

# REQUEST FOR PROPOSALS (RFP)

**RFP Number: DEV13RED01**

The Ohio Development Services Agency, Community Services Division, Office of Redevelopment, is requesting proposals for:

## **Third Party Site Certification-Professional Firm Selection for SiteOhio Certification Program**

RFP Issued: April 3, 2013  
Inquiry Period Begins: April 3, 2013  
Inquiry Period Ends: April 30, 2013  
Proposals Due: May 3, 2013 at 2:00 p.m.

Submit Proposals via e-mail to:

David Jende, Agency Procurement Officer  
Ohio Development Services Agency  
Budget & Finance Office  
[Procurement@development.ohio.gov](mailto:Procurement@development.ohio.gov)  
(614) 466-0419

**This RFP consists of five (5) parts and four (4) attachments, totaling thirty-five (35) consecutively numbered pages. Please verify that you have a complete copy.**

**Please submit all inquiries about this RFP through the State Procurement web site at [www.ohio.gov/procure](http://www.ohio.gov/procure). Please refer to Part Three of this RFP, "[General Instructions](#)", for instructions on submitting inquiries through the State Procurement web site. All responses to inquiries submitted by Proposers will be posted on the State Procurement website for viewing by all prospective Proposers.**



**Development  
Services Agency**

## **PART ONE: SERVICES REQUESTED INFORMATION**

### **PURPOSE**

The Ohio Development Services Agency's (the Agency) Office of Redevelopment administers the SiteOhio Certification Program (SiteOhio).

Under the certification process, an applicant submits materials including but not limited to site ownership, environmental and technical reports, and the proposed marketing plan for the site. These projects are scored reviewed by the Agency's Office of Redevelopment. The Office of Redevelopment reviews the applications for completeness, and may request additional required documentation if it was not included in the application. Once the Office of Redevelopment has completed its review, they score each application using a scoring sheet that is created by the Agency. If the score meets the required initial base score, the Agency submits the application to the third-party site selection and/or engineering firm hired by the Agency.

All applicants that meet the required base score will be eligible for certification.

Certification is the process by which a third-party site selection and/or engineering consulting firm, hired by the Agency, verifies that all required documentation has been provided and all required governmental permitting and clearances have been obtained. Certification is conducted to ensure future investors that the property meets site selection standards and includes the necessary attributes demanded by today's industries. Site certification includes a single category, industrial and manufacturing.

Upon receiving certification, the completed site is marketed through various outlets. Certified sites are kept ready for future business expansion or relocation projects. The certification remains valid for three years following the certification process.

The Agency is requesting proposals from site selection, engineering, and/or site development qualified firms (the Consultant) to assist in the Agency's due diligence review and certification process.

The contract will cover two (2) State of Ohio fiscal years, beginning July 1, 2013 and ending June 30, 2015 and will include the certification review of ten (10) to fifteen (15) sites per fiscal year.

To avoid a conflict of interest, all companies that have assisted or will assist an applicant, including but not limited, to preparation of studies or reports, documents, and/or application materials are automatically disqualified from applying for the request for proposals.

### **BACKGROUND**

SiteOhio, authorized by Ohio Revised Code (ORC) §122.9511, was created to increase the State's portfolio of available industrial and manufacturing locations served by utility and transportation infrastructure.

The purpose of the program is to certify sites that are available for immediate development by business prospects. SiteOhio fills the market gaps in Ohio's portfolio of available sites through the certification of sites as satisfying a number of pre-defined, rigorous site development standards. The certified sites can potentially meet the needs of business prospects that approach the Agency or another local economic development entity for location assistance. SiteOhio certification creates an inventory of speculative sites ready for immediate development by industrial or manufacturing end users.

To become a “certified” site means a third party site selection, engineering, and/or site development firm will deem the site as having conditions that meet the demands of current and future industrial and manufacturing development opportunities. Certification is conducted to ensure future investors that the property meets site selection standards and includes the necessary attributes demanded by today’s industries. Site certification includes a single category, industrial and manufacturing.

Upon receiving certification, the completed site is added to a statewide inventory of sites and marketed through various outlets. Certified sites are kept ready for future business expansion or relocation projects.

### **SCOPE OF WORK**

The Agency is requesting proposals from the Consultant to assist with the audit of the certification materials assembled for approved sites under SiteOhio. The Consultant will be responsible for reviewing the submitted information required in the due diligence checklist (see Appendix 3), ensuring that sites meet all relevant site development certification utility standards (see Appendix 4), and reporting and maintaining certified site development information in the due diligence site matrix.

The Consultant is expected to maintain sufficient resources to complete the certification review process as necessary and in a timely manner. The Consultant is also expected to perform a final site certification visit prior to final site certification.

The Consultant will be responsible for assuming the audit and verification roles in the site certification process under SiteOhio. At the time of the application, each applicant will make available all necessary documentation as required under the certified sites criteria. In close consultation with the Agency, the Consultant will perform the following services:

- Evaluate all submitted certification requests.
- Conduct a final site certification visit.
- Complete an internal analysis of each request.
- Recommend to the Agency whether a site has obtained certification status. In its analysis, the Consultant will seek to ensure the site meets all required standards and will utilize its engineering, site selection and development expertise to recommend the site for certification status. The Consultant will audit submitted documentation and recommend a site for certification, basing its recommendation on whether the site’s materials and appearance show the site meets the required final certification score under the program.
- Create site summaries for marketing purposes. The Consultant will be expected to participate in any SiteOhio Program related marketing efforts, including but not limited to allowing the Agency the use of the Consultant’s name in specific marketing materials, consulting with business prospects while they are in Ohio as part of their site selection activities, consulting with Ohio-based economic development professionals and similar groups, and individuals about the site certification process.

In close consultation with the Agency, the Consultant will be asked to assist in successfully implementing the SiteOhio Program and/or other certification program activities, including but not limited to the following:

- Initial development of program materials including certified site criteria and program requirements.
- Review and/or refine the program's certified site criteria to ensure all relevant documentation is obtained to recommend sites for certification.

Cross-reference the SiteOhio requirements and incentives against current site selection and development standards and make recommendations for program improvement.

## **PROPOSAL REQUIREMENTS**

The Agency is requesting interested Consultants respond to the request for proposals by addressing the following issues relevant to performing the site certification. Responses should be as specific as possible. Responses **shall not exceed 15 total pages**, exclusive of financial reports, resumes submitted of a Consultant's staff members, and W-9 Form

- Provide a brief description of how the Consultant possesses a minimum of five years' experience in each of the following:
  - Evaluation of site development and infrastructure improvement plans for the purpose of preparing sites for large-scale business and industrial development;
  - Conducting technical due diligence reviews for corporate site selectors to determine sites' technical feasibilities and attractiveness; and
  - Providing architectural, mechanical engineering, electrical engineering, structural engineering, civil engineering, and/or condition assessment services; and
  - Regional or national site searches for corporate site selectors, with demonstrated success compiling, evaluating, priority ranking, and recommending site viability options.
- Provide a brief description of clients that the Consultant has represented, where a "large-scale" prospect and project is proposed within the last three years.
- List at least three professional references of clients for whom the Consultant performed the relevant activities listed above. Include with each reference the name, telephone number, and e-mail of the client's primary project contact.
- Describe the process by which the Consultant would provide certification audit, verification, and recommendation services under this proposal. Indicate how the Consultant would develop site standard reporting methods for materials and information, the pace at which certification recommendations would be provided to the Agency, and any other information pertinent to the timeframes in responding to requests from the Agency and project contacts. Include a schedule indicating a timeline for the review and audit of a SiteOhio Certification Program application.
- Describe any site selection or project development experience in which the Consultant has worked with a site certification program, or a project in which such certification was a determining factor for the business prospect. Explain the Consultant's overall impression of the process, its benefits and the areas in which the process could have been improved.
- Provide a description of any experience in which the Consultant has worked on the development or management of a site certification program.

