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## REQUEST FOR PROPOSALS

Date: May 22, 2020

RE: South Park Ambulance District  
Hartsel Ambulance Station Project

### A.) Introduction.

South Park Ambulance District (the “District” or “Owner”), a quasi-municipal corporation and political subdivision of the State of Colorado, expects to develop and construct a new 5600 sq ft ambulance station in Hartsel, Colorado.

Notice of this Request for Proposals has been published in The Flume, a legal newspaper of general circulation in the District on May 22, 2020.

Davis Partnership Architects is acting as the design consultant for the District, and is in the process of recommending a firm to provide construction services for the project, as described in this RFP.

All interested and qualified parties are invited to submit a sealed Proposal to Chief Paul Mattson, whose mailing address is P.O. Box 417, Fairplay, CO 80440, no later than June 12th, 2020 at 5:00 p.m. MDT, at which time Proposals will be opened and available to the public for viewing; provided, however, that proposals submitted by hand delivery or an overnight courier service, such as UPS or FedEx, must be addressed to Chief Paul Mattson at the District’s physical address at 911 Castello Avenue, Fairplay, CO 80440. Three originally executed copies of each Proposal must be delivered. Late submittals or submittals delivered to the wrong location will not be accepted. No compensation shall be paid for Proposals.

Please direct all questions concerning this RFP in writing to Davis Partnership via e-mail at [spencer.luckey@davispartnership.com](mailto:spencer.luckey@davispartnership.com) with the subject line “SPAD\_ASH” and a brief descriptor of the query. All questions must be submitted by June 3<sup>rd</sup>, 2020. No questions will be answered verbally; all questions must be in e-mail. All questions and answers will be circulated as an RFP Addendum via e-mail.

### B.) Project Scope Information:

The scope of work includes the construction of a new 5600 sq ft single story ambulance station located in Hartsel, Colorado for the South Park Ambulance District.

The selected General Contractor will work with the District and Davis Partnership Architects during the preconstruction phase to provide preconstruction services, as further described in the proposed form of Construction Contract Documents circulated in connection with this RFP. The preconstruction services are only for the Construction Document phase and this period is expected to last approximately 4 weeks.

Site Construction: As indicated on the drawings, including but not limited to: grading, all utilities, site walls, landscaping, site lighting, sidewalk, curb and gutter, parking lot and driveways, and trash and utility enclosures. Septic system, leach field and potential solar integration by the Owner.

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Building Construction: This station is to include a treatment area for walk-ins, living quarters for 4 EMT staff members, and a vehicle bay to house 2 ambulances.

Structure as indicated on structural documents consisting of slab on grade with spread footings. Wood framing and trusses to be used above grade as designated on structural drawings.

The exterior materials, as indicated on the architectural documents, will consist of formed metal panels and storefront fenestration with a standing seam metal roof and rear walls. EPDM roofing is used at each low roof location which drains to a gutter and downspout on the backside of the building.

Miscellaneous interior specialties and interior finishes as indicated on the architectural documents, including but not limited to: partitions, ceilings, insulation, drywall, paint, interior storefront, tile, carpet, wall covering, window covering, toilet accessories, signage, casework, countertops, doors and frames. Appliances to be included but model selections TBD.

Mechanical, Electrical, and Plumbing scope as indicated in the MEP documents, including but not limited to: site lighting, well water, propane gas and emergency generator, security and emergency response low voltage. Contractor deferred submittals for Design Build Fire Alarm System are expected. Interior fire protection sprinklers are not included in this project.

#### **C.) Project Documents:**

The following documents regarding the proposed facility are to be reviewed:

- South Park Ambulance District Ambulance Station – Hartsel Design Development Drawings dated 04.17.2020 prepared by David Partnership Architects
- Geotechnical Engineering Study dated 12.18.2019 prepared by Kumar & Associates, Inc.
- Phase 1 Environmental Study dated 12.13.2019 prepared by Kumar & Associates, Inc.
- Form of AIA Document A133 - 2019 with the District's modifications, Exhibit B to AIA Document A133 – 2019 with the District's modifications, AIA Document A201 – 2017, and the Supplementary Conditions (collectively, the "Construction Contract Documents")

These documents can be accessed via <http://southparkambulance.com/events/now-hiring/>

#### **D.) Schedule:**

Proposal Question Due Date: 06.03.2020  
Response to Question Due Date: 06.05.2020  
Proposal Due Date: 06.12.2020

Estimated Design Completion Date: 07.10.2020  
Estimated Construction Start Date: 07.27.2020  
Estimated Date of Substantial Completion: 04.16.2021

A non-binding notice of intent to accept Proposal is expected to be issued on or about June 18, 2020.

