

Request for Proposal

Class A Live Fire Training Tower

Tower Build Location:

1439 FM 3325

Weatherford, TX 76087

RFP# 2022-4



Parker County Emergency Services District No. 1

315 Morrow Road

Springtown, TX 76082

Request for Proposals for

PARKER COUNTY ESD1 – CLASS A LIVE FIRE TRAINING TOWER

Using a Best Value Approach

Parker County, Texas

The Parker County ESD1 requests Proposals (upon the terms and conditions set out in this RFP) for the manufacture, and delivery/installation of “Class A Live Fire Training Tower” constructed with intermodal containers (conex boxes).

Deliver proposals to:

Parker County ESD1 Administration

C/O Charlie Dall

315 Morrow Road

PO Box 323

Springtown, Texas 76082

cdall@pcesd1.com

MARK ENVELOPE or EMAIL SUBJECT:

"Submission/Proposal/RFP #2022-4 Fire Training Tower"

Please note that all Proposals must be received at the designated location by the deadline shown. Proposals received after the required deadline will be returned and shall be considered void and unacceptable. Proposals will be excepted via email in PDF format.

If you have any questions, please contact Charlie Dall, Chief of Training for Parker County Emergency Services District 1 at (817) 523-7598.

SECTION I TIMELINES/DEADLINES:

Proposals received after the stated deadline will be considered void and unacceptable. Parker County ESD1 is not responsible for lateness of mail, carrier, or any method of delivery. Delivery by facsimile is NOT acceptable. The time/date clock in the administration office shall be the official time of receipt.

1.1 Proposals shall be received on or before 12:00 noon C.S.T. on Monday, October 31st, 2022, at the Parker County ESD 1 Administration office, C/O Charlie Dall 315 Morrow Road Springtown, Texas 76082

1.2 Charlie Dall, Chief of Training for Parker County ESD 1, Parker County, Texas, is designated as the contact person for inquiries, and his contact information is set forth above.

1.3 Telephone inquiries are permitted, Chief Dall 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, both are provided above.

1.4 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 RFP. Only Respondents who can provide, either directly or as part of a team under its control, the items required in this RFP should tender their Proposal.

1.6 Unless expressly allowed by a written authorization from the Parker County ESD 1, no Proposals may be changed, amended, or modified in any manner after it is delivered; however, a Proposal may be withdrawn and resubmitted any time prior to the deadline set for receipt thereof.

1.7 Interested vendors or teams submitting Proposals must submit two unbound originals (suitable for photocopying), or one PDF file, or both, bearing the signature of an authorized representative of the Vendor or Team.

1.8 Proposals will be opened by the Fire Chief, or his designee, at 1:00 p.m. C.S.T. on Monday, October 31st, 2022, in the Office of the Parker County ESD 1 Administration, 315 Morrow Road, Springtown, Texas 76082. This will not be a public opening.

1.9 It is the intent of the Parker County ESD1 to notify rankings of the proposals after the November Parker County ESD 1 Board of Commissioners meeting, as set by the Board of Commissioners.

Section II SELECTION

The selection of the vendor or team and their product will be based on a Best Value Criteria. The Parker County ESD 1 reserves the right to reject any or all proposals.

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) Vendor/team’s experience
 - 2) Vendor/team’s technical competence
 - 3) Vendor/team’s past performance
 - 4) The reputation of vendor/team, and their products
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Group B -The following factors will be given a total weight of 30%

- 1) The price/cost for the goods and services requested under the Request for Proposals
- 2) Competitiveness of price in relation to other proposals for this project
- 3) Economic benefit to the ESD
- 4) Performance Bond Pricing

Group C -The following factors will be given a total weight of 30%

- 1) The extent to which the respondent's Proposal complies with the requirements of this RFP
 - 2) Estimated time for delivery/installation
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Group D -The following factors will be given a total weight of 20%

- 1) Safety, quality, and long-term durability of the proposed product
- 2) Quality of proposed product beyond the minimum requirements
- 3) Anticipated cost to operate/maintain the product

Section III GENERAL REQUIREMENTS

3.1 The illustrated cost for the proposal shall be a “Cost not to exceed” including turn key manufacture, delivery, and installation of the product including any on site assembly.

