



LOGAN COUNTY REQUEST FOR QUALIFICATIONS (RFQ)

General Contractor for Construction of EC Community Center Building Addition

LOGAN COUNTY, Colorado (hereinafter referenced as “County”) is seeking a qualified company to assist in the development and construction of an addition to the Logan County Fairgrounds Exhibit Center for the purpose of a Community Center to be used for multiple events including weddings, meetings, or other indoor activities.

The County desires the project to be completed under a turnkey delivery model (to include HVAC, restrooms, doors, windows, flooring and industrial kitchen) where the selected contractor is responsible for all aspects of the projects including the described scope of work.

The County has contracted for design which construction plans (Exhibit A Logan County CC Permit Set) are available on the county website or BidNet. The selected contractor will be responsible for finalizing and validating the provided drawings to ensure they meet the goals of the project and provide the best value to the County. This includes the responding company working with the architect to conduct value-engineering efforts and final as-builts at the completion of the project.

The bidder shall provide separate bids for Phase I which includes construction of the building and Phase II which is the interior work.

Preference is given to the vendor who can do the entire project.

Pre-Bid Meeting -

All vendors interested in participating in this RFQ must have a representative attend the **mandatory pre-bid** meeting to be held on **January 27, 2023 at 1:00 PM MST**, at Logan County Fairgrounds, 1120 Pawnee Ave, Sterling Colorado.

GENERAL SPECIFICATIONS, CONDITIONS AND INFORMATION:

Phase I - Construction

- **100'x80' steel building** with matching or complimentary colors to existing Exhibit Center Building
- **Dirt work** to prepare site and drainage
- **Building foundation**
- **Awning and brick façade to be delivered as a 3rd option (see construction plans).**

Phase II – Interior

- **Industrial style interior design** (i.e. liner panel on interior walls, exposed spiral duct work)
- **Main Entrance door** – automotive showroom door 108”x84”
- **HVAC** – heating and air-conditioning (forced air)
- **Restrooms**
- **Industrial Kitchen** – includes design and fully functioning
- **Acoustic Design**

Equipment and Subcontractor Procurement – Upon finalizing the design, the contractor will be responsible for all equipment and subcontractor procurement to assemble the final team responsible for project completion. **Preference will be given to the contractor who utilizes local subcontractors as much as possible**, and all proposals must include a description of how the General Contractor will seek the

procurement of local subcontractors and its criteria for utilizing them.

Any equipment to be purchased shall be the manufacturer's latest model of production. Said equipment shall be of superior quality and suitable to the use for which it is intended. The technical design shall be in line with the best practice in the industry and the materials and workmanship entering into the construction shall be of the kinds and qualities which will ensure long life, dependability, and least cost of maintaining and repairing.

Pre-Construction and Construction –

Contractor will be responsible for obtaining all necessary permits. Contractor must develop an implementation plan including all equipment lead times and construction duration. Provide on-site management of all subcontractors to stay on target of completion deadline.

Post Construction Support –

Contractor shall be responsible for all post-construction elements including mechanical systems commissioning, pre-functional performance testing, and any required building performance verification.

The selected Contractor will be responsible for coordinating with the previously hired design company to produce final as-built drawings at project completion.

Acknowledgment and Delivery Schedule – Phase I to break ground prior to June 1, 2023. Delivery date will be noted in the bid packet. The successful bidder shall acknowledge the receipt of the order and certify delivery as scheduled.

Warranty - The successful bidder shall warrant that:

- ❖ The goods to be supplied pursuant to this bid are fit and sufficient for the purpose intended
- ❖ The goods are merchantable, of good quality, and free from defects, whether patent or latent, in material or workmanship
- ❖ The successful bidder shall be obligated to promptly correct any defective workmanship and repair any damage caused by defective workmanship, at its sole cost, for a period of one year following substantial completion of the project as well as support all warranty claims.
- ❖ The County desires a partner that will provide training to the facilities staff addressing building operation and maintenance as well as provide full operations and maintenance manuals.

The bidder acknowledges that all contracts are subject to approval by the **Logan County Commissioners**. Bidder should not incur any costs prior to receipt of the signed contract approved by the County. Any costs incurred by bidder prior to receipt of an approved contract are the sole responsibility of the applicable bidder. Any costs incurred by bidder in preparation of its bid are the sole responsibility of the applicable bidder.

Desired Project Schedule – break ground by June 1, 2023.

- ❖ Time is of the essence and important this project begins by the desired date however proposers should indicate anticipated substantial completion date on the basis of the requirements in this RFQ. Additional review may be required depending on availability of product.

