

RFQ Question and Answer List

State of Ohio Standard Forms and Documents

Project Name	School of Film, Television and Interactive Media - Tenant Build-Out	Project Number	CLS-17FILM
Project Location	1375 Euclid Ave, Cleveland, OH 44115		

Date posted: 3/29/17

Date revised: [If needed]

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

1. Will the presentation material presented at the pre-Proposal Meeting held on March 28, 2017 be made available?
 - A. Yes, the material presented at the meeting along with copies of the sign-in sheets will be posted to the Office of the University Architect's website: <https://www.csuohio.edu/architect/rfps>
2. Where is the tenant build-out located?
 - A. The School of Film, Television and Interactive Media will be located in long term leased space, on the 6th floor of the Idea Center at Playhouse Square, 1375 Euclid Ave, Cleveland, OH 44115
3. Will the scope of work of the proposed tenant build-out include any building envelope work?
 - A. At this time no building envelope work is anticipated outside of the possibility of removing and or modifying existing skylights to accommodate clear ceiling height in the TV and or film studio spaces. Currently CSU is not aware of any issue with the building envelope, exterior walls, roof, or windows. Any issue that are uncovered will likely be the responsibility of the lessor per the lease agreement.
4. The Request for Qualifications indicates that a Hazardous Materials Consultant is too be included as part of the required services. Has the hazardous materials scope been determined?
 - A. No, at this time a detailed hazardous materials assessment has not been provided by the lessor. CSU is currently having an initial study completed. Outside of some visible existing VAT there should be minimal hazardous material expected. For the purposes of the RFQ submittal, firms should include their proposed Hazardous Materials Consultant. The hazardous materials scope of work will be finalized after A/E selection during contract negotiations with the successful A/E. Any know hazardous materials are anticipated to be removed by the lessor as part of the lease agreement.
5. How will the University handle the purchase of furniture and equipment (TV and film studio) for the project?
 - A. At this point the purchasing of all furniture items will most likely be handled directly by the University utilizing State term contacting pricing. The TV and film studio equipment will likely be a combination of State term purchases as well as items that will be included as part of the CMR's scope of work. A/E's will be expected to provide design services for the selection, specification and layout of all furniture/ equipment associated with the project.
6. To what extent is the tenant build-out project intended to meet LEED requirements?
 - A. CSU is not aware of any LEED requirement for the tenant build out as part of the lease agreement. CSU typically strives to obtain a minimum LEED Silver certification on all projects. During the Programming Phase the selected A/E is requested to work with CSU and the USGBC to determine if the nature of the tenant build-out is appropriate for a LEED interior certification and should thus be pursued. If it is determined that the A/E will pursue a LEED interior certificate on behalf of CSU, this will be added to the A/E's contract via a design change order.