

# **REQUEST FOR QUALIFICATIONS**

## **ARCHITECTURAL SERVICES FOR LANE PUBLIC LIBRARY**

### **Public Announcement of Contract for Professional Design Services**

The Lane Public Library intends to contract for architectural services in connection with the construction of a new Fairfield Township Branch of the Lane Public Library. Architectural firms interested in being considered for a contract to provide the required services should reply with a statement of qualifications no later than 4:00 p.m. on August 20<sup>th</sup>, 2023. Statements received after this deadline will not be considered.

Statements of qualifications should include information regarding the firm's history; education and experience of owners and key technical personnel; the technical expertise of the firm's current staff; the firm's experience in designing similar projects; availability of staff including a description of projects currently under contract; the roles of the individuals on the proposed team, including who will be the day-to-day contact; the firm's equipment and facilities, references; and any previous work performed for the Lane Public Library.

Statements of qualifications should be transmitted to Vejer Cox, Facilities Manager, Lane Public Library, 1396 University Blvd., Hamilton, OH 45011 at [v.cox@lanepl.org](mailto:v.cox@lanepl.org). You may also direct questions to Vejer Cox at 513-894-0113 extension 1613.

As required by Ohio Revised Code 153.65-71, responding firms will be evaluated and ranked in order of their qualifications. Following this evaluation, the Lane Public Library will enter into contract negotiations with the most highly qualified firm.

The preliminary project description is as follows:

Name of Project: Construction of New Fairfield Township Lane Library

Location: Hamilton-Mason Road and Gilmore Road., Hamilton, OH 45011

Description: This project involves the construction of a new 20,000 to 25,000 square foot branch library in Fairfield Township, Ohio. The goals of the new branch library will be to increase space available to the public and to create safe, sustainable, vibrant places that support community oriented, user-centered programs, technologies and services, providing direct access to the Library's extensive resources, current technology and exceptional staff. Additionally, there will be emphasis on comfortable seating, quiet reading spaces, children's and teen spaces, public meeting spaces, conference rooms, and tutoring rooms; all integrated into facilities that can be easily configured or reconfigured to adapt to community needs. The new branch will need to address the changing dynamics of the library service model, such as the growing influence of eBooks, social media and mobile devices as they pertain to customer behavior and expectations.

Source of Funding: The project will be funded through money in the library's Capital Projects Fund.

Project Schedule: The design process should be completed by mid-2024. Construction could start by early 2025 with completion of the project by the end of 2025 or early 2026.

Services Required: Our objective for this project is to have a viable building for the provision of up-to-date library services for a minimum of 30 years. Design, plan preparation, plan approval and bidding services are desired. Construction inspections and oversight are desired but are to be negotiated.



Date: March 27, 2023  
Description: Part Lot 572  
Location: Fairfield Township  
Butler County, Ohio

EXHIBIT A



Parcel No. A0300-025-000-099

Situated in the State of Ohio, Section 25, Town 2, Range 3, BTM, Fairfield Township, Butler County, and being part of Lot 572 of Fairfield Township, Butler County, Ohio as recorded in Official Record 9092, Page 1196 of the Butler County, Ohio Recorder's Office and being further described as follows:

Beginning at the southeast corner of Lot 5491 of Hunters Trace, Phase I as recorded in Plat Envelope 2692, Pages A-B and being on the northeast corner of William R. and Pam Lysakowski as recorded in Official Record 7156, Page 1100 and being the **True Point of Beginning**;

thence, departing the northeast corner of said William R. and Pam Lysakowski and with the boundary of said Hunters Trace, Phase I, North 05° 38' 29" East, 161.38 feet to a found 5/8" iron pin (capped "Bayer Becker") on the southwest corner of part of Lot 572 of Fairfield City School District as recorded in Official Record 9372, Page 1560;

thence, departing the boundary of said Hunters Trace, Phase I and with the boundary of said part of Lot 572 of Fairfield City School District, South 86° 06' 13" East, 592.66 feet to a found 5/8" iron pin (capped "Bayer Becker") at the southwest corner of part of Lot 572 of Well SP Landlord 2, LLC, as recorded in Official Record 9551, Page 732;

