

The Supreme Court of Ohio

ADDENDUM #1

RFP No. 251

FACILITY CONDITION ASSESSMENT FOR THE THOMAS J. MOYER OHIO JUDICIAL CENTER

Date of Issuance: December 2, 2024

Response Due Date and Time:

January 15, 2025, at 12:00 p.m. (EST)

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Modifications to Section 8:

Vendors are advised that the following section of RFP #251, Section 8.1 / “Evaluation of Proposals” is amended as follows:

1. **Evaluation Criteria:** Responsive proposals shall be evaluated in accordance with the proposal response criteria specified above in Sections 6 and 7, including proposed price, and as itemized below, along with any requested supporting documentation, as well as prior conduct and performance, as applicable. The corresponding weights assigned to each of the categories has been listed below:

| CATEGORY: | PERCENTAGE |
|--|------------|
| Vendor Experience Including References: (Sec. 6.1 & 7.3) Demonstration of vendor’s overall capabilities and experience in completing the services identified for the Court. Evidence of the depth and breadth of experience in servicing comparably sized locations, as well as feedback on vendor’s reputation. | 45% |
| Price Proposal: (Sec. 6.4 & Appendix D) Price will be a factor in the final award, but it is <i>not</i> the only component. Examination and comparison of respondent’s price proposal, in conjunction with the requirements listed above, allow the Court to determine the reasonableness of the proposed price, and the economic feasibility of this price for the Court. | 35% |
| Technical Approach & Schedule: (Sec. 6.2 and Appendix A) Provides evidence of vendor’s ability to provide a preliminary project schedule and timeframe, and also provide examples of the presentation of deliverables and assessment report including data tables, charts, and graphs | 20% |

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Modifications to Appendix B:

Vendors are advised that Appendix B of RFP #251, “Judicial Center Square Footage Chart” is amended as follows:

Judicial Center Square Footage Chart

| Floor | Square Footage | Vinyl Comp Tile | Carpet | Terrazzo/Ceramic /Marble | Restrooms | Kitchenettes |
|-------------------|----------------|-----------------|----------------|--------------------------|-----------|--------------|
| Basement | 4,117 | 1,947 | 0 | 295 | 2 | 0 |
| Ground | 21,600 | 2,464 | 0 | 8,586 | 3 | 1 |
| 1st Floor | 21,600 | 396 | 1,946 | 10,055 | 3 | 2 |
| 2nd Floor | 21,600 | 1,500 | 3,840 | 645 | 6 | 2 |
| 3rd Floor | 21,600 | 290 | 17,350 | 775 | 6 | 2 |
| 4th Floor | 21,600 | 960 | 15,670 | 645 | 4 | 2 |
| 5th Floor | 21,600 | 458 | 14,980 | 645 | 4 | 2 |
| 6th Floor | 21,600 | 664 | 15,600 | 645 | 4 | 2 |
| 7th Floor | 21,600 | 290 | 13,420 | 645 | 4 | 2 |
| 8th Floor | 21,600 | 290 | 17,320 | 645 | 4 | 2 |
| 9th Floor | 21,600 | n/a | n/a | n/a | 10 | 4 |
| 10th Floor | 21,600 | 2140 | 13,950 | 645 | 4 | 2 |
| 11th Floor | 21,600 | 0 | 18,960 | 578 | 2 | 0 |
| 12th Floor | 21,600 | 726 | 15,872 | 396 | 2 | 1 |
| 13th Floor | 11,808 | 0 | 9,957 | 0 | 0 | 0 |
| 14th Floor | 11,808 | 0 | 7,926 | 40 | 1 | 0 |
| 15th Floor | 11,808 | 0 | 9,447 | 0 | 0 | 0 |
| Totals | 320,341 | 12,125 | 176,238 | 25,240 | 59 | 24 |

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Vendor Questions and Clarifications related to RFP# 251:

QUESTION #1:

Does the Court wish to have the Vendor transfer its subscription to the software used for the assessment for the Court's use after the Facility Condition Assessment is completed?

ANSWER:

If a software subscription is necessary to view and utilize the Final Assessment Report, the Court requests access to the software for a period of one calendar year after delivery of the Report. We request any subscription costs be included as part of the total rate for complete services in the proposal response. The Court also requests to have the ability to print the complete Final Assessment Report as a hard copy regardless of the software used.

QUESTION #2:

We organize our inventory based on ASTM Unifomat II Classification for Building Elements (E1557-97). We typically inventory components at level 4 and level 5 levels of detail. Levels 2 and 3 are shown below. Are there any areas that are to be excluded from the scope of the inventory, based on the categories listed below?

