

Two Step Request for Qualifications/Request for Proposals for
PCESD 7 – Fire Station 43
Using a Design/Build Process based on Best Value Approach
Parker County, Texas

Deliver Qualification Submissions and Proposals to:

PCESD 7
C/O Rodney Robertson
1418 Greenwood Cut Off Road
Weatherford, Texas 76088

MARK ENVELOPE:

"Submission/Proposal RFQ/RFP #2025-1 New Fire Station"

This Request for Qualifications/Request for Proposals ("RFQ/RFP") requires that qualifications be submitted first, without any cost information ("Qualification submission"). Then Finalists will be selected who will be permitted to deliver full Proposals for the Project ("Proposal"). Please note that all Qualification submissions and Proposals must be received at the designated location by the deadline shown. Qualification submissions or Proposals received after the required deadline will be returned and shall be considered void and unacceptable.

If you have any questions, please contact Rodney Robertson, Fire Chief for Parker County Emergency Services District 7 (hereinafter PCESD 7) at (817) 594-9473.

All correspondence must include the following reference to be considered:

"Submission/Proposal RFQ/RFP #2025-1 New Fire Station"

DEADLINES:

Qualification Submissions or Proposals received in the Fire Chief's office after the stated deadline will be returned unopened and will be considered void and unacceptable. PCESD 7 is not responsible for lateness of mail, carrier, or any method of delivery. Delivery by FAX is NOT acceptable. The official time of receipt will be determined by NIST Official U.S. Time in Central Standard Time which can be found at <https://www.time.gov/>

PCESD 7 requests Qualifications and Proposals (upon the terms and conditions set out in this RFQ/RFP) for the development, design, construction, and equipping of Fire Station 43. (hereinafter "Project"). Qualification Submissions and Proposals must be sealed.

Section I- General Requirements

1.1 Sealed Qualification Submissions shall be received on or before 12:00 noon C.S.T. on Friday, January 31st, 2025, at the office of the Fire Chief, PCESD 7 C/O Rodney Robertson 1418 Greenwood Cut Off Road Weatherford, Texas 76088

1.2 Sealed Proposals should be submitted only by Respondents selected to submit.

1.3 Rodney Robertson, Fire Chief of PCESD7, Parker County, Texas, is designated as the contact person for inquiries, and his contact information is set forth below. Qualification Submissions and Proposals shall be submitted to:

**Rodney Robertson, Fire Chief
PCESD 7
1418 Greenwood Cut Off Road
Weatherford, Texas 76088**

Telephone inquiries are permitted, the Fire Chief can be reached at: (817) 594-9473. Faxed Qualification Submissions and Faxed Proposals will not be considered.

1.4 Qualification Submissions or Proposals (collectively referred to as “Responses”) will NOT be accepted after the deadlines set for the receipt thereof.

1.5 Responses must address each applicable requirement set out in this RFQ/RFP. Only Respondents who can provide, either directly or as part of a team under its control, both design and construction services should tender their Qualification submission or Proposal.

1.6 Unless expressly allowed by a written authorization from the PCESD 7, no Qualification Submissions or Proposals may be changed, amended, or modified in any manner after it is delivered to PCESD 7; however, a Qualification Submission or Proposal may be withdrawn and resubmitted any time prior to the deadline set for receipt thereof.

1.7 Interested persons, entities, or teams, submitting Qualification Submissions or Proposals must submit one unbound original (suitable for photocopying), or one PDF file and two bound copies of their Qualification Submission or Proposal. Two of the bound copies must be executed originals bearing the signature of an authorized representative of the Respondent or Team.

1.8 Responses must be typed on standard (8 ½” by 11”) paper, with each page numbered sequentially. Responses must contain a table of contents with page numbers and be arranged to correspond the terms/requirements of this RFQ/RFP in the order that those terms/requirements appear in this RFQ/RFP.