- Provide a statement confirming the Consultant's ability to complete any technical review functions and ability to complete a written summary of technical review results which include but are not limited to application reviews and scoring and site visits performed under the RFP with a timeframe set forth by the Agency.
- Provide a detailed budget for the project. The budget must be submitted in the format by identifying the price per hour – per site for all sites under the requested site certification services<sup>1</sup> proposal. Ancillary services should be separate from the above project list and represented by an hourly rate<sup>2</sup>. Provide a “not to exceed” cost for the requested services.
  - Costs for these sites should be in the format of price per hour – per site.
  - Non-SiteOhio site certification activities, if necessary, would be funded out of the ancillary line item.
- Provide an overview of the qualifications and relevant experience of the Consultant's staff members who will work on this technical review project, including the designated project manager. Include resumes for each of the team members assigned to the project.
- Name the location from which the Consultant would provide services (inside and/or outside Ohio).
- Proposals must provide information describing the Consultants capability to perform all requested services, including a brief company history of sales growth and annual reports.
- Demonstrate the Consultant's familiarity with the SiteOhio Program's enabling statutes.
- A Consultant or the Consultant's organization that has assisted an applicant and/or potential future applicant including but not limited to reports and/or studies, application, and/or other documents shall not apply or be considered under this RFP. The Consultant must include in its submission a statement that it did not, has not, and will not assist an applicant in preparing such materials. Further, the Consultant must provide a statement agreeing to disclose any conflicts of interest immediately as the Consultant becomes aware of them during the course of its certification review functions.
- Provide data indicating, both nationwide and in Ohio, the total number of employees, percentage of women employees, and percentage of minorities in the Consultant's organization.
- Provide data indicating that the Consultant is in compliance with Buy America and Buy Ohio (i.e., when possible, Consultant makes notable efforts to purchase Ohio and American made products before considering imports).
- Submit a completed Internal Revenue Services (IRS) Form W-9, available for download at <http://obm.ohio.gov/MiscPages/Forms/default.aspx>.

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1 The Ohio Development Services Agency requires the Consultant to factor into its pricing scheme a blended hourly rate for certifying project sites that includes employees' hourly cost and travel expenses. No individual travel expenses will be paid under this contract. No distinction between individual employee salaries should be provided.

2 The Ohio Development Services Agency requires the Consultant to factor into its pricing scheme a blended hourly rate for all ancillary services that will be provided under this contract. No travel expenses will be paid under this contract. No distinction between individual employee salaries should be provided.

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- Submit a completed Vendor Information Form, available for download at <http://obm.ohio.gov/MiscPages/Forms/default.aspx>.

**No Contract Funds May be Spent Offshore**

Executive Order 2011-12K “Governing the Expenditure of Public Funds for Offshore Services” prohibits the use of any public funds within the control of an executive agency to purchase services which will be performed outside of the United States.

To be considered by the Ohio Development Services Agency, a bid response must be accompanied by an Affirmation and Disclosure in the form attached to this RFP and a signed Standard Terms and Conditions Form (Appendix 2). Both of these forms must be signed at the end by an authorized representative of the proposer. Any bid response received that does not include a completed, signed copy of this form will be immediately disqualified.

A copy of the Executive Order and the Affirmation and Disclosure form are included in this RFP on the following pages. Additional information about the Executive Order is posted on the Department of Administrative Services State Procurements Help & Reference page at [http://procure.ohio.gov/pdf/EO201112K/EO201112K\\_Announcement.pdf](http://procure.ohio.gov/pdf/EO201112K/EO201112K_Announcement.pdf).



**JOHN R. KASICH**  
GOVERNOR  
STATE OF OHIO

## **Executive Order 2011-12K**

Governing the Expenditure  
of Public Funds for Offshore Services

**WHEREAS**, State of Ohio officials and employees must remain passionately focused on initiatives that will create and retain jobs in the United States in general and in Ohio in particular, and must do so especially during Ohio's continuing efforts to recover from the recent recession.

**WHEREAS**, allowing public funds to pay for services provided offshore has the potential to undermine economic development objectives in Ohio.

**WHEREAS**, the expenditure of public funds for services provided offshore may deprive Ohioans and other Americans of critical employment opportunities and may also undermine efforts to attract businesses to Ohio and retain them in Ohio, initiatives in which this State has invested heavily.

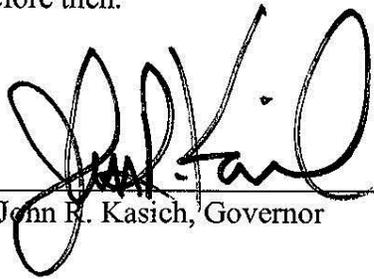
**NOW THEREFORE**, I, John R. Kasich, Governor of the State of Ohio, by virtue of the authority vested in me by the Constitution and the laws of this State, do hereby order and direct that:

1. No State Cabinet Agency, Board or Commission ("Executive Agency") shall enter into any contract which uses any public funds within its control to purchase services which will be provided outside the United States. This Executive Order applies to all purchases of services made directly by an Executive Agency and services provided by subcontractors of those providing services purchased by an Executive Agency.
2. This Executive Order will be personally provided, by the Director, Chair or other chief executive official of each Executive Agency, to the Chief Procurement Officer or other individual at that entity responsible for contracts for services.
3. The Department of Administrative Services, through Ohio's Chief Procurement Officer, shall have in place, by July 1, 2011, procedures to ensure all of the following:
  - a. All agency procurements officers (APOs), or the person with equivalent duties at each Executive Agency, have standard language in all Executive Agency contracts which:
    - i. Reflect this Order's prohibition on the purchase of offshore services.