A10 Foundations

A1010 Standard Foundations

A1020 Special Foundations

A1030 Slab on Grade

A20 Basement Construction

A2010 Basement Excavation

A2020 Basement Walls

B10 Superstructure

B1010 Floor Construction

B1020 Roof Construction

B20 Exterior Enclosure

B2010 Exterior Walls

B2020 Exterior Windows

B2030 Exterior Doors

B30 Roofing

B3010 Roof Coverings

B3020 Roof Openings

C10 Interior Construction

C1010 Partitions

C1020 Interior Doors

C1030 Fittings

C20 Stairs

C2010 Stair Construction

C2020 Stair Finishes

C30 Interior Finishes

C3010 Wall Finishes

C3020 Floor Finishes

C3030 Ceiling Finishes

D10 Conveying

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D1010 Elevators & Lifts
D1020 Escalators & Moving Walks
D1090 Other Conveying Systems

D20 Plumbing

D2010 Plumbing Fixtures
D2020 Domestic Water Distribution
D2030 Sanitary Waste
D2040 Rain Water Drainage
D2090 Other Plumbing Systems

D30 HVAC

D3010 Energy Supply
D3020 Heat Generating Systems
D3030 Cooling Generating Systems
D3040 Distribution Systems
D3050 Terminal & Package Units
D3060 Controls & Instrumentation
D3070 Systems Testing & Balancing
D3090 Other HVAC Systems & Equipment

D40 Fire Protection

D4010 Sprinklers
D4020 Standpipes
D4030 Fire Protection Specialties
D4090 Other Fire Protection Systems

D50 Electrical

D5010 Electrical Service & Distribution
D5020 Lighting and Branch Wiring
D5030 Communications & Security
D5090 Other Electrical Systems

E10 Equipment

E1010 Commercial Equipment
E1020 Institutional Equipment
E1030 Vehicular Equipment
E1090 Other Equipment

E20 Furnishings

E2010 Fixed Furnishings
E2020 Movable Furnishings

F10 Special Construction

F1010 Special Structures
F1020 Integrated Construction
F1030 Special Construction Systems
F1040 Special Facilities
F1050 Special Controls and Instrumentation

F20 Selective Building Demolition

F2010 Building Elements Demolition
F2020 Hazardous Components Abatement

ANSWER:

The following can be excluded from scope: A2010, D3070, and all areas listed under sections E10, E20, F10, and F20.

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QUESTION #3:

Are site features included in the scope of the assessment? If so, what specific features are to be excluded from the list below?

G10 Site Preparation

- G1010 Site Clearing
- G1020 Site Demolition and Relocations
- G1030 Site Earthwork
- G1040 Hazardous Waste Remediation

G20 Site Improvements

- G2010 Roadways
- G2020 Parking Lots
- G2030 Pedestrian Paving
- G2040 Site Development
- G2050 Landscaping

G30 Site Mechanical Utilities

- G3010 Water Supply
- G3020 Sanitary Sewer
- G3030 Storm Sewer
- G3040 Heating Distribution
- G3050 Cooling Distribution
- G3060 Fuel Distribution
- G3090 Other Site Mechanical Utilities

G40 Site Electrical Utilities

- G4010 Electrical Distribution
- G4020 Site Lighting
- G4030 Site Communications & Security
- G4090 Other Site Electrical Utilities

G90 Other Site Construction

- G9010 Service and Pedestrian Tunnels
- G9090 Other Site Systems & Equipment

ANSWER:

The following can be excluded from scope: G2050, and all areas listed under sections G10 and G90.

QUESTION #4:

How large is the site in acres?

ANSWER:

Approximately 2.1 acres.

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QUESTION #5:

We understand that an exterior envelope (façade) assessment was previously performed on the facility. Can you tell us who performed the study, and can the results of this study be made available to the bidders?

ANSWER:

The assessment was performed by THP Limited in October 2024. The complete results of the assessment are not yet available, but can be shared with the awarded contractor once available.

QUESTION #6:

Is there a budget established for this project that can be shared with the bidders?

ANSWER:

The Court does not wish to share the projected budget and would rather respondents provide their most competitive proposal.

QUESTION #7:

Per Scope of Work #3 Code Compliance Review: How in-depth does the Court wish to have the ADA accessibility review?

ANSWER:

This review should evaluate the facility's compliance with all current ADA standards and identify areas where upgrades may be needed to remain within those standards.

QUESTION #8:

Per Scope of Work #3 Code Compliance Review: Can the Court give any level of detail for the Environmental regulations? Does the Court wish to have Contractor perform any site samples or testing?

ANSWER:

If a risk or deficiency is detected during a visual inspection, the Court would prefer the contractor make recommendations for specific site samples and tests that need to occur.

QUESTION #9:

Are window washing lifts available to inspect the exterior facade?

ANSWER:

There are no window washing lifts available for this purpose.

QUESTION #10:

Is it permitted to fly a drone to inspect the exterior facade?

ANSWER:

That is permitted, provided the operator is an FAA-certified drone pilot and abides by all FAA Part 107 regulations. It would also need to be coordinated and scheduled in advance with the Director of Facilities Management or his designee.

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QUESTION #11:

Is any hazardous material testing required?

ANSWER:

No.

QUESTION #12:

I wanted to confirm that you will need both Appendix C (Proposal Response Form) and Appendix D (Cost Proposal Form) to consider our proposal a complete submission, instead of only Appendix C, correct?

ANSWER:

All submissions must contain both Appendix C and Appendix D completed in their entirety.

QUESTION #13:

Why is the Court going out to RFP at this particular time?

ANSWER:

The Court is looking to assess the current physical condition of the Judicial Center, and identify maintenance needs and potential repairs for future budgeting and long-term capital planning.