

Lawrence County Board of Commissioners



Lawrence County Courthouse Dome & Storefront Improvements Project

**Proposal Opening Date/Time:
December 11th, 2025 - 10:00AM
At the Lawrence County Commissioners' office located at
111 S. Fourth St., Ironton, OH 45638**

**Contact for Proposal Questions:
Dylan Bentley
111 South Fourth Street, Ironton, OH 45638
Phone- 740-533-4300 ext 4316
Email dbentley@lawrencegov.org**

Advertisement for Proposals
Lawrence County Courthouse - 111 South Fourth Street, Ironton, OH 45638

Sealed proposals will be received by the Lawrence County Board of Commissioners at the Lawrence County Commissioner's Office, 111 South Fourth Street, Ironton, OH 45638, until December 11th, 2025 - 10:00AM EST.

LAWRENCE COUNTY COURTHOUSE DOME & STOREFRONT IMPROVEMENTS PROJECT

Proposals must be in accordance with the specifications outlined in this Request for Proposals (RFP No. 2025-Dome).

A **mandatory pre-proposal meeting** will be held on **November 13th, 2025 at 1:00PM** at the Lawrence County Courthouse, 111 South Fourth Street, Ironton, OH 45638 in the Commissioners' Meeting Room (3rd Floor).

Each proposer shall furnish all information required in the RFP, including qualifications, financial statements, bonding capacity, and project experience, demonstrating capability to perform under a Guaranteed Energy Savings Contract (GESCC) pursuant to Ohio Revised Code §307.041.

All proposals remain valid for a period of 30 days. The Lawrence County Commission reserves the right to accept or reject any or all proposals; to waive any informalities; and to enter a contract with the proposer who, in their judgment, offers the best value and qualifications in accordance with Ohio law.

Advertised:

11/1/2025 – 11/15/2025

Ironton Tribune

PROPOSAL SECURITY

Each proposal shall be accompanied by evidence of the proposer's ability to furnish the Performance and Payment Bonds required by Ohio Revised Code §153.54 and 153.571 at the time of contract execution. Acceptable evidence may include a letter from a surety company, licensed in the State of Ohio, confirming bonding capacity **more than** the anticipated project cost.

In lieu of a Proposal guaranty based on a percentage of construction cost, proposers are required to submit a binding commitment to provide Performance and Payment Bonds equal to 100% of the total contract amount upon award. Failure to provide such evidence with the proposal will render the submission non-responsive.

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INSTRUCTIONS TO BIDDERS

1. Proposal Submission

Proposals shall be received by the Lawrence County Commission at the location, date, and time specified in this RFP. Proposals must be sealed, clearly marked, and submitted in accordance with the requirements of this solicitation. Late proposals will not be considered.

2. Pre-Proposal Walkthrough

A **mandatory** pre-proposal walkthrough will be held on the date and time specified in this RFP. Proposers must sign in no later than one hour after the scheduled start time to remain eligible. Virtual participation will not be permitted. Failure to attend will result in disqualification. The County has the right to make exception to this disqualification.

3. Form and Execution of Proposals

Proposals must be typed or completed in ink. Any corrections must be initialed by the authorized signatory. Proposals must be signed by an officer of the company authorized to bind the proposer to the terms of the submission.

4. Proposal Security

Each proposal shall be accompanied by evidence of the proposer's ability to furnish the Performance and Payment Bonds required by Ohio Revised Code §§153.54 and 153.571 at the time of contract execution. Acceptable evidence may include a letter from a surety company, licensed in the State of Ohio, confirming bonding capacity in excess of the anticipated project value.

5. Withdrawal of Proposals

A proposer may withdraw its proposal at any time prior to the scheduled opening upon written request to the County. After the opening of proposals, no proposer may withdraw its submission for a period of thirty (30) days.

6. Experience and Qualifications

Proposers shall provide information demonstrating their capability and experience to perform projects of similar size and complexity. This shall include project references, financial standing, and disclosure of any pending lawsuits or outstanding liens.

7. Right of Rejection

The County reserves the right to accept or reject any or all proposals, to waive informalities, and to enter a contract with the proposer who, in their judgment, offers the best value and qualifications in accordance with Ohio Revised Code §307.041.

