



FRUITA
COLORADO

Request for Qualifications & Proposal
CONSTRUCTION / DESIGN SERVICES
for
PARK IRRIGATION PUMP HOUSE
& BUILDING FACILITIES

January 14, 2019

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Exhibit A –Vicinity Map

Exhibit B - Conceptual Floorplan, Elevation Views and Site Notes

1 BACKGROUND

Several pump houses at various parks in the City of Fruita are in a state of disrepair and are in need of replacement. As such, the City of Fruita is requesting proposals from Contractors with experience building facilities similar in scope and complexity. The City of Fruita has completed conceptual level drawings of the building structures. However, it is the intent of the City to enter into a contract with the successful firm to work with the City to complete the design of the structures to ensure building is designed in a cost effective, functional, and vandal resistant manner. Upon completion of the design, the Contractor will be responsible for obtaining the necessary building permits and the construction of the restroom facilities.

2 BUDGET & FUNDING

In 2019 the City budgeted for the construction of four new pump houses, located at Prospector Park, Reed Park, the Fruita Civic Center and Heritage Park.

3 SCOPE OF SERVICES

The buildings vary in size from approx. 150 sq. ft. up to 350 sq. ft. and will resemble the look and feel of the existing irrigation pump house building located at the northwest corner of Little Salt Wash Park (CMU brick exterior, metal roof, etc.). Each new structure will require a new concrete slab foundation as well as the removal and resetting of existing irrigation, power and communications equipment and wiring once the new structure is completed. Some relocation of existing irrigation facilities (valves, sprinklers, drip lines) exterior to the buildings will be necessary as well. A more thorough description of the work needed at each site is provided with Exhibit B. The scope of services will include immediate design services to finalize the design for the building. Design services should include:

- A. Review of the Owner’s needs and facility requirements.
- B. Prepare a project schedule for design and construction services.
- C. Provide suggestions on materials based upon availability, quality, aesthetics, and price.
- D. Apply for and secure all necessary building permits.
- E. The existing utilities and irrigation systems present at each pump house will be utilized in the new pump houses as much as possible.
- F. Provide all construction services for the project, including but not be limited to: project management, on site supervision and coordination, labor, materials and equipment, scheduling, temporary facilities and utilities, debris removal, protection and safety measures, insurance, and related items.
- G. Provide for a two (2) year warranty period.

4 LOCATION

There are four parks included in this project. See exhibit A for a project vicinity map.

5 CONTACTS

All questions related to this RFP should be directed to:
Chris Dehmel
Project Manager
325 E. Aspen Ave
Fruita, CO 81521
970-858-8377
cdehmel@fruita.org

6 CONSTRUCTION SCHEDULE

The Contractor will be allowed to start construction of the building as soon as the design is finalized and the necessary building permits have been issued. The Contractor shall prepare and coordinate with City Staff on a regular basis to avoid any conflicts with recreational programs being scheduled in the parks adjacent to the project. The City desires to the pump houses completed and operational prior to the start of the irrigation season of 2019 (roughly April 1). If

this schedule cannot be met, the City will consider postponing construction until after the irrigation season.

7 PROPOSAL DEADLINES

- A. Proposals are to be received in the Engineering Offices at the City of Fruita Civic Center located at 325 E. Aspen Ave. no later than 3:00 PM on Friday January 25, 2019. Proposals received after this time may be returned unopened at the Owner’s sole discretion.
- B. All inquiries and requests for clarifications shall be submitted via email to Chris Dehmel at cdehmel@fruita.org by no later than 5:00 PM on Wednesday January 23, 2019.
- C. Proposals shall be valid for 30 days.
- D. A selection committee consisting of members of the City Staff will review the submittals and are expected to provide their recommendation for project award by Friday February 1, 2019.

8 DOCUMENTS

Exhibit A – Vicinity map showing the locations of the four locations included in the project.
Exhibit B – Concept floorplans and elevation views of the pump house buildings have been completed and are included with this RFP for reference. A more thorough description of the scope of the work needed at each site is also provided. CAD files for these drawings will be made available to the successful firm.

9 SELECTION CRITERIA

- A. Owner reserves the right to reject any or all Proposals.
- B. A selection committee made up of City Staff from the Parks & Recreation and Engineering Departments will evaluate the submitted proposals based on the following items:
 - a. Company Background & General Qualifications
 - b. Technical Expertise of the Firm
 - c. Previous Experience on Project Similar in Scope
 - d. Completeness and Accuracy of Proposal
 - e. Project Approach
 - f. Past Experience on previous local projects
 - g. Proposal Cost
- C. Final selection will be based on the firm’s apparent ability to meet the overall expectations of the Owner.
- D. Final acceptance of any proposal is expressly contingent upon the execution of a satisfactory contract between Contractor and Owner. Contractor is advised that such contract may include provisions concerning insurance, bonding, indemnification, and a provision concerning contracting with illegal aliens. Such contract may differ in form and/or substance from the guidelines outlined in this RFP/RFQ. Owner reserves the right to reject any proposal if a satisfactory contract is not agreed to and executed by all parties.

10 INSURANCE & BONDING

The Contractor shall procure and maintain, and shall cause each Subcontractor to procure and maintain, the following minimum insurance coverage throughout the life of the project at the cost of the Contractor:

- A. Comprehensive general liability insurance with minimum combined single amounts of One Million Dollars (\$1,000,000.00) each occurrence and One Million Dollars (\$1,000,000.00) aggregate.
- B. Comprehensive automobile liability in the amount of One Million Dollars (\$1,000,000.00) each occurrence and One Million Dollars (\$1,000,000.00) aggregate.

- C. Workers Compensation insurance per statutory with minimum limits of Five Hundred Thousand Dollars (\$500,000.00).
- E. Contractor will also be required to present satisfactory surety, as determined by Owner. Contractor should recommend a type and amount within the proposal.

