

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. The selected firm shall provide cost estimates throughout the design phase as noted in Section IV. D of the RFQ.

- 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.
 - a.) NCAT expects the A/E firm to provide a final design and construction cost estimate as noted in Section IV. D of the RFQ. If bids for the construction contract exceed the cost estimate by more than 10%, the selected firm may be required to perform adjustments as are necessary to permit contract award within the estimated cost.
- Should teams include site survey or geotechnical engineering?
 - a.) Teams have full autonomy to select their members as they see fit.
- Are there any previous studies and sketches or diagrams that you could share?
 - a.) No
- 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?

- a.) The DBE program is on pause throughout the nation per the Interim Final Rule (IFR) issued by the U.S. Department of Transportation on October 3, 2025. All DOTs across the nation must re-certify DBEs in their state, without consideration of race and/or gender before the DBE program is effective again in each state. And no DBE goals can be set on any federally funded projects until each state's DBE re-certification process is complete. Ohio's DBE directory is not available at this time so the link on page 9 of the RFP will not work, and an error message will appear.
- June 8, 2026 – this is for clarification of any perceived discrepancy in the wording of the RFQ per federal, state, and local law. Is that correct?
a.) Yes
 - June 30, 2026 – this is the deadline for any questions presented at the walkthrough, which must be sent in written form by this day. Are additional project related questions, though not necessarily prompted by the walk through, permitted at this time as well?
a.) All inquiries regarding the RFQ No. NCAT 2026-01 must be submitted in writing on or before June 30, 2026
 - The New Seneca County Garage and Bus Wash Building was called out as a climate controlled system, does that mean that it needs to be designed for heating and ventilation or does that include air conditioning as well?
 - In section II Procurement Requirements, under submission contents and format, on page 9 there is a bullet point that states:

"Proposals will be limited to no more than ten (10) pages, excluding personnel resumes/experience profiles, Organizational Charts, Disclosure/Certification forms, and Table of Contents. All text in the proposal, excluding headings/titles, must be a size 12 font."

If the 10 pages excludes all of those things, what exactly within the RFQ is limited to 10 pages?
Is there any limit to the number of pages for personnel resumes/experience profiles?