

Two Step Request for Qualifications/Request for Proposals for
PARKER COUNTY ESD1 – FIRE STATION NO. 54
Using a Design/Build Process based on Best Value Approach
Parker County, Texas

Deliver Qualification Submissions and Proposals to:

Parker County ESD1
C/O Stephen Watson
315 Morrow Road
PO Box 323
Springtown, Texas 76082

MARK ENVELOPE:

"Submission/Proposal RFQ/RFP #2022-2 Fire Station"

This Request for Qualifications/Request for Proposals ("RFQ/RFP") requires that qualifications be submitted first, without any cost information ("Qualifications Submission"). Then Finalists will be selected who will be permitted to deliver full Proposals for the Project ("Proposal"). Please note that all Qualifications Submissions and Proposals must be received at the designated location by the deadline shown. Qualifications Submissions or Proposals received after the required deadline will be returned and shall be considered void and unacceptable.

If you have any questions, please contact Stephen Watson, Fire Chief for Parker County Emergency Services – District 1 at (817) 523-7598.

All correspondence must include the following reference to be considered:

"Submission/Proposal RFQ/RFP #2022-2 FIRE STATION NO. 54"

DEADLINES:

Qualification Submissions or Proposals received in the Fire Chief's office after the stated deadline will be returned unopened and will be considered void and unacceptable. Parker County ESD1 is not responsible for lateness of mail, carrier, or any method of delivery. Delivery by FAX is NOT acceptable. The time/date stamp clock in the Fire Chief's Office shall be the official time of receipt.

The Parker County ESD1 requests Qualifications and Proposals (upon the terms and conditions set out in this RFQ/RFP) for the development, design, construction, and equipping of existing Silver Creek Fire Station. (hereinafter "Project"). Qualification Submissions and Proposals must be sealed.

Section I- General Requirements

1.1 Sealed Qualification Submissions shall be received on or before 12:00 noon C.S.T. on Friday, January 21st, 2022, at the office of the Fire Chief, Parker County ESD1 C/O Stephen Watson 315 Morrow Road Springtown, Texas 76082

1.2 Sealed Proposals, should be submitted only by Respondents selected to submit.

1.3 Stephen Watson, Fire Chief of PCESD1, Parker County, Texas, is designated as the contact person for inquiries, and his contact information is set forth below. Qualification Submissions and Proposals shall be submitted to:

**Stephen Watson, Fire Chief
Parker County ESD1, Texas
315 Morrow Road
Springtown, Texas 76082**

Telephone inquiries are permitted, the Fire Chief can be reached at: (817) 523-7598. Faxed Qualification Submissions and Faxed Proposals will not be considered. If responses are mailed through the USPS, the mailing address differs from the physical address above. The mailing address is:

PO Box 323,
Springtown, Texas 76082

1.4 Qualification Submissions or Proposals (collectively referred to as "Responses") will NOT be accepted after the deadlines set for the receipt thereof.

1.5 Responses must address each applicable requirement set out in this RFQ/RFP. Only Respondents who can provide, either directly or as part of a team under its control, both design and construction services should tender their Qualifications Submission or Proposal.

1.6 Unless expressly allowed by a written authorization from the PC- ESD1, no Qualification Submissions or Proposals may be changed, amended, or modified in any manner after it is delivered to PC- ESD1; however, a Qualification Submission or Proposal may be withdrawn and resubmitted any time prior to the deadline set for receipt thereof.

1.7 Interested persons, entities, or teams, submitting Qualification Submissions or Proposals must submit one unbound original (suitable for photocopying), or one PDF file, and two bound copies of their Qualification Submission or Proposal. Two of the bound copies must be executed originals bearing the signature of an authorized representative of the Respondent or Team.

1.8 Responses must be typed on standard (8 ½" by 11") paper, with each page numbered sequentially. Responses must contain a table of contents with page numbers and be arranged to correspond the terms/requirements of this RFQ/RFP in the order that those terms/requirements appear in this RFQ/RFP.

1.9 Qualification Submissions will be opened by the Fire Chief, or his designee, at 1:00 p.m. C.S.T. on Friday, January 21st, 2022, in the Office of Parker County Fire Chief, Stephen Watson 315 Morrow Road, Springtown, Texas 76082. This will not be a public opening.

