

Solicitation ITB 100-09/JW

Warehouse Space



Hamilton County

Hamilton County

Bid ITB 100-09/JW Warehouse Space

Bid Number ITB 100-09/JW
Bid Title Warehouse Space

Bid Start Date Oct 21, 2009 9:03:31 AM EDT
Bid End Date Nov 12, 2009 11:00:00 AM EST
Question & Answer End Date Nov 4, 2009 12:00:00 PM EST

Bid Contact Jill E Williams
Purchasing Agent I
Purchasing
HAMCOPurchasingQuotes@hamilton-co.org

Contract Duration 3 years
Contract Renewal 2 annual renewals
Prices Good for Not Applicable

Bid Comments Warehouse Space for Hamilton County Facilities

Changes made on Oct 28, 2009 8:55:11 AM EDT

New Documents ITB 100-09 Addendum 1.pdf

Item Response Form

Item ITB 100-09/JW-1-01 - Warehouse Space

	Initial Term-3 years	Optional Renewal Year 1	Optional Renewal Year 2
Warehouse Space			

Delivery Location Hamilton County
County Facilities - Administration
1000 Main St
B-95
Cincinnati OH 45202
Qty 1

Description
Warehouse Space

Section 7- Distinguishing Characteristics

Suppliers Note. If you are submitting your bid in paper form include all of your forms with your proposal in a sealed envelope.

Vendors are encouraged to identify their services' distinguishing characteristics, which should be reviewed. These characteristics may be beyond the scope of this project if the Vendor deems they would provide value to the long-term goals of Hamilton County.



Section 3- Executive Summary

Suppliers Note. If you are submitting your bid in paper form include all of your forms with your proposal in a sealed envelope.

Name of Company:

Address:

Phone:

Fax:

Contact:

E-mail:

Primary Business:

Company History:

Ohio Department of Public Safety
Division of Homeland Security
<http://www.homelandsecurity.ohio.gov>

GOVERNMENT BUSINESS AND FUNDING CONTRACTS

In accordance with section 2909.33 of the Ohio Revised Code

DECLARATION REGARDING MATERIAL ASSISTANCE/NONASSISTANCE TO A TERRORIST ORGANIZATION

Suppliers Note. If you are submitting your bid in paper form include all of your forms with your proposal in a sealed envelope.

This form serves as a declaration of the provision of material assistance to a terrorist organization or organization that supports terrorism as identified by the U.S. Department of State Terrorist Exclusion List (see the Ohio Homeland Security Division website for a reference copy of the Terrorist Exclusion List).

Any answer of "yes" to any question, or the failure to answer "no" to any question on this declaration shall serve as a disclosure that material assistance to an organization identified on the U.S. Department of State Terrorist Exclusion List has been provided. Failure to disclose the provision of material assistance to such an organization or knowingly making false statements regarding material assistance to such an organization is a felony of the fifth degree.

For the purposes of this declaration, "material support or resources" means currency, payment instruments, other financial securities, funds, transfer of funds, and financial services that are in excess of one hundred dollars, as well as communications, lodging, training, safe houses, false documentation or identification, communications equipment, facilities, weapons, lethal substances, explosives, personnel, transportation, and other physical assets, except medicine or religious materials.

LAST NAME	FIRST NAME	MIDDLE INITIAL
HOME ADDRESS		
CITY	STATE	ZIP
		COUNTY
HOME PHONE		WORK PHONE

COMPLETE THIS SECTION ONLY IF YOU ARE A COMPANY, BUSINESS OR ORGANIZATION

BUSINESS/ORGANIZATION NAME			
BUSINESS ADDRESS			
CITY	STATE	ZIP	COUNTY
PHONE NUMBER			

DECLARATION

In accordance with division (A)(2)(b) of section 2909.32 of the Ohio Revised Code

For each question, indicate either "yes" or "no" in the space provided. Responses must be truthful to the best of your knowledge.

1. Are you a member of an organization on the U.S. Department of State Terrorist Exclusion List?

☐ YES ☐ NO

2. Have you used any position of prominence you have with any country to persuade others to support an organization on the U.S. Department of State Terrorist Exclusion List?

☐ YES ☐ NO

3. Have you knowingly solicited funds or other things of value for an organization on the U.S. Department of State Terrorist Exclusion List?

☐ YES ☐ NO

4. Have you solicited any individual for membership in an organization on the U.S. Department of State Terrorist Exclusion List?

☐ YES ☐ NO

5. Have you committed an act that you know, or reasonably should have known, affords "material support or resources" to an organization on the U.S. Department of State Terrorist Exclusion List?

☐ YES ☐ NO

6. Have you hired or compensated a person you knew to be a member of an organization on the U.S. Department of State Terrorist Exclusion List, or a person you knew to be engaged in planning, assisting, or carrying out an act of terrorism?

☐ YES ☐ NO

In the event of a denial of a government contract or government funding due to a positive indication that material assistance has been provided to a terrorist organization, or an organization that supports terrorism as identified by the U.S. Department of State Terrorist Exclusion List, a review of the denial may be requested. The request must be sent to the Ohio Department of Public Safety's Division of Homeland Security. The request forms and instructions for filing can be found on the Ohio Homeland Security Division website.

CERTIFICATION

I hereby certify that the answers I have made to all of the questions on this declaration are true to the best of my knowledge. I understand that if this declaration is not completed in its entirety, it will not be processed and I will be automatically disqualified. I understand that I am responsible for the correctness of this declaration. I understand that failure to disclose the provision of material assistance to an organization identified on the U.S. Department of State Terrorist Exclusion List, or knowingly making false statements regarding material assistance to such an organization is a felony of the fifth degree. I understand that any answer of "yes" to any question, or the failure to answer "no" to any question on this declaration shall serve as a disclosure that material assistance to an organization identified on the U.S. Department of State Terrorist Exclusion List has been provided by myself or my organization. If I am signing this on behalf of a company, business or organization, I hereby acknowledge that I have the authority to make this certification on behalf of the company, business or organization referenced on page 1 of this declaration.

Signature

Date

-
-
PERSONAL PROPERTY TAX STATEMENT

Suppliers Note: This document must be notarized. Please print and complete document and scan to upload the completed document to your bid response. If you are submitting your bid in paper form include all of your forms with your proposal in a sealed envelope.

In accordance with Section 5719.042 of the Ohio Revised Code, I hereby certify that the company I represent is not delinquent in the payment of personal property taxes to the State of Ohio or any subdivision thereof.

SIGNATURE

PRINT NAME

TITLE

TO BE COMPLETED BY NOTARY PUBLIC

On _____, there appeared before me
DATE

_____, saying that he/she is
PRINT NAME

_____ of
PRINT TITLE

PRINT NAME OF COMPANY

and that he/she understands all of the implications of the above statement and has signed
in good faith.

SIGNATURE OF NOTARY PUBLIC

Section 6- Personnel Qualifications

Suppliers Note: If you are submitting your bid in paper form include all of your forms with your proposal in a sealed envelope.

List names and titles of personnel that will be associated with this bid/contract. Attach work history if desired.

