



B.S.T. & G. FIRE DISTRICT

350 West Cherry St
Sunbury, Ohio 43074
740-965-3841 Office



Christopher Kovach, Fire Chief
ckovach@bstgfire.org

Rob Stambaugh, Assistant Chief
rstambaugh@bstgfire.org

REQUEST FOR QUALIFICATIONS ARCHITECTURAL SERVICES PRE-BID INFORMATIONAL PACKAGE

BACKGROUND AND SIGNIFICANCE

Located in Delaware County, Ohio, approximately 20 miles north of the Columbus metropolitan area, the BSTG Fire District has proudly served the communities of Berkshire Township, the City of Sunbury, Trenton Township, and the Village of Galena since 1953. We provide 24/7/365 fire, rescue, and EMS First Responder services to an estimated permanent population of 17,682 residents across 54 square miles. BST&G is a career fire department with 45 people on staff. Full-time personnel consist of one chief, one assistant chief, one Fiscal Officer, two fire prevention inspectors, six-shift lieutenants, and six firefighters. The supplemental part-time staff consists of 28 firefighters.

Due to our area's rapid residential and commercial growth we partnered with the Ohio Fire Chiefs' Association in 2021 to develop a needs and risk assessment of the department and the community. It was identified that one-third of our call volume is now located in the far west area of our response coverage, with average response times far exceeding the expectations of NFPA 1710. The study revealed that an additional fire station is needed now, and a third station may be needed within the next 5 years.

PROJECT PARTNERS

Delaware County EMS (DCEMS) is the primary provider of EMS transport services for the Fire District. We work together daily to serve the growing needs of the four communities served. The new facility will be a true collaboration and shared station for both BST&G Fire District and DCEMS. DCEMS will be involved in all aspects of this project.

PROJECT DESCRIPTION

BST&G Fire District plans to construct a new, additional fire station to meet the needs of our growing community. The district has worked with Nationwide Realty, who has donated approximately 3 acres of vacant, undeveloped land on Wilson Road, north of 36/37. The parcel is serviced by a fully developed infrastructure system. The project specifically involves complete designs services regarding the site preparation and construction of a 15-25,000 square foot fire station based upon the facility space needs required by the modern-day fire service.

Fire stations are work locations where staff live. This provides interested design firms an opportunities to design phase a facility that includes elements that may improve the health and wellbeing of the facility occupants. The station will include at a minimum: drive through apparatus bays, multiple bay support spaces and storage rooms, decontamination spaces, administrative offices, fire inspector workspaces and offices; small conference

**Providing Fire Protection for: Berkshire Township, City of Sunbury,
Trenton Township, Village of Galena**



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rooms, a day room open to kitchen, a large training/ public meeting room, an exercise/physical training room; dorm style bedrooms, staff and public restrooms; a locker room; an EMS equipment storage room; an EMS report room; an IT, server and communications room; a backup facility generator, public and staff parking areas and increased overall facility storage areas.

PROJECT LOCATION

As stated above, the Fire District graciously received a donation of 3 acres of land from Nationwide Realty for this project. The maps are included as exhibits at the end of this document.

PROJECT OBJECTIVES

The project objectives include but are not limited to:

- Establish a close and collaborative working relationship between the district and selected design firm for the purpose of delivering a buildable, well-designed building that meets the needs and requirements of the Fire District and DCEMS.
- Design a building that is within budget and can be built within the expected project schedule and time constraints.
- Consider industry best practices as contained in NFPA Chapters 1221, 1500, 1710, 1720 and 1851, as well as all applicable building codes and local ordinances.
- Consider design elements that work to create a safe workplace, reduce exposure to carcinogens typical in a fire station environment, and reduce turnout times.
- Develop accurate cost estimation to help the project partners determine the best source of project funding.
- Evaluate the current fire station, located at 350 W. Cherry St., to determine if it will continue to meet the growing needs of the fire district and the community.

PROJECT FUNDING

Funding for this project has yet to be determined.