1.9 Qualification Submissions will be opened by the Fire Chief, or his designee, at 1:00 p.m. C.S.T. on Friday, January 31st, 2025, in the Office of Parker County Fire Chief, Rodney Robertson 1418 Greenwood Cut Off Road, Weatherford, Texas 76088. This will not be a public opening.

1.10 Persons, entities or teams delivering qualifying Qualification Submissions will be notified by Friday, February 7th, 2025, as to whether they have been selected as a Finalist to submit a sealed Proposal for the Project (“Finalist”).

1.11 Proposals from Finalists selected to submit a sealed Proposal must be received on or before 12:00 noon C.S.T. on Monday, March 10th, 2025, at the office of the Fire Chief, PCESD 7 C/O Rodney Robertson, 1418 Greenwood Cut Off Road Weatherford, Texas 76088

1.12 Proposals from Finalists selected to submit a sealed Proposal will be opened at 1:00 p.m. C.S.T. on Monday, March 10th, 2025, in the Office of PCESD 7 Fire Chief, Rodney Robertson, 1418 Greenwood Cut Off Road, Weatherford, Texas 76088. This will not be a public opening.

1.13 It is the intent of the PCESD 7 to notify rankings of the finalists from one through five by email on or before Monday March 31st, 2025. However, PCESD 7 reserves the right to amend this date if needed-

Section II SELECTION

Qualification Submission (Step 1)

2.1 Prior to any receipt of, request for, or consideration of, any Proposal, PCESD 7 requests, and will consider, the relative qualifications of any person, entity or Team (“Respondent”) seeking to provide all the goods and services necessary for design, construction, of new fire stations. After such consideration, PCESD 7 may choose to interview any Respondent, or request additional information.

2.2 Each Respondent must submit a Qualification submission containing a full and complete response to each of the Questions and Requests set forth below, and fully complying with the General Requirements set out in Section 1 above, and all other applicable requirements of this RFQ/RFP. No price or cost information is to be included with a Qualification Submission. The inclusion of pricing or cost information in a Qualification submission may disqualify Respondent, at the sole Discretion of the PCESD 7.

General Project Description:

The project is a fire station construction project located at **Fire Station No. 43:** address to be determined.

QUESTIONS and REQUESTS for Qualification Submission

In preparing your Qualification submission, answer each of the following questions and requests thoroughly. The completeness of your answers to these questions and requests will be considered in evaluating your response.

1) Are you able and willing to provide all of the services requested in this RFQ/RFP, including

design, construction and compliance with all applicable laws, rules, regulations, codes, and ordinances?

- 2) Describe the experience of your firm, and of any team members, in designing fire station, barndominium, or commercial facilities: (add additional pages if necessary)
- 3) Describe the experience of your firm, and of your team members, in constructing fire station, barndominium, or commercial facilities for Texas communities: (add additional pages as necessary)
- 4) For each Project identified in answer to the questions above, provide a contact name at that residence, facility or governmental unit/agency. For each person identified provide a current address and telephone number at which they can be reached.
- 5) Substantiate your team's financial ability to perform and execute the work if selected.
- 6) If your firm will provide directly all of the required goods and services for the Project, please answer the following for your firm. If your firm is proposing the goods and services for the Project as part of a team under your firm's control, please answer the following questions both for your firm and each team member.
 - a) Form of business;
 - b) If a corporation, limited partnership or limited liability company- state of creation;
 - c) Identification of contact person;
 - d) A brief biography of the key officers and their experience;
 - e) Identify all material legal claims, threatened litigation, or demands against the Respondent (or any of the Respondent's Team members) and/or any of their respective principals/officers received within the last 5 years.
 - f) Identify all lawsuits filed against the Respondent (or any of the Respondent's Team members) and/or any of their respective principals/officers within the last 5 years.
 - g) Identify all investigations, administrative actions or warnings taken, pursued or issued by any federal, state or local governmental agency (within the last 5 years) involving the Respondent (or any of Respondent's Team members) and/or any of their respective principals/officers within the last 5 years that relates to a correctional facility of any type, or a Design/Build project.
 - h) Identify the design professionals (architects and/or engineers) who will be working on the Project, their qualifications, and provide a copy of their license to practice in the state of Texas.
 - i) Certify that each professional you intend to use for this Project was selected based on demonstrated competence and qualifications in the manner provided by Section 2254.004, Texas Government Code.
 - j) Explain your timeline and ability to commence and complete the project, regarding labor and project management.
 - k) Explain your timeline and ability to source materials to commence and complete the project.
 - l) Provide a very brief summary of any appropriate factors about the qualifications of you or your team members, that you believe are relevant to the consideration of your (and your team member's) qualifications for this Project, that has not been disclosed in answer to the questions and requests listed above.