11 PROPOSAL SUBMITTAL REQUIREMENTS

Submit three (3) complete hard copies of the proposal. A complete proposal shall include the following:

- A. Provide company background, including organizational structure and project experience.
- B. Describe projects completed within the last five (5) years that are similar in project scope.
- C. Proposed team experience and qualifications, including qualifications of subcontractors.
- D. Proposed construction schedule for this project.
- E. Firm's recommendations on material types and recommendations on changes to the floorplan.
- F. An itemized fee proposal for the work associated with the restroom/storage building shall include the following:
 - a. Fee Percent for Profit & Overhead
 - b. Cost for General Conditions
 - c. Cost for Pre-Construction and Design Services
 - d. Costs for Permitting
 - e. Itemized cost of materials with unit costs and material descriptions
 - f. Indicate if your proposed fee is to be a fixed fee or a percentage of actual construction costs.
- G. Write-up describing what uniquely distinguishes your firm as best able to complete this project.
- H. Three (3) references with familiarity of past project performance.
- I. Completed Proposal Form (Section 12)

12 PROPOSAL FORM

COMPANY NAME: _____

COMPANY ADDRESS: _____

PHONE: _____

FAX: _____

CONTACT PERSON NAME: _____

CONTACT PERSON PHONE: _____

CONTACT PERSON E-MAIL: _____

Acknowledgment that the Contractor carries (or will carry) all license(s) required in the jurisdiction(s) of the project. _____ (YES/NO)

Acknowledgment that the firm meets or exceeds insurance requirements as outlined in Section 1.10 (above). _____ (YES/NO)

Firms submitting a proposal to provide General Contractor/Construction Manager services shall describe what, if any, subcontract work it would propose to self-perform. Said firms shall submit a separate bid for such subcontract work at the time of subcontract bidding, so that said bid may be evaluated by the Owner against other competitive bids. List of all construction subcontract work anticipated to be self-performed:

By submitting a proposal, each firm responding represents that it has inspected the site, familiarized itself with local conditions under which the work is to be performed, and has read and is thoroughly familiar with the preliminary project documents, including any clarifications. It is the intention of the Owner to enter into an agreement with the selected Construction Manager/General Contractor. This agreement will be in a form provided by Owner and be based on the AIA A121 subject to mutually agreeable modifications as required.

PRINTED NAME & TITLE

SIGNATURE & DATE

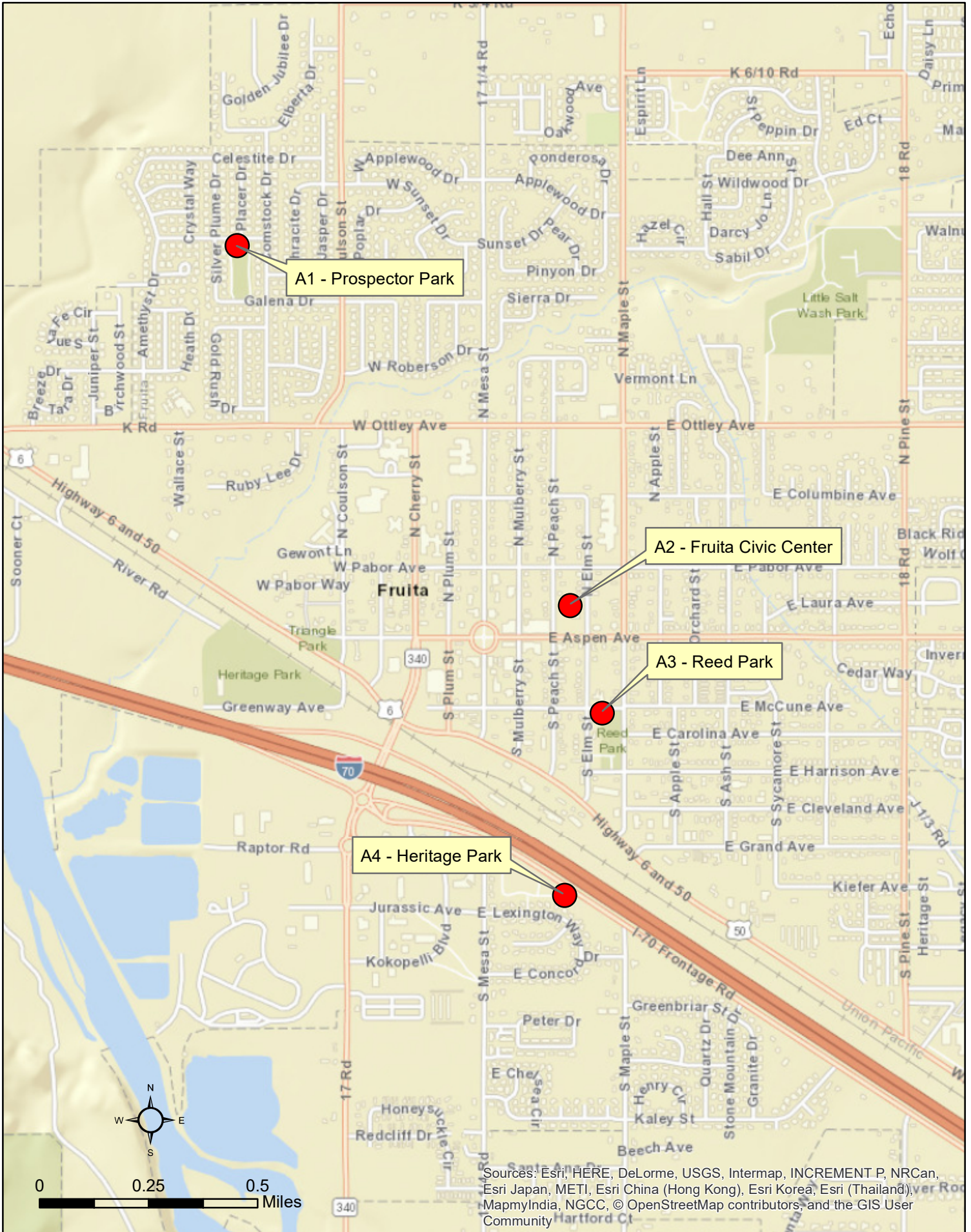
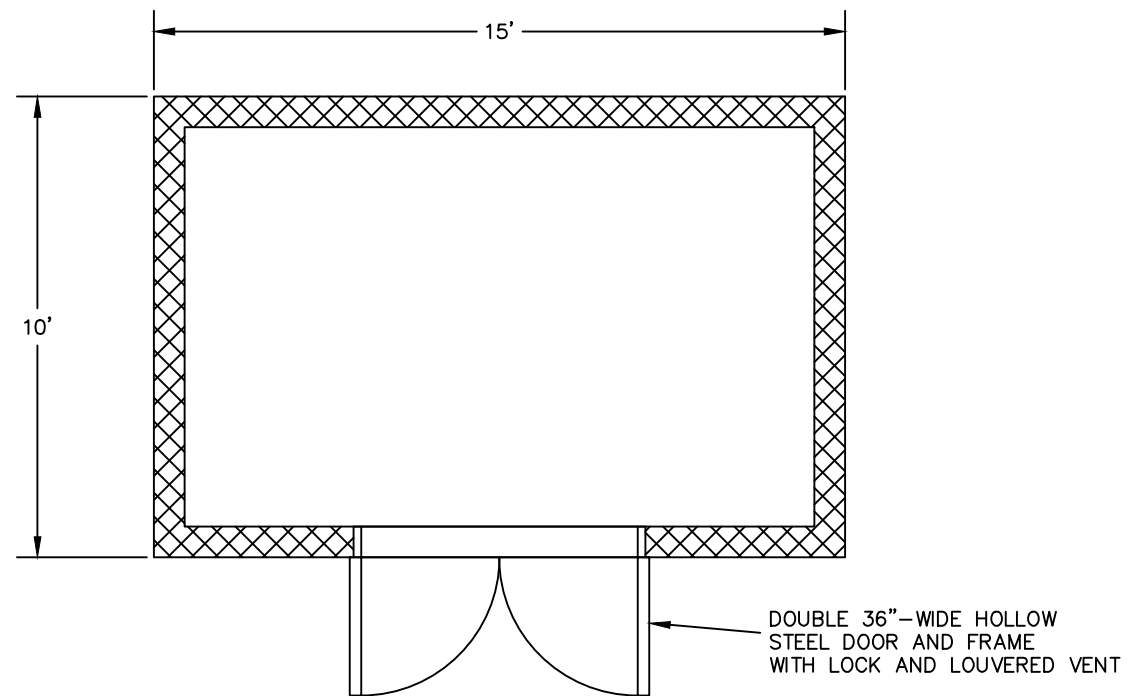