1.0 GENERAL INFORMATION

Purpose

Lawrence County (“the County”) is soliciting sealed proposals from qualified Energy Services Companies (“ESCOs”) to provide comprehensive energy and facility improvement services under a Guaranteed Energy Savings Contract (“GESCC”). The purpose of this procurement is to identify an ESCO partner capable of delivering long-term facility improvements that are self-funded through guaranteed energy and operational savings. This solicitation is issued in accordance with the authority granted by Ohio Revised Code §307.041.

Procurement Authority

This Request for Proposals (“RFP”) is issued pursuant to Ohio Revised Code §307.041, which authorizes boards of county commissioners to enter contracts for energy conservation measures on a performance-guaranteed basis.

Schedule of Events

The anticipated schedule for this procurement is as follows. The County reserves the right to adjust dates as necessary by written addendum.

- RFP Issued: 10/28/2025
- Mandatory Walkthrough: Thursday, November 13, 2025 at 1:00 PM, Lawrence County Courthouse, Commissioners Meeting Room – 3rd Floor
- Deadline for Questions: open until bid opening
- Proposal Submission Deadline: 12/11/2025

Definitions

For the purposes of this RFP, the following terms shall apply:

- **“County”** means Lawrence County, Ohio.
- **“ESCO”** means a qualified Energy Services Company responding to this solicitation.
- **“Proposal”** means the complete written response submitted by a Proposer to this RFP.
- **“Proposer”** means any firm submitting a Proposal in response to this RFP.
- **“Contract”** means the final agreement executed between the County and the selected ESCO pursuant to this RFP.

2.0 PROJECT GOALS

The County's objective in issuing this RFP is to select a qualified ESCO to deliver facility improvements that address critical infrastructure needs while complying with Ohio Revised Code §307.041. Specific goals of this project include:

- Addressing capital infrastructure needs at the Courthouse and related facilities, including dome replacement, roof replacement, and storefront system improvements.
- Ensuring that the project is cash-flow neutral or positive from inception, consistent with statutory requirements.
- Guaranteeing energy and operational savings sufficiently to support the County's annual payment obligations.
- Delivering the project on a firm fixed-price basis with no change orders except for County-directed scope changes.
- Providing a single point of accountability for design, construction, financing support, and measurement & verification

3.0 MINIMUM QUALIFICATIONS

To be considered for award, a Proposer must meet the following minimum qualifications at the time of submission:

- NAESCO Accreditation – Proposer must be accredited by the National Association of Energy Service Companies (NAESCO).
- Bonding Capacity – Demonstrated bonding capacity of at least \$300 million, evidenced by a letter from a surety licensed to do business in Ohio.
- Meet minimum insurance requirements.
- Relevant Ohio Project Experience – Successful completion of at least three (3) public-sector performance contracting projects within the past five (5) years, including at least one involving a county courthouse, government complex, or historic facility. Experience must be as the prime ESCO.
- Audited Financial Statements – Submission of audited financial statements for the past three consecutive fiscal years, demonstrating sufficient financial capacity to perform and guarantee the project.
- Single-Entity Accountability – Commitment to serve as the single contracting entity, assuming full responsibility for subcontractor performance, schedule, safety, and quality assurance.

4.0 PROPOSAL REQUIREMENTS

We will require three separate bids for this project:

1. The following proposals as listed below under standard business hours (Monday – Friday, 8:00a to 4:00p
2. The following proposals as listed below with services only rendered from 4:00p – 7:00a (Coverage: Monday – Friday, 2nd Shift: 4:00 PM – 12:00 AM; 3rd Shift: 12:00 AM – 8:00 AM)
3. The following proposals as listed below with a split schedule to include weekends: Coverage may include rotating shifts or fixed schedules

Proposals must be clear, complete, and responsive to this RFP. At a minimum, each Proposal shall include the following and supporting documentation:

1. Firm Background and Qualifications – General information on the firm, including history, organizational structure, and years in operation as a qualified ESCO.
2. Relevant Ohio Project Experience – Descriptions of at least three (3) completed public-sector projects within the last five (5) years, with emphasis on courthouse, government complex, or historic facility experience. Include client references with contact information.
3. Project Team – Names, roles, resumes, and Ohio licenses/registrations of key personnel who will be assigned to this project. Include an organizational chart identifying reporting relationships.
4. Technical Approach – Narrative describing the Proposer’s approach to project development, design, construction, risk management, safety, and measurement & verification (M&V). Include a sample M&V report.
5. Project Implementation Schedule – A preliminary schedule outlining design, permitting, construction, commissioning, and closeout phases for this project.
6. Pricing Proposal – A clear statement committing to firm fixed pricing with no change orders, except for County-directed scope changes.
7. Financial Information – Audited financial statements for the past three fiscal years and a letter from a surety demonstrating bonding capacity of at least \$300 million.
8. Workforce and Subcontracting Plan – Description of staffing and subcontractor resources that will be utilized to complete the project.

