

**SECTION 00 0102  
PROJECT INFORMATION**

**PART 1 GENERAL**

**1.01 PROJECT IDENTIFICATION**

- A. Project Name: Emergency Vehicle Storage Building, located at 21475 N. Dixie Highway, Bowling Green, Ohio 43404.
- B. Design Criteria Architect's Project Number: 202406.
- C. The Owner, hereinafter referred to as Owner: Middleton Township Board of Trustees, Wood County, Ohio

**1.02 NOTICE TO PROSPECTIVE DESIGN-BUILDERS**

- A. These documents constitute an invitation to prospective Design-Builders to submit qualifications and proposals for the design and construction of the project described below.
- B. Notice Date: September 14, 2024.

**1.03 PROJECT DESCRIPTION**

- A. Summary Project Description: The Middleton Township Board of Trustee, Wood County, Ohio (the "Owner"), in accordance with the Ohio Revised and Administrative Codes, is seeking statements of qualifications from firms to provide design-build construction services in connection with the construction of a new (9,500 s.f. +/-) single story facility providing Emergency Vehicle Storage Building (the "Project").
- B. Contract Scope: Construction of a new pre-engineer metal building system as described in the Criteria Design Documents to house the Owner's reserve fire equipment. Design of Facility is proposed for future expansion to include living quarters and additional apparatus bays. Criteria Design Documents describe two options for building configuration. Option 1 is the base required building design noted as "Primary Building" with Option 2 designated "Secondary Building" expanding the base design should construction remain within budget. Facility shall be designed to accommodate future expansion. Site develop will include grading, storm retention system, full utilities to the new facility including sanitary tie-in to the existing site lift/grinder station. Owner may elect to complete a portion of drive access to the east and south on new building which will be determined during contract / GMP negotiations.
- C. Project Delivery / Scope of Services: The Project will be constructed using the "design-build" project delivery method consistent with the criteria established by the Criteria Architect and in accordance with the Owner's schedule requirements.
- D. Contract Terms: Cost plus a fee, with a guaranteed maximum price (GMP).

**1.04 PROJECT CONSULTANTS**

- A. Owner's Design Criteria Consultant: Pastula Design | Architect.
  - 1. Address: 3550 Executive Pkwy, Suite 7.
  - 2. City, State, Zip: Toledo, Ohio, 43606.
  - 3. Phone/Fax: (419) 202-2544.
  - 4. E-mail: matt@pastuladesign.com.

**1.05 PRELIMINARY PROJECT SCHEDULE & PROCUREMENT TIMETABLE**

- A. Preliminary Project Schedule is included in the Appendix of the Design-Build Criteria Package.
- B. RFQ Documents Available: September 14, 2024.
- C. Qualifications Due Date: October 2, 2024, before 4 PM local time.
- D. Select and Rank Firms: October 9, 2024.
- E. Firm Interviews and Pricing Proposals Complete. November 6, 2024.
- F. Contract Negotiations including Guaranteed Maximum Price: November 20, 2024.

- G. Contract Time: To be stated in proposal.
- H. Desired Construction Start: Immediate.
- I. Desired Substantial Completion Date: July 31, 2025.
- J. The Owner reserves the right to change the schedule or terminate the entire procurement process at any time.

#### **1.06 PROCUREMENT DOCUMENTS**

- A. Availability of Documents: Firms interested in providing the services for the Project may obtain the Owner's Request for Qualifications for Design-Build Services documents through the Owner's website ([www.middletrontownship.com](http://www.middletrontownship.com)). These documents provide additional detail regarding the Project including Criteria Design Documents, procedures, timeline and conditions of submitting and evaluating a statement of qualifications. All interested Design-Build Firms shall email the Owner's Fiscal Officer ([fiscalofficer@middletrontownship.com](mailto:fiscalofficer@middletrontownship.com)) briefly stating successful download of the packet and noting formal interest in the project. The subject line of the email shall read "Statement of Qualifications for Design-Build Services." Complete sets of procurement documents may be obtained:

#### **1.07 DESCRIPTION OF PRECONSTRUCTION SERVICES**

- A. Preconstruction Services: Design-Build Firm contracted to construct this facility shall complete all construction design, required drawings and specifications, and begin permitting process prior to start of construction. To move acquisition of the pre-engineered metal building system forward including engineering of the structure, and maintaining project schedule, the Owner may agree to release the Contractor to proceed with this process pending a negotiated agreement.