thence, departing the southeast corner of said part of Lot 572 of Fairfield City School District and with the boundary of said part of Lot 572 of Well SP Landlord 2, LLC, South 84° 43' 22" East, 106.58 feet to a set 5/8" iron pin;

thence, departing the boundary of said part of Lot 572 of Well SP Landlord 2, LLC and on a new division line through said part of Lot 572 of Fairfield Township, Butler County, Ohio, South 08° 50' 49" West, 487.15 feet to set 5/8" iron pin on the north right of way of Hamilton Mason Road;

thence, departing said new division line and with the north right of way of said Hamilton Mason Road, North 81° 09' 17" West, 669.74 feet to a found 5/8" iron pin (capped "Kleingers Group");

thence, continuing with the north right of way of said Hamilton Mason Road, North 80° 35' 47" West, 3.04 feet to a found 5/8" iron pin (capped "Kleingers Group") to the east boundary of said William R. and Pam Lysakowski;

thence, departing the north right of way of said Hamilton Mason Road and with the boundary of said William R. and Pam Lysakowski, North 05° 38' 29" East, 268.68 feet to the **True Point of Beginning** containing 314,932 square feet or 7.230 acres of land, more or less, and being subject to all legal easements, highways, restrictions and agreements of record.

The above description was prepared from a field survey prepared by Bayer Becker, Jeffrey O. Lambert, Licensed Professional Surveyor #7568 in the State of Ohio, March 27, 2023. The Plat of which is recorded in Volume 63, Page 131 of the Butler County Engineer's Record of Land Surveys.

All iron pins set are 5/8" diameter rebar 30" long with a plastic cap stamped "Bayer Becker."

Prior References: Official Record 9092, Page 1196.

Basis of Bearings: Survey Volume 61, Page 81.

FAIRFIELD TOWNSHIP ZONING

DATE 5/31/2023

APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_

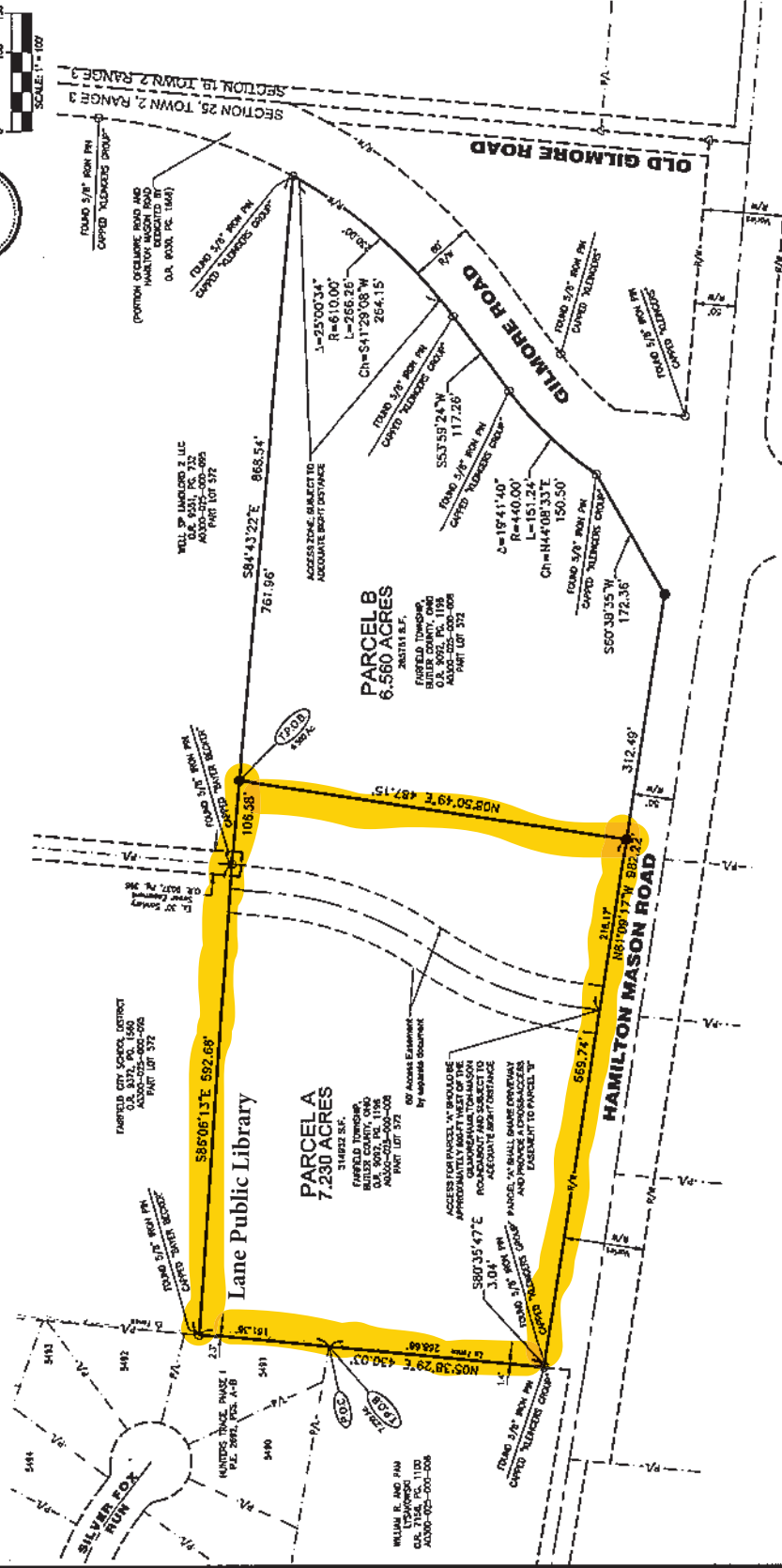
APPROVED WITH COMMENTS [www.bayerbecker.com](http://www.bayerbecker.com)