5.0 PRICING & CHANGE ORDER POLICY

The County requires that all Proposals be submitted on a firm fixed-price basis, inclusive of all costs necessary to complete the project (design, engineering, construction, subcontracting, commissioning, and project management).

- No change orders will be permitted except when the County directs a material change in project scope after award.
- All proposals must include comprehensive pricing for the full scope of work, covering every measure identified in this RFP. Proposals that omit pricing for any required scope item will be deemed non-responsive and disqualified from consideration
- Proposals that include contingencies, allowances, escalation clauses, or other open-ended pricing mechanisms will be deemed non-responsive and rejected from consideration.

6.0 MANDATORY WALKTHROUGH

A mandatory pre-proposal walkthrough will be held on Thursday, November 13th, 2025 at 1:00 PM at the Lawrence County Courthouse, Commissioners Meeting Room.

- Proposers must sign in no later than 3:15 PM to remain eligible.
- Late arrivals, failure to sign in, or remote/virtual participation will not be permitted.
- Each Proposer may have a maximum of two (2) representatives in attendance.
- Attendance at the walkthrough shall be a prerequisite for submission of a Proposal.
- Failure to attend the walkthrough in its entirety will result in disqualification from further consideration.

7.0 EVALUATION & SCORING CRITERIA

A. BACKGROUND & QUALIFICATIONS (20 points total)

1. Proposal Completeness and Responsiveness – 5 pts

Proposal conforms to all format and submission requirements of the solicitation, is professionally organized, and contains all required information, including statutory certifications.

2. ESCO Experience – 15 pts

NAESCO Accreditation & years in continuous operation as a qualified ESCO. Provide a minimum of at least 3 references of Energy Savings Programs your organization has completed. All References will be contacted. Provide the owner's name, address, telephone number and contact person for each reference. Only references for projects which are completed through the installation of all equipment and systems are acceptable. Previous positive projects performed with Lawrence County will be viewed favorably.

B. PROJECT PLAN (30 points total)

1. Implementation Schedule – 15 pts.

Proposal includes a detailed schedule identifying design, permitting, construction, and commissioning milestones.

2. Guarantee Shortfall Remediation –10 pts.

Firm provides a documented process for addressing and correcting guarantee shortfalls. Provide examples of previously issued compensation for savings guarantee shortfalls

3. Staffing Plan – 5 pts.

Proposal identifies dedicated personnel with relevant qualifications, including Ohio-based staff.

C. FINANCIAL & BUSINESS (25 points total)

1. Financial Stability – 5 pts.

Firm demonstrates financial capacity with provided bonding capabilities to guarantee performance, supported by audited financials and certificate of insurance meeting Lawrence County requirements. Proposal includes innovative financial options (lease-purchase, deferred payments) to fund the project through Ohio Revised Code §307.041

2. Price – 10 pts. Disclose Pricing to Complete Scope of Services.

All proposals must include comprehensive pricing for the full scope of work, covering every measure identified in this RFP. Proposals that omit pricing for any required scope item will be deemed non-responsive and disqualified from consideration. Lowest responsible price receives maximum points.

3. Detailed Scope of work- 10 pts

D. ONGOING SUPPORT & PRESENCE (25 points total)

1. Local and Regional Presence – 15 pts.

Firm demonstrates Ohio based staff within a three-hour drive of Lawrence County.

2. Post-Completion Support – 10 pts.

Firm provides plan for ongoing support, warranty management, measurement verification, and service.

TOTAL: 100 points

8.0 TERMS AND CONDITIONS

Performance and Payment Bonds

The selected ESCO shall furnish Performance and Payment Bonds in accordance with Ohio Revised Code §§153.54 and 153.571. Bonding requirements may be satisfied by a combined Bid/Performance/Payment Bond (“rollover bond”). Bonds shall be executed by a surety authorized to conduct business in the State of Ohio.