3.2 The proposal shall include a change order methodology for both increased or decreased cost due to product or specification changes as required by the Parker County ESD 1 during manufacture or assembly.

3.3 The proposal shall include an anticipated project timeline including manufacture, shipping/delivery, and final installation/assembly.

3.4 The proposal shall include a general qualification statement of the vendor, and its related products, in consideration of the Group A evaluation factors

3.5 If the vendor cannot meet the specifications of the proposal, proposals may be submitted which present the product the vendor can deliver that meets the maximum available or most similar features of this proposal.

3.6 If needed/required by the vendor, the proposal shall include a proposed draw or payment schedule. The Parker County ESD 1 will not agree to a proposal that requires more than 50% payment before completion of manufacture and shipping/delivery has occurred, not more than 75% before final assembly/installation has occurred, and will issue final payment upon substantial completion and satisfactory inspection.

3.7 A performance bond shall be included for the product/project, and a payment bond for any sub-contractors required for site work or final assembly and installation. Cost of the payment and performance bonds shall be illustrated in the proposal and included in the total proposal cost.

3.8 Proposals must comply with the criteria, requirements and elements of the Specification Package as well as the program and other requirements set forth in this document.

3.9 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 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 proposal.

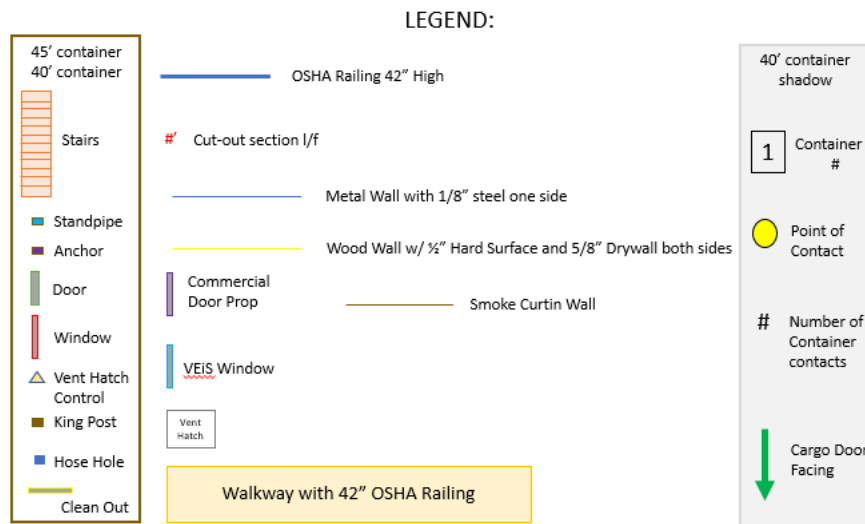
3.10 The contract awarded will be governed by the laws of the State of Texas and will be deemed payable and performable in Parker County, Texas. The venue for all disputes thereunder shall lie in Parker County, Texas.

3.11 To the extent not covered heretofore in these specifications, proposals awarded purchase and related contracts will be evaluated and amended for compliance with the contract requirements of applicable law.

Section III SPECIFICATIONS (SEE ALSO EXHIBIT A)

Tower Overview

The proposal shall include a 5 story training tower, with a decked roof, constructed with intermodal containers (conex boxes), painted grey with the exception of certain windows/railings/doors etc. as noted in the specifications set forth below. The tower will have the ability to burn on all floors. The first and second floor will be configured as residential over commercial, and the remaining floors will have various configurations. A set of vertical openings spanning 3 floors will be present for interior special operations training. These vertical openings will have built in fall protection for when this aspect is not in use. At least one staircase will be present with the capacity to access floors 1 – 5 with additional stair access to the roof. A dry standpipe will be installed on floors 1 through 5 with outlets in the common staircase. Electrical outlets and lighting will also be installed via the common staircase. Exterior flood lighting will be installed on all four sides of the tower to illuminate a minimum of 50’ of ground space in all directions of the tower. All lighting shall be LED.

