

Questions and Responses

- What time is the walk-thru taking place?
 - a.) The Site Visit will take place on Tuesday, June 23, 2026, at 10:00 a.m.
- What is the email address for correspondence?
 - a.) The email for correspondence is m.habig@ncatohio.org
- The RFQ identifies an estimated construction cost of \$4.0 million for approximately 20,000 square feet of climate-controlled vehicle storage space, a bus wash facility, site paving, drainage improvements, security fencing, utility infrastructure, and associated support facilities. This amounts to \$200 a square foot.

Based on current Ohio construction market conditions and our recent experience with public-sector fleet and maintenance facilities, we would estimate the new transit facility to cost closer to \$400 a square foot. We would appreciate clarification regarding whether the stated budget in the RFQ has been validated through a recent cost estimate and if NCAT would consider an updated/revised cost estimate and/or allowing the A/E firm to provide cost estimate projections developed during the conceptual design phase as the basis for establishing the final project budget.

a.) Thank you for sharing your insights on current Ohio market conditions. The budget stated in the RFQ was established using preliminary planning data. NCAT is open to reviewing updated cost projections during the conceptual design phase. We expect the selected A/E firm to refine and validate this budget as one of their initial deliverables.

- In reference to section V(j) on page 20, please clarify whether the selected A/E firm will be expected to redesign the project at no additional fee if market-based construction bids exceed the stated budget despite the firm's compliance with the approved scope and design criteria.
- Should teams include site survey or geotechnical engineering?
- Are there any previous studies and sketches or diagrams that you could share?
- The Ohio Unified DBE directory is not operating because of new federal changes to DBE programs. Would you accept people who had previously held DBE certifications before the policy change, or is there another certification program we should look into?