

This document covers all questions submitted by teams regarding the [RFP: Pre-approved Housing Plans for Missing Middle Homes in Ohio](#), issued by Smart Growth America

Question: Can you clarify if partnership with a modular manufacturer and approval as an industrialized unit is intended to be a route of delivery? If so, our deliverables will be [8] unique drawing sets.

Answer: The RFP scope of work includes 8 unique drawing sets: four site-built and four modular. Architects may determine the best path to delivering the modular drawing sets. We anticipate that some proposing architects will include a modular builder on their team, but other approaches are welcome. While we prefer proposals that include both site-built and modular designs, architects may submit a proposal that excludes modular designs. Firms choosing not to propose modular designs should clearly indicate this in their proposal and submit a budget scaled accordingly.

Question: Often these programs begin with and are limited to single and two-unit homes because of the use of the residential building code which does not require a stamped plan set nor engineering. Since this program will utilize the commercial building code, how will liability be treated for the architecture and engineering teams? Will our stamps be required on all sheets or will a special seal be created and approved for this program? Please note that permitting authorities will require Structural and MEP/F engineering for the commercial code.

Answer: Proposals should accommodate all necessary design requirements for permitting through Authority Having Jurisdiction.

Question: Commercial sized multi-family requires site-specific civil engineering in most municipalities. Is the intention that a client building a 3, 4, or 6 unit building retain their own civil engineer to create the site plan and demonstrate sanitary and water service connections? Note that in Columbus, this is often a cost of approx. \$20,000.

Answer: Site-specific civil engineering is outside the scope of this RFP and should be contracted separately by the owner when plans are executed.

Question: Are the architect or engineering teams meant to respond to questions during construction? Is there intended to be an on-going contract available for any field revisions?

Answer: Under this contract, the architect is not responsible for responding to questions or providing field revisions during construction.

Question: I know that programs like this in Memphis have required State Preemption to move 6-unit .buildings into the Residential Building Code. Do we anticipate this to be a part of the project?

Answer: While there is some movement at the state level to change codes to better accommodate missing middle housing, for the purposes of this RFP architects should assume the designs fall under the codes currently in effect.

Question: will the architect be responsible for hiring, paying, and drafting the legal protections needed to perform this type of work? Or will our attorneys review what is drafted by your team?

Answer: this will be addressed during contracting, team will have a draft for review.

Question: Can you clarify the required level of detail for the assembly diagrams for offsite modules? Are full DfMA shop/fabrication-level drawing sets expected?

Answer: The Architect does not provide shop drawings.

Question: The RFP notes the applicant must be authorized to engage in business in Ohio and licensed in Ohio. Can firms currently in the process of state licensing/registration submit a proposal, provided full licensing is active upon contract execution on October 20, 2026?

Answer: Yes. Firms currently in the process of state licensing/registration may submit a proposal, provided full licensing and registration are active upon contract execution.

Question: Please confirm that standard Construction Administration scope, including site observations, builder RFIs, submittals, punch lists, etc for future third-party builders are excluded from this \$275,000 fee cap and would be contracted separately, if needed.

Answer: Confirmed. Standard Construction Administration services are excluded from this contract.

Question: Is the modular builder's role on the consultant team strictly advisory (providing cost estimating, constructability, and factory-fit feedback during design), or are they expected to act as a primary fabricator for a prototype?

Answer: The architect determines their team composition. No fabrication is required under this RFP.

Question: for the modular versions, will approvals be processed through the Ohio Industrialized Units program, or solely through the municipal building departments of the 3-Cs?

Answer: We are working through the answer to this question still.

Question: Since deliverables include open CAD/Revit files and public distribution at low-no cost, will the Architect retain intellectual property rights, and does the client provide a standardized legal indemnity release for liabilities arising from future builder misuse?

Answer: We are still working through the specifics of the indemnity releases and will work through this at the contract phase.

Question: The RFP requires material tear-off sheets and cost estimates for each unit type. Is the Architect expected to provide a formal deliverable from a professional Quantity Surveyor/Cost Estimator, or will contractor-guided pricing estimates suffice?

Answer: While material tear-off sheets and cost estimates from a professional quantity surveyor/cost estimator are preferable, contractor-guided pricing estimates will suffice as long as they are accurate.

Question: The RFP specifies achieving a HERS rating in the low 40s or 'alternative path verification showing compliance with PHIUS or PHPP'. Could you please confirm that formal third-party certification through PHIUS or PHI is not required, and that the scope is limited strictly to demonstrating energy modeling compliance using their respective energy modeling protocol and software?

Answer: Correct, formal third-party certification is not required. The scope is limited to demonstrating energy modeling compliance with either target. However, teams planning to pursue certification should note this in their proposal.

Question: Who holds copyright in the completed plan sets? Specifically, does the architect retain ownership and grant the Team a license for statewide distribution, or does ownership transfer?

Answer: Per similar question above, we are working through a couple of options and will discuss the path forward in contracting phase.

Question: May the Architect independently offer site-adaptation, derivative, or builder-support services to parties using the plans, outside of this contract?

Answer: Yes

Question: For the MEP layout deliverables, are sealed engineering documents expected, or architect-prepared layouts suitable for trade-contractor design-build?

Answer: Sealed engineering documents are expected for the MEP layout deliverables.

Question: Does the Team have modular manufacturers already engaged, or should the Architect's team bring that relationship?

Answer: The architect team brings the relationship with manufacturers. Architects may determine the best path to delivering the modular drawing sets. We anticipate that some

proposing architects will include a modular builder on their team, but other approaches are welcome. While we prefer proposals that include both site-built and modular designs, architects may submit a proposal that excludes modular designs. Firms choosing not to propose modular designs should clearly indicate this in their proposal and submit a budget scaled accordingly.