1.10 Persons, entities or teams delivering qualifying Qualification Submissions will be notified by Friday, January 26th, 2022, as to whether they have been selected as a Finalist to submit a sealed Proposal for the Project ("Finalist").

1.11 Proposals from Finalists selected to submit a sealed Proposal must be received on or before 12:00 noon C.S.T. on Wednesday, February 23rd, 2022, at the office of the Fire Chief, Parker County ESD1 C/O Stephen Watson, 315 Morrow Road Springtown, Texas 76082

1.12 Proposals from Finalists selected to submit a sealed Proposal will be opened at 1:00 p.m. C.S.T. on Wednesday, February 23rd, 2022, in the Office of Parker County ESD1 Fire Chief, Stephen Watson, 315 Morrow Road, Springtown, Texas 76082. This will not be a public opening.

1.13 It is the intent of the Parker County ESD1 to notify rankings of the finalists from one through five by email on or before Friday, February 25th, 2022. However, Parker County ESD1 reserves the right to amend this date if needed-

Section II SELECTION

Qualification Submission (Step 1)

2.1 Prior to any receipt of, request for, or consideration of, any Proposal, PC- ESD1 requests, and will consider, the relative qualifications of any person, entity or Team ("Respondent") seeking to provide all the goods and services necessary for, design, renovation, construction, and equipping of Fire Station No. 54. After such consideration, PC- ESD1 may choose to interview any Respondent, or request additional information.

2.2 Each Respondent must submit a Qualifications Submission containing a full and complete response to each of the Questions and Requests set forth below, and fully complying with the General Requirements set out in Section 1 above, and all other applicable requirements of this RFQ/RFP. No price or cost information is to be included with a Qualification Submission. The inclusion of pricing or cost information in a Qualifications Submission may disqualify Respondent, at the sole Discretion of the PC- ESD1.

General Project Description:

The project is a fire station renovation located at **Fire Station No. 54:** 6901 Farm to Market Rd 730 S., Azle, TX 76020. In service firefighters and apparatus will be onsite in temporary quarters for the duration of the project. Refer to **Renovation Design Criteria Package** below for additional information

QUESTIONS and REQUESTS for Qualification Submission

In preparing your Qualifications Submission, answer each of the following questions and requests thoroughly. The completeness of your answers to these questions and requests will be considered in evaluating your response.

- 1) Are you able and willing to provide all of the services requested in this RFQ/RFP, including design, construction and compliance with all applicable laws, rules, regulations, codes, and ordinances?
- 2) Describe the experience of your firm, and of any team members, in designing fire station, barndominium, or commercial facilities: (add additional pages if necessary)
- 3) Describe the experience of your firm, and of your team members, in renovating fire station, barndominium, or commercial facilities for Texas communities: (add additional pages as necessary)
- 4) For each Project identified in answer to the questions above, provide a contact name at that facility or governmental unit/agency- For each person identified provide a current contact number at which they can be reached.
- 5) Substantiate your team's financial ability to perform and execute the work if selected.
- 6) If your firm will provide directly all of the required goods and services for the Project, please answer the following for your firm. If your firm is proposing the goods and services for the Project as part of a team under your firm's control, please answer the following questions both for your firm and each team member.
 - a) Form of business;
 - b) If a corporation, limited partnership or limited liability company- state of creation;
 - c) Identification of contact person;
 - d) A brief biography of the key officers and their experience;
 - e) Identify all material legal claims, threatened litigation, or demands against the Respondent (or any of the Respondent's Team members) and/or any of their respective principals/officers received within the last 5 years.
 - f) Identify all lawsuits filed against the Respondent (or any of the Respondent's Team members) and/or any of their respective principals/officers within the last 5 years.
 - g) Identify all investigations, administrative actions or warnings taken, pursued or issued by any federal, state or local governmental agency (within the last 5 years) involving the Respondent (or any of Respondent's Team members) and/or any of their respective principals/officers within the last 5 years that relates to a correctional facility of any type, or a Design/Build project.
 - h) Identify the design professionals (architects and/or engineers) who will be working on the Project, their qualifications, and provide a copy of their license to practice in the state of Texas.
 - i) Certify that each professional you intend to use for this Project was selected based on demonstrated competence and qualifications in the manner provided by Section

2254.004, Texas Government Code.