- ii. Require service providers or prospective service providers to:
    - 1. Affirm that they understand and will abide by the requirements of this Order.
    - 2. Disclose the location(s) where all services will be performed by any contractor or subcontractor.
    - 3. Disclose the locations(s) where any state data associated with any of the services they are providing, or seek to provide, will be accessed, tested, maintained, backed-up or stored.
    - 4. Disclose any shift in the location of any services being provided by the contractor or any subcontractor.
    - 5. Disclose the principal location of business for the contractor and all subcontractors who are supplying services to the state under the proposed contracts.
  - b. All APOs confirm that all quotations, statements of work, and other such proposals for services affirm this Order's prohibition on the purchase of offshore services and include all of this Order's disclosure requirements.
    - i. Any such proposal for services lacking the affirmation and disclosure requirements of this Order will not be considered.
    - ii. Any such proposal where the performance of services is proposed to be provided at a location outside the United States by the contractor or any subcontractor will not be considered.
  - c. All procurement manuals, directive, policies, and procedures reflect the requirements of this Order.
  - d. All APOs have adequate training which addresses the terms of this Order.
4. Nothing in this Order is intended to contradict any state or federal law. In addition, this Order does not apply to:
- a. Services necessary to support the efforts of the Department of Development to attract jobs and business to the state of Ohio;
  - b. Academic, instructional, educational, research or other services necessary to support the international missions of Ohio's public colleges and universities; or
  - c. Situations in which the Director of the Department of Administrative Services, or the Director's designee, shall determine that it is an emergency or that it is necessary for the State to waive some or all of the requirements of this Order. The Director shall establish standards by which Executive Agencies may request a waiver of some or all of the requirements of this Order and by which such requests will be evaluated and may be granted.
5. Executive Order 2010-09S is hereby rescinded.

I signed this Executive Order on June 21, 2011 in Columbus, Ohio and it will expire on my last day as Governor of Ohio unless rescinded before then.



  
\_\_\_\_\_  
John R. Kasich, Governor

ATTEST:

\_\_\_\_\_  
Jon Husted, Secretary of State

## **PART TWO: STRUCTURE OF THIS RFP**

### **PARTS**

Part One	Services Requested Information
Part Two	Structure of this RFP
Part Three	General Instructions
Part Four	Evaluation of Proposals
Part Five	Contract Award

### **ATTACHMENTS**

- Appendix 1 – Standard Agreement for Services
- Development’s standard, or boilerplate, personal service contract document, including terms and conditions
  - This sample document is provided only for convenience and the terms and conditions contained therein are subject to change without notice
- Appendix 2 – Standard Affirmation and Disclosure Form, Standard Terms and Conditions
- Standard Affirmation and Disclosure Form must be signed by an authorized official of Proposer’s organization and must be included for any proposal to be scored
- Appendix 3 – Sample SiteOhio Certification Program Due Diligence Checklist
- Appendix 4 – Sample SiteOhio Certification Program Utility Standards for Site Certification

### **PART THREE: GENERAL INSTRUCTIONS**

The following sections provide a calendar of events, details on how to respond to this RFP and how to get more information about this RFP. All responses must be complete and in the prescribed format.

#### **CALENDAR OF EVENTS & ON-LINE INFORMATION**

The schedule for this RFP is given below and is subject to change. Development may change this schedule at any time. If Development changes the schedule before the Proposal Due Date, it will do so through an announcement on the State Procurement web site area for this RFP at the following link: <http://procure.ohio.gov/proc/index.asp>. The web site announcement will be followed by an addendum to this RFP, which also will be made available through the same State Procurement web site.

It is each prospective Proposer's responsibility to check the State Procurement web site's question-and-answer area for this RFP for current information and the calendar of events scheduled through award of any contract.

Other than by adherence to the RFP Inquiry process, set forth below, no contact related to this RFP shall be made with Development until a contract award is announced. Notwithstanding this prohibition, Development, at its sole discretion, may request additional information as part of the review process outlined below.

#### **Firm Dates**

RFP Issued:	April 3, 2013
Inquiry Period Begins:	April 3, 2013
Inquiry Period Ends:	April 30, 2013
Proposal Due Date:	May 3, 2013 by 2:00 p.m.

#### **Estimated Dates**

Contract Award Notification:	Spring 2013
Issuance of Purchase Order:	To be determined

#### **PROPOSAL SUBMITTAL**

Proposals must be submitted in the following manner:

- **Proposals must be submitted via e-mail by no later than May 3, 2013 by 2:00 p.m. to [Procurement@development.ohio.gov](mailto:Procurement@development.ohio.gov).**
- Proposals are to be submitted on 8.5 x 11-inch paper.
- Margins must not be less than ¾ of an inch on all sides.
- Font must be 10 point or larger with no more than 6 lines of text per inch.
- All pages must be numbered consecutively using the format "Page [#] of [total number of pages]" (e.g., Page 2 of 20).
- The Proposal title and Proposer(s) name (acronyms are acceptable) must appear at the bottom of each page.

Proposers are advised there will be no opportunity to correct mistakes or deficiencies in their submitted materials after the Proposal Due Date. Proposals that are incomplete or otherwise missing required information may not be evaluated.

It is the Proposer's responsibility to ensure timely submission of a complete Proposal. Late Proposals will not be scored. Development is under no obligation to consider a Proposal which is received after the Proposal Due Date or that is incomplete. Proposals that are not submitted in the format requested will not be scored.

No supplementary or revised materials will be accepted after the Proposal Due Date unless specifically requested by Development.

All costs incurred in the preparation of the Proposal shall be borne by the Proposer alone, and Development shall not contribute, in any way, to the cost of the preparation of the Proposal.

Any and all documents developed by the Proposer during the course of this project will be provided to Development upon request and will become the property of Development, and the Proposer shall not assert any claims arising under copyright or otherwise inconsistent with the transfer of ownership of such documents.

All information submitted in response to this RFP shall be a public record unless a statutory exception exists that would protect the information from release to the public. Any information submitted with the Proposal which the Proposer reasonably believes to be a trade secret, as that term is defined in Section 1333.61 of the Ohio Revised Code, may be designated as such by marking the information as follows: the phrase "trade secret," marked with two asterisks on each side, must be placed at the beginning and end of the trade secret information (example: \*\* TRADE SECRET \*\*). In addition, the trade secret information shall be underlined. Information determined to be a trade secret under the laws of the State of Ohio may be protected as trade secrets by Development in accordance with Ohio law.

Development reserves the right to:

- Accept or reject any and all Proposals and/or bids if Development determines that it is in the best interests of the State to do so.
- Rebid this RFP, requesting new Proposals from qualified firms.
- Waive or modify minor irregularities in Proposals received.
- Negotiate with Proposer(s), within the requirements of this RFP, to best serve the interests of the State of Ohio.
- Require the submission of modifications or additions to Proposals as a condition of further participation in the selection process.
- Fund any Proposal in full or in part; any assignments of work by Development under the scope of this RFP will be made dependent on need and the availability of adequate, specific funding.
- Not make an award at the end of the evaluation process; this RFP is not to be interpreted or construed to guarantee that one or more Proposers submitting responses will be awarded contracts.
- Adjust the RFP Calendar of Event dates for whatever reason it deems appropriate.
- Contact Proposer to clarify any portion of the Proposer's submittal.

If, during the review process, Development determines that it is necessary to make further distinctions between certain Proposers, Development may request certain selected Proposers to make a presentation to staff and reviewers.

In accordance with federal and state statutes and Development policy, no person shall be excluded from participation or subject to discrimination in the RFP process on the basis of race, color, age, sex, national

origin, military status, religion, or disability.