Name:

Title:

Proposed Role:

Industry Certification & Educational Background:

Job Description:

Name:

Title:

Proposed Role:

Industry Certification & Educational Background:

Job Description:

Name:

Title:

Proposed Role:

Industry Certification & Educational Background:

Job Description:

Name:

Title:

Proposed Role:

Industry Certification & Educational Background:

Job Description:

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Personal Reference:

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Work History:

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PROPOSAL OR BID

Suppliers Note. If you are submitting your bid in paper form include all of your forms with your proposal in a sealed envelope.

In compliance with the foregoing invitations for bids, and subject to all conditions set forth, the undersigned offers and agrees, after having carefully examined the specifications, if this bid is accepted within a reasonable time from the date of the opening, to furnish any or all of the items upon which prices are quoted, in accordance with the specifications applying, at the price set opposite each item.

The Legal Advertisement, General Conditions, Special Conditions, Instructions to Bidders, and Specifications and Plans become a part of this proposal.

Delivery, to destination as shown, on any or all of the items will be completed within the specified time period indicated in **Section 4.0 of the ITB.**

IMPORTANT: As delivery may be a deciding factor in the award of an order, it is important that bidders furnish the information requested.

TAXES: Ohio Sales Taxes are not applicable to Hamilton County purchases.

TAX ID #:

PRINT NAME:

SIGNATURE:

TITLE:

NAME OF COMPANY:

NOTE: Your attention is called to the fact that a bond or certified check must accompany this proposal if so specified in the "INVITATION."

HAVE YOU PROPERLY SIGNED YOUR BID AND BOND?**DATED****ADDRESS****PHONE NUMBER**

REGISTRATION FORM
PLEASE READ AND ACKNOWLEDGE RECEIPT OF THIS DOCUMENT

ITB#: ITB 100-09/JW Warehouse Space

All inquiries regarding this ITB are to be e-mailed, mailed or faxed to:

Jill E Williams
Purchasing Agent I
138 E. Court Street, Room 507
Cincinnati, Ohio 45202
Fax #: (513) 946-4335

Email: HAMCOPurchasingQuotes@hamilton-co.org

The County will not entertain any oral questions regarding this ITB. Other than specified above, no bidder may contact any county official, employee, project team member or evaluation team member. Bidders are not to schedule appointments or have contact with any of the individuals connected to or having decision-making authority regarding the award of this ITB. **Inappropriate contact including attempts to influence the ITB process, evaluation process or the award process by bidders or by others on their behalf will result in bid rejection.**

The only appropriate contact is with the Purchasing Department as listed above.

Have you been banned from doing business with the State of Ohio?

Please fax or e-mail this page to the Purchasing Department as soon as possible.

By faxing or e-mailing this page to the Purchasing Department, you will be registering your company's interest in this ITB, attendance at pre-bid conference, and it will ensure you will receive all addenda or correspondence. Your signature is an acknowledgement that you have read and understand the information contained on this page. Hamilton County will not be responsible for the timeliness of the delivery via U.S. Mail

DATE:	
COMPANY NAME:	
ADDRESS:	
CITY, STATE & ZIP CODE:	
SALES REPRESENTATIVE'S NAME:	
TELEPHONE NUMBER:	
FACSIMILE NUMBER:	
EMAIL ADDRESS:	
NUMBER OF PEOPLE ATTENDING PREBID (IF APPLICABLE):	
SIGNATURE:	

WARRANTY AGAINST AN UNRESOLVED FINDING FOR RECOVERY

(Formerly State of Ohio Debt)

Suppliers Note: This document must be notarized. Please print and complete document and scan to upload the completed document to your bid response. If you are submitting your bid in paper form include all of your forms with your proposal in a sealed envelope.

In accordance with Section 9.24 of the Ohio Revised Code, I hereby certify that the company I represent does not owe any money to the State of Ohio.

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SIGNATURE

PRINT NAME

TITLE**TO BE COMPLETED BY NOTARY PUBLIC**

On _____, there appeared before me

DATE

_____, saying that he/she is

PRINT NAME

_____ of,

PRINT TITLE

PRINT NAME OF COMPANY

and that he/she understands all of the implications of the above statement and has signed
in good faith.

SIGNATURE OF NOTARY PUBLIC

Section 5- Bidder References

Suppliers Note: If you are submitting your bid in paper form include all of your forms with your proposal in a sealed envelope.

Company:
ITB#:
ITB Name:

Business Name:
Contact Name:
Address:
Phone:
E-mail:
Projects similar to this bid:

Business Name:
Contact Name:
Address:
Phone:
E-mail:
Projects similar to this bid:

Business Name:
Contact Name:
Address:
Phone:
E-mail:
Projects similar to this bid:

Business Name:
Contact Name:

Address:

Phone:

E-mail:

Projects similar to this bid:

	 
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SURETY BOND

Suppliers Note: This document must be notarized. Please print and complete document. The surety must be submitted with the bid. **If responding electronically and submitting a bond or check, the actual bond or check must be received by 11:00 a.m. at the bid ending date and delivered to Hamilton County Purchasing 138 East Court Street Suite 507 Cincinnati, Ohio 45202.** Bid proposals that do not have the actual bond or check present at the time of opening will be considered noncompliant and will not be read.

We, the undersigned, are held and firmly bound unto the Board of County Commissioners of Hamilton County, Ohio, in the sum of _____ dollars, for the payment of which we hereby jointly and severally bind ourselves and our legal representatives by these presents, signed and sealed by us, at Cincinnati, this _____ day of _____, 2009.

The condition of this obligation is such, that if the said Board of County Commissioners shall accept the proposal of _____, hereinafter called the bidder, and said bidder shall, within sixty (60) days after sending of notice of such award, enter into the prescribed contract in writing, with approved surety or in the case the said bidder shall fail or refuse to perfect said contract as aforesaid, and shall promptly pay all damages accruing to said Board of County Commissioners by reason of such failure or refusal, then this obligation shall be void, otherwise to be in full force and virtue.

Signed and acknowledged in the presence of:

Witness _____ Print or type name

SIGN ON THIS LINE

Witness _____ Print or type name

SIGN ON THIS LINE

Surety: _____
 PRINT OR TYPE NAME ABOVE INCORPORATED IN THE STATE OF _____

SIGN ON THIS LINE

CERTIFIED CHECK

If you are submitting a Certified Check: **Check #** _____ dollars drawn on _____ **bank** is herewith submitted and deposited in lieu of bond under the same terms and conditions as set forth in the above bond.

INSTRUCTIONS FOR FILLING OUT THE BOND ABOVE:

The bond must be executed by an authorized surety, guaranty, or trust company. The amount of surety required will be determined by the County and set forth in the bid documents. The County shall determine the sufficiency of all sureties. If corporate surety is given, the surety or guaranty company must indicate in the bond the state in which it is incorporated. A certificate of authority authorizing the "attorney-in-fact" to sign the bond must accompany the same. A certified or cashier's check may be submitted in lieu of the bond.

The surety or guaranty company's own form may be substituted for the bond form in the invitation to bid.