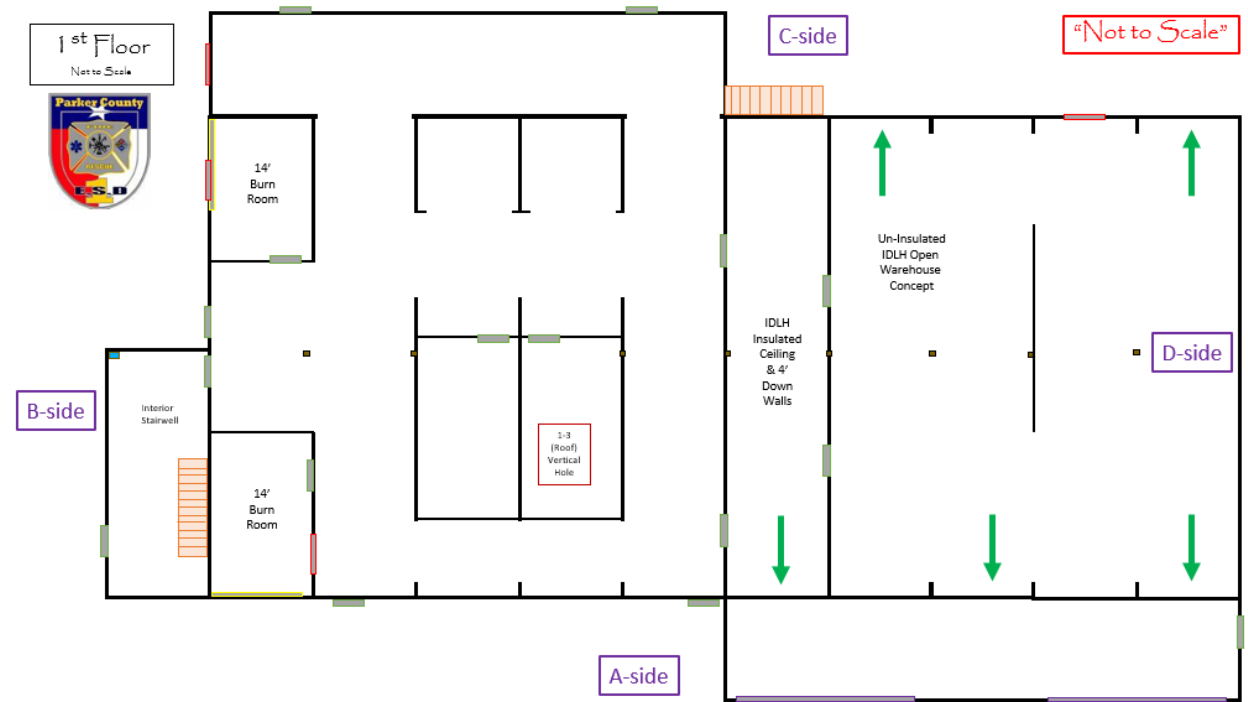


Suggested Tower Square Footage:

No. of Containers per Floor & Square Footage data: (All containers are High Cube)				
Floor #	20'	40'	Container Sq. Ft.	Floor Sq. Ft.
1	1	12	4000	4000
2	1	6	2080	2560
3	1	4	1440	2080
4	1	3	1120	1440
5	1	2	1080	1080
6	Roof w/ railing		0	320
Totals				
6	5	25	9,440	11,480