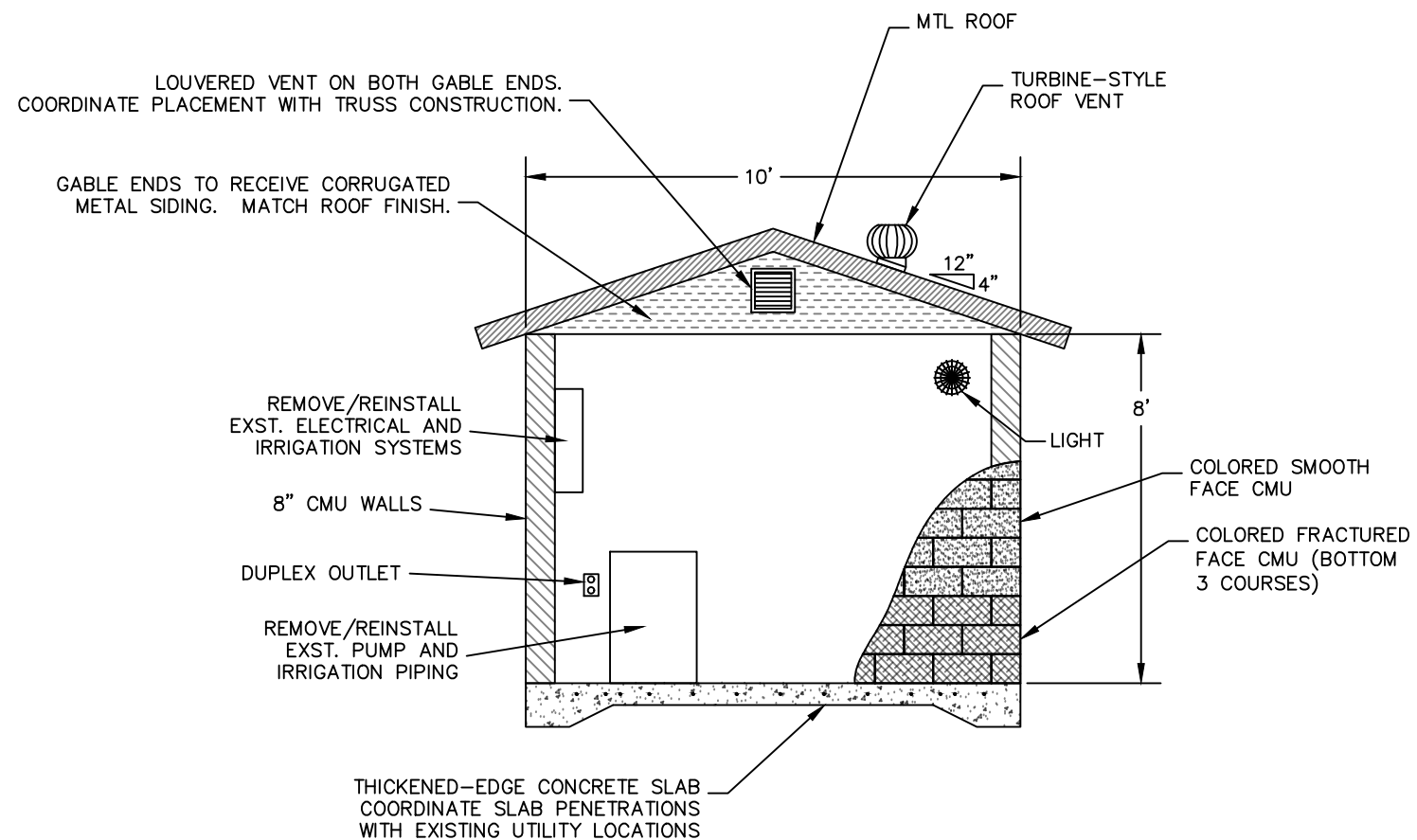
EXHIBIT A - PROJECT VICINITY MAP



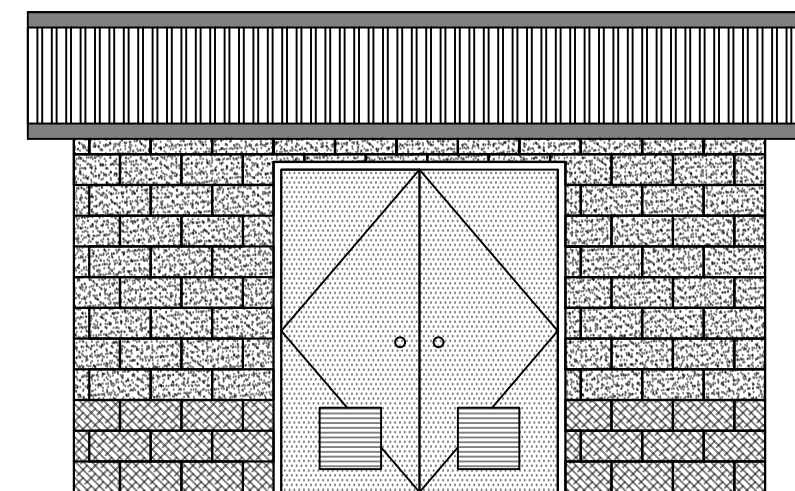
FLOOR PLAN

PROSPECTOR PARK PUMP HOUSE SCOPE OF WORK/NOTES:

1. THE NEW STRUCTURE WILL BE LOCATED IN THE SAME GENERAL LOCATION AS THE EXISTING STRUCTURE. AS SUCH, ALL EXISTING ELECTRICAL AND IRRIGATION SYSTEMS AS WELL AS OTHER NECESSARY EQUIPMENT WILL NEED TO BE REMOVED AND STORED PRIOR TO REMOVAL OF THE EXISTING STRUCTURES. EXISTING CONCRETE SLABS AND PUMP HOUSE STRUCTURES WILL NEED TO BE REMOVED AND DISPOSED OF PRIOR TO THE CONSTRUCTION OF THE NEW STRUCTURE.
2. CONTRACTOR SHALL REINSTALL AND RESTORE TO A FUNCTIONAL CONDITION ALL EXISTING ELECTRICAL, IRRIGATION CONTROL AND PLUMBING FACILITIES AS MUCH AS POSSIBLE.
3. COORDINATE LOCATION OF NEW STRUCTURE TO UTILIZE EXISTING SLAB PENETRATIONS AS MUCH AS POSSIBLE.
4. THERE IS AN EXISTING SHORT CONCRETE BLOCK WALL PRESENT NEAR THIS LOCATION THAT IS IN DISREPAIR. THE CONTRACTOR SHALL RESET AND RECONSTRUCT THE WALL AS NEEDED TO RETURN IT TO GOOD CONDITION.
5. RELOCATE EXISTING IRRIGATION DISTRIBUTION LINES, VALVES AND SPRINKLERS OUTSIDE THE NEW STRUCTURE AS NEEDED.



SOUTH ELEVATION



EAST ELEVATION

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ENGINEERING DEPT.
325 East Aspen
Fruita, CO 81521
970-858-8377
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DRAWN BY: CD DATE: 1/3/19
CHECKED BY: --

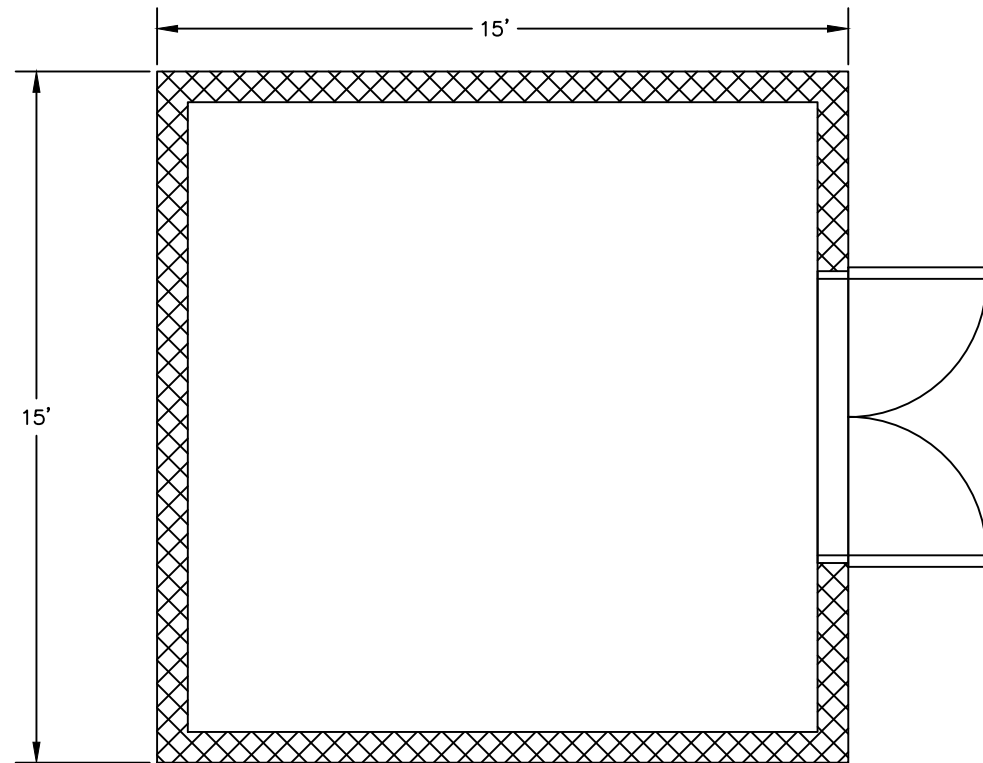
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2019 Park Pumphouses

