

Request for Qualifications (Design-Build Contract)

State of Ohio Standard Forms and Documents

Administration of Project: Local Higher Education

Project Name	<u>Shared Services Maintenance Yard Relocation</u>	Response Deadline	<u>May 21, 2014 2:00 pm</u> local time
Project Location	<u>Wright State University</u>	Project Number	<u>WSU-140005</u>
City / County	<u>Dayton / Greene</u>	Project Manager	<u>Mark Horsley</u>
Owner	<u>Wright State University</u>	Contracting Authority	<u>Local Higher Education</u>
Delivery Method	<u>Design Build</u>	Prevailing Wages	<u>State</u>
No. of paper copies requested (stapled, not bound)	<u>4</u>	No. of electronic copies requested on CD (PDF)	<u>1</u>

Submit the requested number of Statements of Qualifications (Form F110-330) directly to Mark Horsley at Wright State University, 395 University Hall, 3640 Colonel Glenn Hwy., Dayton, Ohio 45435-0001 . See Section G of this RFQ for additional submittal instructions.

Submit all questions regarding this RFQ in writing to Mark Horsley at mark.horsley@wright.edu with the project number included in the subject line (no phone calls please). Questions will be answered and posted to the Opportunities page on the OFCC website at <http://ofcc.ohio.gov> on a regular basis until one week before the response deadline. The name of the party submitting a question will not be included on the Q&A document.

Project Overview

A. Project Description

See attached Program of Requirements (POR) for project description.

B. Scope of Services

The selected Design-Builder ("DB"), as a portion of its required Scope of Services and prior to submitting its proposal, will discuss and clarify with the Owner and the Contracting Authority, the breakdown of the Agreement detailed cost components, to address the Owner's project requirements and refine the project schedule.

As required by the Agreement, and as properly authorized, provide the following categories of services: develop and maintain estimates of probable construction cost, value engineering, project schedules, and construction schedules; lead and perform the Design Development, Subcontractor Prequalification and Bidding process, Construction Documents, Construction and Closeout stages.

Refer to the *OFC Manual* additional information about the type and extent of services required for each. A copy of the standard Agreement can be obtained at the OFCC website at <http://ofcc.ohio.gov>.

The preconstruction and construction services are generally described below. Subcontracts including but not limited to Plumbing, Fire Protection, HVAC, and Electrical trades will be awarded by the DB to prequalified vendors using a competitive process. The parties will engage in an "open book" pricing method in which all subcontracted work shall be based upon competitive pricing that will be reviewed by the Contracting Authority and the Owner, the Criteria A/E and the DB. The Contracting Authority and/or Owner shall have access to all books, records, documents and other data in the DB's possession related to itself, its subcontractors and material suppliers pertaining to bidding, pricing or performance of the Agreement.

Preconstruction Services: The DB will work cooperatively with the Contracting Authority and/or Owner, Criteria A/E and Project Team, and will provide, among other services, schedule development, estimate development, program verification, schematic design, design development, Guaranteed Maximum Price (GMP) proposal, subcontractor prequalification and bidding, construction documents preparation, constructability review, permits, budgeting, value engineering, and preconstruction planning throughout the preconstruction stages. When the drawings and specifications are at a stage of completion specified in the Agreement, such partially completed documents (the "Basis Documents") shall be provided to the DB, together with the A/E of Record's detailed listing of any material incomplete design elements and the A/E of Record's statement of intended scope with respect to such incomplete elements (the "Design Intent Statement"). The DB shall submit to the Contracting Authority and/or Owner and the Criteria A/E their proposed Guaranteed Maximum Price (the "Contract Sum") and its qualifications and assumptions based upon the Basis Documents and the Design Intent Statement. The DB, the Contracting Authority and/or Owner and the Criteria A/E (along with selected engineers and consultants) shall meet to reconcile any questions, discrepancies or disagreements relating to the qualifications and assumptions, the Basis Documents or the Design Intent Statement. The reconciliation shall be

Request for Qualifications (Design-Build Contract) continued

documented by an addendum to the qualifications and assumptions that shall be approved in writing by the Contracting Authority and/or Owner, the Criteria A/E and the DB. The DB shall then submit to the Contracting Authority, for approval, the DB's proposed final Contract Sum based upon the Basis Documents, the approved qualifications and assumptions and the Design Intent Statement. Contingent upon the Contracting Authority's approval of the final Contract Sum, the parties will enter into an amendment to the Agreement establishing the Contract Sum ("GMP Amendment"). The final negotiated Contract Sum shall not exceed the Project Budget established for construction. If the proposed Contract Sum exceeds such budget, then the Contracting Authority may terminate its agreement with the DB and seek from other firms, proposals for completion of the Project.

Construction Services: The DB shall construct the Project pursuant to the construction documents and in accordance with the schedule requirements. The DB shall hold all subcontracts and shall be fully responsible for the means and methods of construction, construction execution, progress schedule, weekly progress meetings, testing and inspection, project safety, project completion within the schedule agreed upon in the preconstruction phase, compliance with all applicable laws and regulations including monitoring compliance with all EDGE, equal employment, and prevailing wage requirements, and submitting monthly reports of these activities to the Contracting Authority. All subcontracts shall be on the subcontract form prescribed by OAC Section 153:1-03-02. The Contracting Authority reserves the right to approve the DB's selection of subcontractors and any supplemental terms to the subcontract form.

