

PUBLIC NOTICE

Notice is hereby given that the Bloomington Township Board and Washington Township Board are soliciting requests for proposals for the construction of a new fire station for the Northern Monroe County Fire Protection Territory. A synopsis of the Requests for Proposals is set forth below. A complete copy of the Request for Proposals can be found on the Northern Monroe County Fire Protection website at www.btfire.org or by contacting Chief Joel Bomgardner at 812-339-1115 or at jbomgard@btfire.org

Synopsis of Requests for Proposals:

1. **The Requests for Proposals are due not later than 4:00 p.m. on January 11, 2018**, either by presenting the Requests for Proposals in person to the Northern Monroe County Fire Protection Territory headquarters station at 5081 N. Old State Road 37, Bloomington, Indiana, 47403, or by mailing the Requests for Proposals (“RFP”) to the same address, directed to the attention of Chief Joel Bomgardner.

2. The Northern Monroe County Fire Protection Territory (NMFT) seeks proposals to design, obtain financing and construct a new fire station to be located in the northern part of the territory within Washington Township.

3. Bloomington Township is the provider unit and Washington Township is the participating unit for the NMFT. The boards of both townships have approved financing for the project through the procedure outlined in Indiana Code § 5-23-1 et seq. (“BOT”) statutes.

4. The NMFT seeks proposals from individuals or companies with demonstrated experience in commercial and fire station design and build, operate, and transfer (BOT) agreements. The proposal should include a financing component by the individual or company with a financial institution in order to finance the project.

5. The current plan is to locate a station on a parcel of land approximately 2.13 acres in size, located at the Northeast corner of the intersection of Simpson Chapel Road and Williams Road in Monroe County, Indiana. A load bearing reinforced masonry shell is preferred. The estimated budget for the completed project is 1.2 million dollars, which includes all “soft costs” as well as construction costs. The complete fire station should be a maximum of approximately 7500 square feet.

It will be the responsibility of the BOT contractor to provide the necessary services/work which includes, but is not limited to the following:

1. Develop a complete Project design which incorporates the design elements included within the Project Description and proposed Scope of Work, and provide all required Architecture and Engineering services in accordance with the scope of work, and all applicable national, state and Monroe County codes and regulations through the engagement of licensed A/E professionals;
2. Provide all design and construction services necessary in order to construct a fully operational fire station and to implement the goals of the project inclusive of, but not limited to, the following: architectural, civil, electrical, structural, mechanical design services, and any required specialty design consultants as required; construction services inclusive of scheduling; administration and management, geotechnical & material testing service – soil and material testing;
3. Oversee (in conjunction with the NMFT administration or designated representative) the complete design and construction processes;
4. In conjunction with the NMFT Executive Committee, develop and maintain schedules, and hold meetings as follows:
 - (1) Provision of a construction schedule with milestone dates prior to award,
 - (2) During construction, provide a weekly schedule which shall be submitted to the NMFT three (3) days prior to each weekly progress meeting;
 - (3) Weekly safety meetings on site to ensure that all processes are conducted in accordance with all applicable regulations including but not limited to OSHA and IOSHA regulations. Owner has the right to stop work for safety reasons at the contractors cost;
 - (4) LEAN scheduling for this project is preferred;
5. Coordinate/communicate the activities of the Team through the design and construction process including holding weekly progress meetings;
6. Provision of weekly quality control reports for all aspects of the construction process to the Territory for review and comments;
7. Maintain clean roadways, control site dust, and protect any waterways.

The BOT contractor shall provide general information describing the company/team, as well as all relevant capabilities, along with a proposed timeline for project completion.

The BOT contractor shall submit information on recent projects that were similar in nature to the proposed project. A list of three references with name, address, and phone number should be provided.

The BOT contractor shall submit proof of appropriate Liability Insurance (\$1,000,000 minimum) including, Workers' Compensation policy coverage to the satisfaction of the NMFT.

The BOT contractor shall provide Errors and Omissions Insurance coverage.

The BOT contractor shall provide Bonding for the project.

The NMFT and the Bloomington and Washington Township Boards intend to award a contract to a vendor that is able to provide quality work and offer the best value. However, the NMFT and the Township Boards reserve the right to reject any or all proposals, and any sub-contractors in whole or part, submitted in response to this RFP. The NMFT and the Township Boards further reserve the right to negotiate the terms and conditions of any final contract for services.

Questions and requests for further information and/or clarification of the RFP should be directed to:

Joel Bomgardner, Chief
Northern Monroe Fire Territory
5081 N. Old State Road 37
Bloomington, IN 47408
812-339-1115
jbomgard@btfire.org