Prospector Park Pump House

SHEET:
B1

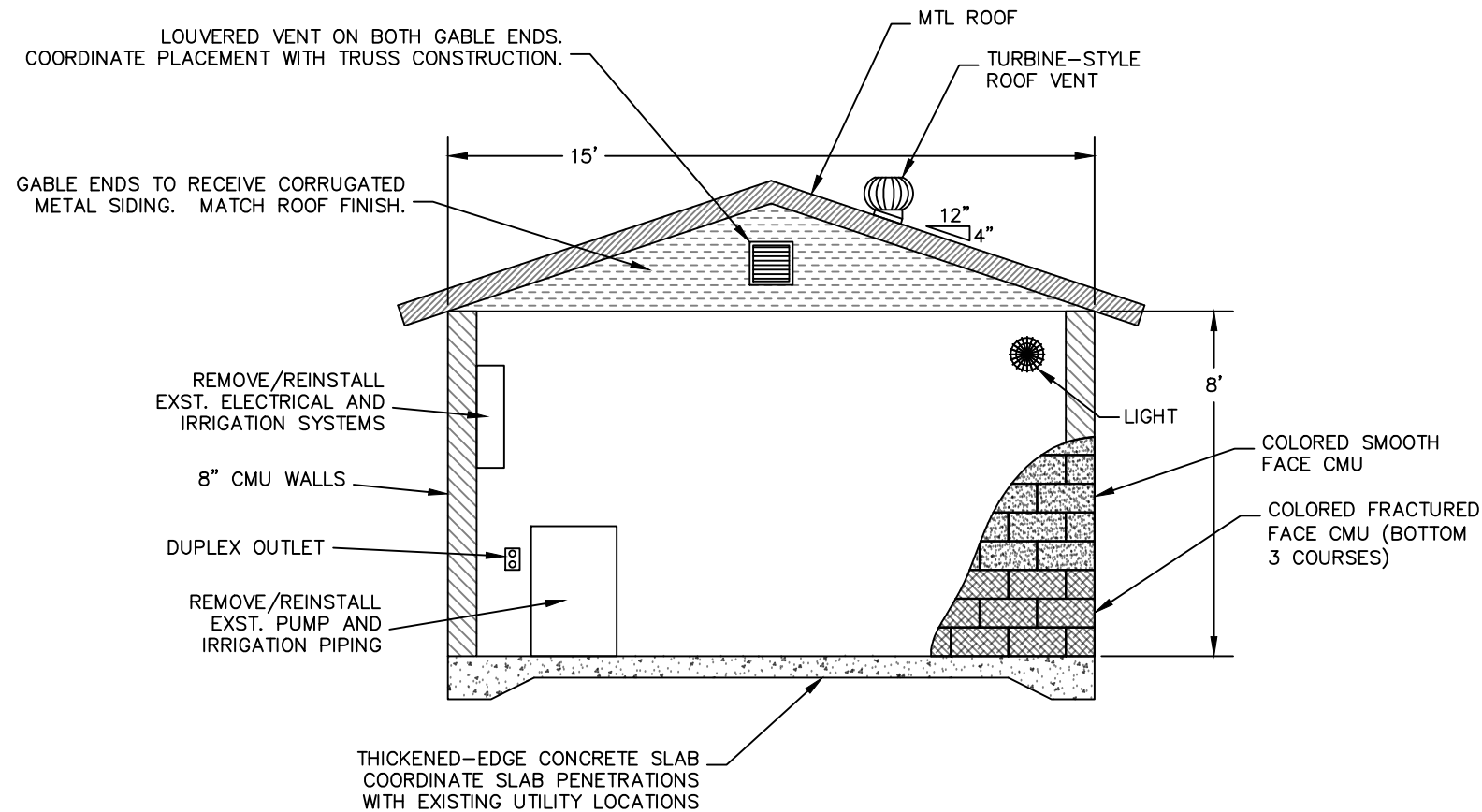


FLOOR PLAN

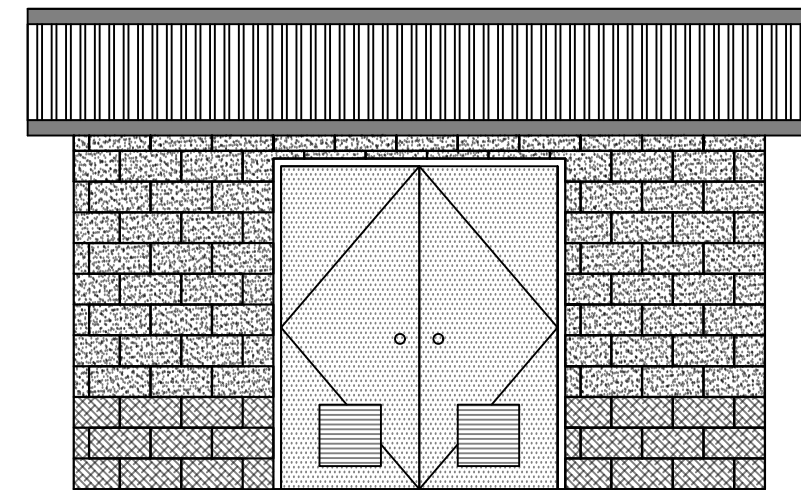
REED PARK PUMP HOUSE SCOPE OF WORK/NOTES:

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2. CONTRACTOR SHALL REINSTALL AND RESTORE TO A FUNCTIONAL CONDITION ALL EXISTING ELECTRICAL, IRRIGATION CONTROL AND PLUMBING FACILITIES AS MUCH AS POSSIBLE.
3. COORDINATE LOCATION OF NEW STRUCTURE TO UTILIZE EXISTING SLAB PENETRATIONS AS MUCH AS POSSIBLE.
4. SOME CONCRETE SIDEWALK AND FLAT WORK WILL BE REQUIRED TO ALLOW FOR PEDESTRIAN ACCESS AROUND THE NEW STRUCTURE.
5. RELOCATE EXISTING IRRIGATION DISTRIBUTION LINES, VALVES AND SPRINKLERS OUTSIDE THE NEW STRUCTURE AS NEEDED.
6. THE EXISTING PUMP HOUSE DRAINS TO A CURB INLET PRESENT NEAR THE STRUCTURE. THE NEW PUMP HOUSE SHALL REUTILIZE EXISTING DRAIN PIPING AS MUCH AS POSSIBLE. NO RELOCATION OR WORK INSIDE THE INLET IS EXPECTED.