- j) Explain your timeline and ability to commence and complete the project, regarding labor and project management.
- k) Explain your timeline and ability to source materials to commence and complete the project.
- l) Provide a very brief summary of any appropriate factors about the qualifications of you or your team members, that you believe are relevant to the consideration of your (and your team member's) qualifications for this Project, that has not been disclosed in answer to the questions and requests listed above.

2.3 The Selection Criteria to be applied to **Qualifications Submissions (Step 1)** are as follows:

Step 1

Evaluation Factors and Weighting of those Factors for Evaluation of Qualification Submissions.

The Qualification Submissions received from the Respondents, will be reviewed, evaluated and ranked by the PC- ESD1, and/or its designees, based upon the application of the following evaluation criteria and weighing factors. If a Respondent is unable to provide qualifications responsive to each of the criteria listed below, it is disqualified. No other criteria or factors will be considered in Step 1 (Evaluation and Ranking of Qualification Submissions).

Respondent's (and team's) experience	20%
Respondent's (and team's) technical competence	20%
Respondent's (and team's) capability to perform	35%
Respondent's (and team's) past performance	25%

[Only the information included in the Responses to the Request for Qualifications will be used to rank and select the Finalists who will be offered the opportunity to submit a Proposal for the Project.]

2.4 Parker County ESD1 will select no more than five qualified Respondents to submit Proposals in Step 2 (the "Finalists").

REQUEST FOR PROPOSALS (STEP 2)

2.5 After Finalists are selected by the PC- ESD1 are notified that they have been selected to submit a Proposal for the Project, the Finalists (not to exceed five in number) may submit a Proposal for the Project that will be reviewed and evaluated by the PC- ESD1 and/or its designees (Step 2). The PC- ESD1 may, at its option, request an interview with Finalists. A Proposal submitted by any person, entity, or team, other than a Finalist selected by the PC- ESD1, will be deemed to be void, ineffective, and disqualified from further consideration.

2.6 The Proposals received from the Finalists will be reviewed, evaluated and ranked by the PC- ESD1 and/or its designees, based upon the application of the following evaluation and weighting factors.

Step 2

Evaluation Factors and Weighting of those Factors For evaluation of Proposals for the Project.

Group A -The following factors will be given a total weight of 20%

- 1) Respondent's (and team's) experience
 - 2) Respondent's (and team's) technical competence
 - 3) Respondent's (and team's) past performance
 - 4) The reputation of the respondent and its team members
 - 5) The quality of the services provided by the respondent
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Group B -The following factors will be given a total weight of 30%

- 1) The degree to which Respondents Guaranteed Maximum Price is less than the Amount of the Project Budget
 - 2) Respondent's (and team's) capability to perform
 - 3) Feasibility of implementing Project as proposed
 - 4) Ability of respondent to meet schedules and estimated time for completion
 - 5) The extent to which the respondent's Proposal complies with the requirements of this RFQ/RFP.
 - 6) The Costing Methodology of the Respondent (policies on subcontractor markup, definition of general conditions, range of costs for general conditions, policies on retainage, policies on contingencies, discount for prompt payment, and expected staffing for administrative duties)
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Group C -The following factors will be given a total weight of 35%

- 1) The price/cost for the goods and services requested under the Request for Proposals
 - 2) The long-term cost to the ESD
 - 3) Quality of facility beyond the minimum requirements
 - 4) Economic benefit to the ESD
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Group D -The following factors will be given a total weight of 15%

- 1) The extent to which the Proposal meets the PC- ESD1's needs
 - 2) Safety and long-term durability
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2.7 PC- ESD1 reserves the right to reject any or all Proposals and reserves the right to waive any irregularity in the Proposals received.