## **INQUIRIES**

Prospective Proposers may make inquiries or seek clarifications regarding this RFP any time during the inquiry period listed in the RFP Calendar of Events. To make an inquiry, prospective Proposers must use the following process:

1. Access the State Procurement web site at <http://www.ohio.gov/procure>.
2. From the Navigation Bar on the left, select "Find it Fast."
3. Select "Doc/Bid/Schedule #" as the Type.
4. Enter the RFP Number found on Page 1 of this document.
5. Click the "Find It Fast" button.
6. On the document information page, click the "Submit Inquiry" button.
7. On the document inquiry page, complete the required "Personal Information" section by providing the following:
  - a. First and last name of the prospective Proposer's representative who is responsible for the inquiry;
  - b. Name of the prospective Proposer;
  - c. Representative's business phone number; and
  - d. Representative's e-mail address.
8. Type the inquiry in the space provided, making certain to include the following:
  - a. A reference to the relevant part of this RFP;
  - b. The heading for the provision under question; and
  - c. The page number of the RFP where the provision can be found.
9. Click the "Submit" button.

Prospective Proposers submitting inquiries will receive an immediate acknowledgement by e-mail that their inquiry has been received. **The prospective Proposer who submitted the inquiry will not receive an e-mail response to the question, but will need to view the response on the State Procurement web site where it will be posted for viewing by all prospective Proposers.**

Prospective Proposers may view inquiries using the following process:

1. Access the State Procurement web site at <http://www.ohio.gov/procure>.
2. From the Navigation Bar on the left, select "Find it Fast."
3. Select "Doc/Bid/Schedule #" as the Type.
4. Enter the RFP Number found on Page 1 of this document.
5. Click the "Find It Fast" button.
6. On the document information page, click the "View Q & A" button to display all inquiries with responses submitted to date.

**Development will try to respond to all properly posed inquiries within 48 hours, excluding weekends and state holidays. Development will not respond to any inquiries received after 8:00 a.m. on April 30, 2013.** Prospective Proposers who attempt to seek information or clarifications verbally will be directed to reduce their questions to writing in accordance with the terms of this RFP and state purchasing policy. No other form of communication is acceptable, and use of any other form of communication or any attempt to communicate with Development staff or any other agency of the State to discuss this RFP may result in the Proposer being deemed ineligible.

**PART FOUR: EVALUATION OF PROPOSALS**

**EVALUATION PROCESS**

Development’s evaluation process of responses submitted to this request may consist of up to four distinct phases:

1. Development’s initial review of all proposals for timely submission;
2. An evaluation committee review of the proposals for defects and scoring;
3. Development’s request for more information (clarifications, interviews, presentations, and/or demonstrations); and,
4. Negotiations or best offer requests.

At its sole discretion, Development will determine whether phases three and/or four are necessary under this RFP, reserving for itself the ability to eliminate or add phases three or four at any time during the evaluation process. Development may add or remove sub-phases to phases 2 through 4 at any time if Development believes doing so will improve the evaluation process.

**PROPOSAL EVALUATION CRITERIA**

In the proposal evaluation phase, Development staff or reviewers selected by Development (the committee) will rate the proposals submitted in response to this RFP based on the following criteria and weight assigned to each criterion.

Evaluation Criteria	Weight
The Consultant’s relevant experience in site selection, business recruitment, economic development, architectural, engineering, and condition assessment services.	45 points
The Consultant’s staff availability and relevant experience in working with site selection and certification program.	30 points
The Consultant’s ability to perform the requested services in a cost-effective manner.	15 points
The Consultant’s familiarity with the SiteOhio Program, its enabling statutes and program guidelines, and its certification processes.	10 points
<b>Total:</b>	<b>100 points</b>

## **PART FIVE: CONTRACT AWARD**

### **CONTRACT AWARD PROCESS**

It is Development's intention to award one or more contracts under the scope of this RFP and as based on the RFP Calendar of Events schedule, so long as Development determines that doing so is in the State's best interests and Development has not otherwise changed the award date.

Any award decision by Development under this RFP is final. After Development makes its decision under this RFP, all Proposers will be notified (in writing or by phone, at Development's discretion) of the final evaluation and determination as to their Proposals.

Development will issue a notice of contract award to the selected Proposer(s), and finalized contract terms and conditions will be forwarded for signature. Once two executed copies of the contract are submitted by the Proposer(s), and pending any further approvals that may be required (e.g., State Controlling Board), Development will fully execute the contract.

Once the contract is fully executed, Development will issue to the Proposer(s) one (1) copy of the signed instrument for its/their files.

Unless otherwise negotiated and included in the executed contract/scope of work, the selected vendor(s) shall be bound by all outlined services, policies and procedures as contained in the vendor's submitted and evaluated proposal.

### **NUMBER OF AWARDS**

Development anticipates making at least one award depending on programs' needs and the fit of the Proposer(s) to the scope of this RFP.

### **FUNDING APPROVAL THRESHOLD**

In the event that contractual expenditures with the selected Proposer(s) will exceed \$50,000 in spending under any contract that results from this RFP, or that otherwise exceed \$50,000 in aggregate spending across all contracts between the contractor and Development, the contract will be subject to the approval of the State of Ohio Controlling Board.

# **Appendix 1:**

## **Development's Standard Agreement for Services**

*This sample document is provided only for convenience and the terms and conditions contained herein are subject to change without notice.*

## AGREEMENT FOR SERVICES

This Agreement for Services (“**Agreement**”) is made and entered into by and between the **State of Ohio, Development Services Agency (“Sponsor”)**, and \_\_\_\_\_ (“**Contractor**”). This Agreement shall have Ohio Development Services Agency Agreement Control Number of \_\_\_\_\_

1. Statement of Work. Contractor shall undertake and complete the work and activities set forth in Exhibit I, “Scope of Work,” which is attached hereto, made a part hereof, and incorporated herein by reference as if fully rewritten herein. Contractor shall consult with the personnel of Sponsor and with other appropriate persons, agencies, or instrumentalities as necessary to ensure a complete understanding of the work and satisfactory completion thereof.

2. Sponsor’s Instructions. Sponsor may, from time to time as it deems appropriate and necessary, communicate specific instructions and requests to Contractor concerning the performance of the work described in this Agreement. Upon such notice and within a reasonable time, Contractor shall comply with such instructions and fulfill such requests to the satisfaction of Sponsor. It is expressly understood by the parties that the instructions and requests are for the sole purpose of performing the specific tasks requested and to ensure satisfactory completion of the work described in this Agreement. However, they are not intended to amend or alter the terms of this Agreement or any part thereof.

3. Term and Location of Performance.

(a) Term. This Agreement shall be binding upon both parties, and the work described in this Agreement shall commence on \_\_\_\_\_ and all activities under this Agreement shall be completed not later than \_\_\_\_\_, on which date this Agreement shall expire. In the event that the work hereunder is to be done in separate phases, each phase shall be completed within the time prescribed in Exhibit I.

(b) Location of Performance. Contractor affirms that it has read and understands Executive Order 2011-12K issued by Ohio Governor John R. Kasich, that it shall abide by those requirements in the performance of this Agreement, and that it shall perform no services required under this Agreement outside of the United States. This Executive Order can be found online at:

<http://www.governor.ohio.gov/Portals/0/pdf/executiveOrders/EO%202011-12K.pdf>.

(c) Change of Performance Location. Contractor also affirms, understands, and agrees to immediately notify Sponsor of any change or shift in the location(s) of services performed by Contractor or its subcontractors under this Agreement, and no services shall be changed or shifted to a location(s) outside of the United States.