Insurance Requirements

The ESCO shall maintain insurance coverage consistent with industry standards for performance contracting, including but not limited to:

- Commercial General Liability
- Automobile Liability
- Workers’ Compensation

The County shall be named as an additional insured on liability policies. Evidence of such coverage should be provided to the County prior to contract execution.

Indemnification

The ESCO shall indemnify and hold harmless the County, its officers, and employees from and against claims, damages, losses, and expenses, including attorney’s fees, but only to the extent caused by the negligence or willful misconduct of the ESCO, its subcontractors, or anyone directly or indirectly employed by them.

Correction Period and Warranties

The ESCO shall correct defects in materials or workmanship for a period of one (1) year from substantial completion. Manufacturer warranties shall apply where longer coverage is provided.

Change Orders

No change orders shall be permitted except where the County directs a material change in project scope after award. In such cases, adjustments to price and schedule shall be mutually agreed to in writing by the County and the ESCO.

Termination For Cause:

The County may terminate the contract if the ESCO materially fails to perform in accordance with the contract requirements, following written notice and a reasonable opportunity to cure.

For Convenience: The County may terminate for convenience upon written notice. In such case, the ESCO shall be compensated for work performed to date, costs incurred, and reasonable demobilization expenses.

Dispute Resolution

The County and ESCO shall attempt to resolve disputes through direct negotiation in good faith. If unresolved, disputes shall be submitted to non-binding mediation prior to either party pursuing remedies in a court of competent jurisdiction.

Governing Law

This RFP and any resulting contract shall be governed by the laws of the State of Ohio.

9.0 PREVAILING WAGE & OTHER DOCUMENT REQUIREMENTS

1. Prevailing Wage Compliance

This project is subject to the prevailing wage requirements of Ohio Revised Code Chapter 4115. The selected ESCO shall comply with all applicable provisions, including certified payroll reporting, prevailing wage determination cover letter, employee wage notification, posting requirements, payroll dates, prevailing wage timeline, and the use of prevailing wage rates for all covered classifications of labor.

2. Wage Determination

The applicable prevailing wage rates, as issued by the Ohio Department of Commerce for Lawrence County, shall apply. Updated wage determinations, as issued during the project, shall become part of the contract and shall be binding on the ESCO and its subcontractors.

3. Certified Payrolls

The ESCO and all subcontractors shall submit certified payroll reports to the County's Prevailing Wage Coordinator on a weekly basis. Reports must be complete and in compliance with Ohio Department of Commerce standards.

4. Fringe Benefits

Where fringe benefits are listed in the prevailing wage determinations, the ESCO shall provide such benefits in accordance with Ohio Revised Code requirements.

5. Affidavits of Compliance

Upon completion of the project, the ESCO shall provide an Affidavit of Compliance with Ohio Prevailing Wage Law. Final payment will not be released until the affidavit has been submitted and verified by the County.

6. Responsibility for Subcontractors

The ESCO shall be responsible for ensuring that all subcontractors comply with prevailing wage requirements. Any violations by subcontractors shall be deemed a violation by the ESCO.

7. Non-Collusion Affidavit

8. Equal Employment Opportunity (EEO) Certification

9. Proof of Insurance

The selected ESCO and all subcontractors shall be responsible for compliance with the applicable prevailing wage determinations, including any updates issued during the life of the project.

SUPPLEMENTARY CONDITIONS

These Supplementary Conditions amend or supplement the Standard General Conditions of the Construction Contract (2002 ed.) and other provisions of the Contract Documents as indicated below. All provisions which are not so amended or supplemented remain in full force and effect.

SC-I

The terms used in these Supplementary Conditions which are defined in the Standard General Conditions of the Construction Contract have the meaning assigned to them in the General Conditions.

SC-5.03(A)(1)

The Contractor shall furnish a Certificate of Insurance, satisfactory to the Owner, from each insurance company showing that all required insurance is in force. Certificates shall state policy numbers, dates of expiration, and limits of liability. If the Contractor fails to procure and maintain such insurance, the Owner may procure and maintain the insurance in the Contractor's name. The Contractor shall reimburse the Owner for all related costs and shall furnish all necessary information to make the insurance effective and maintain coverage.