DOUBLE 36"-WIDE HOLLOW STEEL DOOR AND FRAME WITH LOCK AND LOUVERED VENT



SOUTH ELEVATION



EAST ELEVATION

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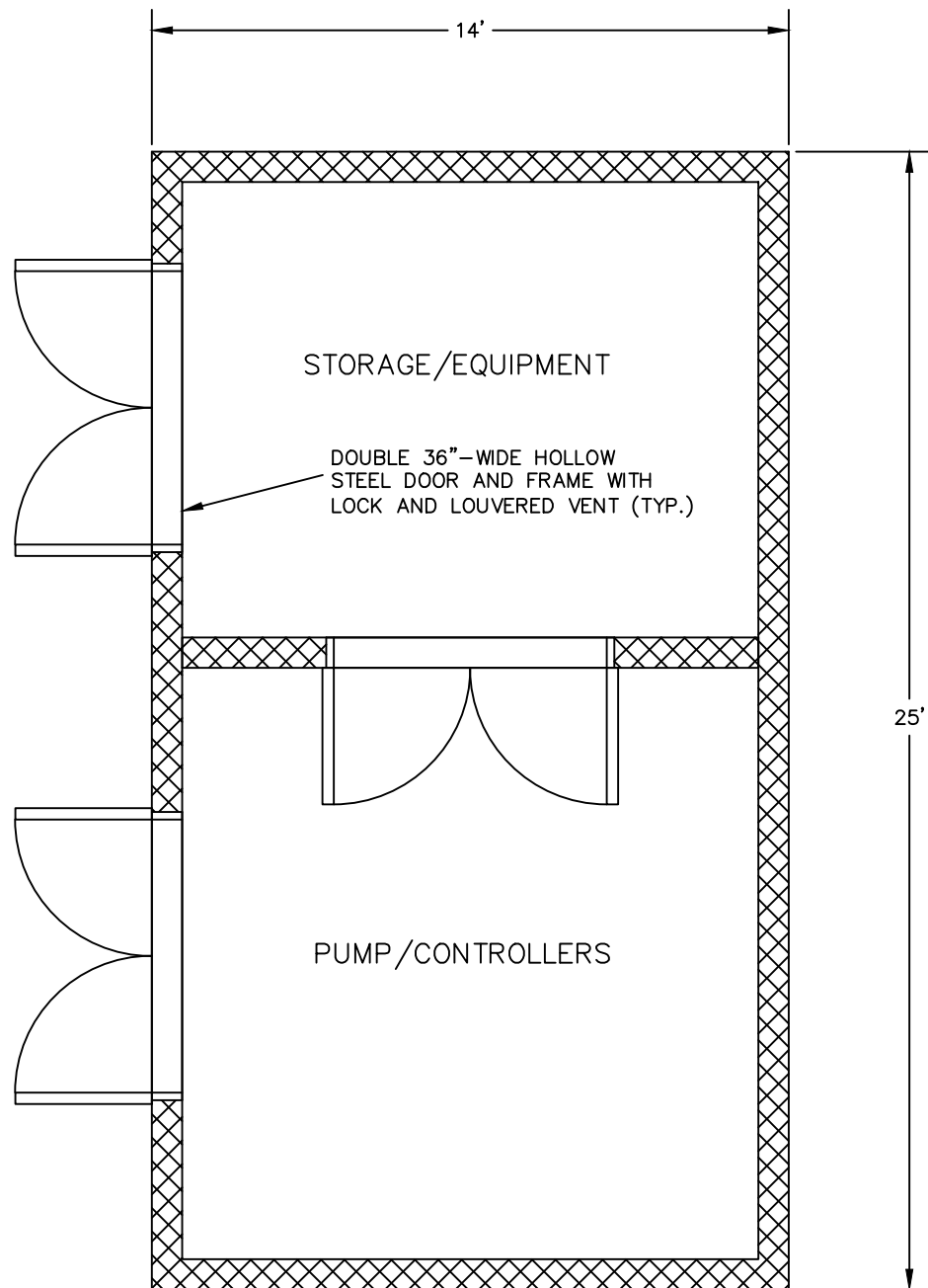
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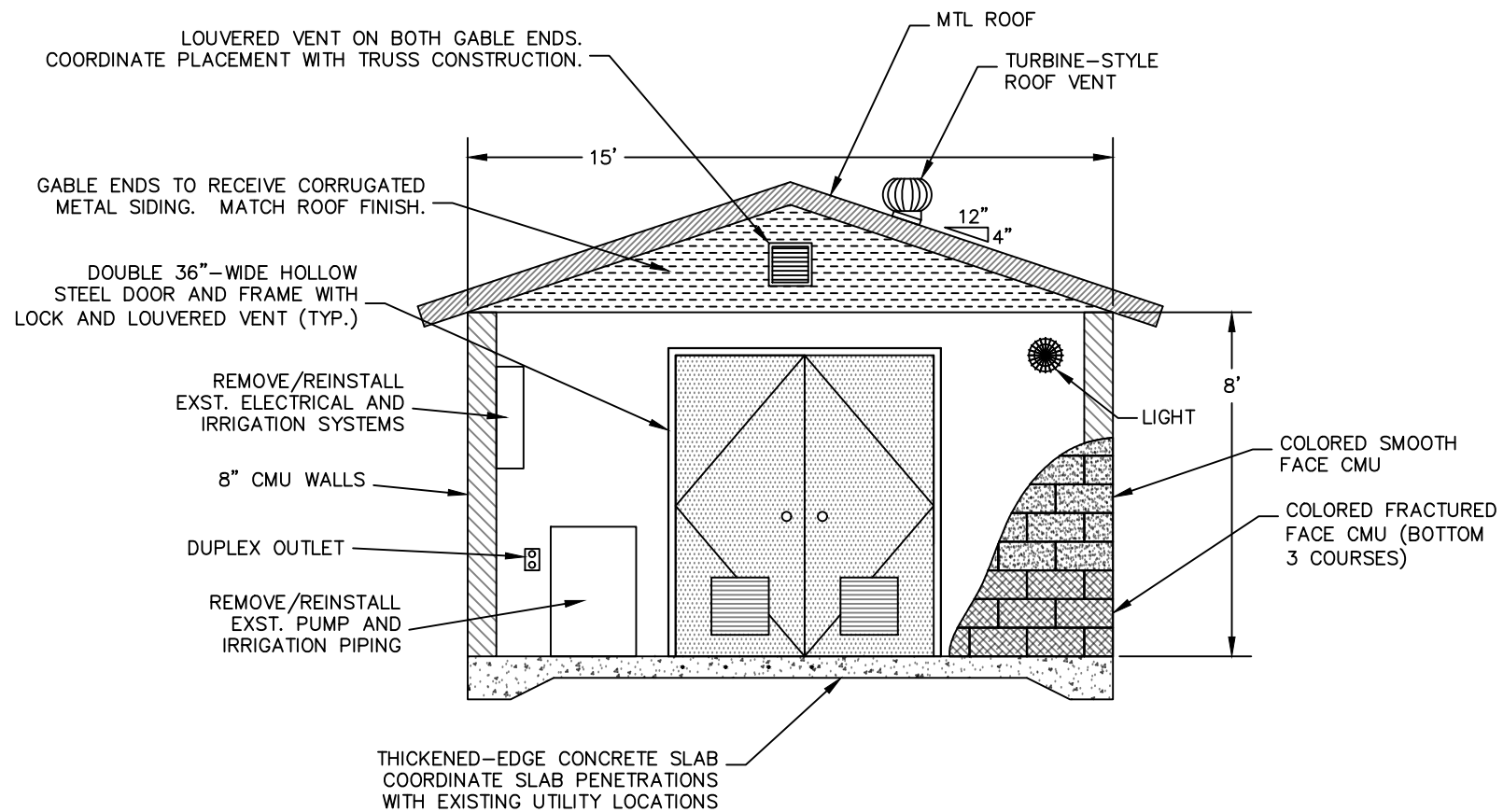
2019 Park Pumphouses

Reed Park Pump House

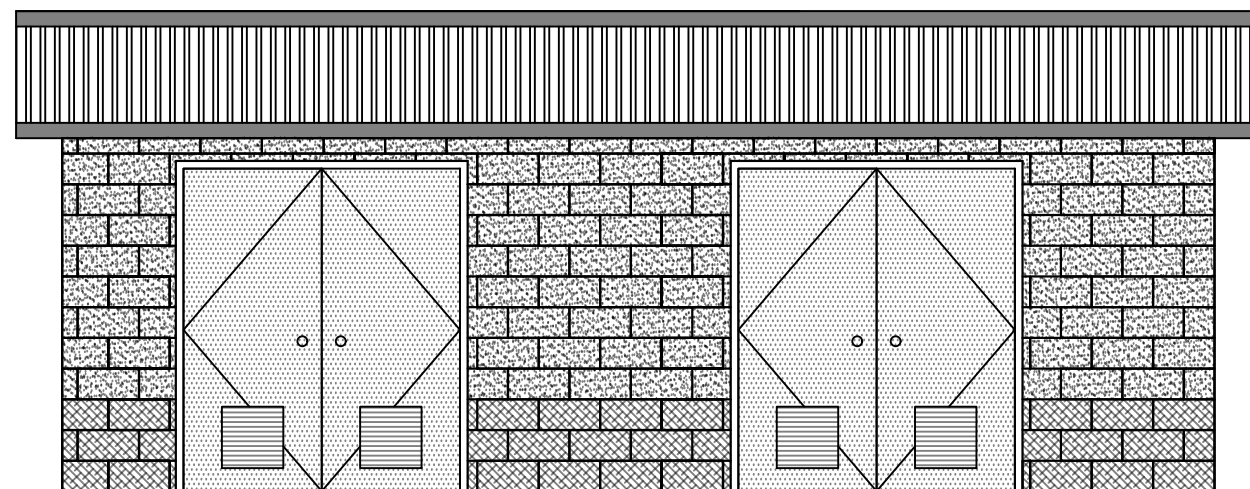
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FLOOR PLAN