#### **1.08 DESCRIPTION OF PROPOSED DESIGN SERVICES**

- A. The following site elements shall be designed, permitted and constructed in accordance with the existing site development conditions described in the Criteria Documents and in compliance with applicable design criteria, standards, codes and specifications promulgated by but not limited to the following:
  1. Emergency Vehicle Storage Building (EVS): This building shall consist of the Primary Building as described in the Criteria Documents. A Secondary Building may become part of the design should total construction remain within the designated budget. Finish floor elevation of the new EVS shall match the existing maintenance building located due north of the proposed new building. Grade surrounding the new building shall provide positive drainage away from the new building.
  2. Drainage and Stormwater Management System: The new Emergency Vehicle Storage Building (EVS) shall have an appropriate storm water management system designed and constructed in compliance with Wood County Development Criteria regulations.
  3. Pavement - Driveways - Parking: The Design-Build Firm shall provide convenient exit and return access to the new Emergency Vehicle Storage Building (EVS). Design of the drives to the east and south of the new EVS shall be completed by the Design-Build Architect/Engineer of record, with knowledge that this portion of the development may be completed by the Owner under separate contract. Concrete approach pavement shall be provided to the north and south side of the EVS as part of the base proposal.
  4. Project Sign - Building Address Number: Provide project sign to the front of the project site in accordance with the technical specifications of the Criteria Documents and with the review and approval of the Owner.
  5. Utility Service: Utilities to the proposed new building shall include but not limited to water, sanitary, electric, gas, and communications. Work shall be designed to accommodate the proposed future expansion of the facility and in accordance with the technical specifications, and the Criteria Engineer's narrative found in the Appendix of the Criteria Documents.

6. Structural Design: Because the new Emergency Vehicle Storage Building (EVSB) is deemed an Essential Use Facility based on proposed and future use, all structural design conditions including but not limited to wind loads and seismic design.

**1.09 FEE AND GUARANTEED MAXIMUM PRICE, & DESIGN-BUILD SERVICES CONTRACT**

- A. The Design-Build Firm(s) selected per Ohio Statute shall negotiate the Cost of Work with Guaranteed Maximum Price during the schedule phase noted "Contract negotiations and GMP." Guidelines for the negotiation shall be Association of Licensed Architects GC2 - 2023 General Conditions which can be found in the appendix of the Design-Build Criteria Package. The Contract form shall be Association of Licensed Architects OC2 - 2023 - Owner / Contractor Agreement (Cost of the Work Plus a Fee with a Guaranteed Maximum Price) which can be found in the appendix of the Design-Build Criteria Package.
- B. Pricing Proposal shall include and be divided into a design services fee and a preconstruction and design-build services fee. The pricing proposal of each Design-Build Firm shall included at least all of the following:
  1. A list of key personnel and consultants for the project including all subcontractors and material suppliers;
  2. Design concepts adhering to the design criteria produced by the criteria architect or engineer under the Ohio Revised Code statutes;
  3. The Design-Build Firm's statement of general conditions and estimated contingency requirements;
  4. A preliminary project schedule.

**1.10 BONDING & INSURANCE**

- A. Proposals shall be accompanied by evidence of capacity to provide bonding and a copy of the firm's certificate of insurance showing the firm's current limits of liability for commercial general liability, employer's liability, business automobile liability and professional liability which shall include the Design-Build Firm's Professional Architect of Record, Engineer of Record and of all consultants.

**PART 2 PRODUCTS (NOT USED)**

**PART 3 EXECUTION (NOT USED)**

**END OF SECTION 00 0102**

This page intentionally left blank