

The Township of

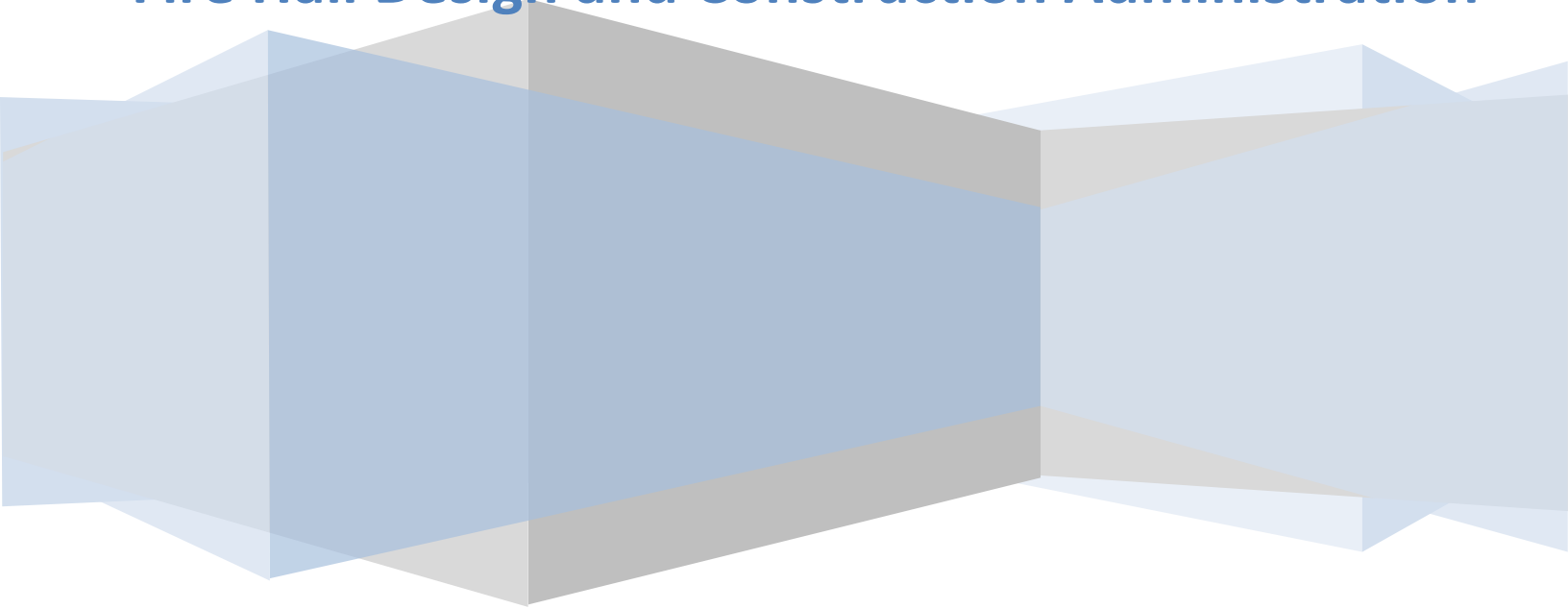


# Rideau Lakes

PW2022-29

## Request for Proposals

Fire Hall Design and Construction Administration



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## 1.0 Information to Bidders

### General Description

The Township of Rideau Lakes, hereinafter referred to as the “Township”, is seeking proposals to design a new fire hall on a Township owned property located on Otter Lake Road. A survey of the property is included as an attachment to this RFP. The successful bidder will develop a proposal to provide the 4 main deliverables identified in Section 2.0. The bidder must have the necessary qualifications to produce Ontario Building Code quality drawings/designs of the final design and be able to assist staff with the creation and issuance of a future tender for the construction of the facility, as well as engage in project management and a commitment to general review of the project, in coordination with municipal staff.

### Bid Submission

Proposals shall be made in the format specified in Section 1, include the forms in Section 2. Proposals shall be properly labeled with the proposal number ‘PW2022-29’ and submitted no later than the Closing Date and Time.