For purposes of completing the Relevant Project Experience Matrix in Section F of the Statement of Qualifications (Form F110-330), below is a list of relevant scope of work requirements for this RFQ:

1. Premanufactured buildings
2. Salt storage structures
3. Tensile roof structures
4. Experience working with ODOT

C. Funding / Estimated Budget

Total Project Cost	<u>\$2,400,000.00</u>	State Funding	<u>\$1,000,000.00</u>
Construction Cost	<u>\$2,000,000.00</u>	Other Funding	<u>\$1,400,000.00</u>

D. Anticipated Schedule

DB Services Start (mm/yy)	<u>07 / 14</u>
Construction Stage Start (mm/yy)	<u>09 / 14</u>
Construction Stage Completed (mm/yy)	<u>06 / 15</u>
DB Services Completed (mm/yy)	<u>06 / 15</u>

E. EDGE Participation Goal

Percent of Preconstruction Compensation	<u>5.0%</u>
Percent of Initial Design Services Fee	<u>5.0%</u>
Percent of Contract Sum	<u>5.0%</u>

F. Evaluation Criteria for Selection

Selection Criteria:

The DB will be selected using (i) a qualifications-based selection process during the Request for Qualifications (RFQ) stage to develop a short list and (ii) a best value selection process during the Request for Proposal (RFP) stage for the final DB selection. The qualifications-based selection criteria for the RFQ is included in this announcement.

Short List:

Each firm responding to this RFQ will be evaluated and selected based on its qualifications and the qualifications and experience of the particular individuals identified as the candidate's proposed team for the Project. After evaluating the responses to this RFQ, the Contracting Authority will select a short list of no fewer than three candidates that it considers to be the most qualified, except if the Contracting Authority determines that fewer than three firms are qualified, it will only select the qualified firms.

Request for Proposal:

The short-listed firms shall be sent a RFP that will invite the firms to submit pricing proposals containing their proposed preconstruction stage reimbursable expenses, preconstruction fee, preconstruction stage design fee, preconstruction stage personnel costs, construction stage personnel costs, construction stage itemized general conditions cost, construction stage contingency percentage, construction stage design fee percentage, and design-build fee percentage. The short-listed candidates will also receive (i) a form of the Agreement with the Contracting Authority containing the contract terms and conditions, (ii) a set of the most recent criteria documents and (iii) a proposed Project schedule.

Request for Qualifications (Design-Build Contract) continued

Pre-Proposal Meeting:

Prior to submitting a response to the RFP, the short-listed firms will be invited to meet individually with the Contracting Authority and the Owner. The purpose of the pre-proposal meeting is to permit the short-listed firms an opportunity to ask the Contracting Authority and the Owner questions in an individual setting to help the firms prepare their responses to the RFP. The Contracting Authority will notify each short-listed firm to schedule individual times for the pre-proposal meetings.

Interview:

After submitting responses to the RFP, the short-listed firms will be interviewed by the Contracting Authority and representatives of the Owner. The purpose of the interview will be to meet the proposed Project team, become familiar with key personnel, and understand the project approach and ability to meet the stated objectives for the Project. Please be prepared to discuss with specificity the firm's capacity to conduct this work in compliance with the timetable, budget and EDGE expectations. The Contracting Authority will notify each short-listed firm to schedule individual times for the interviews.

Selection Schedule:

Tentative schedule is subject to change.

Qualifications Due	05/21/14
RFP issued to the Short-Listed Firms	06/03/14
Interviews	06/30/14
Selection of DB	07/07/14

Cancellation and Rejection:

The Contracting Authority reserves the right to reject all proposals and cancel at any time for any reason this solicitation, any portion of this solicitation or any phase of the Project. The Contracting Authority shall have no liability to any proposer arising out of such cancellation or rejection. The Contracting Authority reserves the right to waive minor variations in the selection process.

Interested DB firms are required to submit the Commitment to Participate in the EDGE Business Assistance Program form in its Statement of Qualifications (Form F110-330) submitted in response to the RFQ, to indicate its intent to contract with and use EDGE-certified Business Enterprise(s), as a part of the DB's team. The EDGE Affidavit and / or waiver request letter and Demonstration of Good Faith Effort form(s) with complete documentation must be attached to the DB's Proposal. Both forms can be accessed via the OFCC website at <http://ofcc.ohio.gov>.

For all Statements of Qualifications, please identify the EDGE-certified Business Enterprises, by name, which will participate in the delivery of the proposed professional services solicited in the RFQ.

G. Submittal Instructions

Firms are required to submit the current version of Statement of Qualifications (Form F110-330) available via the OFCC website at <http://ofcc.ohio.gov>.

Paper copies of the Statement of Qualifications, if requested, should be stapled only. Do not use special bindings or coverings of any type. Cover letters and transmittals are not necessary.

Electronic submittals should be combined into one PDF file named with the project number listed on the RFQ and your firm's name. Use the "print" feature of Adobe Acrobat Professional or similar software for creating a PDF rather than using a scanner. If possible, please reduce the file size of the PDF. In Adobe Acrobat Professional, go to Advanced, then PDF Optimizer. Also, please label the CD and the CD cover with the project number and firm name.

Facsimile or e-mailed copies of the Statement of Qualifications will not be accepted.

Unless otherwise noted or exempt, all documents submitted to the Contracting Authority in response to this RFQ or RFP are public and will be available for inspection at the conclusion of the selection process. The following information shall remain confidential and will not be released: (1) Proposal Form(s), except for cost category subtotals which will be transferred to the Best Value Rating Form; (2) Financial Capacity; and (3) Bonding/Insurance.

Proposers are requested to submit the following information in response to this RFQ within Section H of Form F110-330.

1. Summary: Provide a summary, on one page or less, describing why your firm/team is the most qualified for the Project.
2. Bonding/Insurance: Provide evidence of capacity to provide bonding in the amount of the construction budget (e.g. a letter from your Surety agent stating that one or more Sureties will issue Bonds in the amount of the construction budget if your team is selected) 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.

Request for Qualifications (Design-Build Contract) continued

3. Management Systems: Describe the scheduling and cost control systems the firm would propose to use for the Project
4. Self-Performed Work: Indicate whether the firm intends to self-perform any work on the Project through a competitive process and, if so, the nature of the work and capability to self-perform.
5. Estimating: Demonstrated track record of performance of in-house estimating on projects comparable to the Project.
6. Scheduling: Demonstrated track record of performance of managing projects to the original schedule.