**E.) Budget:** The current estimated overall budget for this project is approximately \$1,650,000.

**F.) Submittal Requirements:** The following items are to be included in the Proposal:

1. Contact information, including an official e-mail address to receive notifications and updates.
2. A statement of qualifications, including:
  - a. Identify at least three (3) but no more than five (5) similar projects completed during the past seven (7) years that demonstrate the experience of your firm and/or proposed team. The projects submitted should also demonstrate that the company has performed the same/similar type of services. Same and or similar type services are defined as the following:
    - i. New construction of a Fire or Ambulance station of similar size and scope. (Major renovation projects are not considered relevant projects.) And,
    - ii. Public or commercial projects of similar size, scope, and location (mountain area).
  - b. For each project include the date completed, construction contract award amount, and the final construction cost.
  - c. Include owner/owner's rep references and up to date contact information.
3. The Not to Exceed Construction Budget, including the amount for the following items:
  - a. Fixed fee quotation for profit
  - b. Costs for overhead – overhead to include applicable portions of corporate office rent, corporate office supplies, salaries of corporate office personnel (generally any cost not specifically associated with the project, but necessary to do business)
  - c. Job Site Supervisory staffing including payroll taxes, benefits, etc.
  - d. Project staff transportation including fuel, and any required lodging, meals.
  - e. Onsite construction office and facilities, temporary toilets, storage, temporary power.
  - f. Project site supplies necessary for the completion of the project including tools, on site office supplies, etc.
  - g. Contractors business license
  - h. Insurance including Builder's Risk, General Liability, Automobile Liability, etc.
  - i. Temporary partitions, fences, signs, safety lights, barricades etc.
  - j. Continuous & Final Clean up
  - k. Other Items necessary for the completion of the work, but not a permanent part of the facility.

(Items 3.a. through 3.k. are included as line items on the Proposal Budget Form included in this RFP and must be submitted on the attached form.

4. A statement that your firm will substantially complete the construction of the project by April 16<sup>th</sup> 2021.
5. A list of proposed project staff including full time superintendent, project manager, and any other pertinent individuals. Please include copies of resumes and list of references for each.
6. The bonding rate on percentage basis for projects of this type and magnitude. (Performance and Payment Bonds are Required)
7. A description of the process you would use to obtain the best value for the Owner, once drawings are completed.

8. A description of how your company ensures that a quality product will result from the construction process.
9. A list of references from subcontractors and owners.
10. A copy of AIA document A305, Contractor's Qualification Statement.
11. Comments to the proposed form of Construction Contract Documents circulated in connection with this RFP. Post-award comments to the Construction Contract Documents not included in the Proposal shall not be considered.
12. If the proposer will request or require a limitation of professional liability clause, notice must be provided in the Proposal.
13. Other materials deemed important by proposer.

**G.) Legal Requirements:**

1. Submission of a Proposal shall constitute certification that the proposer does not hire or subcontract with illegal aliens as required by § 8-17.5-101 *et seq.*, Colorado Revised Statutes.

**H.) Criteria for Evaluating Proposals.** Proposals will be evaluated based on:

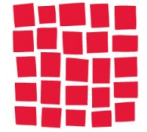
1. The proposer's qualifications, including
  - a. Whether there is a reasonable basis to conclude that the Contractor has enough technical expertise, resources, and experience to complete the project according to the plans and specifications in a good and workmanlike manner.
  - b. Whether there is a reasonable basis to conclude that the Contractor has the financial strength to successfully complete the project and cover any warranty obligations.
  - c. Whether there is a reasonable basis to conclude that the Contractor will likely complete the project within the budget and on schedule.
  - d. Whether there is a reasonable basis to conclude that the Contractor is suitable to work with and has a good professional reputation.
2. The over-all strength of the proposer and its perceived ability to perform.
3. Proposed costs.
4. Proposed schedule.
5. Design features and functionality.
6. Comments to the proposed form of Construction Contract Documents circulated in connection with this RFP.
7. Responsiveness to this RFP.
8. Any other criteria deemed material by the District.

The District may impose a numerical valuation system in order to weigh criteria and rank Proposals.

**(I.) Procedure for Making Awards.** The Proposals are expected to be evaluated by Davis Partnership Architects and, possibly, District staff, who will make a recommendation to the District's Board of Directors. The District reserves the right to hold multiple rounds of review with a limited group of Proposers. In the event the District Board elects to accept a Proposal, it shall accept in writing the Proposal that, in its estimation, represents the best value to the District.

Proposals shall be binding on the Proposer and may not be withdrawn for a period of 60 days following the submission deadline.

The District reserves the right to act in its best interest and may terminate, modify or suspend the process, reject any or all Proposals, modify the terms and conditions of this RFP and selection process and/or waive informalities of any submission.



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**J.) Proposal Budget Form:**

**RE: Construction Project**  
**South Park Ambulance District Ambulance Station – Hartsel, CO**

Name: \_\_\_\_\_  
Company Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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2901 Blake Street, Suite 100  
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Printed Name and Title	Signature and Date	www.davispartnership.com
<b>Contractor Fee</b>		
1. General overhead	\$ _____	
2. Profit	\$ _____	
<b>General Conditions Cost</b>		
3. Job Site Supervision	\$ _____	
4. Transportation, Lodging, Meals	\$ _____	
5. Onsite Construction Office, Facilities	\$ _____	
6. Project Site Supplies	\$ _____	
7. Builder’s Risk Insurance	\$ _____	
8. Insurance (excluding Builder’s Risk)	\$ _____	
9. Temporary partitions, safety, barricades	\$ _____	
10. Continuous & Final Clean up	\$ _____	
11. Other Items	\$ _____	
Total General Conditions	\$ _____	
Total Contractor Fee and General Conditions	\$ _____	
12. Not to Exceed Construction Budget Estimate (non-binding)	\$ _____	
<b>Construction Schedule</b>		
13. Proposed Construction Schedule	_____ calendar days (5 days per week)	