



DATE: December 20, 2022

TO: Architect and Engineering Professionals

FROM: Nathan Simons, Community Development Coordinator

RE: Announcement of Request for Qualifications for Professional Design Services

The Athens County Commissioners intend to contract for Engineering and Architectural services in connection with the Community Development Block Grant (CDBG) Program. Engineering and/or Architectural firms interested in being considered for a contract to provide the required services should reply with a statement of qualifications no later than **January 20, 2022**. Statements received after this deadline will not be considered.

The County is seeking Architectural/Engineering services for CDBG-funded projects. The preliminary project description for the project is attached.

Statements of Qualifications should include information regarding the firm's history, experience with relevant projects and references. Please see the attached Instructions to Respondents for further direction. The Instructions to Respondents details the criteria upon which firms will be evaluated. As required by Ohio Revised Code 153.65-71, responding firms will be evaluated and ranked based upon their qualifications. Following this evaluation, representatives of the Athens County Commissioners will enter into contract negotiations with the most highly qualified firm.

Statements of qualifications should be transmitted to: Nathan Simons, Community Development Coordinator, Hocking. Athens. Perry Community Action, PO Box 220, 3 Cardaras Dr. Glouster, OH 45732

If you have any questions regarding this Request for Qualifications, please feel free to call me at 740-767-4500.

# Athens County Community Development Block Grant Program 2022

## Request for Qualifications

### Instructions to Respondents

In responding, please provide the following information:

#### **A. Firm and Individual Qualifications**

- The history of the firm including the year it was founded.
- The educational background of owner and key personnel.
- The experience of owner and key personnel.

#### **B. Proximity to the project site**

- Location and mailing address of the main office and any field office.
- Proximity to project site, in distance.

#### **C. Capacity to Perform Work**

- A narrative describing the firm's experience with the specific nature of the project.
- A narrative of the firm's equipment and facilities.
- Availability of staff to start and complete design and provide technical oversight.
- Preliminary schedule showing the amount of time that your firm believes would be necessary to have the project designed and ready to bid after the Service Agreement begins.
- Preliminary schedule showing the availability of staff to meet design and construction schedule requirements.

#### **D. References**

- A minimum of three references on similar types of projects. If you cannot provide references on similar projects, please provide references on other types of projects. Please include telephone numbers, contact persons, and mailing address.

#### **E. Past Performance for Public Authority**

- Any previous work performed for the Athens, Hocking or Perry County Commissioners or Hocking Athens Perry Community Action.
- Any familiarity that your firm has with the requirements of CDBG funding.

#### **F. Affirmative Action**

- Additional points may be awarded to small businesses and businesses owned or controlled by socially and/or economically disadvantaged groups. Please indicate if your firm fits into one of the abovementioned categories.

## Athens County Community Development Block Grant Program 2022

### 1. Name of Project: New Leaf (SAOG) – Community Facility Improvements

- **Location:** Athens, and Glouster, Athens County, OH
- **Description:**

The Athens project will involve the rehabilitation of one building in the City of Athens, 485 Richland Avenue. This mixed-use building contains office space on the ground floor, which will be acquired to allow for use by New Leaf Program Staff in the administration of the program. In addition, the second floor houses five-apartment units that will be used as housing for program participants living in Athens.

The Glouster project 93 High Street will be rehabilitated to allow for use in the housing, administration and business incubation aspect of the New Leaf program for Athens County in the Village of Glouster. In addition, three new triplexes will be constructed on a vacant lot in the Village of Glouster on Cherry and Madison Streets.

The Architecture/Engineering scope of work will include project design, preparation of bidding specifications and drawings, review of bids, pre- and post- construction meetings, construction oversight as required, and obtaining all necessary permits. *The grant administrator will prepare the bidding documents, advertise for bids in a newspaper of circulation, coordinate the opening of bids, and prepare and maintain all construction contract documents.*

- **Total Project Budget:** \$3,872,810.00
- **Source of Funding:** Community Development Block Grant CARES Target of Opportunity and Survivor Advocacy Outreach Group.

- **Project Schedule:** All work, including construction, must be completed by **January 31, 2024**. We anticipate awarding Architecture/Engineering firm by **February 7, 2023** at which time awardee will have sixty days for design; hence we anticipate complete project plans to be provided by **April 7, 2023**.
- **Special Requirements or Restrictions:**
  - Meetings with local officials interested in providing input into the design of the project may be required.
  - All work for individual projects must meet state and federal guidelines, codes and standards whenever applicable.
  - Davis-Bacon Wage Rates will apply to any construction labor on this project.
  - Hocking Athens Perry Community Action will be responsible for all bidding procedures.
  - For all projects, the County is the “Owner”. However, the individual municipalities will be involved in the process.
  - Davis-Bacon Wage Rates will apply to any construction labor on this project.
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  - For all projects, the County is the “Owner”. However, the individual municipalities will be involved in the process.
  - Must be open to the possibility of using 3D Printing technology for the construction of new housing involved in the project.
  - Environmental Testing and Analysis required, Asbestos/Lead, to determine if remediation is required for project.