**Proposals are to be submitted by email to: [mnorwood@rideaulakes.ca](mailto:mnorwood@rideaulakes.ca).** No sealed/hard copy submission is required. **Proposals will be received until 4:00p.m. E.S.T., January 16, 2023.** It is the Bidder’s responsibility to ensure that the bid submission is received by the Manager of Facilities and Parks prior to the submission deadline.

**All proposals received will be held in strict confidence until after the closing date and time.**

### Registration

Individuals or firms interested in submitting a proposal should register as a Bidder with the municipality to ensure they receive any addenda which may be issued. Individuals or firms may register by contacting the Manager of Facilities and Parks by email at the contact below:

Malcolm Norwood  
Manager of Facilities and Parks  
[mnorwood@rideaulakes.ca](mailto:mnorwood@rideaulakes.ca)

### Optional Site Meetings

There are no planned site meetings for this RFP. A bidder may request a site meeting to occur before January 12, 2023 through email to [mnorwood@rideaulakes.ca](mailto:mnorwood@rideaulakes.ca) and staff will make every effort to accommodate.

### RFP Schedule

Every attempt will be made to meet all dates. The Township of Rideau Lakes reserves the right to modify any or all dates at its sole discretion.

**Last Day for Questions: January 11, 2023**  
**RFP Closing Date and Time: January 16, 2023 at 4:00pm**  
**Selection of Successful Vendor: January/February 2023**  
**Project Execution: As per Schedule Form noted in Section 2.0**

### **Cost of Submission**

The Township of Rideau Lakes will not be liable nor reimburse any Bidder for any costs incurred in developing a Proposal submission, attending meetings/interviews, demonstrating the goods and or services, legal services, or any other services that may be required in responding to this Request for Proposal.

### **Right to Accept or Reject Proposal**

The Township of Rideau Lakes reserves the right to reject any or all Proposals, as a whole or in part, and waive formalities as the interests of the Corporation may require, without stating reasons. Therefore, the lowest or any Proposal may not necessarily be accepted. If there are a limited number of responses to this request, the Township reserves to right to terminate the request or make further requests for proposals.

### **Validity**

The Proposal submitted shall remain valid for at least one hundred and twenty (120) days from the Proposal Closing Date.

### **Withdrawal of Proposal Prior to Closing**

A Bidder who has submitted a response to this Request for Proposal may request that such response be withdrawn. Withdrawals shall be completed and shall be allowed under the following conditions;

- 1 The RFP closing date and time has not passed. There shall be no withdrawals of Proposals allowed after the closing date and time for receiving Proposals;
- 2 The request is made in writing on the Bidder's letterhead and signed by a senior official of the Bidder, and include his direct contact information; and
- 3 The request is made to the CAO by email or by hand.

In all cases, a request for the withdrawal of a Proposal will be verified by the Township of Rideau Lakes, by way of a telephone call to the senior official representing the Bidder and making the request, to confirm the withdrawal.

All confirmed requests for withdrawal will be placed on record and the associated Proposal shall be given no further consideration.

### **Review of Documents**

The Bidder must personally study the entire Request for Proposal document as to satisfy himself/herself of the conditions and requirements of the Proposal. There will be no consideration of any claim, after submission of Proposals, that there is a misunderstanding with respect to the conditions imposed by the Request for Proposal.

### **Multiple Proposals**

Multiple responses from any one Bidder are acceptable, providing each response is complete as per the format specified herein, and is packaged and transmitted separately;

### **Addenda**

The Township of Rideau Lakes may choose to issue addenda to provide clarification or additional information. Addenda will only be sent to vendors that have registered as Bidders. It is the Bidder's

responsibility to ensure they have received all addendums and provide the Township of Rideau Lakes with the proper contact information through the registration process.

### Price Submission

The Proposal price shall include total costs, in Canadian Dollars, including, but not limited to: labour, material, equipment, supervision, statutory charges and vendor overhead and profit.