HAMILTON COUNTY PURCHASING DEPARTMENT

Purchasing Department

138 East Court Street, Room 507
Cincinnati, Ohio 45202
Phone: (513) 946-4355
Fax: (513) 946-4335

Assistant County Administrator:
Christian Sigman

County Administrator:
Patrick Thompson

Director of Purchasing:
Amy B. Hoh, CPPO

Board of County Commissioners:
David Pepper
Todd Portune
Gregory Hartmann

DATE OF ISSUANCE: **October 21, 2009**
INVITATION TO BID (ITB) NUMBER: **100-09**
INVITATION TO BID (ITB) NAME: **Warehouse Space**

BID ENDING DATE:	November 12, 2009
Deadline for Receiving Final ITB Questions:	November 4, 2009
Deadline for Receiving Final ITB Answers:	November 6, 2009
Date of Pre-Bid Conference:	None Scheduled
Time: Location:	
SMALL BUSINESS GOAL:	0%

Electronic proposals will be received through BidSync or Paper Sealed proposals will be received at the Hamilton County Purchasing Department, Room 507, 138 East Court Street, Cincinnati, Ohio 45202, until 11:00 AM on the date listed above and will be read at that time. The **Public Opening of bids will be held in conference room A.** Proposal forms, specifications, etc. may be obtained upon application at the Purchasing Department, or they may be electronically retrieved by accessing the following web site: <http://www.hamilton-co.org/purchasing/>.

Responders can register with BidSync, formally RFP Depot, by calling 1-801-765-9245 or by visiting the website at www.bidsync.com. The fee for this service is \$30.00 per calendar year. For this fee, you will receive notification of all postings made by Hamilton County for the commodity selections you have made.

If you need **HELP** preparing an electronic response please feel free to contact Bid Sync Supplier support @ 1-800-990-9339 ext #1.

BID AND PERFORMANCE BONDS

A surety, in the form of a bond, cashier's check, certified check, drawn on a solvent financial institution, and made payable to the Board of County Commissioners, Hamilton County, in the amount of five percent (5%) of the total amount of the first years bid, must accompany each bid as a guarantee that if the Bidder's bid is accepted, a contract will be entered into. The surety must be submitted with the bid. **If responding electronically and submitting a bond or check, the actual bond or check must be received by 11:00 a.m. at the bid ending date and delivered to Hamilton County Purchasing 138 East Court Street Suite 507 Cincinnati, Ohio 45202.** Bid proposals that do not have the actual bond or check present at the time of opening will be considered noncompliant and will not be read.

Failure to submit the bid bond with the bid will result in disqualification of the bid. The successful Bidder may be required to furnish a corporate surety bond or certified check on a solvent bank, made payable to the Board of County Commissioners, Hamilton County, for a total up to one hundred percent (100%) of the total amount of the contract price as a guarantee for the faithful performance thereof.

The bond submitted must be issued by a company licensed to conduct business in the State of Ohio.

DEPARTMENT INFORMATION

Department Name:	Hamilton County Facilities
Street Address:	1000 Main Street, Room B-95
City:	Cincinnati
State:	Ohio
Zip Code:	45202

Bidders submitting proposals must realize that other County Departments may elect to utilize this bid after its original award. All proposals must include the length of time that the prices and services offered are available and effective. The pricing submitted in the proposal can only be used for the effective time period specified in the original proposal.

Additionally, Hamilton County is permitting area Municipalities, Townships, Villages and Cities to utilize our bid opportunities after the award of the bid. You can find out who is currently using Hamilton County Services by checking the following website:
http://www.hamiltoncountyohio.gov/purchasing/control/upload/database_download.asp?FileID=145

In its efforts to promote small business participation in Hamilton County projects, it is the policy of the Hamilton County Board of Commissioners that no contracting decision or contract award shall be based upon race, color, creed, sex, national origin, age or other unlawful basis. However, Hamilton County is an equal business opportunity governmental entity, and has always provided and will continue to provide, equal business opportunities in accordance with this policy.

GENERAL CONDITIONS AND INSTRUCTIONS TO BIDDERS

1. The Board of County Commissioners reserves the right to reject any or all bids and, unless otherwise specified by the bidder, to accept any item in the bid. In case of error in extending the total amount of the bid, the unit price will govern.
2. Hamilton County, Ohio is an equal business opportunity governmental entity and recognizes that small businesses promote employment and economic growth. The County encourages the participation of small businesses on County projects.
3. **(If applicable)** The small business participation goal for this contract is 0%. The goal may be achieved by contracting with subcontractors and suppliers that meet the Small Business Administration's detailed definitions or size standards (see www.sba.gov/size for more information).
4. The County will make the final payment when the materials, supplies, equipment, or the work performed has been fully delivered or completed to the full satisfaction of the Board of County Commissioners.
5. In case of default by the bidder or contractor, the Board of County Commissioners may procure the articles or services from other sources and hold the bidder or contractor responsible for any excess costs occasioned thereby.
6. Prices must be stated in units or quantities specified.
7. Whenever a reference is made in the specifications or in describing the materials, supplies, or services required, of a particular trade name or manufacturer's catalog or model number, the bidder, if awarded the contract, will be required to furnish the particular item referred to in strict accordance with the specifications and descriptions **UNLESS** a departure or substitution is clearly noted and described in the proposal by the bidder and accepted by the County.
8. The bidder, if awarded a contract or order, agrees to protect, defend, and hold harmless the Board of County Commissioners against any demand for payment for the use of any patented material, process, article, or device that may enter into the manufacture, construction, or from a part of the work covered by either order or contract. He/she further agrees to indemnify and hold harmless the Board of County Commissioners from suits or actions of every nature and description brought against it for or on account of any injuries or damages received or sustained by any party or parties by or from any acts of the contractor, his/her servants or agents. To this extent, the bidder or contractor agrees to furnish adequate Public Liability and Property Damage Insurance, the amount of which will be determined by the Board of County Commissioners wherever such insurance, in the opinion of the Board, is deemed necessary.
9. Whenever required and so stated in the proposal form, the bidders shall furnish a bond or a certified check, drawn on a solvent bank and made payable to the Board of County Commissioners, in the amount of five percent (5%) of the total amount of the first year

bid as a guarantee that, if the bid is accepted, a contract will be entered into. The successful bidder may be required to furnish a bond or a certified check drawn on a solvent bank and made payable to the Board of County Commissioners, for up to one hundred percent (100%) of the total amount of the contract as a guarantee of faithful performance thereof.

It is agreed that the **proposals submitted shall be irrevocable.**

If accepted, the bidder will, within one hundred and twenty (120) days after receiving notice of acceptance of said bid, be willing to enter into a contract in writing for the said material, supplies, or services required, with a surety to the satisfaction of the Board of County Commissioners, faithfully to perform said contract according to its terms and according to said specifications. Bidder will promptly pay all damages and expenses occurring to said Board of County Commissioners by reason of the failure or refusal of the bidder to enter into said contract. The Board of County Commissioners will treat all bidders alike in every respect, and they will take final action on this and all other bids no later than one hundred and twenty (120) days after this and all other bids are opened aforesaid. No bid shall be considered as accepted, nor any obligation assumed hereunder by the Board of County Commissioners, until such time as said Board of County Commissioners may deposit in the U.S. Mail written notice, addressed to the successful bidder or bidders at the address given on the acceptance of the bid or award of a contract.