SC-5.04(8)(2)

The limits of liability for the insurance required by paragraph 5.04(A) of the General Conditions shall provide coverage for not less than the following amounts or greater where required by Laws and Regulations:

SC-5.04(B)(2) – Insurance Coverage Limits

The limits of liability for insurance required under Paragraph 5.04(A) of the General Conditions shall provide coverage for not less than the following amounts, or greater where required by laws and regulations:

1. Workers' Compensation and Employer's Liability (5.04 A (1) & (2))

- State: Statutory
- Federal (e.g., Longshoreman's Act): Statutory
- Employer's Liability: \$5,000,000

2. Contractor's Liability Insurance (5.04 A (3)–(5))

Includes completed operations and product liability coverage, and eliminates any exclusion for property under the contractor's care, custody, or control.

Coverage	Limit
Bodily Injury & Property Damage (CSL) – Each Occurrence	\$5,000,000
General Aggregate	\$10,000,000
Products & Completed Operations Aggregate	\$5,000,000
Personal & Advertising Injury (per person/organization)	\$5,000,000
Fire Damage (any one fire)	\$1,000,000
Umbrella/Excess Liability – Each Occurrence	\$5,000,000
Umbrella/Excess Liability – General Aggregate	\$10,000,000

Notes:

- Explosion, Collapse, and Underground (XCU) coverage must be included where applicable.
- Products and Completed Operations coverage shall be maintained for two (2) years after final payment.
- Contractor must provide annual evidence of continued coverage.
- General Aggregate shall apply per project (endorsement required).

3. Automobile Liability (5.04 A (6))

Coverage for owned, non-owned, and hired vehicles.
Contractor may provide split limits or combined single limit coverage:

Option A – Split Limits

- Bodily Injury (each person): \$5,000,000
- Bodily Injury (each accident): \$5,000,000
- Property Damage (each accident): \$5,000,000

Option B – Combined Single Limit

- Bodily Injury and Property Damage (each accident): \$5,000,000

An Additional Insured Endorsement (Form CA 20 48 or equivalent) must be provided.

SC-5.04(B)(4) - Contractual Endorsement:

Contractual liability coverage shall be provided for the Contractor's indemnification obligations under GC 6.07, GC 6.11, and GC 6.20.

Unless otherwise stated in the Specific Project Requirements, coverage limits shall be no less than those listed in SC-5.04(B)(2).

SC-5.04(C)

Unless otherwise stated in Specific Project Requirements the Contractor shall purchase and provide an "Owner's and Contractor's Protective Policy" for the same liability limits as required for the Contractor's liability insurance.

Each Occurrence: \$5,000,000

General Aggregate: \$10,000,000

SC-5.04(D)

Unless otherwise stated, the Contractor shall purchase and maintain during the Contract Time:

- "All-Risk Builder's Risk Insurance," and/or
- "Installation Floater Insurance," and/or
- "Boiler and Machinery Insurance"

Coverage shall be for the full insurable value of the project, naming the Owner, Contractor, Subcontractors, and Suppliers as their interests may appear. Original policy documents shall be filed with the Owner or the Owner's representative. This requirement does not relieve the Contractor or its Surety of any obligations under the Contract to fully complete the project.

SC-5.04(E)

Additional Insured Endorsements

The Contractor shall purchase and maintain liability insurance naming the **Owner** and any other identified parties as **Additional Insureds**, using the following endorsement forms (or their equivalents):

- CG 20 26 07 04
- CG 20 10 07 04
- CG 20 37 07 04 (for completed operations coverage)

SC-6.10(B)

Owner is exempt from Ohio State Sales and Use Taxes on materials and equipment to be incorporated in the Project. Said taxes shall not be included in the Contract Price.

Indemnification

CONTRACTOR shall indemnify, hold harmless, and pay for the defense of OWNER from and against claims, losses, or damages in regard to any act or failure to act by OWNER in connection with general supervision, inspection and/or coordination of CONTRACTOR's operations.

CONTRACTOR shall, at its own expense, appear, defend, and pay all fees of attorneys and all costs and other expenses arising therefrom or incurred in connection therewith; and, if any judgments shall be rendered against any individual or entity indemnified hereunder in any such action, CONTRACTOR shall, at its own expense, satisfy and discharge same. CONTRACTOR expressly understands and agrees that any Letter of Credit or insurance protection required by the Contract, or otherwise provided by CONTRACTOR, shall in no way limit the responsibility to indemnify, keep and, save harmless, and defend any individual or entity indemnified hereunder as herein provided.