2.8 Each Proposal submitted by a Finalist selected by the PC- ESD1, must fully and thoroughly

respond to, and comply with, each of the applicable criteria, requests and requirements of this RFQ/RFP, including but not limited to the following:

- 1) Proposals for the Project will not be accepted from any entity other than the Finalists selected by the PC- ESD1 as a result of the evaluation of Qualifications Submissions (Step I).
- 2) PC- ESD1 will evaluate Proposals that are submitted by the Finalists, based on the selection criteria and weighting set forth in the Request for Proposals stated herein.
- 3) Respondents must not include detailed engineering or architectural designs as part of the proposal. Respondents are encouraged to include conceptual drawings and illustrations in their proposals, to assist the PC- ESD1, and its designees in evaluating the Proposal.
- 4) Proposals must comply with the applicable deadlines and all other applicable requirements described in Section 1-General Requirements set out above.
- 5) Proposals must comply with all the applicable requests and requirements of **Section III Design and Construction, Section IV Additional Requirements, and Section V Miscellaneous** of this RFQ/RFP set out below.
- 6) Proposals must comply with the criteria, requirements and elements of the **Design Criteria Package as well as the program and other requirements listed above.**
- 7) Proposals must be signed by a person authorized to bind the person or entity making the Proposal, and proof of this authority must be included in the Proposal. Proposals must contain a letter or other clear evidence of such authority, and all other information requested or required by this RFQ/RFP, or as determined by the PC- ESD1. All Proposals must be delivered in sealed wrappings.
- 8) The thoroughness by which the Proposal responds to each of the requirements of this Section and this RFQ/RFP is one of the criteria upon which each Proposal will be evaluated.

2.9 The PC- ESD1 shall select the Finalist Design/Build Team, based upon the determination of the proposal offering the best value for the PC- ESD1 on the basis of the evaluation criteria and weighting factors and set out in this RFQ/RFP.

2.10 The PC- ESD1 shall first attempt to negotiate a contract with the selected Finalist Design/Build Team. If the PC- ESD1 is unable to negotiate a satisfactory contract with the selected Finalist Design/Build Team, the PC- ESD1 shall, formally and in writing, end negotiations with that selected Finalist Design/Build Team and proceed to negotiate with the next Finalist Design/Build Team in the order of the evaluation ranking, until a contract is reached or negotiation with all ranked Finalist Design/Build Team end.

2.11 Following selection of the Finalist Design/Build Team, and execution of an acceptable contract, engineers or architects associated with that Finalist Design/Build Team shall complete the design of the Project, submitting all design elements to PC- ESD1 or the PC- ESD1's Designee,

before or concurrently with construction. The design elements so submitted shall be reviewed to determine their compliance with the Design Criteria Package, this RFQ/RFP, the Proposal submitted by the Finalist Design/Build Team and the terms of Design/Build contract agreed upon by the PC- ESD1. Note, outline of design criteria herein does not supersede any applicable codes or regulations that must be adhered to. It is the respondents' responsibility to include all required compliance items in their proposals.

2.12 The Finalist Design/Build Team shall supply a signed and sealed set of "as built" construction documents for the Project to the PC- ESD1 at the conclusion of the construction of the Project, including electronic files in both PDF and CAD format of the facility. The final PDF's and CAD files shall incorporate any substantial modification that occurred following issuance of construction documents.

2.13 Proposals, are deemed to include the Qualifications Submission of each Finalist. The Qualifications Submission of each Finalist will be included in the review, evaluation, and ranking of the Proposals submitted.

Section III- DESIGN AND CONSTRUCTION

3.1 Only respondents who propose to provide either directly or through a team under its control all goods and services requested in the Request for Proposals should respond. This includes design and construction. The maximum construction period of twelve (12) calendar months desired, not to exceed fourteen (14) calendar months for completion of both facilities.

3.2 An independent consulting architect or engineer (hereinafter "Independent Consultant"), selected by PC- ESD1 on the basis of demonstrated competence and qualifications, shall act as PC- ESD1's independent representative for purposes of independent, professional assistance and evaluation of technical and qualitative issues for the duration of the design/build work.

3.3 Following selection, the successful respondent's design team shall complete the design submitting all design elements for review and approval by PC- ESD1 and its Independent Consultant. At each design stage, the respondent's design solutions must be submitted to and approved by the PC-ESD1 Fire Chief, or his designee.

3.4 Each proposal submitted in this Step II must contain the Guaranteed Maximum Price for which the Proposer (or Design/Build Team) will agree to design and build the Project in full compliance with the requirements of Step II of this RFQ/RFP, in full compliance with all the offers, proposals, terms and conditions set forth in their Proposal. Failure to include a Guaranteed Maximum Price in the Proposal submitted in Step II will be grounds for immediate rejection of the Proposal at the discretion of the PC- ESD1.