10. Samples, when requested, are returned at the bidder's expense.
11. In order for proposals to receive consideration, they MUST BE RECEIVED prior to the specified time of opening and reading as designated in the invitation.
12. Bidders are required to use the system generated proposal form furnished by the Purchasing Department when submitting their proposals. The forms cannot be altered. If submitting a paper bid, envelopes must be sealed when submitted and the ITB # prominently written and displayed on the outside of the envelope/packages. Electronic responses must be completed on-line.
13. Proposals having erasures or corrections thereon will be rejected unless explained or noted over the signature of the bidder.
14. Bidders may submit proposals on any one or group of items provided, however, the unit price must be shown as requested.
15. References in the specifications or in describing the materials, supplies, or services required, of a particular trade name, manufacturer's catalog or model number, are made for descriptive purposes to guide in interpreting the type of materials, supplies, or of performing the work in a manner other than specified. However, the bidder's attention is called to Item 6 as previously stated, which condition must be strictly adhered to.

16. Concealed weapons, whether with or without a permit, are not allowed in any Hamilton County Building. ORC states that "Unless otherwise authorized by law, pursuant to the Ohio Revised Code, no person shall knowingly possess, have under the person's control, convey, or attempt to convey a deadly weapon or dangerous ordnance onto these premises."
17. Employment Opportunities, vendor's who are awarded bids are required to submit all employment opportunities to Super Jobs: please log on to: www.superjobs.com go to the "Employers" tab and scroll down to "job-order-form". Once you have completed the form, please send it to: Business.services@superjobs.com or you can fax the forms to: 513-458-3341 attention C. Walters.
- If you need further assistance, please contact: Chuck Walters-Business Services Manager at 513-458-6599 or cwalters@superjobs.com.
18. The bid tabulation that is entered in the system is a preliminary summary of the bids as they were opened and announced at the bid opening. Bid prices have not been verified and are subject too change in the event mathematical errors are discovered during bid review. Other information contained in this summary is also subject to review. The awarded bid tabulation will be the final version of the bid results.

TAXES

OHIO SALES TAX:	Not applicable to County purchases.
FEDERAL EXCISE TAX:	Not applicable to purchases for essential government functions.

1.0 INTRODUCTION

The Hamilton County Board of County Commissioners on behalf of County Facilities is accepting electronic or sealed bids for Warehouse Space. The purpose of this ITB is to select a Bidder who can best meet the requirements of the ITB at the lowest cost for the specified time periods. The Bidder selected from this ITB process shall provide Warehouse Space, as defined hereafter. The details of the Warehouse Space needed are further defined in **Section 4.0, Requirements and Specifications**.

1.1 Purchasing Department:

The ITB, the evaluation of responses, and the award of any resultant contract shall be made in conformance with current County procurement procedures.

The mailing address for the issuing officer for sending a bid, asking questions regarding the bid process, technical issues, or the Scope of Service is:

**Jill Williams-PSCM-C, Purchasing Agent
Hamilton County Purchasing Department
138 East Court Street, Room 507
Cincinnati, Ohio 45202**

All questions regarding this bid must be presented in writing and e-mailed or faxed to:

HAMCOPurchasingQuotes@hamilton-co.org

(Bid number should be entered in the subject line of the e-mail)

or

Fax: (513) 946-4335

1.2 Registration Process:

Bidders interested in submitting proposals must register by faxing or e-mailing the registration form document to:

HAMCOPurchasingQuotes@hamilton-co.org

(Bid number should be entered in the subject line of the e-mail)

or

Faxing to: Jill Williams at (513) 946-4335

Registration helps ensure that bidders receive all addenda and copies of all questions and answers given.

If the Bidder attempts any unauthorized communication with individuals associated with this project or ITB, Hamilton County will reject the Bidder's bid.

The definition of individuals associated with this project is further defined as:

- Public Officials
- Project Managers and their staff assigned to the project
- Issuing Officer
- Individuals involved with the evaluation process
- Any of Hamilton County's external customers

The integrity of the competitive bid process is very important to Hamilton County in the administration of its business affairs, the residents of Hamilton County, and the Bidders and providers that participate in the process in good faith. Behavior by Bidders and providers who violate or attempt to manipulate the competitive bid process in any way are taken very seriously.

Examples of unauthorized communication are:

- Telephone calls
- Letters, e-mails or faxes regarding the project or its evaluation prior to the award made to anyone other than the issuing officer
- Visits in person or through a third party attempting to obtain information regarding the ITB
- E-mail, except to the Purchasing Department

Communication being e-mailed, mailed or faxed regarding the legal bid process, technical aspects or Scope of Service are to be sent to the Purchasing Department. The address is listed in **Section 1.1, Purchasing Department**. No questions can be received after **November 4, 2009 at 12:00 P.M. EST**. The final responses will be e-mailed or faxed on **November 6, 2009** at the close of business. Only Bidders who e-mail, fax and register for the ITB will receive copies of all questions and answers.

1.3 Bidder Disclosures:

Bidder certifies that Bidder has no final judgments against it that have not been satisfied at the time of award in the total amount of fifty percent (50%) of the bid amount of this project.

1.4 Bidder Examination of the ITB:

Bidders shall carefully examine the entire ITB and any addenda thereto, all related materials and data referenced in the ITB or otherwise available, and shall become

fully aware of the nature of the request and the conditions to be encountered in performing the requested services.

If the bidder discovers any ambiguity, conflict, discrepancy, omission or other error in this ITB, they shall immediately notify the Issuing Officer of such error in writing and request clarification or modification of the document. Modifications shall be made by addenda issued pursuant to **Section 1.5, Addenda to ITB**. Clarification shall be given by e-mail or fax to all parties who registered without divulging the source of the request. All Bidders who plan to submit a bid must register with the **Purchasing Department, Section 1.1** of this document.

If a Bidder fails to notify Hamilton County prior to **November 4, 2009 at 12:00 P.M. EST** of an error in the ITB known to the Bidder, or if an error that reasonably should have been known to the Bidder, the Bidder shall submit its bid at the Bidder's own risk, and if awarded the contract, the Bidder shall not be entitled to additional compensation or time by reason of the error or its later correction.

1.5 Addenda to ITB:

Any addenda to this ITB will be issued by the Hamilton County Issuing Officer by fax or e-mail to all Bidders who have registered using the procedure previously mentioned in **Section 1.2, Registration Process** of the ITB.

1.6 Availability of Funds:

This ITB is conditioned upon the availability of federal, state, or local funds, which are appropriated or allocated for payment of the proposed goods. If, during any stage of this ITB process, funds are not allocated and available for the proposed services, the ITB process will be cancelled. Hamilton County will notify the Bidder at the earliest possible time if this occurs. Hamilton County is under no obligation to compensate Bidder for any expenses incurred as a result of the ITB process.

2.0 SUBMISSION OF BID

2.1 Preparation of Bid:

Bids must include a straightforward, concise delineation of qualifications, capabilities, and experience to satisfy the requirements of the ITB. Expensive binding, colored displays, promotional materials, graphics etc. are not necessary or desired.

Bidders are encouraged to submit their bids electronically or on recycled paper and to use double-sided copying. Emphases must be concentrated on conformance to the ITB instructions, responsiveness to the ITB requirements, completeness, and clarity of content.

Bidders responding to the ITB must complete all forms and attachments. Incomplete submissions by Bidders will be rejected.