### Award

Upon completion of evaluations, the Township of Rideau Lakes may select a Bidder with whom it wishes to undertake negotiations for the project. Negotiations may take the form of adding, deleting, or modifying certain requirements based on the response to the Request for Proposal, and adjusting pricing accordingly if required. Assuming mutually acceptable terms and conditions can be agreed upon, a purchase order will be issued to the selected bidder.

The Township of Rideau Lakes reserves the right in its absolute discretion to:

- 1 Adjust, discontinue, or cancel the submission process, and/or commence a new process for the same or similar goods or services, if the Township of Rideau Lakes, at its sole discretion, deems it necessary.
- 2 Accept or reject any submission(s) in whole or in part.

**Therefore, the lowest cost Proposal may not necessarily be accepted. The acceptance and award of a Proposal shall be subject to the approval of The Township of Rideau Lakes Council.**

### Collection of Personal Information and Confidentiality Provision

Any personal information collected through the Request for Proposal process will be done so, and managed, in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*. Any personal information collected is being done so for the purposes of proposal review and potential vendor selection.

All responses to this Request for Proposal will only be treated as Third Party Information and/or Economic or Other Interests in accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy Act* where **an explicit request to do so is provided in writing in the proposal**. Submission of a proposal without this explicit request shall constitute consent for disclosure in accordance with the Act.

The information contained in this Request for Proposal will be utilized by the Bidder solely for the purposes of preparing a submission. Any other use of the information for any other purpose is not authorized by the Township of Rideau Lakes.

### Standard Terms and Conditions

The Township of Rideau Lakes, maintains standard procurement Terms and Conditions that apply to this Proposal. A copy of the Township's Procurement of Goods and Services Policy – Revised March 2013 will be provided on request.

### Terms of Payment and Invoices

The project will be paid at progress billing for each deliverable upon confirmation of completion at the stipulated price noted in the proposal.

A detailed invoice, outlining quantities for non-lump-sum items is required for payment. The Township of Rideau Lakes terms of payment are net thirty (30) calendar days upon receipt of invoice.

Malcolm Norwood  
Manager of Facilities and Parks  
[mnorwood@rideaulakes.ca](mailto:mnorwood@rideaulakes.ca)

### **Termination**

The Township of Rideau Lakes reserves the right to terminate the contract for sufficient cause, including, but not limited to, poor performance, late deliveries, inferior quality, incorrect pricing, statutory non-compliance, and health and safety concerns. If any successful Bidder should neglect to perform the work properly or fail to perform any provision of the Request for Proposal, the Township of Rideau Lakes may terminate the contract after fifteen (15) business days with written notice to the vendor.

### **Background Check**

The Township of Rideau Lakes, at its discretion, may perform background checks on any service personnel, and reserves the right to refuse access to buildings or equipment to any personnel or other representatives of any successful vendor or manufacturer.

### **Conduct of Vendor Staff**

The successful vendor shall employ orderly, competent and skilled staff to ensure that the Request for Proposal is completed in a respectable manner. If any one person employed by the successful vendor in connection with the Request for Proposals efforts, in the opinion of the Township of Rideau Lakes is just cause for complaint, the vendor, upon notification from the Township of Rideau Lakes, shall not permit such person to continue in any future work arising out of the Request for Proposal.

### **Accessibility**

The Township of Rideau Lakes is required to comply with the Accessibility for Ontarians with Disabilities Act, 2005 as amended and any associated regulations.

Any successful Bidder for the completion of work with regards to this Request for Proposal must be aware of these requirements and certifies that all statutory requirements will be met at the vendor's full cost.