3.5 Payment and performance bonds as required by Texas law will be required from the successful respondent in the amount of the Guaranteed Maximum Price, less the portion of the Guaranteed Maximum attributable to design services only. A Bid Bond in the amount of at least 10% of the Guaranteed Maximum Price must be delivered to PC- ESD1 at the time that the Design/Build contract is awarded to the successful respondent. The successful respondent must deliver the performance and payment bonds to PC- ESD1 no later than the 10th day after the contract is signed.

3.6 The successful respondent must provide liability insurance covering its activities in the coverage amount of nothing less \$1,000,000.00 per occurrence and \$2,000,000.00 aggregate, with the aggregate applying to this Project only. PC- ESD1 must be named as an additional insured. The successful respondent must provide builder's risk /property insurance for the Project in the amount of the full contract sum. PC- ESD1 must be named as an additional loss payee on the insurance. The successful respondent must provide workers compensation insurance for its employees. Automobile liability insurance must be provided for all motor vehicles involved in the Project in the amount of \$1,000,000.00 per occurrence and \$2,000,000.00 aggregate.

3.7 Design professionals on the Project must be covered by professional liability insurance in a coverage amount of not less than \$1,000,000.00 per occurrence and \$1,000,000.00 aggregate. Design professionals on the Project must be licensed/registered to practice their profession in the State of Texas.

3.8 Construction shall be carried out in accordance with the contract documents (including the approved drawings, plans, specifications, and Project manual), and in accordance with all applicable federal, state, county and local municipal regulations rules, laws, court orders and standards. Construction draws and retainage shall be in accordance with the negotiated contract. Construction shall include provision of all necessary furnishings and equipment to make the Facility operational for its intended purpose, except the Owner shall provide and install appliances, furniture, communications and IT equipment, and loose equipment (including compressors). Rough in requirements for all Owner supplied items shall be part of the contractor's scope, including coordination with the Owner, or the Owner's separate contractors/vendors.

3.9 As part of its proposal, the Respondent should acknowledge its willingness to execute the draft contract forms attached with this RFQ/RFP as provided, and if there are changes required by PC-ESD1, the willingness to still execute and proceed with the project. If any changes made to the contract terms constitute a change in scope, a reasonable price will be negotiated. The agreement will not become effective until PC- ESD1 and its counsel have approved the agreement, and its execution authorized by the Parker County ESD1.

3.10 Respondent shall be solely responsible for any cost, loss, injury, harm expense, fee, charge or other expenditure or damage of any nature, whether known or unknown, arising directly or indirectly,

- 1) Any unknown or differing site conditions at the site proposed by Respondent;
- 2) Any regulatory permitting required for the Project;
- 3) Acquisition of any staging area required by Respondent;
- 4) Certification of the Project as complying with the applicable standards; and
- 5) Any natural disasters or other force majeure events,

Except the following:

- 1) Acquisition of the sites
- 2) Permit Fees for construction by the local municipality (all other fees to be included in proposals)
- 3) Independent third-party testing/inspections (except respondent is responsible for costs

associated with retesting for work found out of compliance or trip/rescheduling fees associated with work not ready for testing when scheduled.)

3.11 Part two proposals shall include labor that complies with the Davis-Bacon Prevailing Wage rates set forth for the location, based on the latest report at the time of construction. The current report can be found at:

<http://www.wdol.gov/wdol/scafiles/davisbacon/tx315.dvb>

Section IV ADDITIONAL REQUIREMENTS

4.1 Parker County ESD1 does not assume, and hereby specifically disclaims, any responsibility or obligation of any nature, to any of the persons or entities responding to this RFQ/RFP (or to any other entity) and will make no payment or reimbursement of any cost, fee or other expenditure whatsoever associated with the preparation or submission of a Qualification Submission or Proposal.

4.2 The contract(s) awarded will be governed by the laws of the State of Texas and is (are) deemed payable and performable in Parker County, Texas. The venue for all disputes thereunder shall lie in Parker County, Texas.

