

RFQ Question and Answer List

State of Ohio Standard Forms and Documents

Project Name RH North Quad Renovations Project Number MUN-100039
Project Location Oxford Campus – various buildings

DATE: November 6, 2013

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

- Question:** On page 3 of the RFQ, Section D, Anticipated Schedule, please confirm that the construction start is not scheduled until May 2015, allowing for only 14 months for construction.
Answer: The RFQ is correct. Note that the schedule for “DB Services Completed” is indicated as June of 2016. This means the construction period will run from May 2015 to June 2016. Therefore the construction duration will be no more than 13 months. It is the University’s goal to work with the DB to maximize scheduling efficiencies wherever feasible.
- Question:** Is any phasing required or will all buildings be available for construction during the construction period?
Answer: All buildings will be vacated and available during the construction period. It is expected that all buildings will be renovated concurrently.
- Question:** The score sheet has a total of 15 possible points for key consultants and EDGE participation. Given that the design/build team is not submitting any key consultants at this time, and given that Miami U wants to have input on the selection of the key consultants, how will those points be evaluated and awarded?
Answer: Because the RFQ is written to request qualifications of the primary DB team exclusively (Construction Manager and Architect of Record), all firms will be scored with zeros on sections 3a and 3b. This ensures equity in that no firm responding to the RFQ can score more than 85 of the possible 100 points on the rating form. With regard to EDGE participation, refer to section E of the RFQ. The stated Edge participation goal for initial design services is 0%. While EDGE will be considered during the consultant selection stage, the University is focused primarily on meeting or exceeding the 5% EDGE participation goal for the entire project in aggregate.
- Question:** How will Section 3 – *Key Consultants Qualifications/Edge* on the *Design-Build Selection Rating Form* be scored considering the balance of the design team will be selected later?
Answer: Because the RFQ is written to request qualifications of the primary DB team exclusively (Construction Manager and Architect of Record), all firms will be scored with zeros on sections 3a and 3b. This ensures equity in that no firm responding to the RFQ can score more than 85 of the possible 100 points on the rating form. With regard to EDGE participation, refer to section E of the RFQ. The stated EDGE participation goal for initial design services is 0%. While EDGE will be considered during the consultant selection stage, the University is focused primarily on meeting or exceeding the 5% EDGE participation goal for the entire project in aggregate.

Clarification regarding consultant team member selection: Because of the unique nature of certain elements of the project, the University is concerned with the quality of consultant services. In order to diminish the possibility of a DB being ranked low due to one or two consultants on the team, and to retain some control in selecting the consultants, the University is asking that only the Construction Manager and Architect of Record be identified as the DB team at this time. All other DB team members will be selected in partnership with the University and selected DB.

The University has previously used the following method to successfully select the remaining team members, and proposes to use this method again for the North Quad Renovations project:

- DB proposes a minimum of three prospective firms for each consultant group
- The University and DB agree on final number from which to solicit proposals
- Proposals would include staff bios, hourly fees, capability/capacity to meet schedule
- University and DB jointly interview prospective firms
- DB makes recommendations to University
- University approves or rejects DB’s recommendations

In order to ensure fairness in the RFP process, the University will assign an allowance for design fees for both the pre-construction and construction phases. There will not be a design competition nor any other extraordinary services required as part of the selection process.