All bids submitted shall become the property of Hamilton County to use or, at its option, return. All proposed and associated documents will be considered to be public information and will be open for inspection to interested parties unless identified as proprietary. Trade secrets or proprietary information that are recognized as such and protected by law may be withheld if clearly identified as such in the bid. Each page containing such material must specify "Proprietary" in the upper right corner. Hamilton County will make the determination as to whether the Bidder has adequately demonstrated the information is proprietary. If the proprietary nature of the documents is challenged, the Bidder alleging the documents are proprietary will bear the cost of the County's defense for keeping the documents from being viewed

2.2 Bid Cost:

The cost of developing bids is entirely the responsibility of the Bidder and shall not be chargeable to Hamilton County under any circumstances. The Bidder must certify that the bid and pricing will remain in effect for the duration specified. All materials submitted in response to the ITB will become the property of Hamilton County and may be returned only at Hamilton County's option and at the Bidder's expense.

2.3 False or Misleading Statements:

Bids which contain false or misleading statements, or which provide references that do not support an attribute or condition contended by the Bidder, may be rejected. If, in the opinion of Hamilton County, such information was intended to mislead Hamilton County, in its evaluation of the bid and the attribute, condition, or capability is a requirement of the ITB, the bid will be rejected. **Bidders who mislead Hamilton County by providing demonstrations with products, features or services that are not included in their bid will have their bid rejected.**

2.4 Bidder Representative's Signature:

An individual who is authorized to bind the firm contractually shall sign the bid. The signature must indicate the title or position the individual holds in the firm. Firms, which sign contracts with the name of the firm, must provide the name of a corporate officer for signature validation by Hamilton County. Any and all unsigned bids will be rejected.

2.5 Delivery of Bids:

Bidders submitting their bids electronically must submit their bid through Bid Sync by 11:00 a.m. EST on **November 12, 2009**. Bidders who are submitting a paper copy of their bid must mail or deliver **one (1) original copy** and **one (1) duplicate** of the entire written bid to the **Purchasing Department** at the address listed in **Section 1.1, Purchasing Department** no later than **11:00 A.M. EST** on **November**

12, 2009. Sealed bids must be delivered prior to the time of the bid opening or they will be rejected. All bids must reference **ITB# 100-09- Warehouse Space**. The cost sheet issued with the bid may not be altered.

Upon request, a receipt will be issued for all bids received. Bids received after the deadline will not be considered. No telegraphic, facsimile, or telephone bids will be accepted. If mailed, the Bidder should use certified or registered mail, UPS, DHL, or Federal Express with return receipt requested.

It is absolutely essential that Bidders carefully review all elements in their final bids. Once opened, bids cannot be altered; however, Hamilton County reserves the right to request information or respond to inquiries for clarification purposes only.

2.6 Acceptance and Rejection of Bids:

Hamilton County reserves the right to:

- Award a bid received on the basis of individual items, or on the entire list of items
- Award or not award any portion of this contract
- Award to multiple Bidders
- Reject any or all bids, or any part thereof
- Waive any informality in the bids
- Eliminate conditions or terms that are not in the best interest of Hamilton County and its residents

2.7 Evaluation and Award of Contract:

Preliminary Bid Review:

The review process will be conducted in two (2) stages. Stage 1 will consist of a preliminary review to ensure that the bid materials adhere to the minimum requirements (and mandatory conditions) specified in the ITB and the completion of all the required forms. Bids, which successfully complete the first stage, will be deemed "Qualified." Those which do not, will be deemed "Non-Qualified." "Non-Qualified" bids will be placed in the inactive file.

Partial submissions or bids submitted after the designated deadline will be determined to be non-responsive and may be "Non-Qualified."

"Qualified" bids will then be reviewed in Stage 2, in accordance with the review process.

- **Stage 1 Review**

“Qualified” bids in response to the ITB must meet the following requirements:

- Time Submission – the bid is received at the designated time and address as stated on **Page 1** of this ITB. Bids mailed but not received at the designated location by the specified date will be deemed “Non-Qualified” and will not be considered.
- Completeness of submission – bid submission must include at minimum:
- Timely submission of the bid
- Required # of copies, if submitting in paper format
- All sections defined in **Section 5.0, Bid Format and Evaluation Process**
- Bid Bond
- All designated attachments
- Easily reproduced, single spaced, clearly formatted with type face that is easily read
- Determination that the bid meets minimum qualifications outlined in this ITB

Bids which do not meet all of the above first stage review submission requirements will be deemed “Non-Qualified” and will not be reviewed for Stage 2.

- **Stage 2 Review**

All qualified bids will be reviewed, evaluated and rated. Comparisons among or between proposals that are not appropriate will not occur. At any time during the review, and at any level of the review, Hamilton County may request additional information from the Bidder. Such information requests and Bidder’s responses must always be in writing. Information may be requested from sources other than the written bid to evaluate the Bidder.

All information obtained will be used in conjunction with the data from Stages 1 and 2 to make a final selection.

The evaluation will include, but will not be limited to:

- Ability to meet the time lines and requirements requested

- Overall responsiveness, viability and completeness of the bid as well as the likelihood that, in Hamilton County's opinion and at Hamilton County's discretion, the bid best meets or exceeds Hamilton County's specifications
- Bidder references
- The criteria for the Stage 1 review
- Completeness of all forms
- Information in the Executive Summary
- Personnel Qualifications
- Distinguishing Characteristics
- Cost of Proposed Service or Good
- Any other facts considered relevant by Hamilton County and demonstrated by the bid or investigation by Hamilton County
- Experience with a similar project of comparable size and scope
- Experience with a similar project of comparable size and scope for Hamilton County

2.8 Bid Selection:

Bid selection does not guarantee a contract will be awarded.

The selection process includes:

- All bids will be evaluated in accordance with **Section 2.7, Evaluation and Award of Contract**. The bid is rated based on the criteria in the ITB.
- Based upon the results of the evaluation, Hamilton County will select a bidder(s) who it determines to be the lowest and best bidder(s) meeting all required specifications.
- Hamilton County works with the bidder(s) who was selected as lowest and best to finalize the details of the contract document. The lowest and best determination will be made based on the initial years pricing and all available options to renew. If a Bidder does not bid all of the renewal options, the County will not consider the proposal.
- If the County and the bidder are able to successfully finalize the contract document details, the Purchasing Department will recommend the bidder(s) to the Hamilton County Administrator for a contract award. The Hamilton County

Administrator may make a recommendation to the Board of County Commissioners for the final award of a contract.

- If Hamilton County determines that the County and the bidder are unable to successfully come to terms regarding the contract, Hamilton County reserves the right to terminate contract discussions with the bidder(s). The Purchasing Department will not recommend the bidder(s) to the Hamilton County Administrator. In this event, Hamilton County reserves the right to select another bidder(s) from the bid process, cancel the ITB, or reissue the ITB if this is deemed necessary.

3.0 TERMS AND CONDITIONS:

Concealed weapons, whether with or without a permit, are not allowed in any Hamilton County Building. ORC states that "Unless otherwise authorized by law, pursuant to the Ohio Revised Code, no person shall knowingly possess, have under the person's control, convey, or attempt to convey a deadly weapon or dangerous ordnance onto these premises."