PLANS REVIEWED BY Chiraff



APPROVED BY  
BUTLER COUNTY PLANNING COMMISSION  
FOR THE PURPOSES OF  
CONFORMANCE OF TITLE  
DOES NOT CONSTITUTE A ZONING  
CERTIFICATE OR BUILDING PERMIT  
NO PLAN REQUIRED  
*[Signature]*  
6/1/23





FAIRFIELD TOWNSHIP ZONING

DATE: 5/1/2023  
 APPROVED DENIED  
 APPROVED WITH COMMENTS  
 PLANS REVIEWED BY: [Signature]

**LEGEND**

- 6 3/4" to 8 1/4" of Bay
- 1 1/2" to 1 1/4" Property On
- 5/8" x 3/8" Downgrade x 3/8" Long Iron Pin (Copper, Bayer Sector)
- Found 3/4" Iron Pin (See note)
- Found 1/4" Iron Pin
- 1/4" to 3/8" Road Mark

**CERTIFICATION**

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE ACCOMPANYING PLAT IS THE RETURN OF A FIELD SURVEY MADE UNDER MY DIRECTION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO."



JEFFREY G. LAMBERT  
 DATE: 5/1/23  
 PROFESSIONAL SURVEYOR #7868  
 IN THE STATE OF OHIO

**SURVEY NOTES:**

- 1) BASIS OF BEARINGS: SURVEY VOLUME 61, PAGE 81 FIELD WORK COMPLETED ON MARCH 27, 2023.
- 2) PREVIOUS DEEDS OF RECORD AS SHOWN HEREON.
- 3) ACCURACY IS IN GOOD CONDITION UNLESS OTHERWISE SHOWN.
- 4) LINES OF OCCUPATION WHERE THEY EXIST GENERALLY AGREE WITH BOUNDARY LINES UNLESS OTHERWISE SHOWN ON PLAT.
- 5) ALL DOCUMENTS USED AS SHOWN.
- 6) A CURRENT TITLE EXAMINATION REPORT IS NECESSARY TO DETERMINE ANY ADDITIONAL EASEMENTS, RESTRICTIONS, COVENANTS, CONDITIONS OR ENCUMBRANCES WHICH MAY AFFECT THE LANDS HEREIN PLATTED.
- 7) REFERENCES: S.V. 13, PG. 15 S.V. 14, PG. 218  
 S.V. 22, PG. 9 S.V. 32, PG. 214  
 S.V. 68, PG. 155 S.V. 69, PG. 104  
 S.V. 70, PG. 113 S.V. 71, PG. 141  
 P.E. 2915, PGS. A-B O.R. 9460, PG. 1669  
 P.E. 2692, PGS. A-B