

Oklahoma Baptist University

APRIL 19, 2023, TORNADO

OBU FEMA Alternate Projects

Professional A/E Services

RFQ# 4706DR-OK-OBU-A&E

PROJECT # 743641, 743642, 743643, 743645

500 West University, Box 61207

Shawnee, Oklahoma 74804

May 2025

Q&As

- 1. Q:** Do sub-consultants need to complete the RFQ paperwork or only the primary consultant firm?

A: Only the primary consultant would need to complete the RFQ paperwork. Our expectation is that this project will be billed through the primary consultant and any sub-consultants would submit their invoices to the primary consultant. If a sub-consultant is performing a significant portion of the services, please include their resume/CV.

- 2. Q:** Is the \$3,000,000 in insurance requirement necessary for the scope of this project?

A: After further review, \$1,000,000 limits will be acceptable for all lines of insurance coverage.

- 3. Q:** Is there a budget or further defined scope that can be shared?

A: The project scope of work is still under review and therefore a budget has not been formulated at this time. The University has developed a very basic sketch of the proposed custodial building which I've included on our website for your review. The custodial building is intended to be a multi-use space that incorporates a small amount of office space in addition to a climate-controlled warehouse. The University is also exploring whether to incorporate a FEMA-approved shelter within the interior floor plan.

No scope has been developed for the proposed University apartments. The timeline for these projects is fluid and contingent upon multiple factors including grant funding, University resources, zoning, and permits.

The University would request firms submit proposed hourly billing rates in addition to the qualifications for their respective employees & any sub-consultants.

- 4. Q:** Do firms need to provide a completed draft of Exhibit A (AIA Document – B101)?

A: No

- 5. Q:** Is this RFQ specifically for the new custodial building and university apartments or will this solicitation potentially be utilized to award additional on-call projects?

A: This RFQ will be utilized solely for the proposed custodial building and university apartments. As always, the University is happy to cultivate additional relationships with qualified contractors and consultants as necessary.

- 6. Q:** Are the University apartments anticipated to be a multi-story project?

A: Yes, but most likely limited to 2 stories. Below is a link to an existing apartment complex on our campus. This is the basic plan we had in mind but is subject to change.

<https://www.okbu.edu/student-life/student-housing/housing-options/howard-apartments.html>

- 7. Q:** Are there storm shelter requirements included with these projects?

A: The University has discussed the possibility of adding FEMA-approved storm shelters in each of these buildings, but definitive plans have not been developed.

- 8. Q:** Can you provide any further information regarding the new custodial building and university apartments including anticipated project budgets, project sites, timelines for completion and construction delivery method?

A: Please refer to question 3