The contents of the ITB and the commitments set forth in the selected bids shall be considered contractual obligations, if a contract ensues. Failure to accept these obligations may result in cancellation of the award.

3.1 Type of Contract:

The evaluation of bids submitted in response to this ITB may result in the issuance of a contract. The contract shall incorporate the terms, conditions, and requirements of the ITB, the Bidder's bid, and all other agreements that may be reached.

If the Bidder proposes a different type of approach, they must describe the contractual protection offered to ensure successful completion of the project. If the Bidder proposes a multi-Bidder or sub-contract approach, clearly describe the responsibilities of each party and the assurances of the performance the Bidder offers.

The successful Bidder's bid, this ITB, and other applicable addenda will become part of the final contract.

3.2 Contract Period, Funding and Invoicing:

The contract will be written for a period of **three (3) years with two (2) one year optional renewal periods**. Contract reimbursement is based on successful completion and approval of all equipment and services over the period of the contract. The Bidder can claim payment only for services already provided. Payment by Hamilton County is made within thirty (30) days after verification and acceptance of invoices presented by the Bidder and any required documentation.

3.3 Patent or Copyright Liabilities:

The Bidder will protect, defend, and hold free and harmless Hamilton County, its officers, employees, agents and Board of County Commissioners against all claims that any of the designs supplied hereunder infringes a U.S. patent or copyright. The Bidder will pay all resulting costs, damages, and attorney's fees to defend Hamilton County against such claims. Hamilton County will promptly notify the Bidder in writing of all claims, and the Bidder will have control of the defense and all related settlement negotiations.

If such claim has occurred, or is likely to occur, Hamilton County agrees to permit the Bidder, at Bidder's option and expense, either to procure for Hamilton County the right to continue using the designs or programming or to replace or modify the same so that they become non-infringing but still meet the requirements of the ITB.

3.4 Confidentiality and Security:

Any Bidder or contractor engaging in any service for Hamilton County requiring them to come into contact with confidential Hamilton County information will be required to hold confidential such data made available to them.

3.5 Hamilton County Employees:

Selected Bidder warrants that, for the duration of the contract and all amendments or renewals with Hamilton County for this project, Bidder will not solicit Hamilton County employees to work for Bidder.

3.6 Insurance Requirements:

GENERAL CONDITIONS

Bidder's Insurance Provisions

During the Agreement and for such additional time as may be required, Bidder shall provide, pay for, and maintain in full force and effect the insurance outlined herein for coverage at not less than the prescribed minimum limits covering Bidder's activities, those activities of any and all subcontractors or those activities anyone directly or indirectly employed by Bidder or subcontractor or by anyone for whose acts any of them may be liable.

Certificates of Insurance

Before starting work, Bidder shall give the County a certificate of insurance completed by Bidder's duly authorized insurance representative certifying that at least the minimum coverage required herein is in effect; specifying the form that the liability coverage's are written on; and, confirming liability coverage's shall not be cancelled, non-renewed, or materially changed by endorsement or through issuance of other policy(ies) of issuance without thirty (30) days advance written notice to:

**Hamilton County Risk Manager
Room 707
138 East Court Street
Cincinnati, OH 45202
Facsimile: 513-946-4330**

Each policy required by this clause, except worker's compensation and professional liability, shall endorse "the Board of County Commissioners of Hamilton County, Ohio and its officials, employees, agents, and volunteers" as an additional insured. The additional insured endorsement shall be on an ACORD or ISO form.

The Bidder shall furnish the Hamilton County Risk Manager and the Purchasing Department with a Certificate of Insurance describing the insurance specified under the agreement. The certificate shall be provided on an ACORD 25 form or equivalent. The Bidder shall furnish the Hamilton County Risk Manager and the Purchasing Department with a copy of the Worker's Compensation Insurance Certificate if it is not described in the ACORD 25 insurance certificate.

Failure of the County to demand such certificate or other evidence of full compliance with these insurance requirements or failure of County to identify a deficiency from evidence provided shall not be construed as a waiver of Bidder's obligation to maintain such insurance.

The acceptance of delivery by County of any certificate of insurance evidencing that the required coverage and limits does not constitute approval or agreement by the County that the insurance requirements have been met or that the insurance policies shown in the certificates of insurance are in compliance with the requirements.

The County shall have the right, but not the obligation, of prohibiting the Bidder or its subcontractor(s) from conducting business with the County until such certificates or other evidence that insurance has been placed in complete compliance with these requirements is received and approved by the County.

If Bidder fails to maintain the insurance as set forth herein, the County shall have the right, but not the obligation, to purchase said insurance at Bidder's expense. Alternatively, the Bidder's failure to maintain the required insurance may result in termination of this Agreement at County's option.

If any of the coverages are required to remain in force after final payment, an additional certificate evidencing continuation of such coverage shall be submitted with Bidder's final invoice.

All certificates of insurance shall reference the project/contract number for which the insurance is being provided.

Insurer Qualifications

To the extent feasible, all insurance shall be provided through companies admitted to do business in the State of Ohio. Insurance policies provided by companies not admitted to do business in the State of Ohio shall be reviewed by the Hamilton County Risk Manager. Each company shall minimally have an A.M. Best rating of A: VII. In addition, certified copies of all insurance policies or amendatory endorsements required shall be provided to the County within ten (10) days of Bidder's written request for those copies.

Insurance Primary

All coverage required of Bidder shall be primary over any insurance or self funded program carried by the County. Any insurance or self insurance maintained by the County shall be excess of the Bidder's insurance and shall not contribute to it.

No Reduction or Limit of Obligation

By requiring insurance, the County does not represent that coverage and limits shall necessarily be adequate to protect Bidder. Insurance effected or procured by Bidder shall not reduce or limit Bidder's contractual obligation to indemnify and defend County for claims or suits which result from or are connected with the performance of this Agreement.

Additional Insured

To the extent commercially available at no additional cost, the policy or policies providing insurance as required, with the exception of professional liability (if applicable) and workers' compensation, shall defend and include the Board of County Commissioners, Hamilton County, Ohio and its officials, officers, employees, agents, and volunteers as additional insureds on a primary basis for work performed under or incidental to this Agreement. The form of the Additional Insured endorsement shall be the most recent edition of Insurance Services Office CG 20 10 (Form B) or its equivalent. If any of the Additional Insureds have other insurance applicable to the loss, it shall be on an excess or contingent basis. The amount of Bidder's insurance shall not be reduced by the existence of such other insurance.

Severability of Interests

Bidder shall require all insurance policies in any way related to the goods or services provided under this Agreement and secured and maintained by Bidder to include a severability provision or an endorsement waiving "cross claim exclusion between insureds" verbiage contained therein. Bidder shall require of subcontractors, by appropriate written agreements, similar waivers are included in subcontractor's insurance policies.

Duration of Coverage

All required coverage shall be maintained without interruption during the entire term of this Agreement. The products and completed operations coverage under the Commercial General Liability policy shall maintain coverage for the entire term of this Agreement, plus an additional two (2) years, following final acceptance of the product(s) or the service(s) by the County.

