Legal Notice

Bath Local Schools (BLSD) is accepting proposals for Design/Build service bids for Bath High School Greenhouse Addition. Drawings and specifications are available upon request. Please contact Mr. Bob Densic, AGM Energy Services at 419-250-3533 or BLSD by phone at 419-221-0807.

Proposals are to be sent to the BLSD Board of Education Office (see address below) no later than 2:00 pm EDST, Tuesday, November 24, 2026. Proposals are to be submitted in a sealed envelope marked "Bath HS Greenhouse Addition". A public proposal opening will be conducted immediately following the deadline in the Board of Education Office Conference Room. BLSD reserves the right to accept or reject any or all proposals and to waive any informality in bids. Late receipts, e-mails, and facsimiles will not be accepted. Contact the BLSD Board of Education Office if assistance is required. Thank you for your interest.

Bath Local Schools
ATTN: Bath HS Greenhouse Addition
2650 Bible Road
Lima, Ohio 45801

Request for Proposals (RFP)

Bath Local Schools

Bath HS Greenhouse Addition

Publish Dates: November 4, 11, and 18 , 2026
Pre-Bid Site Visit: November 12, 2026 (11:00 am EST)
Bid Deadline: November 24, 2026 (2:00 pm EST)
Note: Proposals must be in a sealed envelope

Project Manager: Bob Densic, AGM Energy Services

RFP Project Details

1. General

It is the intent of the Bath Local Schools (BLSD) to procure design/build services for a Greenhouse Addition at Bath High School. The proposals shall also provide for value-based options/enhancements for the benefit of the District including, but not limited to, voluntary or combined bids, pre-paid discounts and accelerated shipment setups.

2. RFP Timeline (Dates & Times)

Description	**Date**	**Time (EST)**
RFP Published	November 4, 2026	
RFP Public Notice Advertised	November 4, 11 18, 2026	
RFP "Encouraged" Pre-Bid Site Visit	November 12, 2026	11:00 am
RFP Questions Due by	November 17, 2026	4:00 pm
RFP Questions Answered/Last Addendum	November 19, 2026	12:00 pm
RFP Bidders Proof of Responsibility	November 24, 2026	2:00 pm
RFP Responses Due	November 24, 2026	2:00 pm
RFP Committee Pre-Approval	December 4, 2026	
Board of Education Approval	December 15, 2026	7:00 pm
Contract Finalized	December 23, 2026	
Design Intent Drawings/Concepts Due	January 20, 2027	
Construction Start	TBD – pending permitting and weather	
Completion of Scope of Work	All costs billed by June 30, 2027 Final completion by July 23, 2027	

3. RFP Encouraged Pre-Bid Site Visit

Site visit time(s) and date(s) are listed above. All visitors will need to check in at the school office or school official when they arrive on site. Site visits will be held exclusively at bath High School, 2650 Bible Road, Lima, OH 45801. Meeting will start on the south side of the building. Attendance and engagement during all pre-bid activities is not required but is strongly encourage and will be considered in bid evaluations by the BLSD and the district's consultant AGM Energy Services.

4. RFP Questions Due and Answered

All RFP questions related to this project must be received, by email, by the district's consultant (AGM Energy Services) and BLSD Operations Department no later than the date and time listed above. Questions can be sent to bob.densic@imegcorp.com and jparker@bathwildcats.org. The subject line of the email must read "RFP Bath HS Greenhouse Addition Questions". The answers to the questions will be sent back to the bidder no later than the date listed above by the district's consultant, AGM Energy Services.

5. RFP Due Dates and Delivery Information

Proposals are due to the BLSD's Board of Education Office no later than the date listed above.

6. RFP Selection Criteria

Selection will be based on the most qualified, responsible, and responsive proposer that best fits the evaluation categories for this project: Scope Understanding, Project Team qualifications, Pre-Bid attendance and engagement, Pricing/Terms.

7. Award Notification

Intent To Award and/or Thank You letters will be sent out via email or the US Postal Service after Board approval.

8. RFP Format and Submission Requirements

Any deviation from these requirements may result in the proposal being considered non-responsive, thus eliminating the proposer from consideration. The proposal shall be broken up in the following categories listed below along with including the following documents listed below.

- **Bid Categories/Breakdown – refer to Bid Form**
  - Total equipment cost to Bath Local Schools
  - Total labor cost to Bath Local Schools
  - Detailed estimate equipment list that will be used
  - A calculated Grand Total cost of the Project
  - Proposed timeline for submittals
  - Proposed total project timeline
- **Required Bidders Attachments**
  - Bidder's Proof of Insurance
  - Bidder's Bid Bond
  - Detailed Estimated Equipment & Hardware List
  - Clarifications Letter on Contractor Letterhead
  - Employee List

9. Performance or Applicable Payment Bonds

A bid bond is required for this project. The bid bond can be in the form of a bid bond for the full proposal amount (all proposed line items), or a certified check, or cashier's check for 10% of the full proposal. Failure to submit a bid bond will result in the automatic rejection of the bid.

