

# RFQ Question and Answer List

## State of Ohio Standard Forms and Documents

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Project Name NOBH Addition Project Number DMH-250013

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Date posted: 5/14/2025

Date revised: 5/29/2025

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

1. How far along is the Owner's Project Requirements (OPR) document, and can we review a draft during the proposal phase?
  - A. The Owner's Project Requirements will be provided to the selected Design Team.
2. Will the future Full Building replacement be located on the current site, in the same general area as the existing hospital?
  - A. The full building replacement will be located on the current site, to the South, near the existing Annex Building.
3. For the Full Building replacement, has a prototype for the new hospital program and/or design already been established?
  - A. *We will be utilizing program and design elements from the new Central Ohio Behavioral Healthcare Hospital facility.*
4. What are the programming requirements of the Police Station?
  - A. *That information has been prepared and will be shared with the selected Design Team.*
5. What level of involvement or input do you anticipate from clinical staff and administration during the programming of the Full Building replacement?
  - A. *Clinical staff will be involved in the project as needed based on specialty and area. Administration will be involved in the project from start to finish.*
6. Will the new 26-bed unit serve a forensic, civil, or mixed patient population—and are there acuity level considerations we should plan for?
  - A. *Yes; we will seek NOBH Executive Leadership input on that during programming.*
7. Is the maintenance building intended to remain in use post-construction, and if so, what are its long-term programming requirements?
  - A. *It will be used for NOBH Maintenance Staff.*
8. Are you expecting to occupy the Maintenance Building before construction begins on the new Addition, and will it serve staff, trades, or both?
  - A. *The intent is to complete this building first, as part of the site package, so it can be used as a field office during construction.*
9. Will the design team assist with cost estimating throughout the phases, or will a third-party estimator be engaged by the Owner?
  - A. *The Design Team will assist with cost estimating throughout the phases; if necessary, the Design Team should engage with a third-party estimator as part of their team.*
10. Can points be earned for EDGE participation if the EDGE firm is part of Additional Services only?
  - A. *If additional services are awarded as part of the Design Team's Contract, EDGE participation can be earned.*
11. Is the listed Construction Cost of \$29,857,865.63 for the new addition only?
  - A. *The Construction Cost is for the maintenance building and new addition.*

12. Can you clarify the following sentence listed in Section A, paragraph 3: *This new Addition will be a part of a new future Full Building replacement, and will be designed and built as funding becomes available.* Is the future funding referring to the new Addition, or the Full Building replacement?

A. *Full Building replacement.*

13. Will the new kitchen also serve existing patient beds or just the new 26-bed unit? If the kitchen is to service the existing campus, what is the breakdown of the number and type of existing patient beds by unit type?

A. The new kitchen will service the entire campus (120), which also includes the new 26-bed unit.

14. Please clarify the EDGE point requirements for the ODMHAS NOBH project.

A. An Edge Certified Firm would need to need 10% and above EDGE participation from an EDGE certified firm to receive the full 5 points. Please see the scoring criteria for an EDGE Certified Firm.

- EDGE-certified Lead Firm
- Less than 2% 0
- 2% to 3.9% Points- 1
- 4% to 5.9% Points- 2
- 6% to 7.9% Points- 3
- 8% to 9.9% Points-4
- 10% or more Points-5