



**Public notice** is hereby given that the La Veta Fire Protection District (LVFPD) will receive qualification statements from General Contractors interested in providing construction services for a new fire station to be built at 100 South Birch St. La Veta, CO 81055

The project consists of a new, two story fire station comprised of a main floor of 12,000 GSF and an unfinished second floor of 4,150 GSF. The structure consists of load bearing CMU with steel bar joists and metal roofing. Highly sustainable mechanical and electrical systems are anticipated, including photovoltaic systems, passive solar hot water heating, high efficiency lighting, and high efficiency building insulation. Uses within the building include apparatus bays, community room, offices, and support space. Site development consists of all on-site utilities, parking lots and driveways, water quality features, etc. Construction budget is estimated in the range of \$1.5 Million. Preliminary drawings will be made available by contacting the Owner's Representative listed below.

Proposals must be received electronically no later than 5:00PM on April 25, 2014 at the email address below. Qualification statements will be delivered to the LVFPD for review and consideration. Based on the evaluation of submittals, the LVFPD will establish a list of qualified General Contractors who will be invited to competitively bid on the project. We anticipate prequalifying 5-7 General Contractors.

The attached exhibit A lists the requested qualification information and contains further instructions.

Please direct all questions and deliver qualification statements to:

Mr. Brian Risley, Principal Architect  
CRP Architects, PC  
(719) 633-5901 x 304  
email: Brian@crparchitects.com

All communications shall be directed to the Owner's Representative listed above. Any attempt to contact the Fire District, Architect, or Consulting Engineers directly will result in disqualification.

Published by the authority of:  
La Veta Fire Protection District  
Board of Directors

100 East St. Vrain Street, Suite 300  
Colorado Springs, Colorado 80903  
719.633.5901  
www.crpArchitects.com

ARCHITECTS ■ PLANNERS ■ SUSTAINABLE DESIGN

## EXHIBIT A

### La Veta Fire Protection District New Fire Station

#### Request for Qualifications For General Contractor Services

##### General Scope of General Contractor Services

During the construction phase, the General Contractor services shall include, but not be limited to: project management and supervision of the work, coordination of the subcontractors, management of the construction schedule, quality control and safety of the site.

After receiving and evaluating competitive bids, the Owner intends to enter into an agreement with the General Contractor utilizing the AIA Document A201-2007 edition, Standard Form of Agreement Between Owner and Contractor where the basis of payment is a stipulated sum.

##### Tentative Schedule

1. The Owner intends to identify prequalified General Contractors the week of April 28, 2014.
2. Final Construction Documents will be issued to prequalified bidders the week of May 12, 2014.
3. Sealed Bids will be received by the Owner the week of May 26, 2014.
4. Notice to Proceed will be issued the week of June 2, 2014.
5. Construction shall be substantially complete on or before February 1, 2015.

##### Format for Submittal of Qualification Statements

1. Company information
2. Provide a brief overview of your company and its history.
3. Provide a list of the various technical personnel on your staff who will be involved with this project.
4. Provide the name and contact information for your insurance carrier and list current coverage amounts for all insurance you currently carry.
5. Provide your bonding rate for a project of this nature.
6. Provide your experience modification factor for a project of this type.

##### Prior Experience

1. Indicate the number of fire station or public safety buildings that you have completed in the past five years.
2. Indicate the number of Colorado Special Districts that you have worked with in the past five years. Discuss the advantages and the challenges of working with Special Districts.
3. Indicate your experience with small, rural communities and discuss the advantages and challenges of working in areas similar to La Veta, CO. Discuss how, or if, you would include local subcontractors or laborers.
4. Provide a brief description of up to five similar projects that your company has provided General Construction services for. Provide Owner and Architect references with email and telephone number contact information for each project listed.

##### Resumes of Key Personnel

1. Submit resumes of key personnel that will be directly involved in the project. Present specific information about their experience as it relates to this project.
2. Provide three references for each individual with current telephone numbers and email addresses.
3. Provide information about the experience of these individuals working together as a team.

### **Construction Services**

1. Discuss your processes for maintaining quality throughout the project and the controlling of schedule and costs. Provide examples.
2. Describe your on-site organization and management relating to project staffing and the establishment of coordination procedures with the Owner, Architect and subcontractors/vendors.
3. Explain your administrative processes to establish and implement project control procedures for expediting shop drawings, maintaining project documents, ASI's, RFI's, accounting procedures, pay applications, recording of the daily progress, directing the start up of equipment, achieving completion of the punch list in a timely manner and implementation of the close out of the project. Provide examples.
4. Explain how you develop and implement an effective system of administering change orders. Describe your plan as a team player to obtain fair change order pricing and how you challenge subcontractors who use inflated rates from trade publications such as NECA, Means, etc. to price change orders.
5. Describe your process for development of a critical path schedule. Please include a recent example.

### **Subcontractors**

Provide a list of proposed subcontractors and vendors for the project. Of specific interest are the following first-tier subcontractors:

- Mechanical
- Electrical
- Site Utilities/Earthwork
- Roofing

### **Selection Criteria:**

LVFPD will prequalify General Contractors based on the following criteria (in no particular order):

1. Skill and capabilities of proposed in-house staff and their experience with similar projects.
2. Your company's reputation and track record with past clients and with CRP Architects, PC.
3. Your company's experience with Special Districts and small, rural communities.
4. Your company's approach and professionalism with regard to Construction Services listed above.

**END OF EXHIBIT "A"**