PROJECTED SCHEDULE

Design to immediately follow design professional selection. Design and drawings completed by March 29, 2024

INSURANCE REQUIREMENTS

Selected firms shall be required to submit certificates of insurance in amounts deemed adequate by the Fire District. These insurance requirements shall include minimum Commercial General Liability and Umbrella Liability coverage in the amounts of \$5,000,000.00 per occurrence, minimum Professional Liability,

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Malpractice, Errors & Omissions insurance in the amount of \$2,000,000.00 per occurrence, as well as automobile, employer liability coverage and workers compensation insurance in accordance with the laws of the State of Ohio.

DISQUALIFICATION

Factors such as, but not limited to, any of the following may be just caused to disqualify a response to this without further consideration:

- Evidence of collusion, directly or indirectly, among firms or sub-consultants in regard to any amount, term or condition of any proposals.
- Any attempt to improperly influence any member of the Fire District selection committee.
- Existence of any lawsuit, unresolved contractual claim or dispute between the firm, any sub-consultant, and the Fire District.
- Evidence of incorrect information deliberately submitted as part of the RFQ response.
- Evidence of the firm's inability to successfully complete the responsibilities and obligations of the proposed project; and
- Firms default under any previous project agreement, which resulted in termination of the underlying agreement and/or any litigation or legal dispute resolution mechanism or a failure to disclose the same in their RFQ response or submittal.

DECLARATION STATEMENTS

All interested firms shall complete and include in their submittal the attached Design Firm & Team Declaration Statement.

ADDITIONAL INFORMATION

- OHIO FIRE CHIEFS' ASSOCIATION FIRE STATION REPORT
- WWW.BSTGFIRE.ORG



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DESIGN FIRM & TEAM DECLARATION STATEMENT

1. The below named design firm and team certify that each proposed project design team member, including all design professionals and sub-consultants included in this submittal, were selected based upon demonstrated qualifications and competence in construction projects similar to those as proposed by the BST&G Fire District.
2. We certify that each proposed project design team member, including all design professionals and sub-consultants included in this submittal, have current State of Ohio Architectural and/or Engineering license(s) as appropriate for their respective portion of the proposed design work.
3. We certify that our design firm and team members will have and maintain all required insurance coverages which may include, a minimum Commercial General Liability and Umbrella Liability coverage in the amounts of \$5,000,000.00 per occurrence, minimum Professional Liability, Malpractice, Errors & Omissions insurance in the amount of \$2,000,000.00 per occurrence, as well as automobile, employer liability coverage and workers compensation insurance in accordance with the laws of the State of Ohio.
4. We certify that our firm, design team members and sub-consultants do not have or have had any potential or actual conflicts of interests to disclose and that no relationships, transactions, circumstances, or positions held are believed to contribute to any such conflict of interest.
5. We certify to comply with all laws of the State of Ohio and all other applicable law related to the design of BST&G Fire Districts proposed project, both as part of the response to its RFQ and in the event the design firm and team is selected by the Fire District. The design firm and team agree to provide any additional information and/or execute any additional documents needed to maintain compliance with applicable law upon the Fire Districts request.
6. We certify to comply with all laws of the State of Ohio, the applicable portions of the Federal Civil Rights Act of 1964, the Equal Employment Opportunity Act, the Americans with Disabilities Act of 1990 and any pertinent regulations issued by the federal government or any agency of the federal, state or local governments.
7. We certify that the our firm, design team members and sub-consultants are not presently in violation of any statute or regulatory rules that might have an impact on the firm's continued operations or licenses.
8. We certify that this RFQ submittal was independently arrived at and without collusion and punishable under penalties of perjury.

The undersigned hereby certifies the information set forth in this declaration and the RFQ response is true and complete to the best of the undersigned knowledge.