OBJECTIVES OF PROJECT:

- Accessibility: Coordinate with County during pre-construction and construction phases to ensure the project will provide equitable access, exceeding ADA standards at completion.
- Collaboration: Collaborate with the County to provide an updated facility that meets the needs and vision of the county.
- Cost: Recommend opportunities for value engineering, minimize change orders to the extent possible and minimize life-cycle costs.
- Safety: Implement an effective safety program incorporating best industry practices that provide safe working conditions for the construction workers, county staff and general public during construction as well as long term operational safety.
- Sustainability: Review and participate with county on the selection of quality design materials that will minimize project costs, meet and/or accelerate the project schedule, and be sustainable and reliable for the life cycle of the project.

The successful Vendor(s) will be expected to provide all the needed equipment, consultation, construction, installation, or service to implement the Community Center Building addition presented in this RFQ according to the completed design construction plans.

A **performance** and **payment bond** in an amount of at least 50% of the contract sum shall be required if the cost of the project exceeds **\$50,000.00**.

Bids shall include a detailed cost breakdown, warranty and descriptive literature. Include any billing rates, total task completion cost, services by others, and reimbursable direct expenses.

NOTICE TO BIDDERS – TIMELINE AND INSTRUCTIONS

Bidding documents consist of plans and specifications as prepared by Cairn Design, LLC, 1805 Sheely Drive, Fort Collins, Colorado 80526 970-286-7968.

Each bidder shall examine the bidding documents and satisfy himself, about the extent of the proposed work by personal examinations of the site and surroundings, and make his own estimate therefrom of the facilities and difficulties attending the performance and completion of the job.

No additional compensation will be allowed on account of conditions which could be determined by examining the bidding documents or the site.

If any person contemplating submitting a bid is in doubt as to the true meaning of any part of the drawings, specifications, or other bidding documents, he must submit a written request for an interpretation thereof. If such an interpretation is not requested, the bids will be presumed to be based upon the interpretation and directions given by the architect after contract award, in accordance with provisions of the contract. Neither the owner nor the architect will be responsible for any verbal explanation or interpretations of the bidding documents.

Any deviations from these specifications **MUST** be noted in detail and submitted with this bid. The absence

of this specification deviation will hold the proposer strictly accountable to the specifications as written herein. Failure to submit this document of specification deviation, if applicable, shall be grounds for rejection of the item(s) when offered for delivery.

If your company includes any other services as part of your bid, please include a brief description of the services in your bid packet.

Any changes in specifications after the contract has been awarded must be with the written consent of the Board of County Commissioners; otherwise, the responsibility for such changes shall be with the vendor.

Requests for clarification concerning this RFQ be submitted in writing to either BidNet.com or emailed to **unreind@logancountyco.gov** no later than **5:00 pm MST on February 24, 2023**. All clarification requests with County response will be made available via BidNet.com.

Electronic submittals are preferred. In lieu of electronic submissions, hard copy responses must be submitted in a sealed package marked "**EC Community Center Building Addition**".

Faxed submittals will **not** be considered. Each submittal shall be valid for a period of not less than **thirty (30)** days from the date of receipt by County. The submittals shall be retained by County and will not be returned.

Bids shall follow the requirements outlined and be received by **mail or via BidNet.com**, or in person no later than **5:00 PM MST on March 3, 2023** to:

Logan County Board of Commissioners, 315 Main Street, Sterling, CO 80751
RE: EC Community Center Building Addition

Bids received prior to March 3, 2023 will be kept unopened in a secure place.

Late or unsigned bids will not be accepted or considered. It is the responsibility of the vendor to ensure that the bid arrives on or prior to the deadline indicated.

Bids shall be opened & reviewed on **March 7, 2023** during the **Board of County Commissioners** business meeting.

Documents should be organized and numbered in the preferred order presented below:

- Cover page
- History and background
 - Include a brief history of the company and provide any background information that may be relevant to the technical integration and/or requirements of the solution.
- Summary of similar projects and references
 - Include a maximum of two (2) similar example projects (government references preferred), including client references, that the Vendor has completed within the past two (2) years that demonstrate the experience of the proposed team members to satisfy the scope of work.

References are recommended and should be from a similar public entity when possible.

- Product specifications and solutions
- Product purchase, installation, and training (if needed) pricing

Vendors are expected to examine the RFQ specifications, schedule of delivery, and all instructions. Failure to do so will be at the vendor's risk.

The successful Vendor will be required to enter into a Professional Services Agreement with the **Logan County Board of County Commissioners**, sample included as Exhibit B.

Logan County reserves the right to reject any and all bids or cancel this Request for Qualifications at any time without prior notice. The low bid may not be the awarded bid.