4. Compensation. In consideration of the promises of Contractor herein, Sponsor agrees to pay Contractor at the rates set forth in Exhibit I on a reimbursement basis upon Sponsor’s receipt and approval of proper invoices. Contractor shall not be compensated for services rendered hereunder except as expressly set forth herein. The total compensation to be paid to Contractor under this Agreement shall not exceed \_\_\_\_\_ Thousand and No/100 Dollars (\$\_\_\_\_\_,000.00).

5. Proper Invoicing Method. Contractor shall be required to submit proper invoices that are itemized and show all of the following:

- (a) Performance of the service described in Exhibit I;
- (b) Date or dates of the rendering of the service;
- (c) An itemization of the things or service done, the material supplied or the labor furnished; and

- (d) The sum due pursuant to that invoice in relation to the total compensation owed under the Agreement.

The adequacy and sufficiency of such invoices shall be determined solely by Sponsor. If Sponsor determines that an invoice is inadequate or insufficient, or determines that further documentation or clarification is required for a particular invoice, the burden of providing the required information or documentation is on Contractor. Costs incurred by Contractor which are associated with providing the required additional information or documentation and costs which are related to defending an inadequate or insufficient invoice shall not be charged to Sponsor and shall not be considered an allowable expense under this Agreement. Failure to comply with this section shall delay payment to Contractor under this Agreement.

6. Contractor's Expenses. Contractor shall solely be responsible for all office, business, and personnel expenses associated with the performance of this Agreement.

7. Permissible Expenses. If "travel expenses," as defined in Ohio Administrative Code Section 126-1-02, are a cost of the Project eligible for reimbursement, Contractor shall be reimbursed for those permissible travel expenses in amounts in accordance with Ohio Administrative Code Section 126-1-02, as updated from time to time (the "Expense Rule") and Contractor agrees that it shall not be reimbursed and Sponsor shall not pay any items that are deemed to be "non-reimbursable travel expenses" under the Expense Rule, whether purchased by the Contractor or Sponsor or their respective employees or agents.

8. Termination.

(a) General. Sponsor may terminate this Agreement upon thirty (30) days written notice to Contractor if Sponsor determines that the product or services to be provided as further described in Exhibit I is inadequate for the intended use or cannot be feasibly adapted for the intended use. In addition, either Sponsor or Contractor may terminate this Agreement for just cause upon thirty (30) days written notice to the other party. Upon notice of termination, Contractor shall cease all work under this Agreement and shall take all necessary or appropriate steps to limit disbursements and minimize costs in ceasing all work. Contractor shall be required to furnish a report setting forth the status of all activities under the Agreement including, but not limited to, the work completed and the payments received by Contractor and such other information as Sponsor may require. Subject to any claim for damages arising from Contractor's breach, Contractor shall be entitled to compensation for work completed through the date Contractor received notice of termination upon submission and approval of proper documentation or invoices.

(b) Services Performed Outside the U.S.

(i) Sponsor is not obligated and shall not pay for any services provided under this Agreement that Contractor or any of its subcontractors performed outside of the United States. If services are performed outside of the United States, such activities will be treated as a material breach of this Agreement, and Contractor shall immediately return to Sponsor all funds paid for those services.

(ii) In addition, if Contractor or any of its subcontractors perform any such services outside of the United States, Sponsor may, at any time after the breach, terminate this Agreement for such breach, upon written notice to Contractor. If Sponsor terminates the Agreement, Sponsor may buy substitute services from a third party, and Sponsor may recover the additional costs associated with acquiring the substitute services.

(iii) If Contractor or any of its subcontractors prepares to perform services or changes or shifts the location(s) of services performed by Contractor or its subcontractors under this Agreement to a location(s) outside of the United States, but no services are actually performed outside of the United States, Contractor shall promptly, but in no event later than 10 days, change or shift the location(s) of

services performed to location(s) within the United States. Sponsor may recover liquidated damages in the amount of 1% of the value of the contract for every day past the time permitted to change or shift the location(s) to the United States.

9. Records Maintenance and Access.

(a) Maintenance of Records. Contractor shall establish and maintain for at least three (3) years after the last day of the Term of the Agreement or earlier termination of this Agreement its records regarding this Agreement, including, but not limited to, financial reports, job creation and retention statistics, and all other information pertaining to Contractor's performance of its obligations under this Agreement. Contractor also agrees that any records required by Sponsor with respect to any questioned costs, audit disallowances, litigation or dispute between Sponsor and Contractor shall be maintained for the time needed for the resolution of such question or dispute.

(b) Inspection and Copying. At any time during normal business hours and upon not less than twenty-four (24) hours prior written notice, Contractor shall make available to Sponsor, its agents or other appropriate State agencies or officials all books and records regarding this Agreement which are in the possession or control of Contractor, including, but not limited to, records of personnel. Sponsor, its agents and other appropriate State agencies and officials may review, audit and make copies of such books and records, and any such inspection of books and records will be undertaken in such a manner as not to interfere unreasonably with the normal business operations of Contractor. Contractor shall, at its own cost and expense, segregate records to be made available for inspection pursuant to this Section 9(b) from Contractor's other records of operation.

10. Certification of Funds. It is expressly understood by the parties that none of the rights, duties, and obligations described in this Agreement shall be binding on either party until all applicable statutory provisions of the Ohio Revised Code, including but not limited to section 126.07, have been complied with and until such time as all necessary funds are made available and forthcoming from the appropriate state agencies, and, when required, such expenditure of funds is approved by the Controlling Board of the State of Ohio, or in the event that federal funds are used, until such time that Sponsor gives Contractor written notice that such funds have been made available to Sponsor by Sponsor's funding source. Sponsor shall provide Contractor with written evidence of the Controlling Board action within 30 days after the date on which the Controlling Board considered the appropriation request.

11. Equal Employment Opportunity. Pursuant to Ohio Revised Code Section 125.111, Contractor agrees that Contractor, any subcontractor, and any person acting on behalf of Contractor or subcontractor, shall not discriminate, by reason of race, color, religion, sex, age, disability, military status, national origin, or ancestry against any citizen of this state in the employment of any person qualified and available to perform the work under this Agreement. Contractor further agrees that Contractor, any subcontractor and any person acting on behalf of Contractor or subcontractor shall not, in any manner, discriminate against, intimidate, or retaliate against any employee hired for the performance of work under this Agreement on account of race, color, religion, sex, age, disability, military status, national origin or ancestry. Contractor represents that it has a written affirmative action program for the employment and effective utilization of disadvantaged persons and will file a description of that program and a progress report on its implementation with the equal employment opportunity office of the Ohio department of administrative services.

12. Indemnification. Contractor agrees to indemnify and to hold the Sponsor and State of Ohio harmless and immune from any and all claims for injury or damages arising from this Agreement and Contractor's performance of the obligations or activities in furtherance of the Project which are attributable to the Contractor's own actions or omissions or those of its trustees, officers, employees, subcontractors, suppliers, third parties utilized by the Contractor, or joint venturers while acting under this Agreement. Such claims shall include, but are not limited to, any claims made under the Fair Labor Standards Act or under any

other federal or state law involving wages, overtime, or employment matters and any claims involving patents, copyrights, and trademarks. Contractor shall bear all costs associated with defending the Sponsor and the State of Ohio against any claims. Notwithstanding the foregoing, Contractor's obligation to indemnify and hold Sponsor and the State of Ohio harmless shall be limited to actions and omissions which constitute gross negligence or violations of law and in no event shall the aggregate liability of the Contractor to the Sponsor or the State of Ohio for indemnification under this Agreement exceed the amount of compensation paid to the Contractor hereunder.