A. For any matter for which OWNER are indemnified under Paragraph 6.20.A, CONTRACTOR shall pay for OWNER's reasonable defense, including, but not limited to, all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs or awards until OWNER are found negligent. If OWNER are found negligent, OWNER shall reimburse CONTRACTOR for the prorata extent of OWNER's negligence for the cost of OWNER's reasonable defense.

B. In Paragraphs 6.20A. through D. as may be amended by the Supplementary Conditions, ENGINEER shall also include Strand Associates, Inc.°

EXHIBIT A

DISPUTE RESOLUTION AGREEMENT- MEDIATION/ARBITRATION

OWNER and CONTRACTOR hereby agree that Article 16 of the General Conditions to the Agreement between OWNER and CONTRACTOR is amended to include the following agreement of the parties:

16.01 All claims, disputes, and other matters in question between OWNER and CONTRACTOR arising out of or relating to the Contract Documents or the breach thereof (except for claims which have been waived by the making or acceptance of final payment as provided by paragraph 14.09) will be decided by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association then obtaining, subject to the limitations of this Article 16. This agreement so to arbitrate and any other agreement or consent to arbitrate entered into in accordance herewith as provided in this Article 16 will be specifically enforceable under the prevailing law of any court having jurisdiction.

EXHIBIT B

DISPUTE RESOLUTION AGREEMENT - JUDICIAL SYSTEM

OWNER and CONTRACTOR hereby agree that Article 16 of the General Conditions to the Agreement between OWNER and CONTRACTOR is amended to include the following agreement of the parties:

16.1 All claims, disputes and other matters in question between Owner and Contractor arising out of or relating to the Contract Documents or the breach thereof (except for claims which have been waived by the making or acceptance of final payment will be decided through the Court of Common Pleas. Arbitration will be entered into only if agreed upon in writing by both parties.

SCOPE OF SERVICES

Lawrence County Courthouse Dome and Storefront Project

111 South Fourth Street, Ironton, Ohio 45638

Project Identification:

Local Route Name: - Lawrence County Courthouse Dome and Storefront

General Information:

1. General Requirements

- The ESCO shall serve as the single point of accountability for all design, construction, project management, and subcontractor performance.
- Work must comply with all applicable federal, state, and local laws, codes, and ordinances, including Ohio Revised Code §307.041 (Guaranteed Energy Savings Contracts).
- The ESCO shall provide all necessary permits, licenses, inspections, and approvals required for project execution.
- Site safety and security are the responsibility of the ESCO, including scaffolding, hoisting, dust control, pedestrian routing, and fire/life safety protection during construction.
- Temporary facilities and utilities, including heating/cooling, lighting, and protective enclosures, shall be provided as required.
- The ESCO shall coordinate all work to minimize disruption to County operations.

2. Administrative Requirements

- Meetings & Reports:
 - Pre-construction meeting with County stakeholders.
 - Weekly construction meetings and progress updates.
 - Monthly written status reports including schedule, safety, budget, and issues.
- Submittals:
 - Shop drawings, product data, and samples as requested.
 - Construction schedules in Gantt format, updated monthly.
 - Closeout documents including warranties, as-built drawings, and O&M manuals.
- Quality Control:
 - ESCO shall implement a quality assurance/quality control (QA/QC) plan for all trades.
 - All materials and equipment must be new and free of defects.

- Testing & Inspections:
 - Independent testing (e.g., welds, materials, electrical systems) shall be conducted as required.
 - County reserves the right to observe all testing and inspections.