### **Insurance – Liability, Automotive and Non-Owned Automobile Insurance**

Without in any way limiting the liability of any successful vendor, the vendor shall:

- 1 Maintain and keep in force during the term of the contract, General Liability Insurance protecting the contractor's liability, legal or assumed, under the contract for all claims arising from personal injury to members of the public, damage to property of public including loss of use of such property and the minimum insurance shall be \$5,000,000.00.
- 2 Maintain and keep in force during the term of the contract, automobile and non-owned automobile insurance on all vehicles used in connection with the work under this contract. Such insurance is to carry the minimum limit of \$2,000,000.00.
- 3 Maintain and keep in force during the term of the contract, Contractor's contingent liability insurance, covering the liability of the Contractor under this contract in respect to his sub-contractor's same limits as required in Clause (a).
- 4 Deposit with the Township of Rideau Lakes, before commencing any work under this contract, a certificate of insurance detailing the coverage and expiry date for all policies duly executed by the insuring company stating that if said policies are cancelled or changed in any manner, sixty (60) days written notice of such change or cancellation will be given to

the Corporation of the Township of Rideau Lakes, Clerk, Delta Ontario. The Township shall be shown as an additional insured.

### **Workplace Safety Insurance Act**

Any successful vendor is required to comply with all the regulations of the Workplace Safety and Insurance Board (WSIB) in respect to the contract work and all persons employed on or in connection there with, and shall furnish a Certificate of Clearance from the Board to the Township of Rideau Lakes, and maintain good standing with the WSIB throughout the contract period.

### **Contractor's Liability**

Any successful vendor shall be liable for all injuries and/or death to persons and for damage to property caused by his/her operations and those of sub-contractors and their employees engaged on and off site; and shall indemnify and save harmless the Township of Rideau Lakes from all suits and actions for damages and costs to such damages to property of others as well as the Township, resulting from negligence, poor workmanship and materials, as well as any cause whatsoever in the performance of the work.

### **Quality of Work**

Any successful vendor at all times shall provide the Township of Rideau Lakes Representative with suitable access, and or status of the work covered under the Request for Proposal. The Township of Rideau Lakes Representative shall be the sole judge of the work and therefore of its acceptability. Work that is unsatisfactory, in the opinion of the Township of Rideau Lakes Representative, shall be made satisfactory at no additional cost to the Township of Rideau Lakes.

### **Conflict of Interest**

By submitting a bid, a Bidder declares that the submission is not made in connection with any other submitting Bidder or vendor, and is in all respects fair and without collusion or fraud and further that no member of Council, officer or employee of the Township of Rideau Lakes has become interested, directly or indirectly, as a contracting party, partner, stockholder, surety or otherwise on the performance of the said contract.

### **Lobbying**

In order to ensure fairness to all Proponents, the Township must endeavour to prevent unfair advantage created by lobbying. Therefore the Township reserves the right to disqualify, at any time and at its sole discretion, any Proponent engaging in lobbying in connection with a competitive bidding process between a date that is no later than the date of issue of the RFP and the date of signing of a contract or Purchase Order between the Township and the Successful Proponent(s). The Township may disqualify a Proponent at any time in the procurement process, including after the selection process has been completed.

Lobbying may include any activity that the Township, in its sole discretion, determines has or may give an unfair advantage to one Proponent relative to other Proponents. Without limiting the foregoing, lobbying may include:

- a) Verbal or written communication with or to any Township staff / Council member other than those identified as contacts in this RFP in respect of this RFP.
- b) Verbal or written communication with or to any expert or other advisor assisting the Evaluation and Selection of this RFP.
- c) Verbal or written communication with or to any member of the RFP Evaluation and Selection team other than those identified as contacts in this RFP.

- d) Direct or indirect requests by the Proponent to any person, organization or group to provide a written or verbal expression of support not required by this competitive bidding process to any member of the Evaluation and Selection team or Council.
- e) Verbal or written communication with or to media organizations.
- f) Direct or indirect offer of gifts of any kind or value to any Township representative or personnel.

**Questions Regarding the Request for Proposal**

Bidders having questions or finding discrepancies or omissions, or having doubts as to the meaning or intent thereof, shall contact the Manager of Facilities and Parks. The Manager of Facilities and Parks may elect to provide clarifications directly or via an Addenda to all vendors, depending on the nature, scope and materiality of the questions. Any questions arising from the Request for Proposal shall be directed to:

Malcolm Norwood  
Manager of Facilities and Parks  
613-928-2250 ext. 236  
[mnorwood@rideaulakes.ca](mailto:mnorwood@rideaulakes.ca)

## 2.0 Submission Forms

### Form # 1 – Price and Schedule Form Station #2 Design Process

The Bidder hereby bids and offers to supply and do all or any part of the work which is set out or called for in this Bid, for the lump sums, hereinafter stated.