4.3 As required by Section 2267 of the Texas Government Code, PC- ESD1 has established a budget range for this project of \$375,000k to \$475,000. ("Project Budget") for the Station No. 54 renovation. If the Guaranteed Maximum Price contained in a Proposal received during Step II of this RFQ/RFP exceeds the Project Budget, the PC- ESD1 may, in its sole discretion, reject such Proposal. The PC- ESD1 expects the proposed Guaranteed Maximum Price to be less than the Project Budget.

Section V MISCELLANEOUS

5.1 To the extent not covered heretofore in these specifications, responses will be evaluated for compliance with the contract requirements of Texas law including but not limited to the Texas Accessibility Standards, and the Americans with Disabilities Act.

5.2 In addition to all rights provided by law, PC- ESD1:

- a) Reserves the right to reject any or all Proposals;
- b) May, at its sole discretion, waive technical mistakes, informalities or irregularities in any Proposal received;
- c) Reserves the right to select the Proposal or negotiated Proposal which in its discretion is determined to provide the best value to PC- ESD1 and which it believes to serve its best interests and in accordance with all applicable laws, including but not limited to Texas Government Code Section 2267.

5.3 Neither document, nor the advertisement of the Notice of the RFQ/RFP is an offer. The Exhibits attached hereto are incorporated herein for all purposes.

5.4 It is the express intent of the PC- ESD1, that each Proposal as submitted be: comprehensive, prepared in good faith, present a reasonable likelihood to be developed, built and become fully operational in a reasonable length of time, and its development, design, and construction to be

in full compliance with all applicable laws, rules, regulations, court orders, standards and ordinances. Acceptance of any Proposal is expressly conditioned upon actual closing and funding of the Project after approval of all documents by counsel for PC- ESD1, or PC- ESD1's designee.

5.5 Respondents shall be able to and shall obtain necessary payment and performance bonds as required by applicable law.

5.6 PC-ESD1 will require liquidated damages in the amount of at least \$250.00 per day for each day the Project has not attained substantial completion as set forth in the Contract Documents.

Acceptance of any Proposal is not acquiescence or agreement with any term or condition set forth in the Proposal or any proposed documents included in, or referenced by, the Proposal.

Design Criteria Package

A. Introduction

The Project is to be a "turnkey" Project, with Design/Builder to provide all work, services, materials and labor for the Project to be fully operational as a fire station upon substantial completion, except communications, IT, alerting, appliances, and security equipment and items that are to be provided by the PC-ESD1. Design/Builder shall provide or cause to be provided all design, work, services, materials, labor, equipment, design, engineering, plumbing systems, ventilation systems, HVAC, mechanical systems, fire station systems, safety systems, other matters necessary for the design, construction and construction administration and is inclusive of all costs necessary for the installation and completion of the Project, in working order, unless specifically set forth otherwise herein.

The Project shall be designed and constructed in compliance with all applicable federal, state and local laws and regulations.

The Project must also comply with the following criteria:

B. General

All aspects of the building will comply with:

1. International Building Code in the version as currently for Parker County, Texas.
2. American with Disabilities Act (ADA) in designated publicly accessible areas
3. Texas Accessibility Standards/Texas Department of Licensing (TDLR) in designated publicly accessible areas
4. All State and Federal laws and regulations including storm water, erosion control, etc.
5. Proposal should include terms for change orders, and consideration for cost control in volatile market such as cost-plus agreement for materials.
6. Proposal shall include draw schedule, line item break down of projected materials and labor costs by trade or item, and associated site project general costs, project management, and site supervision.
7. A pre-proposal conference will be held with selected finalists.

C. Site

1. Respondent shall facilitate working around district personnel and apparatus in temporary living quarters on site
2. All necessary utilities are on site.

