

City of Rossford Ohio

Veteran's Park
Rossford Ohio

February 19, 2022

Request for Qualifications / Request for Proposals

Design/Build Contract for Veteran's Park Rossford, Ohio – Restroom, Shower, Concessions

I. Introduction

The project will be administered through the Ohio Department of Natural Resources (ODNR) – Office of Real Estate & Land Management. (REALM). The project must be in compliance with the Tax-Exempt State Bond requirements. **The total design/build services must not exceed \$400,000.**

The city is accepting qualification and proposal statements from licensed contractors and vendors to provide design/build services to complete the construction of a dual restroom-shower/concessions facility in Veteran's Park.

II. Project Delivery

The submitting vendors will provide design and construction services necessary to meet the scope of the project, the requirements of the Capital Improvement Award, ODNR-REALM submittal, and contract requirements, and any relevant federal, state, or local codes or regulations.

III. Scope of Work

The project involves three major components.

Minimum Utility Requirement: (1) demolition of the dated existing concession building, (2) construction of a new building to include: water, sewer, and electrical utilities; incorporating a concession area with restroom facilities of at least two unisex restrooms; and with at least two shower stalls inside the building, and (3) an outdoor beach-type shower head to allow patrons to quickly rinse their feet or gear.

Or

Full Utility: (1) demolition of the dated existing concession building, (2) construction of a new building to include: water, sewer, and electrical utilities; incorporating a concession area with restroom facilities for a male and female restroom with multiple stalls each; with at least two shower stalls inside the building as depicted in **Exhibit A**, and (3) an outdoor beach-type shower head to allow patrons to quickly rinse their feet or gear.

The current concession building at Veterans Park is dated and no longer provides our citizens with a quality experience. We wish to provide our citizens the ability to not only purchase concessions in an updated environment but also wish to incorporate restroom facilities with at least two (2) unisex

shower stalls. The ability to provide a shower facility will not only enhance Veteran's Park but can also be used by the boaters from the nearby Rossford Marina.

IV. Project Schedule

An introductory design of the proposed dual concession stand/restroom -shower facility must be approved by ODNR-REALM prior to the start of work. The work on the dual-purpose concession stand/restroom-shower facility may begin on March 18, 2022. (Respondents to provide overall proposal schedule based on submittal and approval requirements of ODNR – REALM).

V. RFQ/RFP Response Criteria

Sealed proposals or electronic submittals must be received by March 11, 2022, at 11:00 am Eastern time at Rossford City Hall;

133 Osborn Street
Rossford, Ohio 43460
Attn: City Administrator
Or emailed to cityadmin@rossfordohio.com

Proposals should include:

- The ability of the firm, in terms of its workload and availability of qualified personnel, equipment, and facilities to perform the required design/build services completely and in compliance with the project scope, schedule, and available budget.
- Anticipated project schedule
- Proposed products (building, fixtures, lighting, etc.) including product submittals and cut sheets
- Proposed fee

VI. RFP Evaluation Criteria

The proposal that most closely addresses the full utility as described in Section III Scope of work and depicted in Exhibit A at the lowest cost will be selected

Questions should be directed to

Todd Audet
Director of Development
City of Rossford
(419) 666-0210
taudet@rossfordohio.com

VII. Exhibits

Exhibit A Full Utility Design Concept
Exhibit B Site Survey
Exhibit C Full Utility Design Concept Cost Estimate

Ad to run: February 18, 2022
March 2, 2022