Firms are requested to identify professional registrations, memberships and credentials including but not limited to: LEED GA, LEED AP, LEED AP+, CCCA, CCM, CCS, CDT, DBIA, CPE, and any other appropriate design and construction industry credentials. Identify that information on the resume page for individual in Block 22, Section E of the F110-330 form.

LEED Credentials: Leadership in Energy & Environmental Design (Green Building Certification Institute)

GA: Green Associate
AP: LEED AP (Legacy LEED Accredited Professional without specialty)
AP +: (see below):
LEED AP BD+C (Building Design and Construction specialty)
LEED AP ID+C (Interior Design and Construction specialty)
LEED AP O+M (Operations and Maintenance specialty)
LEED AP ND (Neighborhood Development specialty)
LEED AP Homes (Specialty for residential LEED construction)

Other Industry Credentials

ACEC: American Council of Engineering Companies
AIA or FAIA: American Institute of Architects
CCCA: Certified Construction Contract Administrator (CSI)
CCM: Certified Construction Manager (CMAA)
CCS: Certified Construction Specifier (CSI)
CDT: Construction Document Technologist (CSI)
CMAA: Construction Management Association of America
CPE: Certified Professional Estimator (American Society of Professional Estimators)
CSI or FCSI: Construction Specifications Institute
DBIA or Associate DBIA: Design-Build Institute of America (list credentials, not memberships)
NCARB: National Council of Architectural Registration Boards (list certification only)
NCIDQ: National Council for Interior Design Qualification
NSPE: National Society of Professional Engineers

Design-Build Selection Rating Form

State of Standard Forms and Documents

Project Name Shared Services Maintenance Yard Relocation Proposer Firm _____
 Project Number WSU-140005 City, State, Zip _____

Selection Criteria		Value	Score
1. Primary Firm Location and Workload (Maximum 10 points)			
a. Proximity of firm to project site	Less than 50 miles	5	
	50 miles to 100 miles	2	
	More than 100 miles	0	
b. Amount of contracts awarded by Contracting Authority in previous 24 months	Less than \$2,000,000	5	
	\$2,000,000 to \$10,000,000	2	
	More than \$10,000,000	0	
2. Primary Qualifications (Maximum 35 points)			
a. Project management lead	Experience / ability of project manager to manage scope / budget / schedule / quality	0 - 10	Max = 25
b. Project design lead	Experience / creativity of project designer to achieve owner's vision and requirements	0 - 5	
c. Technical staff	Experience / ability of technical staff to coordinate construction documents and develop accurate estimates and schedules	0 - 10	
d. Construction administration staff	Experience / ability of field representatives to identify and solve issues during construction	0 - 10	
3. Key Consultant Qualifications (Maximum 15 points)			
a. Key consultants	Experience / ability of key consultants to perform effectively and collaboratively	0 - 10	
b. Proposed EDGE-certified Consultant participation*	One additional point for every 2 percent increase in preconstruction stage compensation over the advertised EDGE participation goal	0 - 5	
4. Overall Team Qualifications (Maximum 10 points)			
a. Previous team collaboration	Less than 2 sample projects	0	Max = 3
	2 to 4 sample projects	2	
	More than 4 sample projects	3	
b. LEED** Registered / Certified project experience	Registered projects	1	Max = 2
	Certified projects	2	
c. BIM project experience	Training and knowledge	1	Max = 3
	Direct project experience	3	
d. Team organization	Clarity of responsibility / communication demonstrated by table of organization	0 - 2	
5. Overall Team Experience (Maximum 30 points)			
a. Previous team performance	Past performance as indicated by evaluations and letters of reference	0 - 10	
b. Experience with similar projects / delivery methods	Less than 4 projects	0 - 3	
	4 to 7 projects	4 - 6	
	More than 7 projects	7 - 10	
c. Budget and schedule management	Performance in completing projects within original construction budget and schedule	0 - 5	
d. Knowledge of Ohio Capital Improvements process	Less than 2 projects	0 - 1	
	2 to 4 projects	2 - 3	
	More than 4 projects	4 - 5	
		Subtotal	

* Must be comprised of consulting firm(s) and NOT the lead firm of the team
 ** Leadership in Energy & Environmental Design administered by the Green Building Certification Institute

Notes:

Evaluator:

Name _____

Signature _____ Date _____

Wright State University

Shared Services Maintenance Yard Relocation

Program of Requirements

2/21/2014

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Project Information

Shared Services Maintenance Yard Relocation
 WSU Project Number: WSU-140005

Project Scope

The scope of this project includes relocating the existing grounds maintenance yard to a new site. Salt storage facilities will be significantly upgraded to allow for shared services with Wright State University, Ohio Department of Transportation, City of Fairborn, and City of Beavercreek. The original site will be remediated as part of this project.

The paved yard will incorporate the new salt storage structure (3,000 ton capacity) that will be accessible by all parties. A non-conditioned pre-manufactured structure for housing equipment, chemical storage, open sided shelter for bag goods (mulch, ice-melt, etc.), a truck storage accessible to ODOT, and laydown areas for recycling materials, paver/brick storage, and aggregate storage. ODOT requires brine and calcium tanks be installed as (4) parking spaces for the project. The yard will be fenced and gated, accessible by two entrances. A rear access road will serve as secondary entrance to the yard.

The new construction will most likely include:

- Demolition of existing structures

- Remediation of existing site
- Clearing and grubbing of new site
- Grading and new building pads
- New pre-tensile salt storage structure
- New pre-manufactured buildings
- CMU truck storage building w/ office and restroom
- Site and roadway paving
- Electrical power and site, roadway, and building lighting.
- Fence and gate to surround yard
- Transferring materials and concrete dividers from existing yard

Proposed Site Location

The proposed site is across University Blvd. from the existing Maintenance Yard, near the intersection of University and Raider Rd. A wooded hilltop adjacent to Nutter Center Lot 7 will be the future location of the new Grounds Maintenance Yard and house the shared service salt facility.