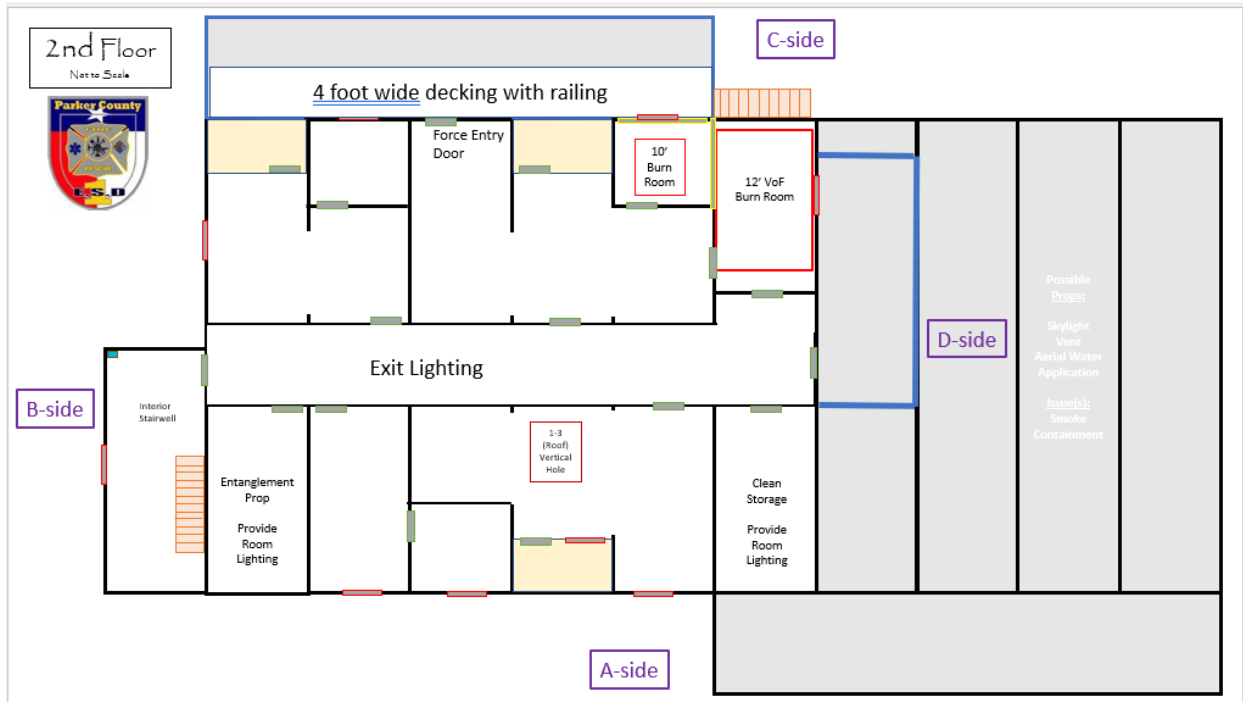
First Floor:

The first floor will be designed to replicate a commercial setting with an open floor plan. The first floor will have the capacity to burn in both a small office type setting as well as have fire in the open area. There will be an interior staircase that connects the first and second floors, this staircase can be the stairwell that services all floors or a separate stairway. If the communal staircase is used there must be a closeable smoke containment system to keep the smoke between the first and second floors. If the internal vertical spec ops openings terminates on the first floor it must be isolated in a room with a latching door.



Second Floor:

The second floor will be designed to replicate a center hall apartment setting as well as a garden style apartment setting. The smoke from fires on the first floor will need to have the ability to travel to the second floor via the stairs. The second floor will have at least one fire room with the ability to provide vertical ventilation via a cut-able roof surface. The center hallway will have the ability to provide vertical ventilation via cut-able roof surface. At least one isolatable burn room will be present on the second floor. Forcible entry and VES opportunities will be present at various locations throughout the second floor from windows and balconies.