10. RFP Method of Payment

For projects that are to be completed within 60 days of the awarded date: Payment is net 30 days from the completion of the project. Partial payments on longer projects are net 30 days from approved pay application.

11. Financial Verification

BLSD has the right to verify the Vendor/Proposer's financial solvency prior to the project being awarded, and reserves the right to reject any proposal based on the information obtained through these checks if it is deemed to be in the best interest of BLSD.

12. Other

- **Guarantees & Warranties**: Guarantees and warranties on workmanship and materials shall be stated in your bid with terms and conditions.
- **Manufacturer Specifications**: All Equipment/Hardware/Support Services offered shall conform to each applicable Manufacturer Specifications listed and usual & customary parameters.
- **Laws**: All work shall conform to all applicable Industry, Federal, State, and Local Laws, Codes, Ordinances, and OSHA Requirements and Standards.
- **Licenses:** Contractors performing work are required to have any license(s) needed for which work is to be performed. All license(s) for any contractors must be current on the day of bidding and throughout the duration of the project.
- **Measurements:** The Vendor is responsible for all pre-order measurements, documentation and coordination with subsequent Installing Contractor.
- **Permits:** The Contractor is responsible for securing any or all permits that are needed.
- **Project Manager:** The Contractor is responsible for naming a point person from their company as the Project Manager/Lead Contact.
- **Rejection Submission:** BLSD reserves the right to accept or reject any or all bids, to waive any technicality in any bid submitted, and to request clarification of any bid.
- **Site Materials Logistics, Handling & Cleanup:** The Contractor is responsible for the coordination and proper handling of all delivered materials and include discard of debris and keeping the work site clean. The Contractor is responsible for restoring any ground, landscaping, asphalt, concrete or any part of building structure that may be damaged by the Contractor, subcontractor or vendors working under the contractor back to the condition it was in when they arrived on site. All damage must be brought up to BLSD as soon as the damage is noticed.
- **Taxes:** BLSD and its departments are exempt from payment of Federal, State, and local taxes.

13. RFP Attachments

- Appendix A - RFP Scope of Work Overview
- Appendix B - BLSD Site Map – Bath High School
- Appendix C – Existing/Conceptual Site Plans

14. Other Documents

- Instructions to Bidders
- Design Criteria and Overall Specifications
- Design Criteria Schematic Drawings
- BLSD 2026-27 School Calendar
- Bath High School Hazardous Materials Survey
- CropKing Greenhouse Quotation to Bath Schools (www.CropKing.com)

Appendix A - RFP Scope of Work Overview

Scope of Work Overview

The scope includes design and construction services for the greenhouse addition at Bath High School:

- Existing Conditions Review
  - Site inspections
  - Field dimension verifications
  - Existing document coordination
- Design
  - Base Bid: Create recommendations/options for:
    - New greenhouse. The Owner has selected CropKing as the vendor for the greenhouse, equipment and accessories. See their website and documents for scope of materials provided. Bidder will have all coordination efforts, on-site offloading, fabrication, erection, and interior fit-out including MPE systems and greenhouse FFE.
      - Foundations
      - Utility feeds/connections
      - Intra-Building Utility services (Electrical, Water, Natural Gas, Sewer)
      - Mechanical, Plumbing, Electrical Building Systems (Heating, Cooling, CO production systems, Water, Lighting, Power, Communications, etc.)
      - Connections to existing security, fire alarm, BAS monitoring/control systems
    - Greenhouse Connector
      - Foundations (Span over existing primary electric feeds)
      - Walls
      - Ceilings/Roofs
      - Access doorways
      - Mechanical, Plumbing, Electrical Building Systems (Heating, Cooling, Lighting, Power, Communications)
      - Connection to existing security, fire alarm, BAS monitoring/control systems.
    - Science Classroom Anteroom Renovations
      - Demo/abatement for new opening to Greenhouse Connector
      - Rework of existing perimeter heating system
      - Structural for new opening to Greenhouse Connector
  - Create Permit and Construction Documents on Bid Items for agency approvals/permits
    - Necessary demolition
    - New construction
    - Submissions for State of Ohio, Department of Commerce and other Authorities Having Jurisdiction including soil erosion control and storm water management permits.
    - Coordinate with previous hazardous materials site survey in areas of demolition/construction
- Construction (new Greenhouse, Connector, Science Classroom Anteroom Renovations)
  - Develop project schedule – coordinate with owners use/occupancy
  - Construction layout
  - Temporary protection/fencing at construction zones
  - Hazardous materials abatement as required
  - Demolition
  - New Construction
  - Coordination with Greenhouse vendor

    - Patch/repair adjoining or damaged surfaces
    - All permits, inspections, approvals.
- Project Completion
    - Clean and remove all construction material.
    - Site restoration
    - Final walkthrough with Owners Representative (AGM Energy Services) and Owner (BLSD)
    - Provide Operation and Maintenance material and training to Owner
    - Provide as-built documentation to Owner

Additional Project Information
BLSD has engaged a firm for hazardous materials inspection, testing and reporting, site survey and geotechnical report. Copies of the reports are available upon request and should be considered in submitting bids. Abatement work to be within the project scope.