General Characteristics of the Project

Relationship of the Project to Existing Facilities and Programs

Moving the maintenance yard to the new location allows more building sites for the area called out in the master plan as reserved for public/private partnership. It will allow for remediation of the existing site and provide an opportunity to build a new facility with far less of an environmental impact.

Types and Quality of Spaces

Technology

The buildings on site will require no technology or communications equipment. Plant personal radios will work on site.

Sustainability and Energy Conservation

Energy conservation will have a significant impact on building design. The project will not pursue formal LEED certification, however techniques and LEED advancements should be considered to be incorporated into the design.

Special Considerations and Features

Access for People with Disabilities

Today, more than forty-three million Americans have some type of impairment, either physical or mental. For many of these individuals, every day activities such as working, using public transportation, and having access to educational opportunities is hampered or even denied by physical and programmatic barriers.

In 1990, the Americans with Disabilities Act (ADA) was enacted to ensure that no qualified individual with a disability shall be discriminated against or excluded from participation in the

programs offered by a public entity, such as Wright State University. Wright State University has a national reputation for serving the physically impaired student.

The final design for this project must recognize the minimum standards established by the Americans with Disabilities Act Architectural Guidelines and that Wright State University standards may require additional design features to support the special needs of students, faculty, staff, and visitors of the university who have a disability.

Building Systems

Building Management System (BMS)

N/A

HVAC

The buildings on site will not require HVAC systems, however buildings will need ventilation. Electrical heaters may be required in the ODOT restroom facilities in the truck storage building. Coordinate needs during design with WSU and ODOT representatives.

Electrical

The electrical system must be able to support site, roadway, and building lighting and convenience power requirements consistent with all WSU Standards.

Fire Alarm

All fire alarm systems shall be compliant with all applicable codes and WSU Standards.

Plumbing and Fire Protection

The facility will have plumbing only at the ODOT storage building for restrooms.

Communication

N/A

Building Materials

This facility has a requirement for cost-effective, durable, materials.

Non-Assignable Spaces

Restrooms will be provided only in the ODOT truck storage building.

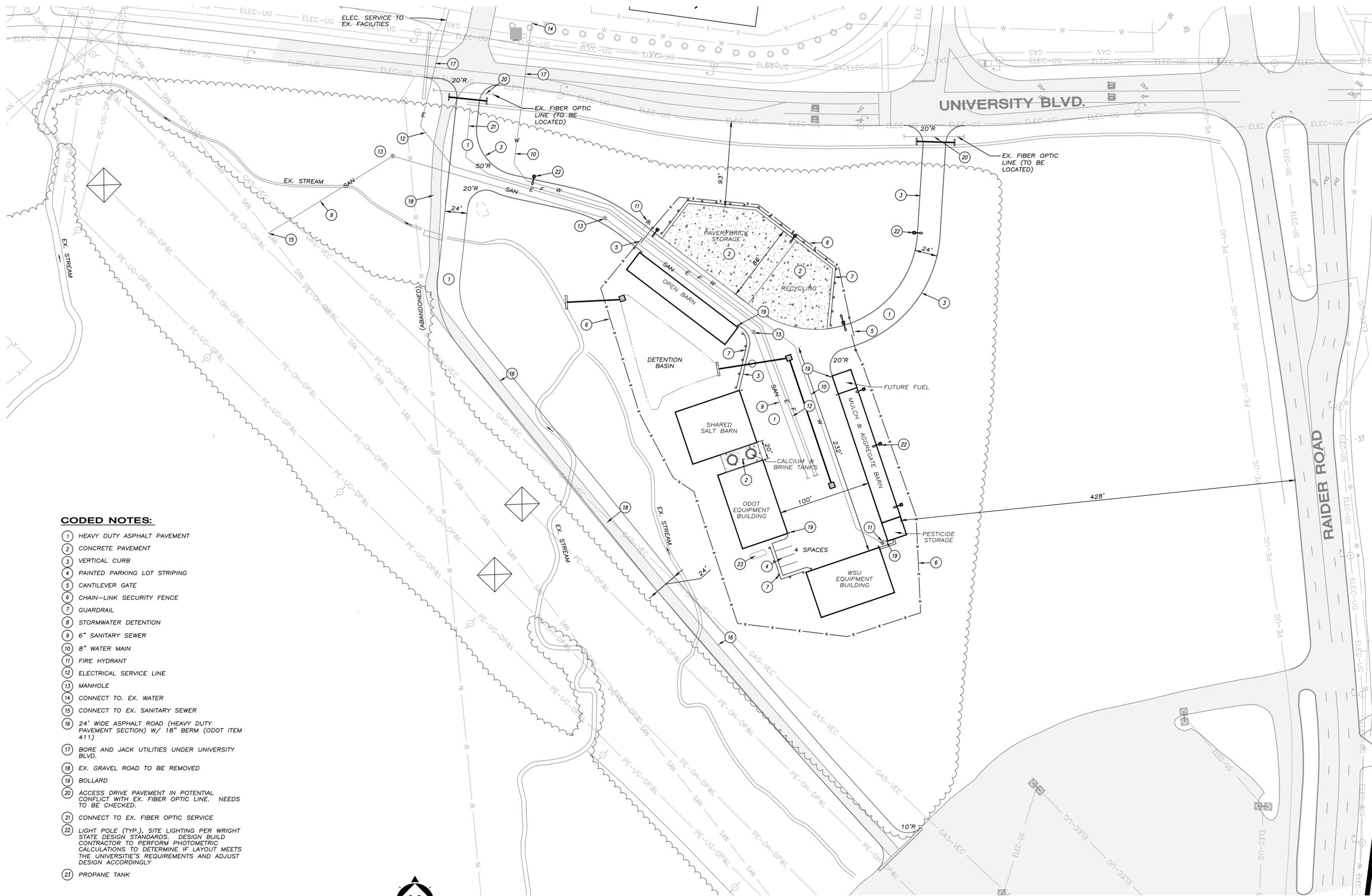
Exterior Site

The project will include clearing and grubbing of the wooded site. The top of the hill will need to be cut in order to provide adequate space for building pads and paved yard areas. A new access drive will be constructed off of University Blvd. A new roadway will be constructed following the existing gravel access roadway behind the site. Access from the back of the site will be provided onto the roadway.