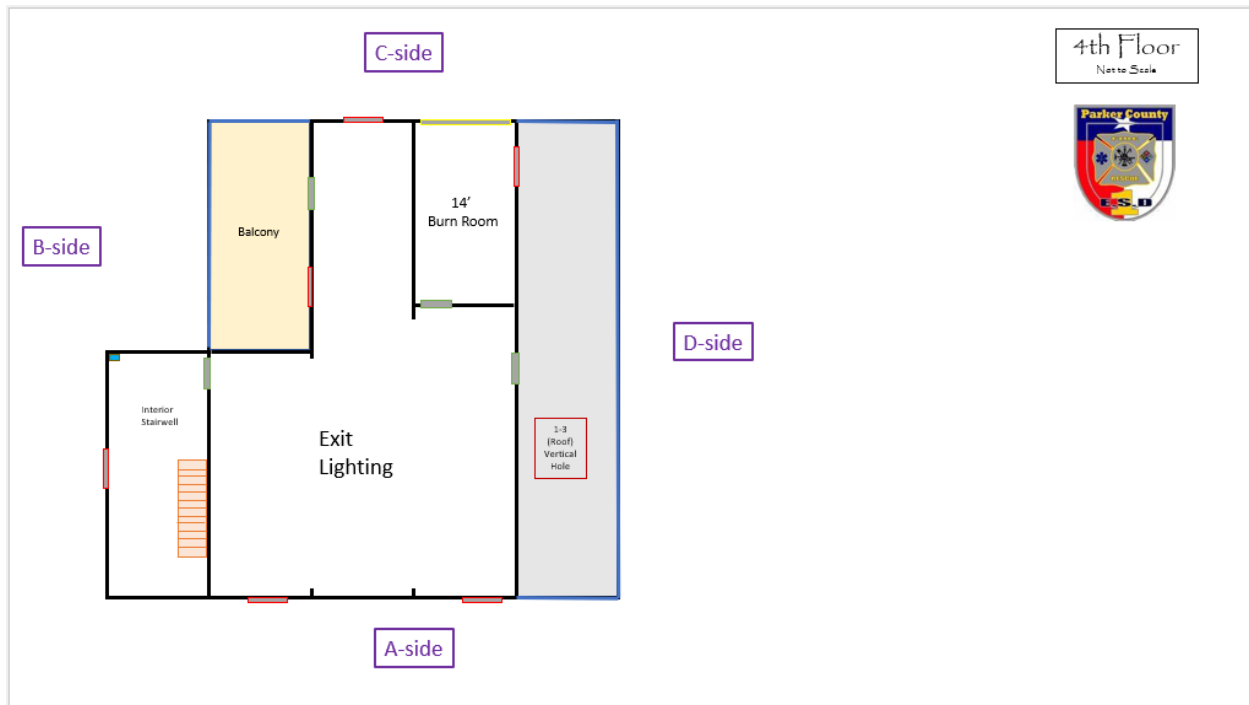
Third Floor:

The third floor will have the ability to conduct VES operations from at least one balcony and one exterior window. At least one burn room will be present with window access to the exterior and door access from the interior. Open space for temporary training configurations will be present. Walk-through door access to the second floor ventilation cut surface will be present. Space suitable to temporarily store OSB and rafters will be present adjacent to the cut surface. OSHA approve railing will be present on the roof surface surrounding the cut surface.



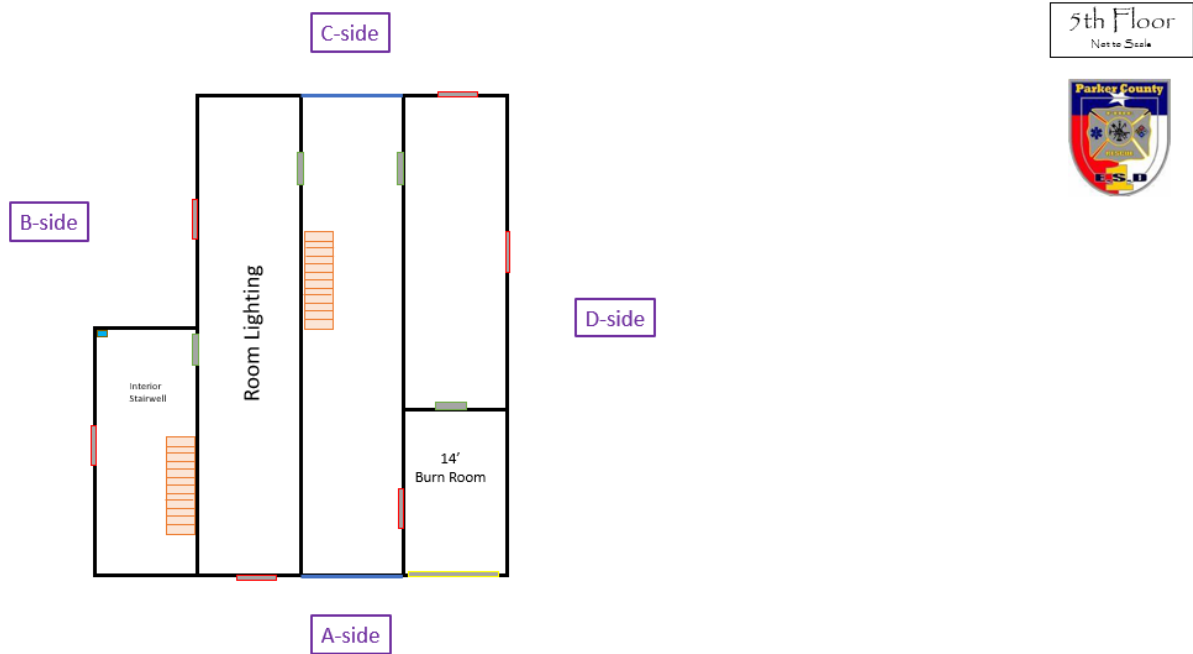
Fourth Floor:

The fourth floor will have one burn room with window access to the exterior and door access to the interior. There will be one balcony with window and door access to the interior. The fourth floor will have as large of an open space as possible to facilitate reconfiguration for training events. Multiple windows will be present on this floor. The top of the vertical spec ops openings will terminate on this level. This opening may be on the interior or exterior of the structure. If the opening terminates on the exterior, an OSHA approved railing will be present in the area and a walk-through door to access the opening shall be provided. Anchors suitable for high angle rescue will be accessible to this opening.



Fifth Floor:

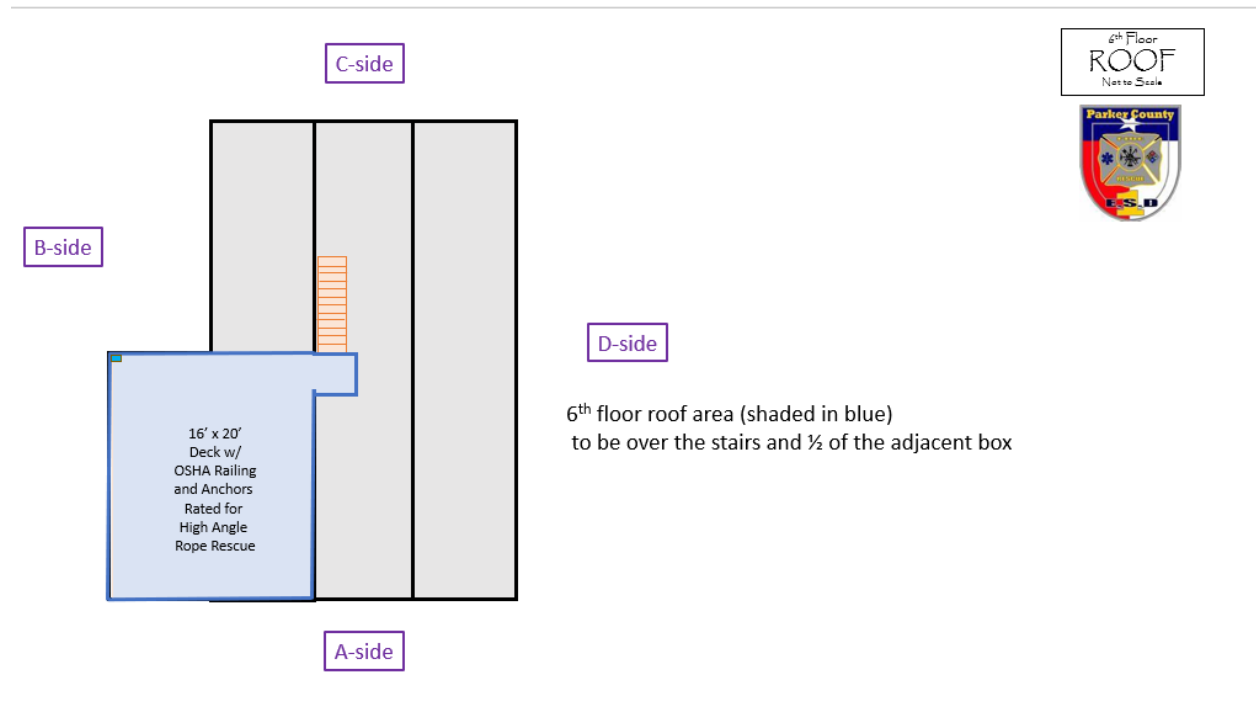
The fifth floor will have one burn room with an isolatable room attached. An open breezeway will be present between the burn room side of this floor and the remaining components. In the open breezeway an exterior set of stairs will be present leading to the enhanced roof structure. The space immediately adjacent to the stairs will be one open container.