Continuous Operation

Bidder's general liability insurance policy must be endorsed to reflect the fact that County and any tenants shall continue to operate business activities of Bidder and that no property used in connection with County and tenants' activities shall be considered by Bidder's insurance company as being in the care, custody, or control of Bidder.

Retroactive Date and Extended Reporting Period

If any insurance required herein is to be issued or renewed on a claims-made form as opposed to the occurrence form, the retroactive date for coverage shall be no later than the commencement date of the project. Further the policy shall state that in the event of cancellation or non-renewal, claim discovery period or "tail coverage" shall be 1 year beyond the cancellation date.

Subcontractor's Insurance

Bidder shall cause each subcontractor employed by Bidder to purchase and maintain insurance of the types specified below. When requested by the County, the Bidder shall furnish copies of certificates of insurance evidencing coverage for each subcontractor.

Joint Ventures

If Bidder is a joint venture involving two (2) or more entities, then each independent entity shall satisfy the limits and coverage specified here or the joint venture shall be named insured under each policy specified.

Waiver of Subrogation

Bidder shall require all insurance policies in any way related to the work and secured and maintained by Bidder to include clauses stating each underwriter shall waive all rights of recovery, under subrogation or otherwise, against the County. Bidder shall require of subcontractors, by appropriate written agreements, similar waivers each in favor of all parties enumerated in this section.

Cooperation

Bidder and County agree to fully cooperate, participate, and comply with all reasonable requirements and recommendations of the insurers and insurance

brokers issuing or arranging for issuance of the policies required here, in all areas of safety, insurance program administration, claim reporting and investigating, and audit procedures.

Adjustment of Losses

Any County's first party loss insured under the policies required herein shall be adjusted by Bidder and County, as their interest may appear, and made payable to County as trustee for the insured's as their interest may appear, subject to the requirements of any applicable mortgagee clause. The County, as trustee, shall have the power to adjust and settle any loss with the insurers unless one of the parties in interest objects in writing within five (5) days after the loss to County's exercise of this power. If such objection is made, an arbitrator mutually acceptable to the parties in interest and the County shall be chosen promptly.

The County, as trustee, shall in such case make settlement with the insurers in accordance with the directions of such arbitrator. If distribution of the insurance proceeds by arbitration is required, the arbitrators shall direct such distribution.

Replenishments of Limits

At Bidder's expense, all limits must be maintained at all times due to claims on this project or any other project. Failure to do so may result in cancellation of this Agreement at the County's sole discretion. If Bidder fails to renew, replace or replenish the coverage required, County may do on Bidder's behalf and deduct the cost from Bidder's payments.

Insurance Limits and Coverage

To the extent applicable, the amounts and types of insurance shall conform to the minimum terms, conditions, and coverage of Insurance Service Office (ISO) policies, forms, and endorsements.

If Bidder has any self-insured retentions or deductible under any of the following minimum required coverage, Bidder must identify on the certificate of insurance the nature and amount of such self-insured retentions or deductible and provide satisfactory evidence of financial responsibility for such obligations. All self-insured retentions or deductible shall be Bidder's sole responsibility.

Commercial General Liability

Bidder shall maintain commercial general liability insurance covering all operations by or on behalf of Bidder on an occurrence basis against claims for personal injury (including bodily injury and death) and property damage (including loss of use). Such insurance shall have these minimum limits and coverage:

Minimum Limits:

- \$1,000,000 each occurrence
- \$2,000,000 general aggregate
- \$2,000,000 products and completed operations aggregate

- \$100,000 fire liability

Coverage:

- Equivalent to most recent ISO commercial general liability form ISO CG 00 01
- Products and completed operations coverage maintained for at least two (2) years
- Blanket contractual liability
- Broad form property damage
- Severability of interest
- Personal injury
- Waiver of subrogation
- Joint venture as named insured (as applicable)
- Additional insured endorsement
- If this is a construction project contract, then the general aggregate limit shall apply to each project.

Automobile Liability

Bidder shall maintain business auto liability covering liability insurance arising out of any auto (including owned, hired, and non owned autos) assigned to or used in performance of the work contemplated under this Contract. The policy shall be at least as broad as the current version of the ISO CA 00 01 form.

Minimum Limits:

- \$1,000,000 combined single limit each accident

Coverage:

- Additional insured endorsement
- Specific waiver of subrogation
- Contractual liability

Worker's Compensation

Bidder shall maintain workers' compensation and employer's liability insurance.

Minimum Limits:

- Worker's compensation-statutory limit meeting the requirements under the laws of Ohio
- Employer's liability

\$1,000,000 bodily injury for each accident

\$1,000,000 bodily injury by disease for each employee

\$1,000,000 bodily injury disease aggregate

Umbrella/Excess Liability

Bidder shall maintain umbrella/excess liability insurance on an occurrence basis in excess of the underlying insurance described in Commercial General Liability insurance, and Business Automobile Liability insurance, which is at least as broad as each and every one of the underlying policies.

The amounts of insurance required in section 3.6 Insurance, General Liability, Business Auto Liability and Umbrella/Excess Liability may be satisfied by Bidder purchasing coverage for the limits specified or by any combination of underlying and umbrella limits, so long as the total amount of insurance is not less than the limits specified in General Liability, Business Auto Liability and Umbrella/Excess Liability when added together.

- Minimum Limits:

\$3,000,000 combined single limit and aggregate limit.

- Coverage:

- Additional insured endorsement
- Pay on behalf of wording
- Concurrency of effective dates with primary
- Blanket contractual liability
- Punitive damages coverage (where not prohibited by law)
- Aggregates: apply where applicable in primary
- Care, custody, and control-follow form primary
- Drop down feature
- Specific waiver of subrogation

Lessor's Insurance

Lessor shall be responsible for insuring in an amount equal to not less than 100% of replacement value, and Lessor shall at all times during the term of this Lease carry a policy of insurance which insures the building including the Demised Premises, against loss or damage by fire or other casualty (namely, the perils against which insurance is afforded by a standard fire insurance policy and extended coverage endorsement); provided, however, that Lessor shall not be responsible for, and shall not be obligated to insure against, any loss of or damage to any trade fixtures or other personal property located anywhere in or on the building or the Demised Premises, nor shall Lessor be responsible for, or obligated to insure against, any loss of or damage to any improvements installed in the Demised Premises by, for or at the instance of Lessee.

4.0 REQUIREMENTS AND SPECIFICATIONS

The intent of this ITB is to secure pricing for a **three (3) year period with two (2) one year optional renewals**. Bidders must submit proposals for the specified term.

If for some reason you believe you can offer the County a better price by submitting pricing for a term other than what was specified you must fax or e-mail a question to the issuing agent asking that we modify the term of the bid in a manner that is compliant with Section 1.2 of this bid document.

This does not mean that your request will be granted to amend the bid document. Hamilton County will carefully consider all requests and will have the right to reject any request it considers to not be in its best interest.

Bidders wishing to submit proposals are encouraged to utilize the question and answer period available during the bid process to make certain that the County receives the best possible pricing.

Bidders who submit bids with pricing in a manner other than what was established for the bid will be disqualified.

Example: If Hamilton County asks for pricing for one (1) year with four (4) options to renew and you propose a five year contract your bid will be disqualified.