Project Delivery Method

The delivery method for the project will be design-build.

Appendix 1 – Schematic Site Layout



CODED NOTES:

- 1 HEAVY DUTY ASPHALT PAVEMENT
- 2 CONCRETE PAVEMENT
- 3 VERTICAL CURB
- 4 PAINTED PARKING LOT STRIPING
- 5 CANTILEVER GATE
- 6 CHAIN-LINK SECURITY FENCE
- 7 GUARDRAIL
- 8 STORMWATER DETENTION
- 9 6" SANITARY SEWER
- 10 8" WATER MAIN
- 11 FIRE HYDRANT
- 12 ELECTRICAL SERVICE LINE
- 13 MANHOLE
- 14 CONNECT TO EX. WATER
- 15 CONNECT TO EX. SANITARY SEWER
- 16 24' WIDE ASPHALT ROAD (HEAVY DUTY PAVEMENT SECTION) W/ 18" BERM (ODOT ITEM 411)
- 17 BORE AND JACK UTILITIES UNDER UNIVERSITY BLVD.
- 18 EX. GRAVEL ROAD TO BE REMOVED
- 19 BOLLARD
- 20 ACCESS DRIVE PAVEMENT IN POTENTIAL CONFLICT WITH EX. FIBER OPTIC LINE. NEEDS TO BE CHECKED.
- 21 CONNECT TO EX. FIBER OPTIC SERVICE
- 22 LIGHT POLE (TYP.), SITE LIGHTING PER WRIGHT STATE DESIGN STANDARDS. DESIGN BUILD CONTRACTOR TO PERFORM PHOTOMETRIC CALCULATIONS TO DETERMINE IF LAYOUT MEETS THE UNIVERSITY'S REQUIREMENTS AND ADJUST DESIGN ACCORDINGLY
- 23 PROPANE TANK



0 50 100
SCALE: 1" = 50'



NO. DATE REVISION

PROJECT NO:
14233

SCALE: 1" = 50'

DATE: 4/29/14

DESIGN: GS

DRAWN: MS

CHECK: WH

**WRIGHT STATE UNIV.
SHARED SERVICES MAINTENANCE
YARD RELOCATION
CONCEPTUAL
SITE PLAN**

SHEET NO.

1/4

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Appendix 2 – Project Budget and ODOT Estimate

Shared Services Maintenance Yard Relo

3/3/2014

Funding	
State Appropriations	\$1,000,000.00
WSU Funds	\$750,000.00
ODOT Funds	\$650,000.00
Total Project Budget	\$2,400,000.00
Soft Costs	
Construction Contingency	\$160,261.70
Criteria A\E Design Fees	\$49,950.00
DB Design Fees	\$112,183.19
DB Additional Services	\$11,218.32
DB Reimbursable	\$11,218.32
WSU Consultants	\$0.00
CaTS (telecom, infrastructure)	\$10,000.00
Change Order Allowance	\$16,026.17
Total Soft Costs	\$370,857.70
Firm Costs	
State Art Program	\$0.00
Signage	\$1,500.00
A/V Equipment	\$0.00
Furniture	\$0.00
Equipment	\$0.00
Total Firm Costs	\$1,500.00
Hard Costs	
Fixed Limit Construction Costs (FLCC)	\$1,602,617.00
Site Remediation	\$425,000.00
Total Hard Costs	\$2,027,617.00
Project Costs	\$2,399,974.70

Appendix 3 – Room Description Sheets



Laydown Areas	PLUMBING
NASF 4000 Quantity 3 Total NASF 12,000 Occupant N/A	Water Systems Hot <input type="checkbox"/> Cold <input type="checkbox"/> DI <input type="checkbox"/> Process <input type="checkbox"/> Fixtures N/A
SPATIAL REQUIREMENTS	Gas Systems Type N/A Source N/A
Adjacency Exterior Access N/A Daylighting N/A Floor Preference concrete	Special Requirements N/A
ARCHITECTURAL	HVAC
Functional Description Lay down areas for storage. Aggregate - 3,000sf, Recycle - 3,375sf, Pavers - 5,625sf Special Requirements N/A	Conditioned Space <input type="checkbox"/> Temperature/Humidity Requirements N/A
FURNITURE	LIGHTING
N/A	Type and Requirements N/A
EQUIPMENT	ELECTRICAL
Aggregate/mulch storage: concrete units to match existing dividers Total of 10-12 bins	Convenience Power <input type="checkbox"/> Floor Boxes <input type="checkbox"/> Backup Power <input type="checkbox"/> Special Requirements N/A
	COMMUNICATIONS
	Data - Wired <input type="checkbox"/> Data - Wireless <input type="checkbox"/> Voice <input type="checkbox"/> Campus TV <input type="checkbox"/> Satellite/Cable TV <input type="checkbox"/>