#### Schedule Form:

Please provide a workplan schedule to provide the deliverables noted below with specific dates in completing each deliverable. Please also provide a list of drawings proposed in Project Deliverable #2 for completion of Building Permit – this list should include at a minimum a site plan, grading and drainage plan, and all other structural/civil/MEP plans required for obtaining a successful building permit.

#### Deliverable Price Form:

<b>Project Deliverable 1 – Initial Concept Designs</b>	Cost (excluding HST)
Total fixed costs for all consultant services and deliverables as outlined in the proposal includes: <ul style="list-style-type: none"> <li>• Initial Schematic Design (Floor plan and elevations)</li> <li>• Attendance at 1 Council meeting</li> </ul>	\$
<b>Project Deliverable 2 – Construction Drawings &amp; Class Estimates</b>	Cost (excluding HST)
Total fixed costs for all consultant services and deliverables as outlined in the proposal includes: <ul style="list-style-type: none"> <li>• Detailed Design Drawings at 30%/60%/90% - must be of sufficient professional quality for OBC requirements for building permit</li> <li>• Class A/B/C Estimates</li> <li>• Attendance at 1 Council meeting for 90% drawings</li> </ul>	\$
<b>Provisional Item</b>	\$
Total Fixed Costs to design one additional garage bay as a provisional item in the design	
<b>Project Deliverable 3 – Construction Tender and Review</b>	Cost (excluding HST)
Total fixed costs for all consultant services and deliverables as outlined in the proposal includes: <ul style="list-style-type: none"> <li>• Tender documents and tender responses</li> <li>• Bidder review and final recommendation report</li> <li>• One site meeting for registered bidders</li> </ul>	\$
<b>Project Deliverable 4 – Project Management/Tender Administration</b>	Cost (excluding HST)

Total fixed costs for all consultant services and deliverables as outlined in the proposal includes: <ul style="list-style-type: none"><li>• Commitment to General Review (includes required site visits as needed)</li><li>• Change order / Change directives</li><li>• CCDC 2 Consultant Work</li></ul>	\$
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The Bidder hereby proposes to commence, undertake and complete the works in full during the following period:

\_\_\_ day of \_\_\_\_\_, 20\_\_\_ and \_\_\_ day of \_\_\_\_\_, 20\_\_\_

Registered Business Name: \_\_\_\_\_

Business Address: \_\_\_\_\_

City: \_\_\_\_\_

Postal Code: \_\_\_\_\_

Contact Name: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Signature of Authorized Officer: \_\_\_\_\_

Name of Authorized Officer (please print): \_\_\_\_\_

**Note for Signing Office: By my signature, I hereby confirm I am a principal, or have been duly authorized by the principal or board, to sign on behalf of the above-named organization.**

**Form #2 – Project Team & Experience Form**

To assist with proposal evaluation, please identify the project team that meets the minimum requirements noted in Section 3.0 “Project Scope and Details” and also provide up to three projects of a similar nature that you completed, the scope of work involved and a reference contact. **Please submit this information as a separate attachment in the format you wish.**

**Form # 3 – Bidder’s Declaration Form**

I/We (enter name) \_\_\_\_\_

Title/Position \_\_\_\_\_

Name of Organization or Business \_\_\_\_\_

- 1) Declare that no person, firm or corporation other than the one whose signature or the signature of whose proper officers is attached below, has any interest in this proposal or in the contract proposed to be undertaken.
- 2) Further declare that this proposal is made without any connection, knowledge, comparison of figures or arrangements with any other company, firm or person making a proposal for the same work and is in all respects fair and without collusion or fraud.
- 3) Further declare that no Township of Rideau Lakes employee, or member of Township of Rideau Lakes Council and their families is, or will become, interested directly as a contracting party or otherwise or in the performance of the contract or in the supplies, work or business to which it relates or in any portion of the profits thereof, or of any such supplies to be used therein or any of the monies to be derived therefrom.
- 4) Further declare that the several matters stated in the said proposal are in all respects true.
- 5) Further declare that I/We have examined the Project Documents and hereby propose and offer to enter into a contract to provide all of the items mentioned and described or implied therein, including, in every case, freight, duty, exchange, and to accept in full payment therefore, the sums calculated in accordance with the actual quantities provided, and unit prices attached to this proposal.
- 6) Agree that this offer is to continue open for acceptance until a formal contract is executed or a purchase order is issued to the successful Bidder.