Firm Name: _____

Sub-Consultant(s) Name(s) _____

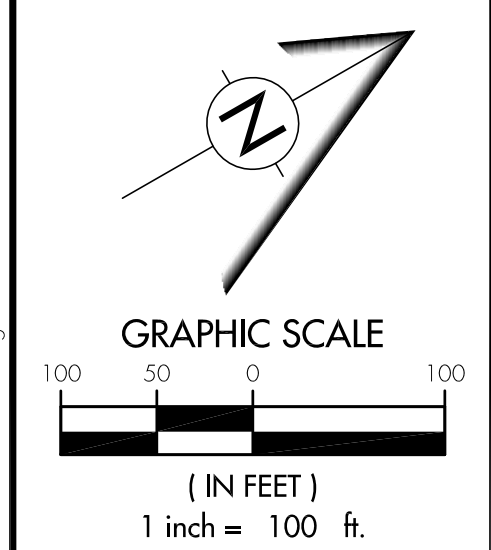
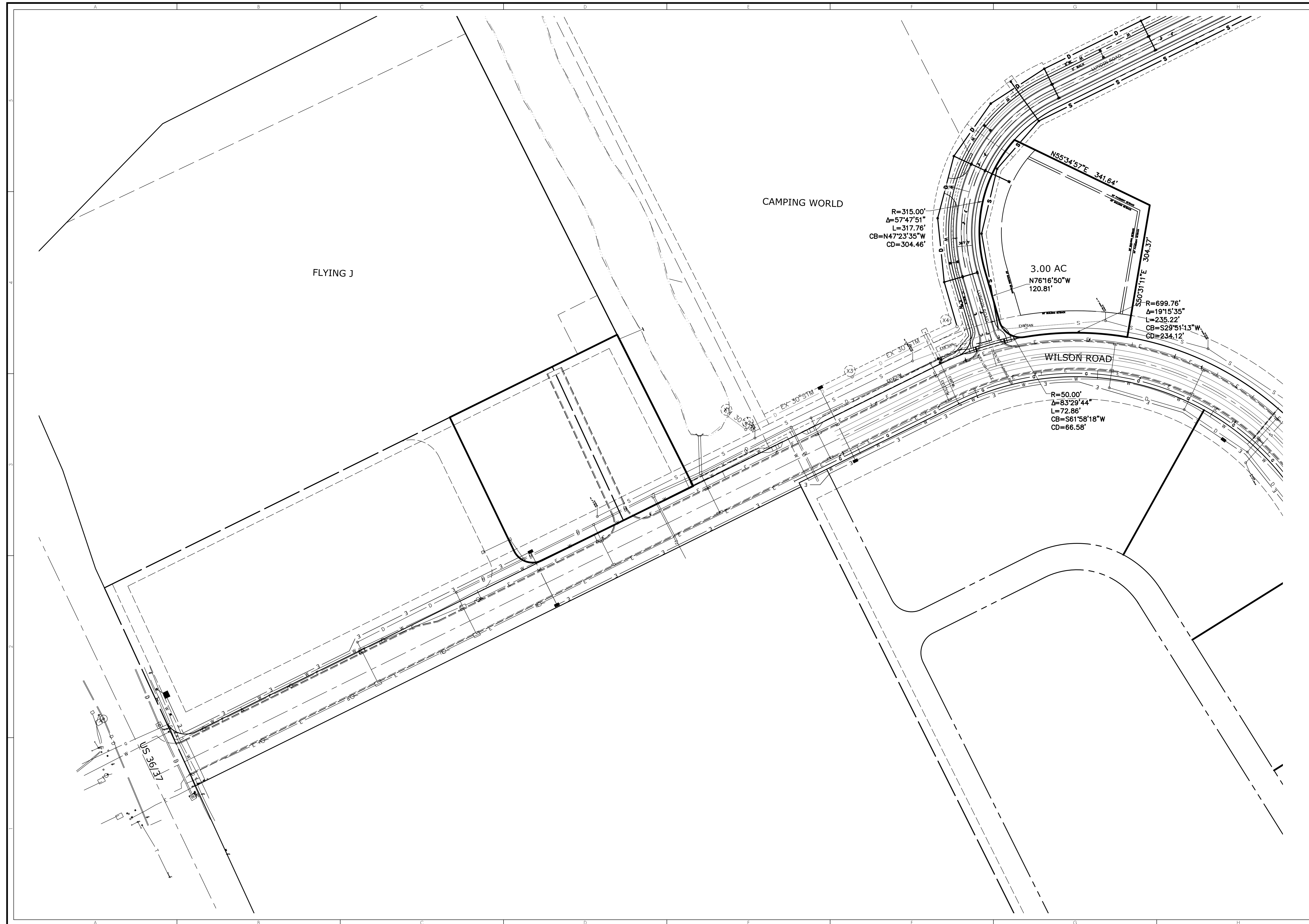
Authorized Representative Name: _____