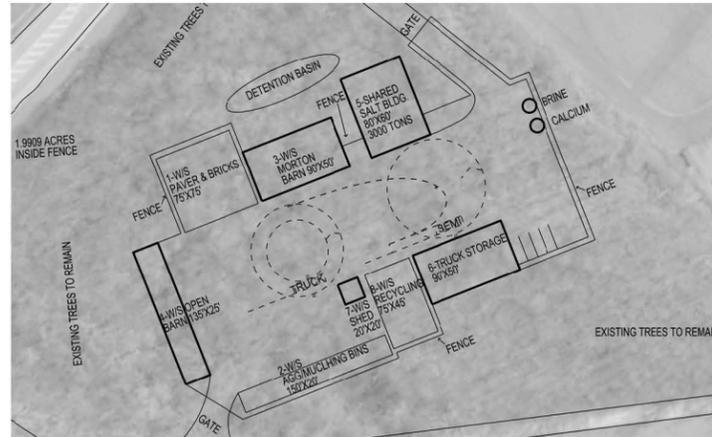


PROJECT:
Shared Services Maint. Yard Relo.
Date:
3/6/2014

SIGN-OFF

Project Sponsor

Project Liaison



Concrete block building

The building should open to the yard and have adequate space in front to maneuver plow trucks and loader.

The building will consist of (6) bays. (4) truck bays and ODOT's employee area (1 bay) can be contiguous. Bay 6 is separated and accessible by all parties. This bay will house the loader used load salt and plow trucks. This bay will also allow access to all utilities on site to allow WSU shut-off access in case of emergencies.

ODOT's Employee areas shall be served by a single restroom or the minimal allowed by code.

Access to ODOT bays is restricted to ODOT employees only.

Utilities for the site are to be brought to the truck storage building (loader bay) and distributed as required.

Exterior lighting should be adequate from surrounding pole lights and building lights to allow for safe operation at night and in adverse weather conditions. Interior lighting to be adequate for garage space with brighter levels at employee and restroom areas.

ODOT Truck Storage

NASF 4500
 Quantity 1
 Total NASF 4,500
 Occupant

SPATIAL REQUIREMENTS

Adjacency Near front entry/salt structure
 Exterior Access (5) ovhd, (3) man doors
 Daylighting N/A
 Floor Preference sealed concrete

ARCHITECTURAL

Functional Description
 (4) ODOT plow truck bays, (1) bay for employee space, (1) separate bay for loader storage and utility access
 Special Requirements
 N/A

FURNITURE

Table/s and chairs for 6 occupants, desk and task chair for computer, storage for misc items in truck and loader bays

EQUIPMENT

per manufacturer

PLUMBING

Water Systems
 Hot Cold
 DI Process
 Fixtures (1) restroom, hose bibs per ODOT
 Gas Systems
 Type N/A Source N/A
 Special Requirements
 N/A

HVAC

Conditioned Space
 Temperature/Humidity Requirements
 infrared heating system

LIGHTING

Type and Requirements
 typical lighting requirements

ELECTRICAL

Convenience Power
 Floor Boxes
 Backup Power
 Special Requirements

COMMUNICATIONS

Data - Wired Data - Wireless
 Voice
 Campus TV
 Satellite/Cable TV

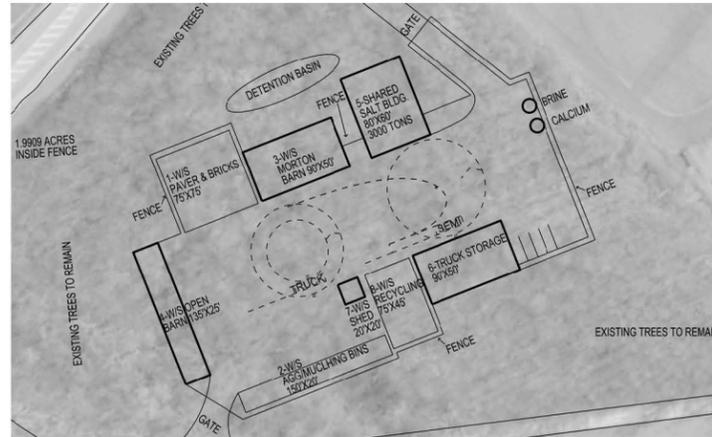
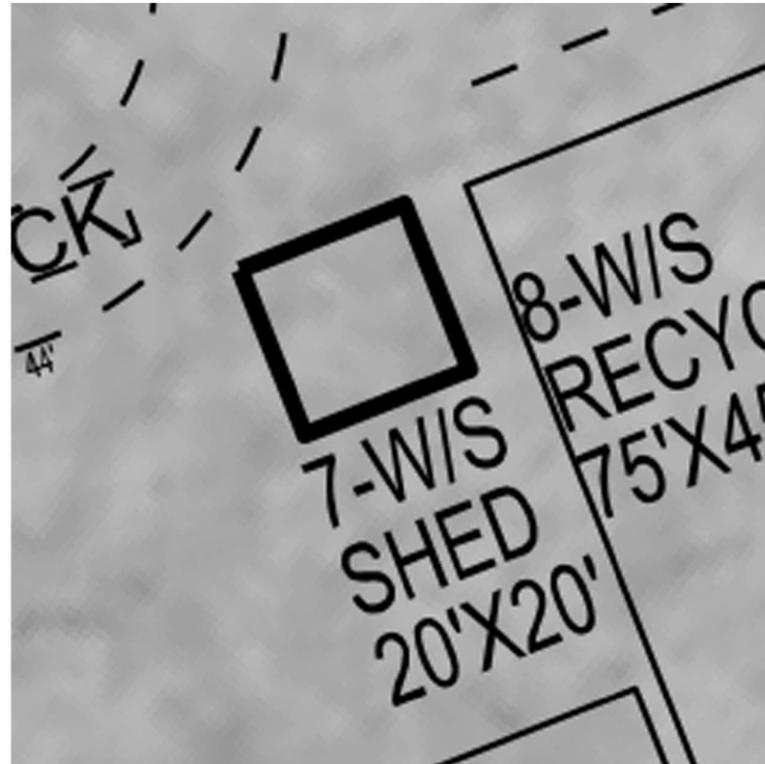


PROJECT:
 Shared Services Maint. Yard Relo.
 Date:
 3/6/2014

SIGN-OFF

Project Sponsor

Project Liaison



Premanufactured, self contained chemical storage building

The building will be ordered per WSU grounds staff requirements from an approved manufacturer. The structure should contain shelving for chemical storage, room to mix chemicals as required, and a containment system to prevent spills.