13. Conflict of Interest. No personnel of Contractor or personnel of any subcontractor, and no public official who exercises any functions or responsibilities in connection with the review or approval of any work completed under this Agreement, shall, prior to the completion of such work, voluntarily or involuntarily acquire any personal interest, direct or indirect, which is incompatible or in conflict with the discharge or fulfillment of his or her functions or responsibilities with respect to the completion of the work contemplated under this Agreement. Contractor shall immediately disclose in writing to Sponsor any such person who, prior to or after the execution of this Agreement, acquires any personal interest, voluntarily or involuntarily. Sponsor shall cause any such person who, prior to or after the execution of this Agreement, acquires any personal interest, voluntarily or involuntarily, to immediately disclose such interest to Sponsor in writing. Thereafter, such person shall not participate in any action affecting the work under this Agreement unless Sponsor determines that, in light of the personal interest disclosed, his or her participation in any such action would not be contrary to the public interest.

14. Drug-Free Workplace Compliance. In the event that work performed pursuant to the terms of this Agreement will be done while on state property, Contractor hereby certifies that all of its employees, while working on state property, will not purchase, transfer, use or possess illegal drugs or alcohol or abuse prescription drugs in any way.

15. Adherence to State and Federal Laws, Regulations.

(a) General. Contractor agrees to comply with all applicable federal, state, and local laws related to the Contractor's performance of the obligations of this Agreement. The Contractor accepts full responsibility for payments of all unemployment compensation, insurance premiums, workers' compensation premiums, all income tax deductions, social security deductions, and any and all other taxes or payroll deductions required for all employees engaged by Contractor in the performance of the requirements of this Agreement.

(b) Ohio Ethics Laws. In accordance with Executive Order 2011-03K, Grantee, by its signature on this document, certifies: (1) it has reviewed and understands Executive Order 2011-03K, (2) has reviewed and understands the Ohio ethics and conflict of interest laws including, without limitation, Ohio Revised Code §§ 102.01 *et seq.*, §§ 2921.01, 2921.42, 2921.421 and 2921.43, and §§ 3517.13(I) and (J), and (3) will take no action inconsistent with those laws and the order, as any of them may be amended or supplemented from time to time. Grantee understands that failure to comply with the Ohio ethics and conflict of interest laws, is in itself, grounds for termination of this Agreement and the grant of funds made pursuant to this Agreement and may result in the loss of other contracts or grants with the State of Ohio.

(c) Ohio Elections Law. Contractor affirms that, as applicable to Sponsor, no party listed in Division (I) or (J) of Section 3517.13 of the Ohio Revised Code or spouse of such party has made, as an individual, within the two previous calendar years, one or more contributions totaling in excess of \$1,000.00 to the Governor or to his campaign committees.

16. Unresolved Findings. Contractor warrants that it is not subject to an unresolved finding for recovery under O.R.C. 9.24. If this warranty is deemed to be false, this Agreement is void *ab initio* and the Contractor must immediately repay to the Sponsor any funds paid under this Agreement.

17. Miscellaneous.

- (a) Governing Law. This Agreement shall be governed by the laws of the State of Ohio as to all matters, including but not limited to matters of validity, construction, effect and performance.
- (b) Forum and Venue. All actions regarding this Agreement shall be forumed and venued in a court of competent subject matter jurisdiction in Franklin County, Ohio.
- (c) Entire Agreement. This Agreement and its exhibits and any documents referred to herein constitute the complete understanding of the parties and merge and supersede any and all other discussions, agreements and understandings, either oral or written, between the parties with respect to the subject matter hereof.
- (d) Severability. Whenever possible, each provision of this Agreement shall be interpreted in such a manner as to be effective and valid under applicable law, but if any provision of this Agreement is held to be prohibited by or invalid under applicable law, such provision shall be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of such provisions of this Agreement.
- (e) Conflict of Provisions. Should it be determined that a provision within this Agreement conflicts with a provision set forth in Exhibit I, then the language of Exhibit I shall control as being the more specific terms and conditions of the Agreement.
- (f) Notices. All notices, consents, demands, requests and other communications which may or are required to be given hereunder shall be in writing and shall be deemed duly given if personally delivered or sent by United States mail, registered or certified, return receipt requested, postage prepaid, to the addresses set forth hereunder or to such other address as the other party hereto may designate in written notice transmitted in accordance with this provision.

In case of Sponsor, to:

Ohio Development Services Agency  
Office of  
P.O. Box 1001  
Columbus, Ohio 43216-1001  
Attention:  
Fax No.:  
With a copy to Chief Legal Counsel, Ohio Development Services Agency

In case of Contractor, to:

[ADDRESS]  
Attention:  
Fax No.:

Notwithstanding the foregoing, ordinary communications regarding the status of services being provided by Contractor may be sent by electronic mail to the designated representatives of Sponsor and Contractor.

- (g) Amendments or Modifications. Either party may at any time during the term of this Agreement request amendments or modifications. Requests for amendment or modification of this Agreement shall be in writing

and shall specify the requested changes and the justification of such changes. Should the parties consent to modification of the Agreement, then an amendment shall be drawn, approved, and executed in the same manner as the original agreement.

(h) Forbearance. No act of forbearance or failure to insist on the prompt performance by Contractor of its obligations under this Agreement, either express or implied, shall be construed as a waiver by Sponsor of any of its rights hereunder.

(i) Pronouns. The use of any gender pronoun shall be deemed to include all the other genders, and the use of any singular noun or verb shall be deemed to include the plural, and vice versa, whenever the context so requires.

(j) Headings. Section headings contained in this Agreement are inserted for convenience only and shall not be deemed to be a part of this Agreement.

(k) Assignment. Neither this Agreement nor any rights, duties, or obligations described herein shall be assigned or subcontracted by Contractor without the prior express written consent of Sponsor.

**IN WITNESS WHEREOF**, the parties have executed this Agreement For Services on the last day and year set forth below.

CONTRACTOR:

SPONSOR:

[CONTRACTOR]

**State of Ohio  
Development Services Agency**

Christiane Schmenk  
Director  
Ohio Department of Development

By: \_\_\_\_\_

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

# **Appendix 2:**

## **Standard Affirmation and Disclosure Form and Standard Terms and Conditions**

*The Standard Affirmation and Disclosure Form must be filled out and returned with a bid response in order for it to be eligible for scoring.*

STANDARD AFFIRMATION AND DISCLOSURE FORM  
EXECUTIVE ORDER 2011-12K

Governing the Expenditure of Public Funds on Offshore Services

All of the following provisions must be included in all invitations to bid, requests for proposals, state term schedules, multiple award contracts, requests for quotations, informal quotations, and statements of work. This information is to be submitted as part of the response to any of the procurement methods listed.