Authorized Representative Signature: _____

Title: _____

Date: _____

**Providing Fire Protection for: Berkshire Township, City of Sunbury,
Trenton Township, Village of Galena**



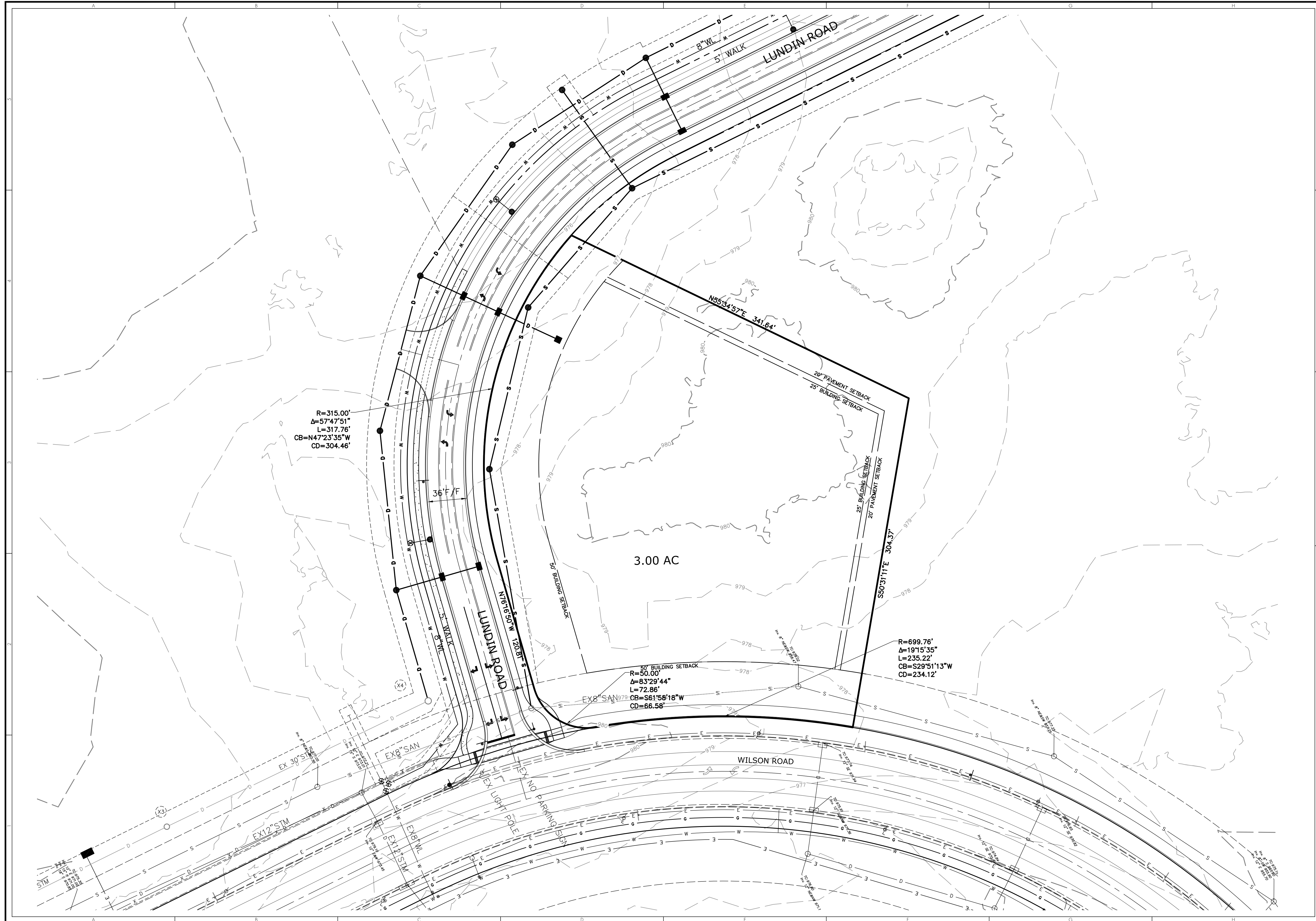
#	CHANGE ORDER SCHEDULE	
	DATE	DESCRIPTION OF CHANGE

TerrainEvolution
 720 East Broad Street | Suite 203 | Columbus, OH 43215
 P: 614.385.1090 | F: 614.385.1055 | E: info@terrainevolution.com

NORTHSTAR
 WILSON ROAD AND NORTH STAR RD
 FIRE DEPARTMENT LOT

- DRAWING SET STATUS:
- PRELIMINARY ENGINEERING SET
 - AGENCY REVIEW SET
 - CONSTRUCTION DOCUMENT SET
 - AS-BUILT DOCUMENT SET

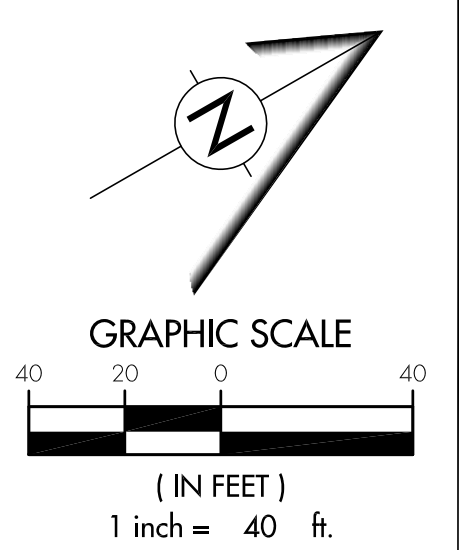
DESIGN	DRAFT	CHECK
MSW	CMK	MSW
PROJECT NO.: 14-031/20-027		
DATE: JULY, 2023		
SCALE: HORIZONTAL: 1" = 100' VERTICAL: N/A		
SHEET NO.: 1 / ???		



$R=315.00'$
 $\Delta=57^{\circ}47'51''$
 $L=317.76'$
