



Wellington Fire Protection District

ADDENDUM TO RFQ DOCUMENTS

REQUEST FOR QUALIFICATIONS: 2021-02

ADDENDUM NO: 1

DATE: May 20, 2021

This addendum is issued to modify the previously issued bid documents and/or given for informational purposes and is hereby made a part of the bid documents. Please attach this addendum to the documents in your possession.

Design/Build Assistance Services for Fire Station and Training Center

The Wellington Fire Protection District (WFPD) is requesting proposals from qualified design consultants to both assist in the design of new construction and alterations, and to provide expert assistance during the planning and construction stages. Design Assistance consultants shall apply to WFPD to be part of the program. Consultants meeting the criteria, as determined by the WFPD RFQ Review Committee, will be placed on a list that will be provided to the WFPD Board of Directors. Consultants on the list must have demonstrated their competency in historically compatible projects.

Proposal Submission

Proposals submission via hard copy is preferred. If electing to submit hard copy proposals instead, five (5) copies, will be received at the WFPD Administrative Office and reference as Proposal No. 2021-02. If hand delivered, they are to be sent to 8130 3rd St. Wellington, Colorado 80549. If mailed, they are to be sent to PO BOX 10, Wellington, Colorado 80549.

Proposals submitted electronically should be sent in Microsoft Word or PDF format and emailed to: wfpd@wfpd.org, and reference as Proposal No. 2021-02 in the subject line.

WFPD encourages all disadvantaged business enterprises to submit proposals in response to all requests for proposals and will not be discriminated against on the grounds of race, color, national origin for all proposals for negotiated agreements.

[continued]



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Deadlines

<u>Schedule</u>	<u>Date</u>
Release RFQ	Thursday , April 1, 2021
Mandatory site tour/meeting	Wednesday , May 5, 2021
Questions/clarifications regarding RFQ due	Saturday , May 15, 2021
Addenda issued	Thursday , May 20, 2021
RFQ submission deadline (5:00 PM)	Wednesday , May 31, 2021
Interviews	Week of June 1 st -4 th , 2021
Selection & recommendation to Board	Wednesday , June 9 th , 2021

Questions for Clarification

***Submitted questions**

**District response*

Confirm that this is for Design Services (architects), at this point, and the RFQ for General Contractors will come out later?

No, this RFP is for Design/Build services including architectural design services, engineering services, general contractor services. We are accepting proposals provided by one firm or a collaboration relationship of firms.

Page 13 of the CIP provides a square footage and preliminary site plan showing a station footprint in refencing conceptual design and work with a local contractor. Can you advise if outside architects or engineers were part of that initial work and who they were?

No work has been contracted relative to this RFQ preliminarily or otherwise.

The Design Build as this is a design services RFQ only? Is your plan to still bring on a contractor in a CMGC capacity early to support cost, schedule, and constructability through design?

This RFP is for Design/Build services including architectural design services, engineering services, general contractor services. We are accepting proposals provided by one firm or a collaboration relationship of firms.

Can you please elaborate of the requirements for the Entitlements process and an estimate of how long it will take to complete those?



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Based on recent conversations with the Town of Wellington Building and Zoning Department, we anticipate 6-9 months to complete the entitlement process.

How many bays will be required at Little Fox?

Minimum of three.

How many bays will be required at Hwy 1? Is expansion in personnel anticipated for either station? (Will room for growth be required?)

Minimum of three.

Both locations have been vetted to meet the Operational needs of the District which is prioritized in the Capital Improvement Plan. The Administrative expansion of the District will remain in the existing Station 16.

Is there a program for each station spelling out special requirements such as fitness rooms, bunk rooms, PPE, SCBA, Storage, etc.?

Most modern fire stations have basic elements of at least a fitness room, decontamination area, and temporary living quarters. Offices, SCBA, storage areas are subject to change based on the response needs of the District.

Is there a target square footage for either station?

Approximately 10,000 square feet minimum for each station.

Is there a target square footage for the training facility?

Ideally a classroom building of approximately 6,000 square feet with modern training facilities components in the following elements: classrooms, offices, shop, maintenance, common area/kitchen, and 1-2 bay areas for training and apparatus.

Are there any program requirements for the training facility?

There will be a Training Towner and Class B Burn building at the training facility.

Is there a survey for both sites?

There is a recorded plat on file for Little Fox and the HWY 1 location will have a recorded plat.



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Is there a Geotech Report for both sites?

No, there is no report Geotech Report available for either location.

Will EMS be part of either station?

EMS is a component of WFPD response services.

Please verify your intent is to solicit qualification statements from integrated design-build joint ventures to design and build your new facilities.

This RFP is for Design/Build services including architectural design services, engineering services, general contractor services. We are accepting proposals provided by one firm or a collaboration relationship of firms.

Please verify that only one of the joint venture partners needs to have attended the pre-bid meeting.

Yes, at least one joint venture partner needs to have attended the pre-bid meeting.

Is it the intent of the district to request fee proposals between the RFQ submission and the interview? For a project of this complexity, we would anticipate submission of Design service fees, insurance costs and construction fees prior to the district awarding the project. We are anticipating this part of the request might come as part of “1. Review of additional information requested of the short-listed firms, and” but want to make sure we are prepared to respond.

No, this RFQ is a request for qualifications for professional and Design/Build services.

Yes, we will request for more detailed fee proposals from the short-listed firms.

Does the District have an anticipated budget for the proposed projects?

Yes, the District has preliminary anticipated budgets built into the Capital Improvement Plan.

Please clarify due date is May 31, (on page 2 it states May 21st)?

Please reference the above “Deadlines” stated in this addendum.



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Has WFPD identified a budget?

Yes, the District has preliminary anticipated budget built into the Capital Improvement Plan.

Is funding in place for this project? If so to what extent (i.e. is design funded, is design and construction funded etc.)?

Yes, the District has a preliminary budget for this project and started a Capital Impact Fee Fund in 2018 to fund the projects outlined in the CIP. Additional state and federal funding opportunities are being pursued but cannot progress until we have hired a design consultant to provide a Architectural Feasibility Report for each site.

The next shortlisted phase: the RFQ mentions additional information will be requested from 3 to 5 firms; can you elaborate on what extent of detail you anticipate the next phase to be?

We will likely request more detailed fee proposals, proprietary concepts, and value-added services from the short-listed firms.