

# RFQ Question and Answer List

## State of Ohio Standard Forms and Documents

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Project Name Hocking Hills State Park Project Number DNR-190020

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Date posted: 8/14/2018

Date revised: 8/21/2018

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

1. The RFQ list “partnering consultation” as an additional service under Section B. Scope of Services. Partnering Consultant is also listed under Section H. Additional Service Providers Required. Is it the Owner’s intent to have the A/E propose and engage a Partnering Consultant for the project?
  - A. No. If a Partnering Consultant is deemed necessary by the Owner, the Owner shall select and engage the partnering consultant themselves and the cost of such services shall be paid directly by the Owner outside the selected A/E’s contract.
2. We have a question regarding the RFQ for the Hocking Hills Lodge, DNR-190020. Are you looking for us to identify consultants for all the “additional service providers required” in Section H of the RFQ, or just the Basic Services (Section G) for now?
  - A. If your firm is proposing to provide Kitchen/Food Service Design, Pool Design, Geotechnical Services, or Interior Design for FF&E through an outside consultant, please identify your proposed consultants in your Statement of Qualifications (SOQ). Note that, unless you are relying on these consultants to meet your EDGE Participation Goal for the project, it is not necessary to identify specific consultants for Construction Testing and Inspection Services and Surveying at this time.
3. Can you share with us the name of the firm who was providing design services for the renovation of the Lodge when it was destroyed by fire in 2016? Can you share the market/economic study that was mentioned in the RFQ and provide the name of the firm that completed the study? Can you share with us ODNR’s master facility plans.
  - A. The scope of the Lodge renovation that was underway in 2016 is significantly different than the scope of work that is contemplated today. Thus the name of the firm that was providing design services for that effort is not material to any current RFQ response. As for the market/economic study and any ODNR master facility plans, these documents are currently under review and have not yet been presented to the public. However, the Owner reserves the right, at their complete discretion, to make some or all of this information available to the short listed firms prior to their final interviews.
4. The RFQ list “partnering consultation” as an additional service under Section B. Scope of Services. Partnering Consultant is also listed under Section H. Additional Service Providers Required. Is it the Owner’s intent to have the A/E propose and engage a Partnering Consultant for the project?
  - A. No. If a Partnering Consultant is deemed necessary by the Owner, the Owner shall select and engage the partnering consultant themselves and the cost of such services shall be paid directly by the Owner outside the selected A/E’s contract.

5. Is it anticipated to use the previous facility's utility infrastructure or do you anticipate all new utilities?  
Water, sanitary, gas, power.
  - A. The market/economic study, program of requirements, and initial estimate of probable cost referenced in the RFQ are currently under review. These items may be released to the short-listed firms, in order to provide more detailed information, provided the Department of Natural Resources have fully approved these documents.
6. Are the costs for constructing site infrastructure improvements, WTP, WWTP, site work and the indoor/outdoor pool included in the \$28,100,000 Construction budget?
  - A. Identified construction budget is expected to include all required project site development and building costs.
7. Prior to the proposal submission date can you provide an anticipated gross square footage number for the project?
  - A. The market/economic study, program of requirements, and initial estimate of probable cost referenced in the RFQ are currently under review. These items may be released to the short-listed firms, in order to provide more detailed information, provided the Department of Natural Resources have fully approved these documents.
8. What percentage of space is earmarked for conference space and large group event space?
  - A. The market/economic study, program of requirements, and initial estimate of probable cost referenced in the RFQ are currently under review. These items may be released to the short-listed firms, in order to provide more detailed information, provided the Department of Natural Resources have fully approved these documents.
9. Prior to the proposal submission date can you provide a survey of the site post-rough regrading?
  - A. The market/economic study, program of requirements, and initial estimate of probable cost referenced in the RFQ are currently under review. These items may be released to the short-listed firms, in order to provide more detailed information, provided the Department of Natural Resources have fully approved these documents.
10. Landscape design is listed as an additional service in paragraph B, bottom of page 1, and as a basic service in paragraph G. Please clarify.
  - A. Landscape Architecture/design is expected to be a part of the Basic Services as identified in Section G.
11. Is the Partnering to include the Construction Manager, and at what point in the design process will the CM be brought on-board?
  - A. Yes, partnering should be expected to include the CMR. The CMR will be brought into the process as early as possible (targeting beginning/early Schematic Design at the latest).
12. Who will be the operating entity for the Lodge? Will they be involved in the design process?
  - A. DNR will operate the lodge in partnership with select vendors who are still being vetted. The Owner's team will make every attempt possible to include at relevant stakeholders in the design process.
13. Do you anticipate that the majority of design phase meetings would occur in Columbus, close to the site, or elsewhere?
  - A. It is a possibility that design stage meetings could occur near the project site, or at DNR home offices in Columbus. Locations may vary. This will be determined by the Owner's and project team after final selections are made.