 $CB=N47^{\circ}23'35''W$
 $CD=304.46'$

$R=50.00'$
 $\Delta=83^{\circ}29'44''$
 $L=72.86'$
 $CB=S61^{\circ}56'18''W$
 $CD=66.58'$

$R=699.76'$
 $\Delta=19^{\circ}15'35''$
 $L=235.22'$
 $CB=S29^{\circ}51'13''W$
 $CD=234.12'$



#	DATE	DESCRIPTION OF CHANGE	BY	APPROVED

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 720 East Broad Street | Suite 203 | Columbus, OH 43215
 P: 614.385.1090 | F: 614.385.1055 | E: info@terrainevolution.com
NOT APPROVED 08/09/2023

DELAWARE COUNTY, OHIO
NORTHSTAR
 WILSON ROAD AND NORTH STAR RD
 FIRE DEPARTMENT EXHIBIT LAYOUT 017

- DRAWING SET STATUS:
- PRELIMINARY ENGINEERING SET
 - AGENCY REVIEW SET
 - CONSTRUCTION DOCUMENT SET
 - AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
MSW	CMK	MSW
PROJECT NO.: 14-031/20-027		
DATE: JULY, 2023		
SCALE: HORIZONTAL: 1" = 40'		
VERTICAL: N/A		
SHEET NO.: 1 / 222		