2.3 The Selection Criteria to be applied to **Qualification submissions (Step 1)** are as follows:

Step 1

Evaluation Factors and Weighting of those Factors for Evaluation of Qualification Submissions.

The Qualification Submissions received from the Respondents, will be reviewed, evaluated and ranked by the PCESD 7, and/or its designees, based upon the application of the following evaluation criteria and weighing factors. If a Respondent is unable to provide qualifications responsive to each of the criteria listed below, it is disqualified. No other criteria or factors will be considered in Step 1 (Evaluation and Ranking of Qualification Submissions).

Respondent's (and team's) experience	20%
Respondent's (and team's) technical competence	20%
Respondent's (and team's) capability to perform	35%
Respondent's (and team's) past performance	25%

[Only the information included in the Responses to the Request for Qualifications will be used to rank and select the Finalists who will be offered the opportunity to submit a Proposal for the Project.]

2.4 PCESD 7 will select no more than five qualified Respondents to submit Proposals in Step 2 (the "Finalists").

REQUEST FOR PROPOSALS (STEP 2)

2.5 After Finalists are selected by the PCESD 7 are notified that they have been selected to submit a Proposal for the Project, the Finalists (not to exceed five in number) may submit a Proposal for the Project that will be reviewed and evaluated by the PCESD 7 and/or its designees (Step 2). The PCESD 7 may, at its option, request an interview with Finalists. A Proposal submitted by any person, entity, or team, other than a Finalist selected by the PCESD 7, will be deemed to be void, ineffective, and disqualified from further consideration.

2.6 The Proposals received from the Finalists, will be reviewed, evaluated and ranked by the PCESD 7 and/or its designees, based upon the application of the following evaluation and weighting factors.

Step 2

Evaluation Factors and Weighting of those Factors For evaluation of Proposals for the Project.

Group A -The following factors will be given a total weight of 20%

- 1) Respondent's (and team's) experience
 - 2) Respondent's (and team's) technical competence
 - 3) Respondent's (and team's) past performance
 - 4) The reputation of the respondent and its team members
 - 5) The quality of the services provided by the respondent
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Group B -The following factors will be given a total weight of 30%

- 1) The degree to which Respondents Conceptual Price Range complies with the Amount of the Project Budget
 - 2) Respondent's (and team's) capability to perform
 - 3) Feasibility of implementing Project as proposed
 - 4) Ability of respondent to meet schedules and estimated time for completion
 - 5) The extent to which the respondent's Proposal complies with the requirements of this RFQ/RFP.
 - 6) The Costing Methodology of the Respondent (policies on subcontractor markup, definition of general conditions, range of costs for general conditions, policies on retainage, policies on contingencies, discount for prompt payment, and expected staffing for administrative duties)
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Group C -The following factors will be given a total weight of 35%

- 1) The price/cost for the goods and services requested under the Request for Proposals
 - 2) The long-term cost to the ESD
 - 3) Quality of facility beyond the minimum requirements
 - 4) Economic benefit to the ESD
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Group D -The following factors will be given a total weight of 15%

- 1) The extent to which the Proposal meets the PCESD 7's needs
 - 2) Safety and long-term durability
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2.7 PCESD 7 reserves the right to reject any or all Proposals and reserves the right to waive any irregularity in the Proposals received.

