

RFQ Question and Answer List

State of Ohio Standard Forms and Documents

Project Name Pearson Hall Laboratory Renovation Project Number MUN -100059
Project Location Miami University's Oxford Campus

Date posted: 9/21/15

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

- Question:** I'm curious about the RFP's issued for the Pearson Hall project. One is for design-build and the other for the Criteria A/E. Both describe a scope of services from design through construction but it's not clear whether we should pursue one or both. Can you offer a brief clarification on that?

Answer: The Criteria A/E and AE of record will be two separate entities. One firm cannot serve as both the Criteria A/E and AOR. However, firms may pursue both opportunities. The Criteria A/E will provide programming and a full scope of design services including laboratory design in the early phases. At a point yet to be determined the DB team will complete the design including laboratory design and prepare the contract documents. The Criteria A/E will continue to support the University through oversight and review of all documents and submittals throughout construction.
- Question:** Do our designer's sub consultants need to be part of our team now, or will these be jointly selected with MU after the award of the D/B contract.

Answer: The DB selection under this RFQ is limited to the Contractor and Architect of Record only. All sub consultants will be selected after this award in a collaborative effort between the successful DB and the University.
- Question:** Please clarify if design firms are permitted to respond to the Criteria Architect RFQ and be a member of design/build team for the Design/Build RFQ.

Answer: Design firms are not permitted to be on both teams per the OFCC regulations.
- Question:** What was the primary driver to have this project run through a Design Build process in lieu of a CMR? Would you entertain conversation with the selected team about re-evaluating the delivery method as CMR or is it set in stone. There are PROS and CONS to both but I am curious as to how it was determined and what you see as the benefits of the approach.

Answer: This project will be executed using the DB delivery method as stated in the RFQ.
- Question:** Based on the \$50mil construction budget is it your desire to have a National Design Firm as part of this team? We are evaluating several partners and I just wanted to see if you have any preconceived team structures that are preferred based on how you structured the RFQ. The evaluation form lists the highest points for a local firm as the lead but I wasn't sure if you have any feedback as to what a National Design Partner can offer in terms of viewpoints/trends/experience of STEM that is outside of our region.

Answer: The University has no preconceived team structure in mind. Evaluation of the teams will follow the score sheet provided in the RFQ. The University selection will focus on firms that have the highest qualifications and the most relevant experience to the Pearson Lab project.
- Question:** The OFCC's defined role of a Criteria architect has services associated with Concept

and Design Criteria, Best Value Selection, Pre-construction, GMP, Construction and Closeout. The RFQ identifies services that are more traditionally defined, Programming-SD-DD-CD-Bid/Award-Conformed Doc's-CA-Post Construction. It is a little unclear as to why the traditional phases are associated with the Criteria Architect?

Answer: The OFCC's most recent Criteria A/E RFQ was used as the basis for this RFQ – the language being questioned is included in the OFCC version.

7. **Question:** Do you see Hughes as only being a means to provide swing space for the Pearson Phased renovation? Is the Hughes project going to be part of this RFQ scope or is it intended to be executed as a separate RFQ?
Answer: As stated in the RFQ, the Hughes project is included in the scope of work for this RFQ.
8. **Question** The RFQ for Criteria A/E mentions the delivery method as “Design Build” in several locations. However, there did not seem to be any mention of the Construction Manager. Shall we assume that the CM will be selected separately from the C-A/E team? We are familiar with design-build but typically find that the CM and the design team are brought together from the outset of the project. Please clarify.
Answer: Yes, the Design Builder will be selected separately from the Criteria Architect and that RFQ is currently posted.
9. **Question:** Could you please clarify the role of Criteria AE for your Pearson Hall Lab Renovation? This RFQ states a Design Build delivery method and this is the selection of a Criteria AE. Yet, the scope of services categories are listed at Program Development, Schematic Design, Design Development, Construction Document Preparation, Bid and Award Support, Conformed Documents, CA, etc. Will there be a separate selection of a CM? Will there be a separate Design Build AE? We would like to get a better understanding of process
Answer: Please see response to Question #1 for clarification.
10. **Question:** It appears that both teams are to start in November 2015. What will the process be for selection of Criteria AE versus the D/B team? Selection will be a separate selection process for both contracts.
Answer: It is anticipated that the Criteria A/E will be selected prior to the D/B and may have some involvement in the D/B selection.
11. **Question:** What will the Criteria Architect's role on the D/B team?
Answer: Please review the State of Ohio documents that describe the role of the Criteria Architect and the role of the Design Builder.
12. **Question:** Will the Criteria AE team continue to serve as a consultant throughout the D/B process with periodic reviews, etc.
Answer: Yes, this is part of the Criteria A/E responsibility as spelled out in the State of Ohio Scope of Services Agreement.
13. **Question:** Please clarify the scope of work for the AE team. What percentage of completion will the documents be when the work is transferred to the D/B team? **Answer:** See response to Question 1 for clarification of the Criteria A/E's and the D/B A/E's role during design.