SOUTH ELEVATION



WEST ELEVATION

CIVIC CENTER PUMP HOUSE SCOPE OF WORK/NOTES:

1. THE NEW STRUCTURE WILL BE LOCATED IN THE SAME GENERAL LOCATION AS THE EXISTING STRUCTURE. AS SUCH, ALL EXISTING ELECTRICAL AND IRRIGATION SYSTEMS AS WELL AS OTHER NECESSARY EQUIPMENT WILL NEED TO BE REMOVED AND STORED PRIOR TO REMOVAL OF THE EXISTING STRUCTURES. EXISTING CONCRETE SLABS AND PUMP HOUSE STRUCTURES WILL NEED TO BE REMOVED AND DISPOSED OF PRIOR TO THE CONSTRUCTION OF THE NEW STRUCTURE.
2. CONTRACTOR SHALL REINSTALL AND RESTORE TO A FUNCTIONAL CONDITION ALL EXISTING ELECTRICAL, IRRIGATION CONTROL AND PLUMBING FACILITIES AS MUCH AS POSSIBLE.
3. COORDINATE LOCATION OF NEW STRUCTURE TO UTILIZE EXISTING SLAB PENETRATIONS AS MUCH AS POSSIBLE.
4. SOME CONCRETE SIDEWALK AND FLAT WORK WILL BE REQUIRED TO ALLOW FOR PEDESTRIAN ACCESS AROUND THE NEW STRUCTURE.
5. RELOCATE EXISTING IRRIGATION DISTRIBUTION LINES, VALVES AND SPRINKLERS OUTSIDE THE NEW STRUCTURE AS NEEDED.
6. THERE IS A LARGE TREE TO THE NORTH OF THE EXISTING PUMP HOUSE. CONTRACTOR TO TRIM/REMOVE TREE AS NEEDED TO INSTALL NEW STRUCTURE.

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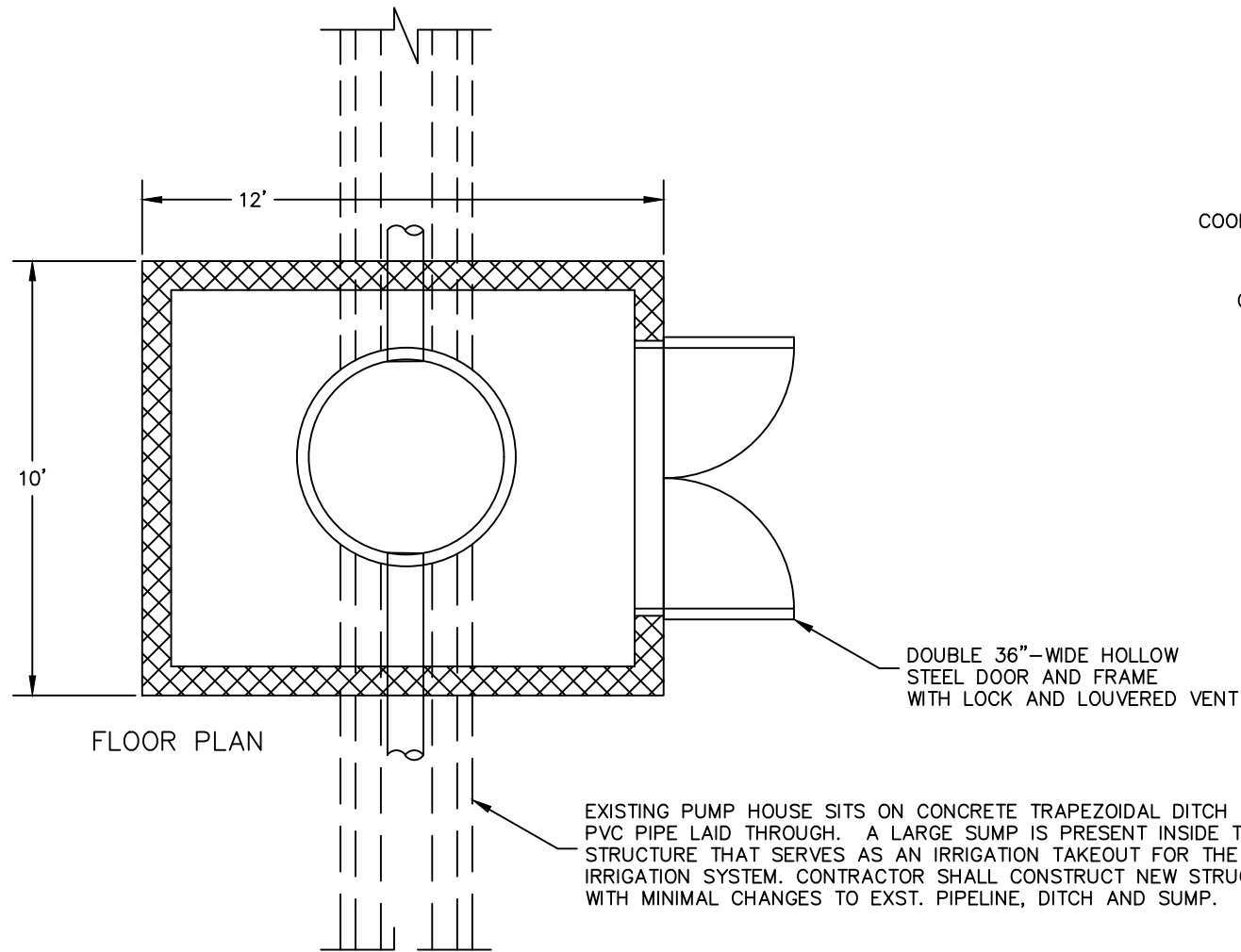
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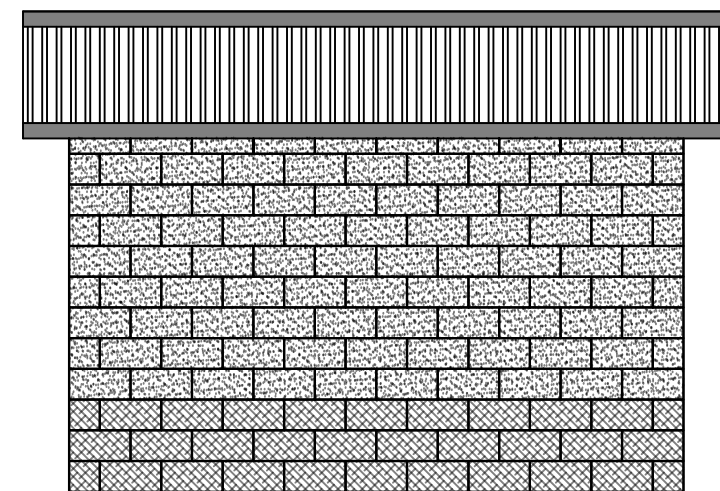
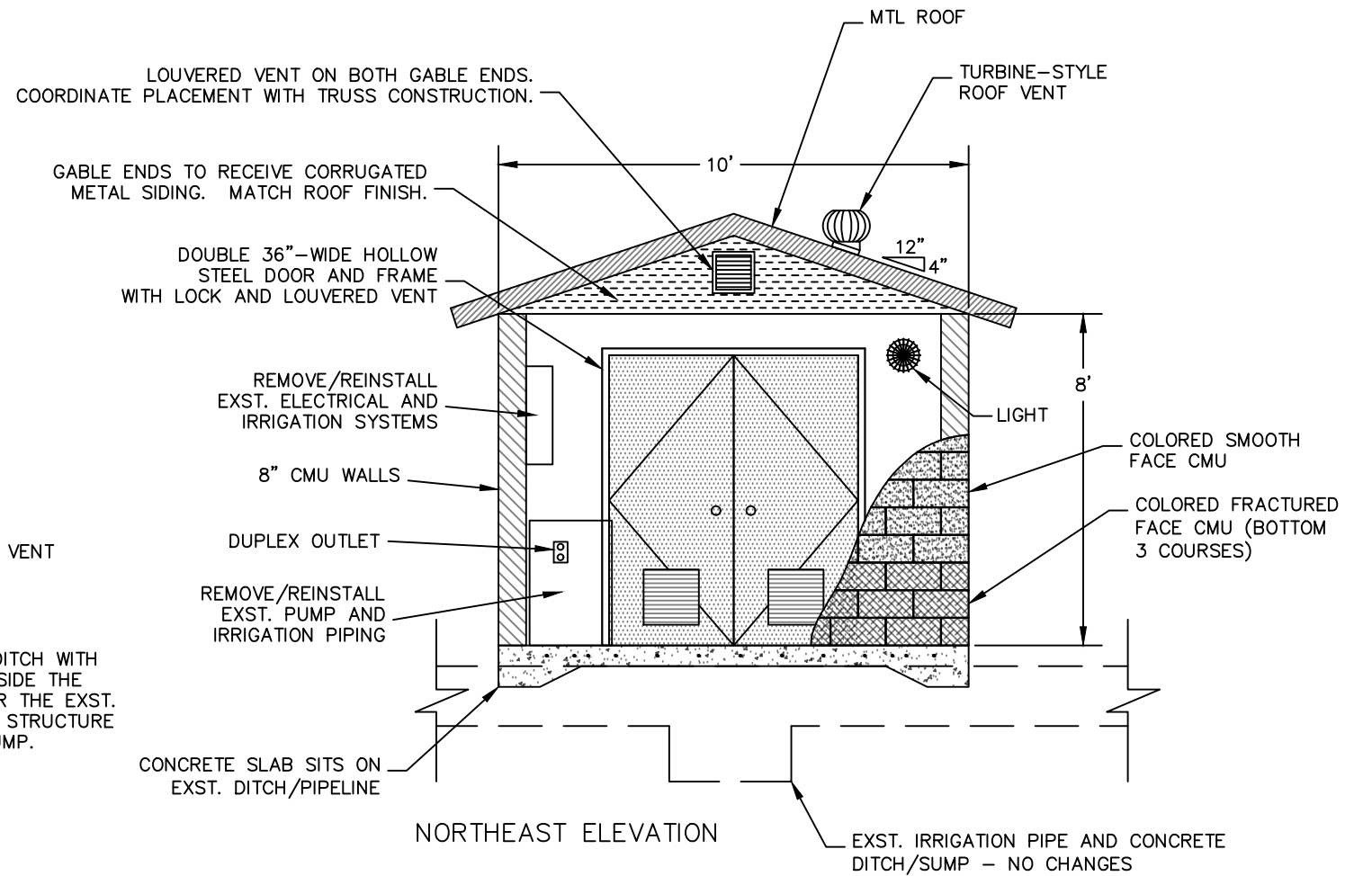
2019 Park Pumphouses