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By the signature affixed hereto, the Contractor affirms, understands and will abide by the requirements of Executive Order 2011-12K. If awarded a contract, both the Contractor and any of its subcontractors shall perform no services requested under this Contract outside of the United States.

The Contractor shall provide all the name(s) and location(s) where services under this Contract will be performed in the spaces provided below or by attachment. Failure to provide this information may subject the Contractor to sanctions. If the Contractor will not be using subcontractors, indicate "Not Applicable" in the appropriate spaces.

1. Principal location of business of Contractor:

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(City, State, Zip)

Name/Principal location of business of subcontractor(s):

\_\_\_\_\_  
(Name)

\_\_\_\_\_  
(Address, City, State, Zip)

\_\_\_\_\_  
(Name)

\_\_\_\_\_  
(Address, City, State, Zip)

2. Location where services will be performed by Contractor:

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(City, State, Zip)

Name/Location where services will be performed by subcontractor(s):

\_\_\_\_\_  
(Name)

\_\_\_\_\_  
(Address, City, State, Zip)

\_\_\_\_\_  
(Name)

\_\_\_\_\_  
(Address, City, State, Zip)

3. Location where state data will be stored, accessed, tested, maintained or backed-up, by Contractor:

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(Address, City, State, Zip)

Name/Location(s) where state data will be stored, accessed, tested, maintained or backed-up by subcontractor(s):

\_\_\_\_\_  
(Name)

\_\_\_\_\_  
(Address, City, State, Zip)

Contractor also affirms, understands and agrees that Contractor and its subcontractors are under a duty to disclose to the State any change or shift in location of services performed by Contractor or its subcontractors before, during and after execution of any Contract with the State. Contractor agrees it shall so notify the State immediately of any such change or shift in location of its services. The State has the right to immediately terminate the contract, unless a duly signed waiver from the State has been attained by the Contractor to perform the services outside the United States.

On behalf of the Contractor, I acknowledge that I am duly authorized to execute this Affirmation and Disclosure form and have read and understand that this form is a part of any Contract that Contractor may enter into with the State and is incorporated therein.

By: \_\_\_\_\_  
Contractor

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

STANDARD TERMS AND CONDITIONS

EXECUTIVE ORDER 2011-12K

Governing the Expenditure of Public Funds on Offshore Services

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The Contractor affirms to have read and understands Executive Order 2011-12K and shall abide by those requirements in the performance of this Contract. Notwithstanding any other terms of this Contract, the State reserves the right to recover any funds paid for services the Contractor performs outside of the United States for which it did not receive a waiver. The State does not waive any other rights and remedies provided the State in this Contract.

# **Appendix 3:**

## **Sample SiteOhio Certification Program Due Diligence Checklist**

## **Fundamental Attributes of Site and Development**

### **A.1. Ownership and Property Information**

- A.1.1. Site Representative Information
- A.1.2. Land Owner Information
- A.1.3. Land Owner Affidavit for Application
- A.1.4. Guarantee of Site Availability
- A.1.5. Property Deed
- A.1.6. Title Search

### **A.2. Property Information**

- A.2.1. Site Description
- A.2.2. Property address
- A.2.3. Property Boundary Survey
  - A.2.3.1. ALTA Map (if available)
- A.2.4. Photos (including aerials)
- A.2.5. Total site acreage
- A.2.6. Document any Covenants, Easements, Liens, Leases, etc. on the Site. Include any plans/agreements associated with any covenants, easements, or leases.
- A.2.7. Documented NCTDA (net contiguous developable acres) or usable acreage
- A.2.8. Property Improvements
- A.2.9. The following applies to properties with an existing building that is to be reused:
  - A.2.9.1. Provide floor plans and building description

### **A.3. Local Zoning, Deed Restrictions & On-going or Pending Land Use Processes**

- A.3.1. Current zoning designation, zoning ordinance, and zoning map
- A.3.2. Covenants or deed restrictions
- A.3.3. Planned, on-going or pending land use changes
- A.3.4. Long-term growth studies or future land use maps

### **A.4. Site Development Plan**

- A.4.1. Potential development plan
  - A.4.1.1. Anticipated property subdivision with parcel sizes.
  - A.4.1.2. Internal road(s) or planned internal road(s).
  - A.4.1.3. Primary automobile and truck site ingress/egress.

### **A.5. Strategic Marketing Plan**

- A.5.1. Outline of marketing program
- A.5.2. Marketing efforts to-date
- A.5.3. Targeted industries as potential end-users for the site

### **A.6. Neighboring Site Uses Identified**

- A.6.1. Description of neighboring properties and current operations
- A.6.2. Aerial photo of the site and surrounding area

### **A.7. Flood Plain**

- A.7.1. FEMA flood plain map
- A.7.2. Other engineering maps indicating the flood plain

### **A.8. Slope and Terrain**

- A.8.1. USGS topographical map with site boundaries identified

- A.8.2. Description of topography
- A.8.3. Indicate the percentage slope of the site
- A.8.4. Engineering plans with cost estimate for grading the site (if available).

## **B. Community Information**

### **B.1. Demographics and Community Information**

- B.1.1. Letter of Support from Chief elected official of local jurisdiction
- B.1.2. Fire Department Information
- B.1.3. Police Department Information
- B.1.4. Medical Center Information
- B.1.5. Local School Districts and Higher Education Facilities Information
- B.1.6. Weather and Natural Disaster Information

### **B.2. Tax Information, Special Districts, and Development Incentives**

- B.2.1. Local and state tax rates and information
- B.2.2. Special taxing district or incentive district
- B.2.3. Foreign Trade Zone
- B.2.4. Available local and regional incentives

### **B.3. Overview of the Site and Building Permitting Process**

- B.3.1. Contact information for local permitting official(s) in charge of the site and/or building permit process
- B.3.2. Flowchart of permitting process
- B.3.3. List of departments, including county or state agencies, to review and approve building plans
- B.3.4. Discuss the opportunity for a “pre-submittal” meeting/review between the end-user’s architects/engineers and representatives from the permitting organization.
- B.3.5. List and describe any associated permitting fees, impact fees, or development fees.

## **C. Environmental and Cultural Protections**

### **C.1. Environmental Assessment**

- C.1.1. Phase 1 Environmental Site Assessment.
- C.1.2. Phase 2 Environmental Site Assessment. (if necessary)
- C.1.3. “No Further Action” Letter issued by the Certified Professional per the Ohio Voluntary Action Program (VAP) and approved by the Ohio EPA. (if necessary)

### **C.2. Species Endangered / Threatened**

- C.2.1. Letter from Ohio Department of Natural Resources (ODNR) or U.S. Fish & Wildlife confirming no apparent endangered / threatened species will be impacted by site development, **OR** outlining the necessary steps in the development process to avoid, minimize, or mitigate impacts to any endangered /threatened species.