Name of Authorized Officer (please print) \_\_\_\_\_

Signature of Authorized Officer \_\_\_\_\_

Signature of Witness \_\_\_\_\_

Name of Witness (please print) \_\_\_\_\_

Dated \_\_\_\_\_

### 3.0 – Project Scope and Details

The Township is looking for a qualified designer to execute the high-level deliverables identified in Section 2.0. The proposed Fire Hall is to include the following spaces:

- 4 Bay Garage (each bay to be approximately 17ft x 38.5ft)
- Training/Meeting Room (approximately 564sqft)
- Two washrooms – including one universal
- Mechanical Room
- Kitchen or Kitchenette

The total size of the fire hall is to be approximately 3800sqft when including the 4<sup>th</sup> Bay, however, as the design is seeking a provisional cost for designing the 4<sup>th</sup> Bay of the fire hall, the total area of construction drawings may be approximately 650sqft less (approximately 3150sqft) should the Township decide not to proceed with the 4<sup>th</sup> Bay in the tender process. The Township ultimately requests that the bidder identify the costs to design the 4<sup>th</sup> bay in the plan independently as an estimation of drafting and engineering review time to “add” the fourth bay to the overall schematic.

The proposal does not need to include cost for surveying or geotechnical analyses, and the autoCAD files of the survey will be made available to the successful bidder in developing the site plan. It is anticipated that the structure will be a slab on grade construction, pending confirmatory geotechnical results. The successful bidder should indicate the project team/consultant team (noted in Form #2 under Section 2.0) in creating the designs which at a minimum should include:

- Structural Engineer
- Civil Engineer
- Mechanical Engineer
- Electrical Engineer
- Cost Consultant/Quantity Surveyor

Project submission content and format is noted in Section 2.0 “Submission Forms”

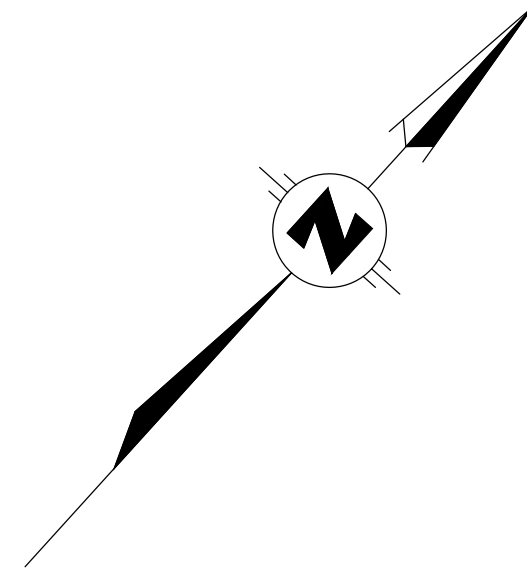
Attachments:

1. GIS Map of approximate property lines and building location
2. Survey of the Subject Property

**Attachment #1 - GIS Map of approximate property lines and building location**



Attachment #2 – SURVEY (SEPARATE FILE)



**INTEGRATION DATA**

OBSERVED REFERENCE POINTS (ORP'S) DERIVED FROM REAL TIME NETWORK OBSERVATIONS (RTN) AND ARE REFERRED TO MTM ZONE 9 NAD83 (CSRS)(2010) COORDINATES COMPLY WITH RURAL ACCURACY PER SEC.14 (2) OF O. REG. 216/10