D. Building Design/Program

1. Please reference exhibit "a" for conceptual floor plan and overall design guidance
2. Design shall incorporate the required floor space and infrastructure (mechanical equipment, plumbing, electrical, etc.) for kitchen, and laundry.
3. Living quarters for 6-person crew, see exhibit A
4. 3 bathrooms w/shower/toilet/lavatory and one bathroom in front of building to have an ADA/TDLR compliant toilet and lavatory, see exhibit A
5. Design must provide for kitchen facilities capable of serving the 5-6-person crew. The kitchen shall be equipped with all appropriate equipment and food storage areas (dry, cold and frozen) for food preparation. The kitchen countertops shall be a solid surface material, under mount sinks, and plumbed for gas in cooking area. Kitchen will include stainless steel appliances provided by the district.
6. Secure front entry foyer/breezeway
7. Design must provide Utility room with W/D Hookups, -Mop Sink, Access to Apparatus Bay -Hot water hose bib in apparatus bay
8. UV protected area for PPE.
9. Day room/dining room open floor plan
10. Design must provide an IT/ Server Room
11. Design must provide 3 bathrooms w/shower/toilet/lavatory and 1 bathroom with toilet and lavatory
12. Design must provide overhead doors, minimum 3 panel glass (6ft) to front
13. Design must provide Exterior perimeter lighting, aesthetic lighting over or between bay doors
14. Design must verify existing propane tank is adequate for station
15. Design must provide for adequate climate control systems and ductwork to maintain a comfortable indoor climate.
16. Design must provide raceways for network jack placement and cabling.
17. Design must provide for adequate storage areas within the facility.
18. Masonry over R-panel exterior walls or aesthetic faux stone on two sides. (Front of building and North wall of building wainscoted up to 48 inches in height)
19. R-panel wall covering from floor to ceiling will be required in the apparatus bay area north, south, and west walls.
20. Lockers to accommodate three personnel in each bedroom (Wood cabinets preferred)
21. 5 Bay doors will be modified to having (3) panels of glass inserted in each overhead door. The existing motors will need to be verified that weight and design will meet expectations. All doors shall include remotes for doors. Non-glass panels shall be painted red
22. Secure front entry foyer/breezeway, see exhibit A
23. Day room/dining room open floor plan, see exhibit A

24. Kitchen, w/solid surface counter tops, no Formica, large undermount stainless sink, stove area plumbed for gas (propane)
25. All appliances to be provided by district
26. Utility room with W/D Hookups, -Mop Sink, Access to Apparatus Bay -Hot & Cold water hose bib in apparatus bay
27. New front gabled porch with metal roof that has ramp to South side and stairs on north side approximately 8x10 in size, with cedar beams.
28. New porch to North side of building with metal roof and entry provided
29. Stairs from second floor to outside of building to provide secondary means of egress.
30. Metal frame, solid core wood doors in the interior of station
31. Door hardware shall be lever style, not knobs/round
32. Metal frame, metal door from quarters to apparatus bay and walk doors to outside, doors from day room area and watch office to apparatus bay painted red.
33. Glass entry commercial door on front of building
34. Exterior of existing building to be painted
35. All existing metal building trim that is damaged (J-trim, gutters, down spouts, corner trim and overhead door trim) will be replaced- Trim to be furnished around overhead door casing

E. Fire Protection

1. Fire Detection and Alarm Systems: An alarm system consisting of automatic smoke/heat detectors and manual initiating devices served by central control panel will be provided. Alarms will sound automatically at the control panel and in the administrative area.

F. Mechanical System

1. HVAC System: All areas will be conditioned to maintain temperatures between 65 degrees F and 85 degrees F.
2. Maintain or re-install gas heaters in apparatus bay
3. New HVAC system(s), with gas heat, (propane).
4. All rooms except workout room to have HVAC (see exhibit a)

G. Electrical/Communications/IT

1. New electrical shall be installed from existing main panel, with addition of new subpanel as required.
2. Design shall incorporate the required floor space and infrastructure (mechanical equipment, plumbing, electrical, etc.) for kitchen, and laundry.
3. Watch office with dedicated circuit for radio communication equipment (20 amp circuit)
4. Exterior perimeter lighting, aesthetic lighting over or between bay doors, all LED
5. All interior lighting shall be LED, 3000k

6. Coordinate with district for installation of communications/data/security equipment (parts and labor supplied by district)
7. 20-amp electrical circuit provided for building sign (sign provided by district)
- 8.

H. Plumbing

1. Please reference exhibit "a" for conceptual floor plan and overall design guidance
2. Design shall incorporate the required floor space and infrastructure (mechanical equipment, plumbing, electrical, etc.) for kitchen, and laundry.
3. All new plumbing for interior quarters, and in north wall. (Existing drains may be used)
4. Quote install of new plumbing fixtures, fixtures will be provided by district

End of Package