFQ’s. For the present RFQ there would be no restrictions for winning more than one. Also, given the different nature of these various projects, different speeds at which they will move, and need to prioritize capital funds, it is unlikely that projects will be combined together.

9. EDGE Participation Goal: with the assumption of MEP engineering and other required disciplines being selected after the RFQ process, please confirm that the EDGE Goals be deferred until these consultants are selected. We would anticipate that these consultants would address the desired %’s.

   A. If the lead firm is unable to reach the EDGE goals themselves, then yes the EDGE Goals can be deferred until when the sub-consultants are selected. Information on how to fill out the EDGE form will be addressed in the electronic briefing.

10. To meet the requirements of the Architect/Engineers RFQs issued for programming on the OSU campus, is it possible to receive an extension on the due date?

   A. Unfortunately we cannot extend the due date for submissions. I would point out that with this RFQ we are just shortlisting the national architectural firm that will lead the process. All other sub-consultants will be selected by the selected national and University together. So we are just looking for relevant information form the national firms at this time, hopefully this makes the process easier.

11. I have a question related to the RFQ with Project Number OSU-170663. On page 3 a secondary service listed is cost estimating. On page 2, under scope of services, item 4 mentions cost estimating provided by an estimator selected by OSU. Do we need to show a cost estimator as a member of our team?

   A. There will be a separate RFQ for Cost Planning and estimating Precon Services for these projects. The listing of cost estimating as a secondary skill for the AE team means the selected firms needs the ability to either create their own estimate or work with/analyze/double check the CMA estimate.
12. Also, on page 3, a secondary service listed is urban design. However you will simultaneously be selecting a firm for the Health Sciences Campus Program, Health Science District- Columbus Campus. That RFQ (OSU-170662) also lists urban design as a secondary service. Won’t any solution to the ambulatory program need to fit within the overall urban design solution from the campus program? Do we need to show urban design as a member of our team?

   A. We would anticipate that shortlisted and selected firms have urban planning skills in house. There may be some supplementation of those skills through the hiring of a sub-consultant, but any sub-consultants will be chosen together by the selected architectural and University/Medical Center. The Ambulatory (OSU-170663) and Health Science Campus Program (OSU-170662) are not linked as projects, they are on different sites/different scopes. Therefore the Urban Design for Ambulatory in OSU-170663 does not need to fit within the overall urban design solution of HSCP OSU-170662.

13. Will there be a preconference meeting?

   A. Yes – an internet preconference meeting will be held on Thursday, April 20, 10:30 a.m. – 11:15 a.m.
   B. Log on to http://go.osu.edu/architectural_briefing
   C. All that is needed to access this conference is a computer with internet access and some type of built-in or external speakers.

14. The RFQ speaks to “Site plans indicating entry and circulation to the new Ambulatory Center, parking, site, storm water management and utility requirements.” as Deliverables for this Scope-of-Work. Will the select Architect be engaging with civil/site engineers for these important technical site issues and how specifically will the civil/site engineers be selected/introduced into the Team?

   A. If civil/site engineering is determined to be an important part of the programming/conceptual design process, that sub-consultant will be selected by the selected architectural firm in conjunction with University/Medical Center input.

15. With the programming of this ambulatory facility, does OSU envision undergoing any operational process improvement?

   A. We would want to look for best practices and operational efficiencies, not bring in old models of care to a new facility, and partner the selected firm with our internal process improvement teams.

16. Does OSU have an estimated ambulatory building size as this point in time, or will that be determined as part of the programming process?

   A. Nothing specific to share at this time, other than it will be a significant project. As per the briefing discussion, urban design skills are important to demonstrate, and it is likely there will be a significant Cancer presence in the West Campus ambulatory. Demonstrating previous ambulatory projects that were phaseable / scalable over time would also be important.

17. Understanding the overall ambulatory strategy will be analyzed in this work, is the current engagement intended to lead to implementation for the West/Midwest campus only or will it include additional (existing and future) ambulatory sites?

   A. The focus of this RFQ is the West Campus ambulatory location; there will coordination with this project and any other ambulatory planning / projects, as well as the hospital programming effort. The coordination will come from Medical Center leadership.

18. Do you have a sense of the magnitude/size of this ambulatory center?
19. Please clarify Bernie’s comment on “partnering with a local could be a tie breaker”.
   
   A. If two firms are absolutely tied on all criteria, proximity or if a national firm had a local presence, it could be the tie breaker.

20. Provided the RFQ Question and Answer List revised 04/19/2017, “prime firms are to submit their qualifications only at this stage.” Section G, Evaluation Criteria for Selection, refers to several instances of past experience and performance of the proposed consultants. May we consider this evaluation criteria voided?
   
   A. Yes, the focus will be on the prime firm’s past performance on similar type/scale projects. It would be good to understand how the lead firm worked with their team, but no team or consultants will be submitted/evaluated with this RFQ.

21. The Section Criteria matrix provides the possibility of 20 points being awarded for Key Consultant Qualifications. Given that we will not submit consultant qualifications at this stage, please confirm no responses will be given points toward this category.
   
   A. Key discipline leads for Key Consultants will be voided, though it would be good to understand how lead firms lead past large scale projects. Proposed EDGE participation has the opportunity to be deferred if the lead firm does not fulfill the EDGE requirements.