All required safety equipment (emergency shower, eye wash, etc) should be identified by the design professional and included by the manufacturer.

The building should be conditioned with the system provided by the manufacturer (ventilation, temperature, and humidity).

No heating is necessary as the chemicals are moved offsite during the cold months.



Chemical Storage	PLUMBING
NASF 400 Quantity 1 Total NASF 400 Occupant N/A	Water Systems Hot <input type="checkbox"/> Cold <input checked="" type="checkbox"/> DI <input type="checkbox"/> Process <input type="checkbox"/> Fixtures emergency shower/wash
SPATIAL REQUIREMENTS	Gas Systems Type N/A Source N/A
Adjacency Exterior Access per manufacturer Daylighting per manufacturer Floor Preference per manufacturer	Special Requirements per manufacturer
ARCHITECTURAL	HVAC
Functional Description prefabricated, self contained chemical storage and mixing structure. Special Requirements per manufacturer	Conditioned Space <input checked="" type="checkbox"/> Temperature/Humidity Requirements per manufacturer
FURNITURE	LIGHTING
N/A	Type and Requirements per manufacturer
EQUIPMENT	ELECTRICAL
per manufacturer	Convenience Power <input type="checkbox"/> Floor Boxes <input type="checkbox"/> Backup Power <input type="checkbox"/> Special Requirements per manufacturer
	COMMUNICATIONS
	Data - Wired <input type="checkbox"/> Data - Wireless <input type="checkbox"/> Voice <input type="checkbox"/> Campus TV <input type="checkbox"/> Satellite/Cable TV <input type="checkbox"/>

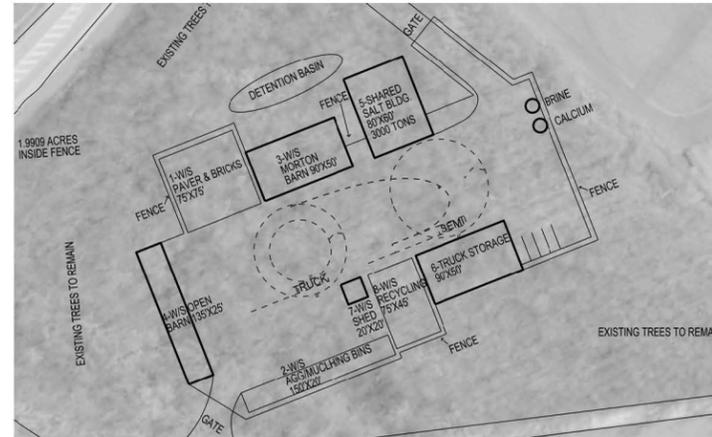
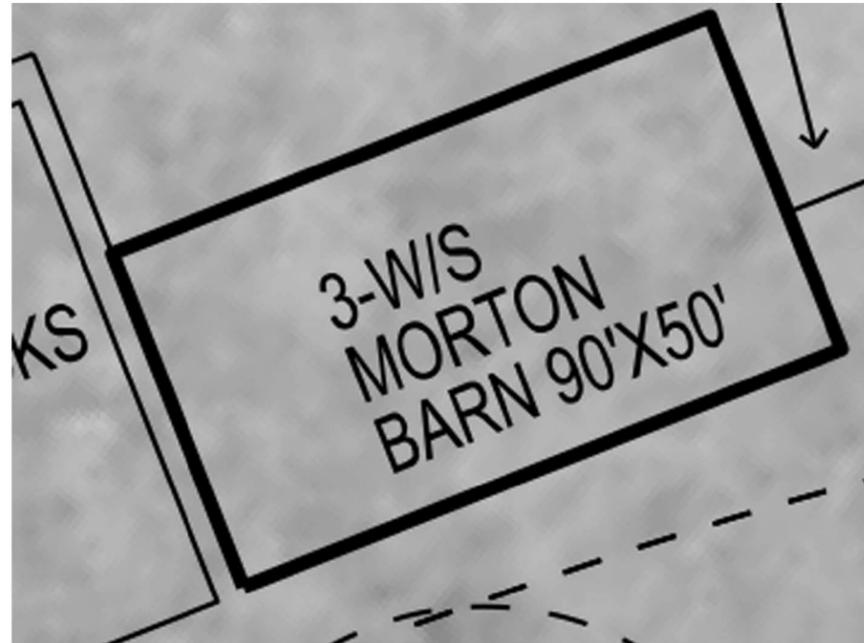


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Premanufactured steel building.

The building should open to the yard and have adequate space in front to maneuver WSU small vehicles and equipment onto and off of trailers.

Interior lighting should be of proper levels for light maintenance and general use.

Storage shelving will be required to hold miscellaneous small equipment and signs.

The building will need to be located close to the entry and adjacent to the salt storage.