POINT ID	NORTHING	EASTING
ORP A	4962483.4	336533.9
ORP B	4962724.8	336801.1

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

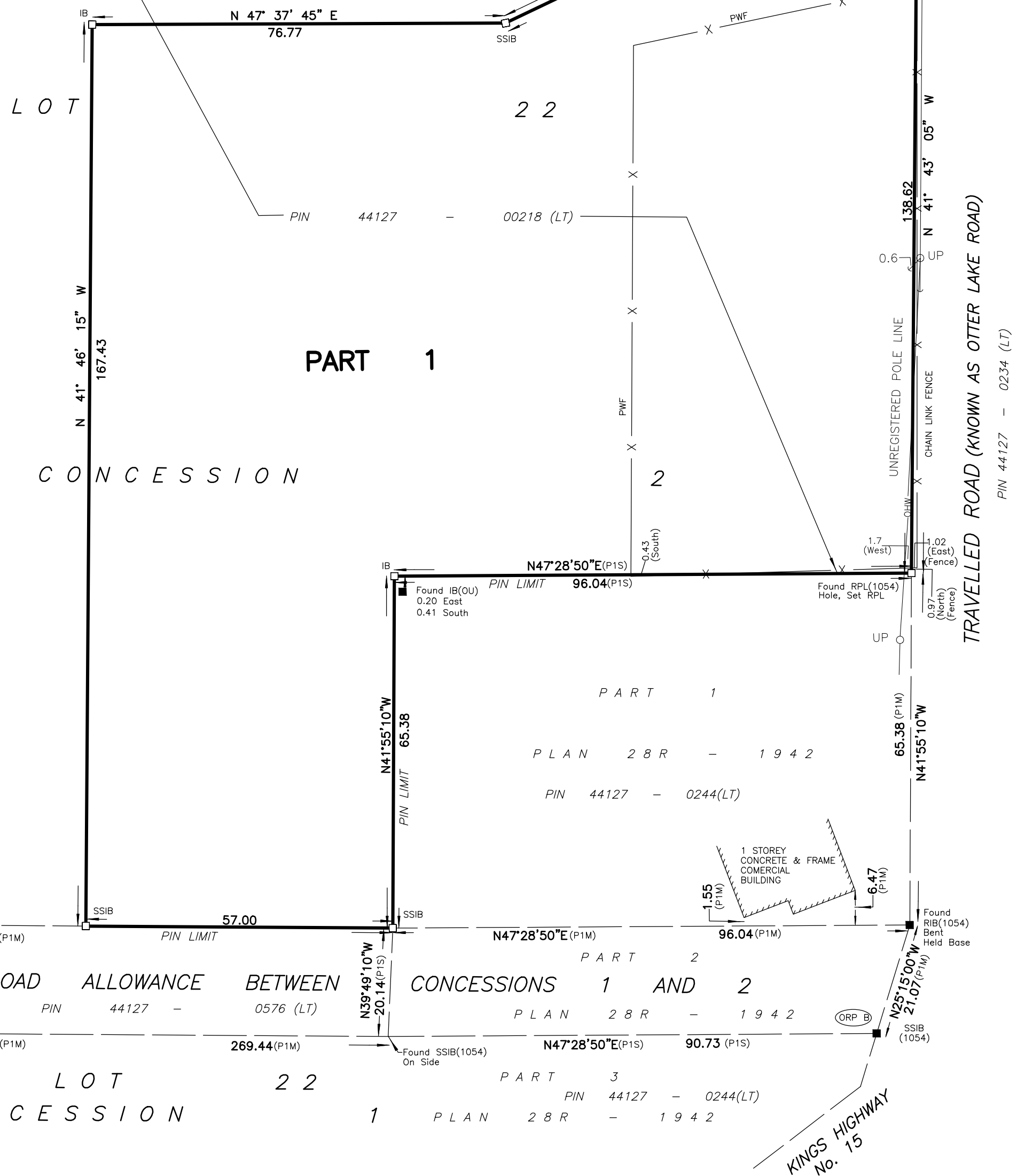
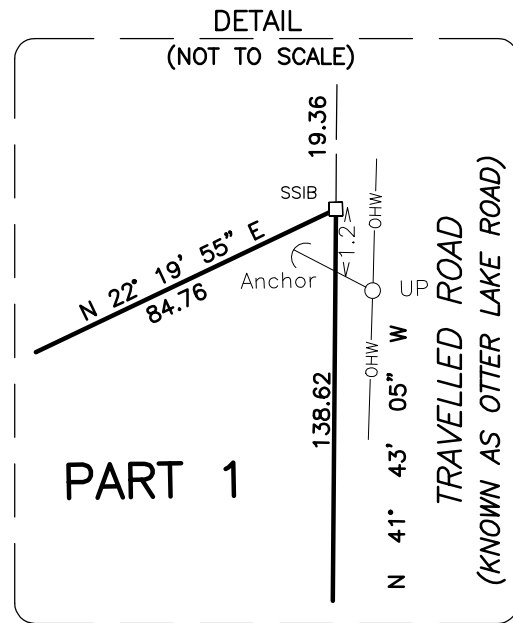
**BEARING NOTE**