### **C.3. Air Attainment Status (by pollutant)**

- C.3.1. Status of the area’s attainment with U.S. EPA National Ambient Air Quality Standards (NAAQS)
- C.3.2. If the status is a nonattainment or maintenance area, provide the pollutants and offsets:
  - Carbon Monoxide

- Lead
- Nitrogen Dioxide
- Particulate Matter (PM10)
- Particulate Matter (PM2.5)
- Ozone
- Sulfur Dioxide

**C.4. Wetlands and Waterways**

- C.4.1. Preliminary wetland determination study. If any evidence of wetlands is present, proceed to C.4.2.
- C.4.2. Wetland delineation study including:
  - C.4.2.1. Wetland delineation map
  - C.4.2.2. Documentation of wetlands or water bodies either on site or within 100 feet of site
  - C.4.2.3. Documentation that usable acreage is free of wetlands
- C.4.3. Letter from Ohio EPA and/or U.S. Army Corps of Engineers concurring with the findings of the above wetland study (or studies) **or** a permit for development from Ohio EPA and/or U.S. Army Corps of Engineers

**C.5. Geotechnical/Geological Stability**

- C.5.1. Report from engineering or other qualified firm, including:
  - C.5.1.1. Soil type
  - C.5.1.2. Soils map
  - C.5.1.3. Soil boring samples from within the developable area of the site
  - C.5.1.4. Documentation of seismic risk factors
  - C.5.1.5. Engineering recommendations for site preparation. Include cut and fill factors for buildings, foundations, and roadways, etc.

**C.6. Archaeological / Historical Resources**

- C.6.1. Conduct an initial archeological and history survey (“literature review”) concluding that the site is free of the following:
  - C.6.1.1. Significant archaeological sites
  - C.6.1.2. Significant historical sites
  - C.6.1.3. Significant historical structures (“significant” as defined by the National Register Evaluation Criteria)
  - C.6.1.4. If the findings in C.6.1 are conclusive of a high probability of the presences of archeological/historical sites and/or structures, then proceed with C.6.2 and C.6.3.
- C.6.2. Conduct an archeological and history study (“field review”) concluding that the site is free of the following:
  - C.6.2.1. significant archaeological sites
  - C.6.2.2. significant historical sites
  - C.6.2.3. significant historical structures (“significant” as defined by the National Register Evaluation Criteria)
- C.6.3. Letter from the Ohio Historic Preservation Office providing concurrence of the methodology implemented in the aforementioned study/studies.

**D. Transportation Infrastructure**

**D.1. Street and Highway Access**

- D.1.1. Document the driving distance from the site to the following:
  - D.1.1.1. Closest interstate highway interchange
  - D.1.1.2. Closest 4-lane highway intersection or interchange
- D.1.2. Provide a description and map(s) of site showing access points, local streets and roads.
- D.1.3. Discussion of any (or confirmation of no) weight limitations/restrictions for the proposed truck route(s) from the site to the interstate.
- D.1.4. Confirm that the site's access roads are of industrial quality.

**D.2. Traffic Flow, Impact, and Regulation**

- D.2.1. Map demonstrating proximity and/or access to nearest freight rail, airport, port, intermodal, and transit facilities.
- D.2.2. Description of any recent (last 2 years) or planned (next 5 years) road improvements relative to the site
- D.2.3. Discussion of any (or confirmation of no) roads currently over capacity relative to the site and its accessibility to the interstate
- D.2.4. List and discuss any transportation and/or community impact fees based on proposed traffic generation and/or proposed building size, levied at the municipal or county level
- D.2.5. Attach any existing traffic study (i.e. traffic counts) relative to the site
- D.2.6. Relative to newly generated automobile and truck traffic from the development of this site, indicate at what traffic volume threshold a traffic study would be required for development at the site.
- D.2.7. Based on current information and conditions, identify the potential need for transportation infrastructure to accommodate the development, including turn lanes, signalization, deceleration lanes and similar improvements
- D.2.8. Attach a copy of any relevant parts of the Ohio's most recent Statewide Transportation Improvement Program.

**D.3. Inter-Modal Container Facility**

- D.3.1. Description of available services and mileage to the nearest inter-modal facility.
- D.3.2. Map(s) of the facility (if available)

**D.4. Port (water, barge)**

- D.4.1. Description of available services and mileage to the nearest water port facility.
- D.4.2. Map(s) of the facility (if available).

**D.5. Air (Commercial, Hub, Cargo)**

- D.5.1. Description of available services and mileage to the nearest commercial airport(s) and general aviation airport(s).
- D.5.2. Map(s) of the facility (if available).

**D.6. Freight Rail Service**

- D.6.1. Letter of support from the rail provider including the following:
  - D.6.1.1. Verification of class of track adjacent to the site
  - D.6.1.2. Confirmation that rail service can be provided at the site (and a description of the necessary conditions to do so).
  - D.6.1.3. Describe the geographic scope of the service area, including a map.

D.6.1.4. Description of how materials would be moved to/from the site through the region to interstate mainline routes or water ports, including any transfer of service providers.

D.6.1.5. List of all probable/potential rail providers to the site.

**D.7. Transit Facility**

D.7.1. Description of available services and mileage to the nearest transit stop and/or facility.

D.7.2. Map(s) of the facility (if available)

**E. Utility Infrastructure & Standards**

**E.1. Utility Infrastructure**

E.1.1. Map of Current Utility Lines and Location in Proximity to the Site

E.1.1.1. Lines must be within 500 feet of the property boundary within an existing right-of-way (ROW) in place on easement.

E.1.1.2. If a utility line is currently not at the site, what is the cost for extending service to the site? Who is responsible for the cost of the extending the service? Also discuss the estimated timeline for line extension.

E.1.2. Indicate current points of access to the utilities lines and options for future points of access

**E.2. Electricity**

E.2.1. A commitment letter from the electric utility provider (on company letterhead) confirming adequate delivery voltage and capacity to the site with reliable service characteristics and additional service information as required by the program.

**E.3. Natural Gas**

E.3.1. A commitment letter from the natural gas service provider (on company letterhead) confirming ability to provide service to the site, identifying the current line size and pressure at the site and additional service information as required by the program.

**E.4. Water**

E.4.1. A letter from the water provider (on company letterhead) confirming ability to provide service to the site, identifying the current line size and capacity at the site and additional service information as required by the program.

**E.5. Sanitary Sewer**

E.5.1. A letter from the wastewater (sanitary sewer) provider (on company letterhead) confirming ability to provide service to the site, identifying the current line size and capacity at the site and additional service information as required by the program.

**E.6. Telecommunication**

E.6.1. A letter from the telecommunications provider (on company letterhead) confirming ability to provide reliable service to the site via modern infrastructure.

**E.7. Infrastructure Improvements**

E.7.1. Describe anticipated or planned improvements to the utility infrastructure, including plans for financing, timetable and party authorizing the improvement. Include a map identifying the location of planned improvements.

# **Appendix 4:**

## **Sample SiteOhio Certification Program Utility Standards for Certification**

<b>SiteOhio Program Utility Standards for Site Certification</b>					
	<b>Water (GPD)</b>	<b>Sanitary Sewer (GPD)</b>	<b>Electric</b>	<b>Natural Gas</b>	<b>Telecom</b>
<b>Industrial/ Manufacturing</b>	150,000	150,000	Three-Phase; 4.16 kV; Available capacity of 1 MW	Available service; Medium Pressure Line	Reliable service via modern infrastructure; Looped Fiber preferred.