Equipment Storage		PLUMBING	
NASF	4,800	Water Systems	
Quantity	1	Hot <input type="checkbox"/>	Cold <input type="checkbox"/>
Total NASF	5	DI <input type="checkbox"/>	Process <input type="checkbox"/>
Occupant	N/A	Fixtures N/A	
SPATIAL REQUIREMENTS		Gas Systems	
Adjacency	Adjacent to Salt Storage	Type	Source
Exterior Access	2 overhead and 2 man doors	N/A	N/A
Daylighting	N/A	Special Requirements	
Floor Preference	Sealed concrete	N/A	
ARCHITECTURAL		HVAC	
Functional Description		Conditioned Space <input type="checkbox"/>	
Structure will hold vehicles and equipment		Temperature/Humidity Requirements	
Special Requirements		N/A	
FURNITURE		LIGHTING	
N/A		Type and Requirements	
		overhead lighting and skylights similar to existing facility	
EQUIPMENT		ELECTRICAL	
racking on walls for storage		Convenience Power <input checked="" type="checkbox"/>	
		Floor Boxes <input type="checkbox"/>	
		Backup Power <input type="checkbox"/>	
		Special Requirements	
		N/A	
		COMMUNICATIONS	
		Data - Wired <input type="checkbox"/>	
		Data - Wireless <input type="checkbox"/>	
		Voice <input type="checkbox"/>	
		Campus TV <input type="checkbox"/>	
		Satellite/Cable TV <input type="checkbox"/>	

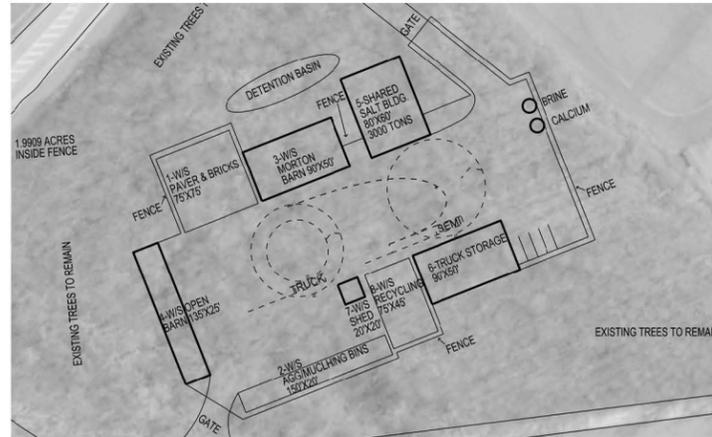
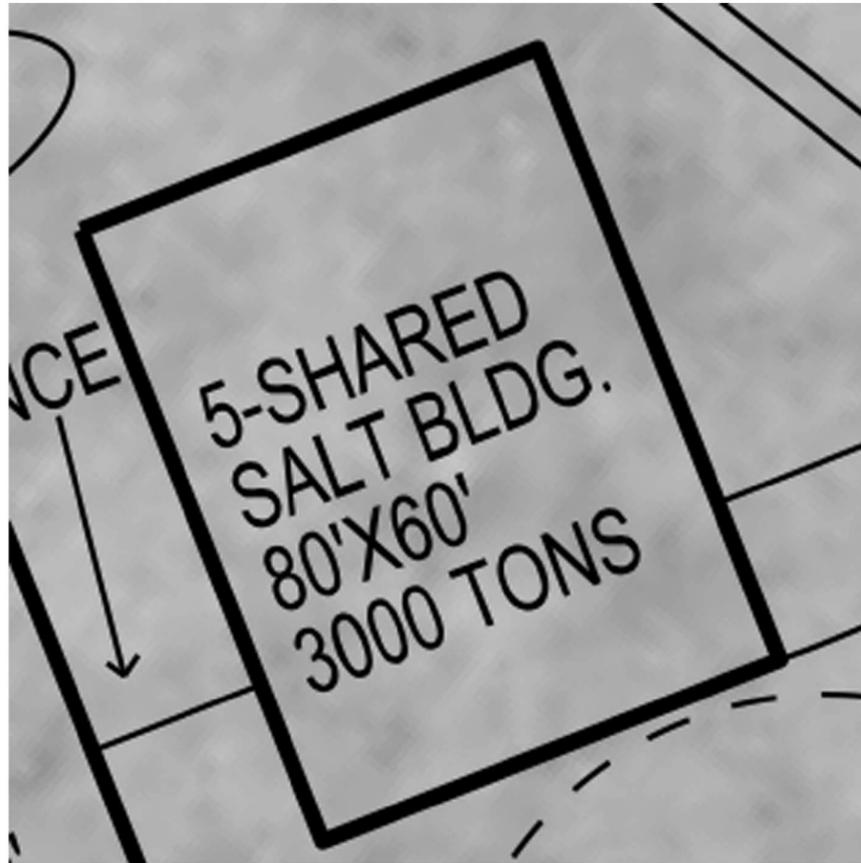


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Premanufactured building per ODOT's specifications.

The building should open to the yard and have adequate space in front to maneuver salt trucks (small pickups with rear mounted salt spreaders to large ODOT plow trucks).

A loader will be provided by ODOT with a way to measure the amount of salt used per entity.

Lighting should be adequate from surrounding pole lights and building lights to allow for safe operation at night and in adverse weather conditions.

The building will need to be located close to the entry to allow for easy access from all parties.

Shared Salt Storage Bldg.

NASF 4.800
 Quantity 1
 Total NASF 5
 Occupant N/A

SPATIAL REQUIREMENTS

Adjacency Near entry gate
 Exterior Access 1 large opening for loader
 Daylighting N/A
 Floor Preference Per ODOT Specs

ARCHITECTURAL

Functional Description
The structure will be constructed with block walls and a pre-tensile fabric roof stretched over steel trusses
 Special Requirements
The salt storage structure will need to be accessible at all times.

FURNITURE

N/A

EQUIPMENT

A loader will be provided by ODOT to allow for loading of salt trucks from all parties.

PLUMBING

Water Systems
 Hot Cold
 DI Process
 Fixtures N/A
 Gas Systems
 Type N/A Source N/A
 Special Requirements N/A

HVAC

Conditioned Space
 Temperature/Humidity Requirements N/A

LIGHTING

Type and Requirements
Building and site lighting will be required to provide adequate levels of illumination to operate loader.

ELECTRICAL

Convenience Power
 Floor Boxes
 Backup Power
 Special Requirements N/A

COMMUNICATIONS

Data - Wired Data - Wireless
 Voice
 Campus TV
 Satellite/Cable TV



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