3. Scope of Services

The scope of Work for the Lawrence County (the “County”) Dome Restoration and Store Front project at County Court House (the “Project”) will include the following:

Dome Restoration

- Deconstruct copper cupula
- Deconstruct copper dome
- Engineer and implement a fully enclosed scaffolding system around dome compliant to Federal and Local safety standards
- Refabricate and install new copper cupula to match existing historic, architectural features with 20oz copper mill finish
- Remove and replace copper railings around dome structure, maintain architectural aesthetics maintain dimensions profile and architectural detail, restore structural integrity
- Fabrication of new copper railings to match original dimensions, profile and architectural detailing
- Refabricate and install new copper dome to match existing historic, architectural features with 20 oz copper mill finish
- Remove and replace current staircase (to catwalk) and wooden ladder to the Dome cupula.
- Remove and replace both round windows in the attic/4th Floor Dome area on the Southwest facing wall (4th St. side of Dome) and Northeast facing wall. New glass and storm windows will be installed, and all restored windows will be primed, painted, and reinstalled to match the courthouse’s colors.
- Remove and replace all windows in the attic/4th floor (below Dome), including necessary repairs to wood components. New glass and storm windows will be installed, and all restored windows will be primed, painted, and reinstalled to match the courthouse’s colors.
- Ensure ingress and egress capabilities for future maintenance, cleaning, and inspections
- Repair damaged plaster on third, second, and first floor ceilings to include ornate, historical plaster trim and detailed features, including interior dome
- Engineer and implement a scaffolding system compliant to Federal and Local safety standards
- Paint third, second, and first floor ceiling and walls, including interior dome
- Lighting restoration. Conduit and wiring as needed
- Lighting restoration of interior dome

- Remove and restore the four exterior lower dome windows, including necessary repairs to wood components. New glass and storm windows will be installed, and all restored windows will be primed, painted, and reinstalled to match the courthouse's exterior.
- Perform masonry tuckpointing below the dome, including removal of deteriorated mortar and repointing with historically appropriate materials to match the existing appearance. All work will follow preservation best practices, and the area will be cleaned upon completion.
- Recommission dome lighting system and remove existing wireless control, return system to a traditional hardwired DMX system

Connecting Walkway Storefront

- Demolition, removal, and legal disposal of existing window wall system
- Fabricate and install new window wall system, spandrel glass panels colors to be selected from manufacturer's standard offerings
- New floor mounted railing system to match historical architectural features
- New wall, ceiling, and floor finish at each walkway level
- New floor mounted radiant heaters
- Ensure fire and life safety systems will be in place continuously throughout the construction phase and restored to compliant locations in the new space
- Install new LED flat panel lighting in walkway storefront
- Connecting walkway between Courthouse and Annex needs to be accessible for ADA compliance during construction

Storm Damaged Standing Seam Copper Roof Replacement

- Install engineered scaffold system providing access to roof area from building exterior
- Demolition, removal, and legal disposal of temporary weatherproofing membranes, damaged copper, and substrate to valleys on each side of damaged area
- Provide necessary hoisting and rigging and install replacement substrate and underlayment over area described above
- Install 20 ounce copper standing seam including the gable rake using stainless steel hardware and components, transverse seams are required

General Requirements

- Must have a site safety plan for scaffolding, hoisting, dust control, and interior/exterior pedestrian traffic including ingress and egress signage
- Must meet most current prevailing wage requirements
- All proposals must include comprehensive pricing for the full scope of work, covering every measure identified in this RFP. Proposals that omit pricing for any required scope item will be deemed non-responsive and disqualified from consideration
- All permitting to be carried out by contractor

4. Execution Requirements

- Work shall be phased to maintain safe public access to the courthouse.
- ESCO shall coordinate with County staff to avoid disruption of court operations.
- All work areas must be secured daily; dust, debris, and weatherproofing must be controlled.
- ESCO is responsible for site cleanup and waste disposal in accordance with regulations.
- Substantial Completion shall be achieved within the agreed schedule; Final Completion requires all punch list items resolved and County acceptance.

5. Measurement & Verification (M&V)

- ESCO shall provide annual M&V reports demonstrating achieved energy and operational savings consistent with Ohio Revised Code §307.041.
- Reports shall be in accordance with IPMVP (International Performance Measurement and Verification Protocol).
- If actual savings fall short of guaranteed savings, ESCO shall compensate the County for the difference.

6. Warranty & Closeout

- ESCO shall correct defects in materials or workmanship for a period of one (1) year after Substantial Completion.
- Manufacturer warranties (roofing, windows, equipment) shall be passed through to the County.
- Final payment will not be made until all closeout documents, warranties, and affidavits are received.

7. Attachments

- Drawings, details, and product cut sheets (to be provided by ESCO as part of submittals).
- Utility bills and baseline energy data (to be provided by the County during walkthrough)

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To Insert Attachments

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