BEARINGS ARE MTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A & B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, MTM ZONE 9, CENTRAL MERIDIAN 76°30'00"W, NAD83 (CSRS)(2010.0) FOR BEARING COMPARISONS, A ROTATION OF 0°18'10" COUNTER-CLOCKWISE, WAS APPLIED TO THE BEARINGS ON P1  
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999897.

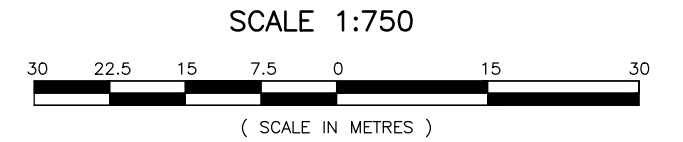
**METRIC** DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SCHEDULE			
PART	LOT	CONCESSION	P.I.N.
1	PART OF 22	2	PART OF 44127-0218(LT)

PART 1 COMPRISES PART OF PIN 44127-0218(LT)



**PLAN OF SURVEY**  
 OF PART OF  
**LOT 22**  
**CONCESSION 2**  
 GEOGRAPHIC TOWNSHIP OF SOUTH ELSLEY  
 TOWNSHIP OF RIDEAU LAKES  
 COUNTY OF LEEDS



GEORGE N. BRACKEN  
 ONTARIO LAND SURVEYOR

**LEGEND:**

- DENOTES SURVEY MONUMENT SET
- " SURVEY MONUMENT FOUND
- SIB " STANDARD IRON BAR
- SSIB " SHORT STANDARD IRON BAR
- IB " IRON BAR
- RIB " ROUND IRON BAR
- CC " CUT CROSS
- OU " ORIGIN UNKNOWN
- ORP " OBSERVED REFERENCE POINT
- WIT " WITNESS
- M " MEASURED
- S " SET
- OHW " OVERHEAD UTILITY WIRES
- UP " UTILITY POLE
- PWF " POST & WIRE FENCE
- P1 " PLAN 28R-1942
- 511 " G.L. BERKELEY, O.L.S.
- 1054 " GEORGE BRACKEN, O.L.S.

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:  
 (1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND LAND TITLES ACT, AND THE REGULATIONS MADE UNDER THEM.  
 (2) THE SURVEY WAS COMPLETED ON THE 21st DAY OF JULY, 2022

JULY 25, 2022  
 DATE

**GEORGE N. BRACKEN**  
 GEORGE N. BRACKEN  
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2194055.

O:\jobs\1 JOBS CALLON DIETZ\2022\22-1639 Rideau Lakes Twp\Drawing\22-1639.dwg July 26, 2022

**Callon Dietz** INCORPORATED

ONTARIO LAND SURVEYORS  
 CARLETON PLACE LONDON NORTH BAY  
 info@callondietz.com callondietz.com

SURVEY BY: RG DRAWN BY: RW FILE No: 22-1639 PLAN No: X-3135

REGISTERED  
**ISO 9001**