



Real Estate Development and Management
4050 Esplanade Way
Tallahassee, FL 32399-0950
850-488-2074

Ron DeSantis, Governor
Tom Berger, Interim Secretary

QUESTIONS AND ANSWERS

RFQ REDM2526-09

REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR MECHANICAL, ELECTRICAL, AND PLUMBING SERVICES FOR THE CENTRAL FLORIDA REGION CONTINUING CONTRACT

FAILURE TO FILE A PROTEST WITHIN THE TIME PRESCRIBED IN SECTION 120.57(3), FLORIDA STATUTES, OR FAILURE TO POST THE BOND OR OTHER SECURITY REQUIRED BY LAW WITHIN THE TIME ALLOWED FOR FILING A BOND SHALL CONSTITUTE A WAIVER OF PROCEEDINGS UNDER CHAPTER 120, FLORIDA STATUTES.

The Department's responses to timely submitted questions are below.

Question Number	Question	Response
1.	Does the Department require a minimum number of years in business for the prime consultant to be considered responsive under this RFQ?	No.
2.	For services identified on the AE12a form, is the prime consultant required to include subconsultants for every listed discipline not provided in-house, or may the team identify only those services anticipated to be performed under this continuing services contract?	Please identify only the services anticipated to be performed under the continuing contract.
3.	Is prior experience with the Department of Management Services or other State of Florida agencies required for consideration under this RFQ?	No.
4.	For purposes of demonstrating relevant project experience, may projects performed by key personnel prior to joining the firm be submitted, provided the individual had a significant role in the work?	Yes.
5.	For purposes of evaluating relevant experience, will the Department consider the collective experience of the proposed team (including key personnel's prior projects with other firms), or will evaluation focus primarily on projects performed by the firm itself?	Relevant experience should consist of the firm's experience and past projects.
6.	Do subconsultants need to be licensed/registered in Florida at time of submittal, or by contract execution?	Subconsultants identified in the AE12a Form should be licensed/registered at the time of submittal.
7.	For JVs, must each member be registered with the Florida Department of State at submittal?	Yes.
8.	Will DMS make a single or multiple awards, and how many firms are anticipated?	Multiple awards are expected.



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9.	Are task orders statewide or limited to the Central Florida region?	Statewide.
10.	May fire protection and low/medium voltage be prime disciplines under this contract?	No.
11.	For reused plans/specifications, what are the update standards and liability expectations?	See Article 12, Ownership of Documents, of the Architect-Engineer Agreement under Forms and Documents .
12.	What is the anticipated contract term (base + renewals) and total capacity per firm?	The base contract term is for 3 years. The renewal term is for 2 years.
13.	Is there a maximum value/range for individual task orders?	Individual projects cannot exceed \$7.75 million.
14.	Please share the point allocations used in AE12b for screening and interviews.	See AE12, Selection of the Architect-Engineer under Forms and Documents .
15.	How is “previous fee volume for DMS/State work” defined and measured?	See Item 6, Definitions, of the AE12a PQS Form.
16.	How is “proximity” scored given potential statewide assignments?	See Location Table A on the AE12b Architect-Engineer Evaluation Form. The address provided by the firm in the PQS Form AE12a is used to calculate the distance between the nearest county line of the Region and the provided address. If the address is within the Region, Miles From Project Site is calculated as 0.
17.	Interview format/duration, presentation expectations, and Q&A scoring?	See AE12, Selection of the Architect-Engineer under Forms and Documents .
18.	Confirm: one unrestricted PDF and one redacted PDF (if any), on a thumb drive.	Yes.
19.	If embedded security inadvertently restricts saving/sharing, is a cure allowed?	No.
20.	May we include external hyperlinks in the PDF, and will evaluators access them?	You may include hyperlinks. However, all required items must be present in the response and viewable without a hyperlink.
21.	Do you require both SF 330 Part I & II, and any page/format limits beyond federal?	Both parts of the SF 330 are required. There are no page/format limits.



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22.	Please confirm PQS Form AE12a (Rev 09/2021) is required in addition to SF 330.	Yes.
23.	Guidance on redacting unit rates/overhead/proprietary methods and preference for targeted redactions?	It is the firm's responsibility to redact any info it deems to be confidential.
24.	Will DMS notify the firm and allow time to seek protection if redactions are challenged?	See Section 12: Redacted Copy of the RFQ document.
25.	Please confirm the questions deadline (Mar 10, 2026, 5:00 p.m. ET) and answers posting date (Mar 17, 2026, 5:00 p.m. ET).	These are the correct <u>anticipated</u> dates.
26.	Please confirm all communications must be in writing to this email with the RFQ number in the subject.	Correct.
27.	Please confirm the delivery address/suite and any courier check in steps to ensure the official time stamp before Apr 2, 2026, 4:00 p.m. ET.	The address is 4050 Esplanade Way, Tallahassee, Florida 32399. It is the responding firm's responsibility that responses are delivered by mail or to the front desk by 4:00 p.m.
28.	Will DMS provide an acknowledgment confirming receipt and that files are unrestricted/readable?	No.
29.	For 31 U.S.C. 1352, do you require SF LLL or a signed statement?	A signed statement from the firm's representative is sufficient.
30.	For vendor lists (suspension / conviction / antitrust / discriminatory / forced labor), is self-certification acceptable?	Yes.