Civic Center Pump House

SHEET:
B3



EXISTING PUMP HOUSE SITS ON CONCRETE TRAPEZOIDAL DITCH WITH PVC PIPE LAID THROUGH. A LARGE SUMP IS PRESENT INSIDE THE STRUCTURE THAT SERVES AS AN IRRIGATION TAKEOUT FOR THE EXST. IRRIGATION SYSTEM. CONTRACTOR SHALL CONSTRUCT NEW STRUCTURE WITH MINIMAL CHANGES TO EXST. PIPELINE, DITCH AND SUMP.



HERITAGE PARK PUMP HOUSE SCOPE OF WORK/NOTES:

1. THE NEW STRUCTURE WILL BE LOCATED IN THE SAME GENERAL LOCATION AS THE EXISTING STRUCTURE. AS SUCH, ALL EXISTING ELECTRICAL AND IRRIGATION SYSTEMS AS WELL AS OTHER NECESSARY EQUIPMENT WILL NEED TO BE REMOVED AND STORED PRIOR TO REMOVAL OF THE EXISTING STRUCTURES. EXISTING CONCRETE SLABS AND PUMP HOUSE STRUCTURES WILL NEED TO BE REMOVED AND DISPOSED OF PRIOR TO THE CONSTRUCTION OF THE NEW STRUCTURE.
2. THE EXISTING PUMP HOUSE SITS ON A CONCRETE TRAP. DITCH WITH AN IRRIGATION PIPE THROUGH IT. THERE IS A LARGE CONCRETE SUMP PRESENT IN THE PUMP HOUSE THAT SERVES AS THE PUMP TAKE OUT. CONTRACTOR TO DESIGN/CONSTRUCT PUMP HOUSE FOUNDATION TO MINIMIZE CHANGES TO THE EXISTING DITCH, SUMP AND PIPING.
3. CONTRACTOR SHALL REINSTALL AND RESTORE TO A FUNCTIONAL CONDITION ALL EXISTING ELECTRICAL, IRRIGATION CONTROL AND PLUMBING FACILITIES AS MUCH AS POSSIBLE.
4. COORDINATE LOCATION OF NEW STRUCTURE TO UTILIZE EXISTING SLAB PENETRATIONS AS MUCH AS POSSIBLE.
5. RELOCATE EXISTING IRRIGATION DISTRIBUTION LINES, VALVES AND SPRINKLERS OUTSIDE THE NEW STRUCTURE AS NEEDED.

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2019 Park Pumphouses

Heritage Park Pump House

SHEET:
B4