CropKing Partnership
The Owner has selected CropKing as the vendor/supplier for the greenhouse, equipment and accessories. See their website and documents for scope of materials provided. Bidder will have all coordination efforts, on-site offloading, fabrication, erection, and interior fit-out including MPE systems and greenhouse FFE.
The quoted materials provided include:

- Greenhouse structure
- Glazing for covering Greenhouse
- Jet Fans for air circulation
- Slant Wall Exhaust Fans for cooling
- Fresh Air Inlets (Gable endwall)
- Evaporative cooling system
- Lean-To Insect Exclusion System
- Overhead unit heaters
- Doors
- Automated shade systems
- Environmental controls
- Greenhouse FFE components
    - NFT 8-25 system
    - 4’ x 8’ benches
    - Recirculation system
    - Vine crop support
    - Testing and miscellaneous equipment
- Growing supplies
    - Dutch bucket system
    - NFT system
- Flex Farm hydroponic system
- Flex Microgreens system
- CropKing will provide technical support during installation
- Contractor to provide for offloading all equipment for fabrication, erection, installation.
- Contractor to coordinate with BLSD for storage of growing supplies or other non-construction” elements.
- See www.CropKing.com for references to construction and materials

Appendix B - Bath Local Schools Site Maps

Bath High School, 2650 Bible Road, Lima, OH 45801

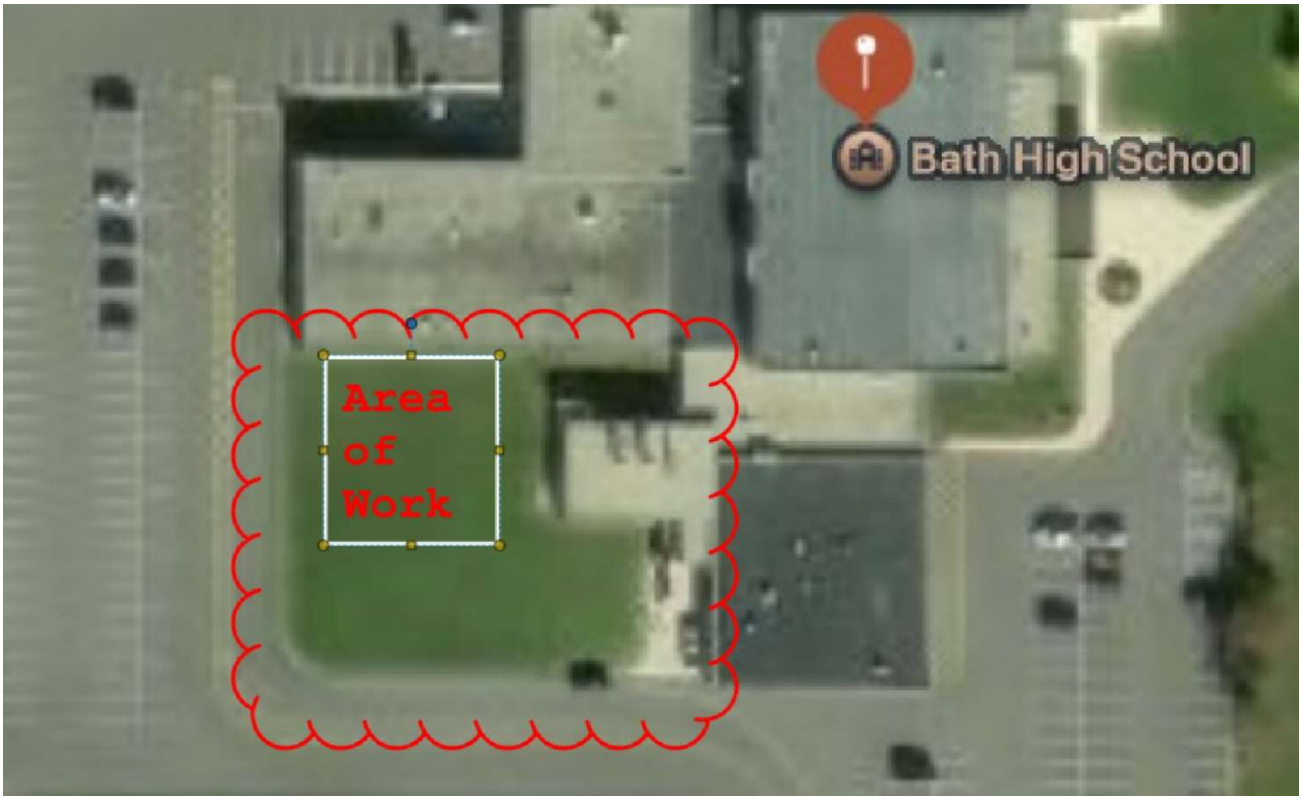


Appendix C – Existing/Conceptual Site Plans

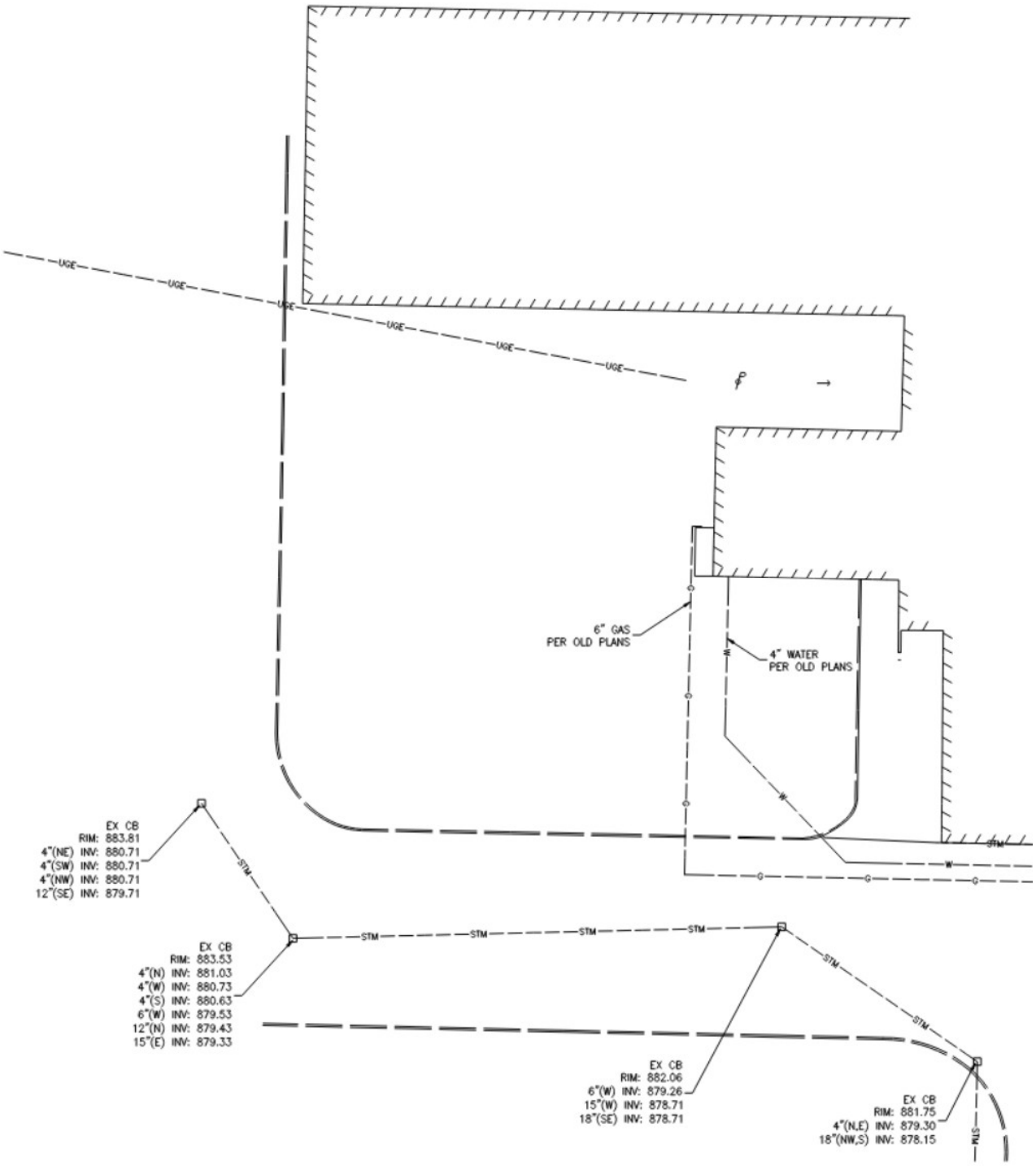
See Owner Program Requirement (OPR) drawings for specific details and conditions.

Bath HS Greenhouse Addition
2650 Bible Road
Lima, Ohio 45801

Scope Of Work Areas
Site Plan



Site Plan Utilities



Conceptual Site Plan

