

Perry County Transit



Request for Qualifications Architectural and Engineering Services

**RFQ NO. PCT 2025-01
Perry County Transit Garage Facility Project**

Addendum 3

Issued: November 04, 2025

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Perry County Transit RFQ Questions

Clarification Questions & Answered: released November 3, 2025.

1. If you can share the Survey CAD file?
 - a. The CAD file has been shared with all interested parties and is now accessible on the Perry County Transit website.
2. Did the County conduct Geotech report?
 - a. Perry County Transit did not perform a geotechnical report; however, such a report is a prerequisite for this project. The architecture and engineering firm selected for this endeavor is expected to include the acquisition of the geotechnical report as part of their responsibilities.
3. How many vehicles/vehicles list (size/ number of each) to be in the Truck Storage building?
 - a. There will be three different sized vehicles that will need to be stored in this facility.
 - i. 10 Modified Minivans
 1. 16' 11" in length
 2. 7' in width
 - ii. 20 Ford Transit Vans (or similar)
 1. 264" in length
 2. 100" in Width
 - iii. 15 Non-CDL buses
 1. 300" in Length
 2. 100" in width
 3. 144" in height (tallest vehicles)
 - b. The final configuration of vehicles may be modified in response to transit requirements and other federal vehicle procurement initiatives. The primary objective of this project is to optimize the available space.
 - c. The design team will be responsible for determining the turning radius, appropriate parking space dimensions, and driving lane specifications for vehicles as outlined in the design documents.
4. Is there a need for Rest Rooms in the VSF
 - a. No there is no necessity for rest rooms in this project.
5. Number of employees or parking spaces required.
 - a. There is no predetermined number of parking spaces; rather, the objective is to optimize the available area.
6. Will the solar panels be included as part of this project or are we designing infrastructure on the building for the solar panels to be added in the future?
 - a. The design project currently encompasses the design and preparation of infrastructure for solar panels.
 - b. The construction project includes the procurement and installation of the solar panels as an added alternate to the main project.

7. Is there an existing solar panel vendor that design teams will need to utilize or coordinate with?
 - a. There is no existing solar panel vendor.
8. The ODOT Disadvantaged Business Enterprises (DBE) website indicates that the program has been suspended as of October 3rd. Is this still required of the project teams?
 - a. There is no DBE requirement for this project.
9. What firm completed the previous garage facility renovation?
 - a. Kelly Architects completed the design and the project was led by G&M Construction Inc.
10. Are there any offices or other spaces anticipated in the garage building?
 - a. This project does not include the consideration of office spaces; the building will be designated for vehicle storage and equipped with a vehicle wash bay.
11. The facility specifications indicate that the building will be climate controlled. Does this mean the garage area will need to have cooling or just heating and ventilation?
 - a. The garage building will only need heating by natural gas and ventilation, designs should include proper ventilation for expelling vehicle fumes.
12. What jurisdiction will review the civil engineering submission?
 - a. Village of New Lexington
13. The RFQ indicates to meet all local and state transit facility design standards. Does Perry County have their own or will another entity's design standards (such as ODOT) be utilized?
 - a. Perry County does not have its own design standards, the designs need to follow the Ohio building codes.
14. There is no construction procurement (bidding) phase scope listed in the RFQ. What bidding phase scope is required of the design team?
 - a. IV Scope of Service, D. Task 1: Provide Architectural and Engineering Services.
 - i. The A&E firm will work with PCT to develop the construction bid package that contains the final drawings and specifications for the project required to solicit and obtain construction bids and will be the Designer of Record.
 - b. The A&E firm shall submit a formal detailed construction cost estimate for the developed design, comparable to the construction budget provided in VI of this RFQ.
 - c. Receive and respond to construction contractor request for information and assist with Construction bid documents, as well as assist with answering any questions during the construction bid.
 - d. Construction cost estimates shall be provided. Estimates shall be organized in accordance with Construction Specifications Institute (CSI) format and incorporate contingencies and escalation appropriate to the project schedule. Estimates must be presented for each Prime contract and for each Alternate (if applicable).
 - e. The firm shall accomplish the design services required to solicit and award a construction contract to achieve PCT's objectives for the construction of the facility designed at a price that does not exceed the estimate set for in the Scope of Services Section IV (C) of this RFQ or as otherwise determined during schematic design. If bids or proposals for the construction contract are received that exceed the estimated cost by more than 10%, the firm may be required to perform such redesign and other services as are necessary to permit contract award within the estimated cost. These additional services shall be performed at no increase in the price of the contract. The firm shall not be required to perform such services at no additional cost when the unfavorable

proposals or bids are the result of conditions beyond the firm's reasonable control. (Lack of knowledge regarding bid climate does not constitute beyond reasonable control.)

15. Is the project anticipated to be completed as design-bid-build or will a CMR be hired?
 - a. This project is Design-Bid-Build.
16. The RFQ indicates that periodic visits to the site to assure design compliance will be required by the design team. What cadence is anticipated? Monthly?
 - a. The anticipated schedule for visits will be weekly, contingent upon construction activity and specific requirements. The frequency of these visits, as well as the attendees, will be negotiated with the awarded firm, taking into account the projected needs and budget constraints.
17. Will construction progress meetings and punchlist reviews be required of the design team during the construction phase?
 - a. Indeed, the design team must be present during site visits, progress meetings, and when addressing punch list items.
18. What would you anticipate ODOT's role in the management and project review to be?
 - a. General Oversight of Perry County Transit and the project.
19. Is the submission date Friday the 15th or Monday the 17th for the submittal date? I noticed it says Friday the 17th, but the 17th of November is a Monday.
 - a. Submissions are due Monday, November 17th, 2025.
20. Is there an FTA role in the review process?
 - a. No, FTA will not be part of the review process.