Roof / Sixth Floor:

The roof will be a twenty by sixteen foot improved surface above the stairs and the adjoining container with OSHA approved railings. Multiple anchors to be used off the Alpha, Bravo, and Charlie sides of the roof rated for high angle rescue will be present. The stairs to access the roof will come from the fifth floor breezeway.

An acceptable alternative is to place two 20' boxes as the 6th floor. With the alternative there must be rated anchors and egress points on the Alpha, Bravo, and Charlie sides that will allow high angle rescue to all floors. All egress points must meet OSHA railing requirements.



Fabrication Details:**Doors:**

- OD – 41.75" x 83", actual swing opening is 36.75"x 80"
- Hinge – Three 4" heavy duty hinges per door
- Latch assembly for positive control and single action from inside or outside
- Powder Coated Red

Windows:

- OD – 50.75"x 50.75", actual swing opening is 45.75"x 45.75"
- Hinge – Two 4" heavy duty hinges per window
- Latch assembly for positive control and single action from inside or outside
- Powder Coated Red

Cleanouts:

- OD – 78.75"x 25.375", actual barn door splits are 36.5"x 22.5"
- Hinge – Two 4" heavy duty hinges per door
- Doors hinge on the sides and meet in the middle
- Bottom of the opening to be flush with the burn room floor
- Latch assembly for positive control and single action from inside or outside on one door
- Second door to have a pin into the floor assembly

Staircase:

- Floor to floor with grades
- 177&13/16" run for high cubes
- Tread width of 36"
- Rails to be 10" C-channel, 39" OD
- 16 rise at 7&1/8"
- Powder coated black
- Smoke barrier between floors 2 and 3
 - Suitable smoke barrier to keep smoke contained to the first and second floors will be installed.
 - Must not impede exiting or stair use when not in use

Catwalk / Platforms:

- 4'x 8'
- 2"x 2"x 0.120" frame 24" on center
- Expanded metal #9 powder coated black

Railings:

- 1.5"x 1.5"x 0.095"
- 48" high with 6" cup
- Powder coated Red

Burn Room Insulation:

- 2"x 4"x 0.120 wall frame is solid weld placement with inserted bolted assembly of 2"x 3"x 3/16" angle with 1"x 1" support frame in 14g pan stamped door or window
- Ceramic type insulation rated at no less than 2200 degrees

Utilities:**Exterior Lighting:**

- Flood lights mounted on all four sides of the tower at a wattage and height necessary to illuminate a minimum of 50' in all directions from the tower

Interior Lighting:

- Provide weatherproof lighting mounted low enough to minimize heat stress while providing safe exit illumination
- Exit lighting to be installed on every floor in the stairs and any room without exterior window or door access

Electrical:

- Metal electrical conduit to be run vertically on the exterior of the stairway
- 20 amp 110 weatherproof outlets to be placed in the stairwell on every floor

Standpipe:

- Dry standpipe system to be installed on the exterior of the stairway
- 2.5" outlets to be installed on floors 1 -5. No pressure or flow reducing valves to be used

Engineering/Anchoring:

- Vendor is responsible to provide anchoring/foundation system for tower
- Proposal shall include cost for design and engineering the tower and attaching anchoring/foundation system to meet ASCE wind ratings for risk category 2
- Proposal shall include installation of anchoring/foundation system for the tower
- A copy of the GeoTech report is included as Exhibit A

-End of Document-