Specifications

The Board of Commissioners of Hamilton County desires to lease approximately 12,000 square feet of records storage/warehouse space for use by the Hamilton County Department of Job and Family Services (HCJFS). The HCJFS main office is located at 222 East Central Parkway.

The space must be in the Queensgate area of Cincinnati near the County's existing leased warehouse space at 1455 Dalton Street. The space must be available for County occupancy not later than **December 1, 2009**. The space must be secure from access by other tenants either by demising walls or other means such as fencing. The building must have a freight elevator (if more than one floor) that the County will have access to. The building must have a loading dock that the County will have access to.

Proposals must provide for a term of three (3) years with two (2) one year optional renewals. Proposals must provide that lessee will have the right to terminate the lease upon 90 days notice to the lessor in the event of a change in the funding of the HCJFS, which change would preclude the need for the space. Proposals must provide for gross rent, i.e., rent should include all operating expenses (e.g., utilities, taxes, insurance, maintenance, etc.) with no pass-through of expenses to the County unless utilities are separately metered in which case the County will be responsible for only those metered utilities. The space need not be climate

controlled.

If the lessor proposes space that requires new construction, tenant finishes or any renovation, remodeling, or other improvements to suit the County's purpose and the cost to effect such construction, finishes, renovation, remodeling or improvement exceeds the threshold level set by the Administrator of the Ohio Bureau of Employment Services, lessor must agree to certify that it will comply with the provisions of the Ohio Revised Code (ORC 4115.03 to 4115.16) requiring the payment of prevailing wages.

Lessor shall, at its own cost and expense, comply with the Americans with Disabilities Act (ADA), and all other Federal, State and Local Codes, Ordinances and Regulations in the common spaces of the building, if any. Lessor shall hold Lessee harmless and indemnify Lessee from any and all liability if said common spaces are not in compliance with the ADA and all other Federal, State and Local Codes, Ordinances and Regulations and as may be amended from time to time. Lessor shall provide initial ADA compliance in the demised premises; thereafter the County will be responsible for ADA compliance in the demised premises.

The Board of County Commissioners may require a performance bond in an amount not to exceed the total amount of the contract as a condition to entering into a lease.

The decision to award a lease contract will consider the County's actual need at the time of bid opening, proximity of the space to 1455 Dalton Street, tenant finish allowance (if applicable), availability of immediate occupancy, and other amenities offered. The County reserves the right to reject any or all proposals.

5.0 BID FORMAT AND EVALUATION PROCESS

To expedite and simplify the process for evaluating bids, and to assure each bid receives the same orderly review, it is required that all paper bids be submitted in the format as described in this section. Bids must contain all the elements of information specified without exception. When submitting an electronic bid, scan and upload the required forms.

If submitting a paper bid, bid sections must be numbered corresponding to the following format:

Section 1	Cover Sheet/Bid Bond
Section 2	Cost Sheet/Line Items
Section 3	Executive Summary
Section 4	Required Forms
Section 5	Bidder References
Section 6	Personnel Qualifications
Section 7	Distinguishing Characteristics

5.1 Section 1 – Cover Sheet/Bid Bond:

State the bid number, name and date. See page 2 of this document.

5.2 Section 2 – Cost Sheet/Line Items:

For electronic bids- do not submit a cost sheet. Fill out the line items electronically through Bid Sync.

If submitting a paper bid, the cost sheet must be filled out in its entirety. Proposals submitted with escalations and/or footnotes indicating changes or negotiations in price may be disqualified.

5.3 Section 3 – Executive Summary:

Provide the following information relative to the company (Available electronically):

- **Location of Company** – Provide the address for the company's headquarters or name of the Bidder's local office nearest to the City of Cincinnati, Ohio (if applicable). Include a contact name, address, and phone number.
- **Bidder's Primary Business** – State the company's primary line of business, the date established, the number of years of relevant experience, and the number of employees.
- **Company History** – Provide a brief history of Bidder's organization. State briefly the programmatic and administrative experience qualifying the Bidder to perform

the proposed services. Include the Bidder's mission statement, philosophy of service, and any special qualifications.

5.4 Section 4 – Required Forms:

All questionnaires and all bid forms must be filled out in their entirety and included in this section.

The required forms are listed below and are electronically accessible:

- Registration Form
- Proposal or Bid Form
- Personal Property Tax Form
- Warranty Unresolved finding (formerly state of Ohio Dept)
- Ohio Department of Public Safety
- Surety Bond Form (if applicable)
- Questionnaire (if applicable)
- Cost Sheet (**Attachment A**)
- Small Business Plan (if applicable) www.sba.gov/size

5.5 Section 5 – Bidder References:

The Bidder must list at least three (3) references* for whom products/services were sold/provided similar in nature and functionality to those requested by Hamilton County. Bidders must list all Hamilton County Departments for whom products/services were received within the last 5 years.

Each reference must be accompanied by (Available electronically):

- Company Name
- Address
- Phone Number, E-mail and Fax Number
- Contact Person
- Nature of Relationship and Service Performed
- Time Period of Contract

****If references cannot be provided, explain why***

5.6 Section 6 – Personnel Qualifications:

For key personnel who will be working on the project, please submit resumes with the following (Available electronically):

- Proposed Role
- Job Description
- Industry Certification(s) and Educational Background
- Work History
- Personal Reference (company name, contact name and phone number, scope and duration of project)

5.7 Section 7 – Distinguishing Characteristics (Available electronically):

Bidders are encouraged to identify their services' distinguishing characteristics, which should be reviewed. These characteristics may be beyond the scope of this project if the Bidder deems they would provide value to the long-term goals of Hamilton County.

**ITB# 100-09
ATTACHMENT A-COST SHEET**

Address of Leased Storage Space	Three (3) Year Term starting December 1, 2009	Optional Renewal Year 1	Optional Renewal Year 2
	\$	\$	\$
	\$	\$	\$
	\$	\$	\$

Company Name: _____

Representative's Name: _____

Address of Company: _____

City: _____ **State:** _____ **Zip:** _____

Phone: _____ **Fax:** _____

E-mail: _____

Signature: _____ **Date:** _____



Hamilton County Purchasing Department

138 East Court Street • Room 507 • Cincinnati, OH 45202 • Phone (513) 946-4314 • Fax (513) 946-4335

Bid Information: www.hamilton-co.org/purchasing/

Surplus Auction: www.hamiltoncountyohioauction.com/ps

Addendum # 1

October 28, 2009

ITB # 100-09- Warehouse Space

To All Registered Vendors:

Question: If we were to respond on paper rather than electronically, do we simply fill blanks on what looks to be screen shots of the electronic form?

Answer: Yes, all of the forms are in the bid packet.

Question: In addition, where are the records currently being stored at today?

Answer: Records could come from any JFS facility including 222 E. Central Parkway, 237 Taft, and 630 Main.

Sincerely,

Amy B. Hoh

Amy B. Hoh, CPPO
Purchasing Director



Unlocking Tomorrow's
Possibilities Today!

Question and Answers for Bid #ITB 100-09/JW - Warehouse Space

OVERALL BID QUESTIONS

There are no questions associated with this bid. If you would like to submit a question, please click on the "Create New Question" button below.

Question Deadline: Nov 4, 2009 12:00:00 PM EST