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| wsu-primary-horz-color-600-10-2017-small  **Division of Finance and Business Operations** |  | **Procurement & Strategic Sourcing**  **5700 Cass Avenue, Suite 4200**  **Detroit, Michigan 48202**  **(313) 577-3734**  **FAX (313) 577-3747** |

**January 23, 2025**

**Addendum 2 - Clarifications**

**RFQual for full design services for the New Wayne State University Law School Classroom Building   
for Facilities Planning and Management**

**Dated January 7, 2025**

Since the time of the release of the Request for Qualifications (RFQual) for **full design services for the New Wayne State University Law School Classroom Building** for the **Facilities Planning and Management**, questions regarding the specifications have been submitted. Those questions and the University response appear below.

**Question 1:**

Our firm is located outside of the Detroit area. Should we partner with a local architecture firm at this stage or when responding to the RFP, should we be shortlisted.

**Answer:**

It is not necessary to partner with a local architecture firm at this stage. You can consider forming this partnership if you are shortlisted for the RFP.

**Question 2:**

Part III – Statement of Qualifications part c 9.  It states “Show the initial project budget and the final cost for the total project, with subtotals for design and for construction. “

Can you clarify what subtotals for design and for construction are?  Is this AE and CM fees for the project?

**Answer:**

WSU is requesting the Initial Construction Budget, Total Project Cost, the Total Construction Cost and the Total Fee for A/E. Please provide these if known for each project listed.

**Question 3:**

The total project budget is listed in the RFQ as $45,000,000. Please advise if a construction budget has been determined.

**Answer:**

The estimated construction cost is approximately$30 million.

**Question 4:**

Please advise if there is a target square footage or number of classrooms expected for the facility, or if this will be fully determined early in the project development process.

**Answer:**

At this stage, we do not have a specific target for square footage or the number of classrooms, These details will be firmly established in the Programming Phase.

**Question 5:**

Please confirm the existing Law Classroom Building at 468 Ferry Mall is being replaced in this project scope, and that the new building will be situated in the same location.

**Answer:**

Yes, the existing Law Classroom Building at 468 Ferry Mall is being replaced as part of this project scope. The new building will be situated in the same general location, though WSU desires the new Classroom building be more strongly linked to the structures to remain.

**Question 6:**

Can you clarify a portion of the RFQ project introduction which states the New Law School building will “replace an outmoded and far smaller classroom building form 1966” – does this mean that the existing WSU Law School Building (471 W Palmer Ave, Detroit, MI 48202) will be demolished and the new building will take its place on the same stie? If so, is the demolition of the existing building part of the overall project scope and project budget of $45,000,000 or will it be handled separately?

**Answer:**

The Law School Building, 471 West Palmer Avenue is to remain, as is the Law Library Building 474 Ferry Mall. The existing Law Classroom Building at 468 Ferry Mall will be replaced with a new building situated in the same general location. The demolition of the existing building is included in the overall project budget of $45,000,000.

Submittals with supporting documentation shall be submitted **online**. The link for RFQual submissions is be posted at [**WSU Building Design Opportunities**](http://forms.procurement.wayne.edu/Building_Design.html)**.** Remember, your submittal must be in the format provided and be received in the Procurement & Strategic Sourcing by **January 28, 2025 at 2:00 p.m.**

**Do not contact the Facilities Planning and Management, or other University Units, directly as this may result in disqualification of your quotation.**

Thank you

**Valerie Kreher**,

**Senior Buyer**, Purchasing

**313-577-3720**

cc: **Lana Vrubel***,* Participant list