

RFQ Question and Answer List

State of Ohio Standard Forms and Documents

Project Name The Why Renovation Project Number UCN-26023B
Project Location 270 Calhoun St, Cincinnati OH 45219

Date posted: 11/12/2025

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

1. Confirm that the SOQ form sections C through G (as well as EDGE participation & "Design-Build Selection Rating Form") shall include data from the combined Contractor & A/E Design-Build team, not solely the Contractor.
 - A. Yes, the responses for these sections, will include information from both the Contractor and the A/E Design-Build team.
2. Please confirm the university will be providing the Program of Requirements and clarify what the program will consist of.
 - A. The University, in collaboration with a separate consultant, will develop the Program of Requirements as part of the Concept and Design Criteria phase. The Program will define the project goals, objectives, space requirements, functional relationships, and performance expectations. The resulting Concept and Design Criteria documents—including conceptual drawings, conceptual specifications, and preliminary estimate of construction cost and preliminary schedule information—will be provided to the Design-Build team to guide the design and construction process.
3. The relevant project experience is requesting experience on historic properties. Please verify if the building is currently listed on the national register and also advise if UC intends to treat it as though it is, and if they intend to submit the building for listing once the renovation is completed.
 - A. The YMCA building is not currently listed on the National Register of Historic Places, nor is it designated as a local historic landmark. However, the University of Cincinnati intends to pursue listing on the National Register of Historic Places and will initiate this process concurrently with the design phase. The project should therefore be approached and designed as though the historic designation has already been achieved.

As part of this effort, the University plans to pursue both Federal and State historic tax credits. This objective will require close coordination with the Design-Build team to ensure that all design and construction activities comply with Federal historic preservation standards and documentation requirements associated with the tax credit programs.

As such, please include the following in the RFQ:

"Please describe your firm's experience with the rehabilitation of historic properties that both pursued official historic designation (such as listing on the National Register of Historic Places or a state/local register) and utilized federal and state Historic Tax Credits. Include details on your role in preparing nomination materials, coordinating with the Ohio's State Historic Preservation Office (SHPO) and the National Park Service (NPS), and ensuring compliance with the Secretary of the Interior's Standards for Rehabilitation. Provide examples of at least two projects where your firm successfully navigated both the listing and tax credit approval processes, and explain how your approach helped secure these approvals."