

# **Request for Proposal for Project**

## **Fire Station Upgrade and Remodel**

**Issued Date: July 29, 2019**

**Proposal Due Deadline Date: August 30, 2019**

**Purpose:** To expand and improve living conditions of a full time 24/7 staffed Fire Station

**Project Location:** 29520 W 127<sup>th</sup> St, Olathe, Kansas 66061

**Contact Person:** Bob Garrett / Todd Maxton

**Telephone Number:** (913) 585-0076

**Email Address:** toddmaxton@nwcfd.org

- 1. Background:** The Northwest Consolidated Fire District (NWCFD) is accepting proposals from qualified general contracting firms to complete a fire station remodeling project.
- 2. Project Goals and Scope of Services:** The current fire station living area does not have enough sleeping quarters, common area, a serviceable kitchen, and natural light. NWCFD is driving the upgrades to expand and improve the living conditions for employees.
- 3. Anticipated Schedule**
  - a. Issuance of RFP: July 29, 2019
  - b. Deadline for bidders to submit questions: August 16, 2019
  - c. Deadline for NWCFD to respond to bidder questions: August 23, 2019
  - d. Deadline for bidders to submit proposals: August 30, 2019
  - e. Selection of top bidders/notification to unsuccessful bidders: September 4, 2019
  - f. Start of negotiation: September 4, 2019
  - g. Contract Award/Notification: October 2, 2019
- 4. Time and Place of Submission of Proposals**
  - a. Site visits/Walk-throughs will be by appointment only. Contact Bob Garrett or Todd Maxton at (913) 585-0076.

b. Respondents to this RFP must submit one original and 3 copies of their proposal. Responses must be received no later than August 30, 2019 at:

i. NWCFD Fire Station No. 1

9745 Kill Creek Rd.

De Soto, KS 66018

Note 1: This is different from the construction address

Note 2: This facility is in unincorporated Johnson County and falls under Johnson County jurisdiction and building codes

**5. Timeline:** NWCFD needs the project completed by March 1, 2020

**6. Elements of Proposal**

- a. A submission must, at minimum, include the following elements:
- i. Description of the Contractor that includes a general overview, how long in business, etc. names and credentials of team members and subcontractors, proof of Johnson County contractor license, and proof of insurance
  - ii. A Comprehensive narrative outlining previous work
  - iii. Project timeline
  - iv. Project budget (NWCFD is a tax exempt organization and will provide a Project Exemption Certificate)

**7. Provided by Owner**

- a. Owner will provide and install all new flooring. Owner will also remove existing kitchen cabinets and counter tops

**8. Contractor** to appoint a person to be the contact between the contractor and the owner (NWCFD) representative. Updates of progress must be provided as required by NWCFD.

**9. Plans**

The RFP, including a pdf of the building permit set, will be posted on NWCFD's website, [www.nwcfd.org](http://www.nwcfd.org). Hard copies are also available upon request.

## SCOPE OF WORK:

1. New Heating and AC system
2. Electrical panel upgrade
3. Enlarge kitchen and make more friendly with new storage and prep areas, new appliances, and a new vent-a-hood
4. Remodel existing bunk room in the SE corner by the entry
5. Convert storage space to a ½ bath that is ADA compliant
6. Create 2 new separate bunk rooms utilizing part of an existing truck bay
  - a. Will need to install new fire sprinkler system (suppression system does not currently exist in building) and sprinkler heads in each bunk room (3)
  - b. Remove overhead door (1) and install egress window (2)
  - c. Bunk rooms also to be built for quality sound deadening system, walls to have blown sound deadening insulation
  - d. Ceiling to have ¾" plywood ceiling with sound deadening Batts as noted on the plans. Install above suspended ceiling.
7. All light fixtures will be LED
8. Remove the walls with the X on them so that this area now becomes one large open common space. The dash lines will be new sleeping rooms for three (3) firefighters.
9. Note item 7: Question about egress for these sleeping rooms since they will be interior rooms. The designer has shown a pathway which will lead/connect with another hallway for egress through the bay.
10. Successful contractor will work under the premise that NWCDFD personnel will still work and sleep out of the station during construction whenever possible, and make accommodations (e.g. limit water shut-off times) and recommendations when appropriate.