2.8 Each Proposal submitted by a Finalist selected by the PCESD 7, must fully and thoroughly respond to, and comply with, each of the applicable criteria, requests and requirements of this RFQ/RFP, including but not limited to the following:

- 1) Proposals for the Project will not be accepted from any entity other than the Finalists selected by the PCESD 7 as a result of the evaluation of Qualification submissions (Step I).
- 2) PCESD 7 will evaluate Proposals that are submitted by the Finalists, based on the selection criteria and weighting set forth in the Request for Proposals stated herein.
- 3) Respondents must not include detailed engineering or architectural designs as part of the proposal. Respondents are encouraged to include conceptual drawings and illustrations in

their proposals, to assist the PCESD 7, and its designees, in evaluating the Proposal.

- 4) Proposals must comply with the applicable deadlines and all other applicable requirements described in Section 1-General Requirements set out above.
- 5) Proposals must comply with all of the applicable requests and requirements of **Section III Design and Construction, Section IV Additional Requirements, and Section V Miscellaneous** of this RFQ/RFP set out below.
- 6) Proposals must comply with the criteria, requirements and elements of the **Design Criteria Package as well as the program and other requirement listed above.**
- 7) Proposals must be signed by a person authorized to bind the person or entity making the Proposal, and proof of this authority must be included in the Proposal. Proposals must contain a letter or other clear evidence of such authority, and all other information requested or required by this RFQ/RFP, or as determined by the PCESD 7. All Proposals must be delivered in sealed wrappings.
- 8) The thoroughness by which the Proposal responds to each of the requirements of this Section and this RFQ/RFP is one of the criteria upon which each Proposal will be evaluated.

2.9 The PCESD 7 shall select the Finalist Design/Build Team, based upon the determination of the proposal offering the best value for the PCESD 7 on the basis of the evaluation criteria and weighting factors and set out in this RFQ/RFP.

2.10 The PCESD 7 shall first attempt to negotiate a contract with the selected Finalist Design/Build Team. If the PCESD 7 is unable to negotiate a satisfactory contract with the selected Finalist Design/Build Team, the PCESD 7 shall, formally and in writing, end negotiations with that selected Finalist Design/Build Team and proceed to negotiate with the next Finalist Design/Build Team in the order of the evaluation ranking, until a contract is reached or negotiation with all ranked Finalist Design/Build Team end.

2.11 Following selection of the Finalist Design/Build Team, and execution of an acceptable contract, engineers or architects associated with that Finalist Design/Build Team shall complete the design of the Project, submitting all design elements to PCESD 7 or the PCESD 7's Designee, before or concurrently with construction. The design elements so submitted shall be reviewed to determine their compliance with the Design Criteria Package, this RFQ/RFP, the Proposal submitted by the Finalist Design/Build Team and the terms of Design/Build contract agreed upon by the PCESD 7. Note, outline of design criteria herein does not supersede any applicable codes or regulations that must be adhered to. It is the respondents' responsibility to include all required compliance items in their proposals.

2.12 The Finalist Design/Build Team shall supply a signed and sealed set of "as built" construction documents for the Project to the PCESD 7 at the conclusion of the construction of the Project, including electronic files in both PDF and CAD format of the facility. The final PDF's

and CAD files shall incorporate any substantial modification that occurred following issuance of construction documents.

2.13 Proposals are deemed to include the Qualification submission of each Finalist. The Qualification submission of each Finalist will be included in the review, evaluation and ranking of the Proposals submitted.

Section III- DESIGN AND CONSTRUCTION

3.1 Only respondents who propose to provide either directly or through a team under its control all goods and services requested in the Request for Proposals should respond. This includes design and construction. The maximum construction period is twelve (12) calendar months desired, not to exceed fourteen (14) calendar months for completion of the facility.

3.2 An independent consulting architect or engineer (hereinafter "Independent Consultant"), selected by PCESD 7 on the basis of demonstrated competence and qualifications, shall act as PCESD 7's independent representative for purposes of independent, professional assistance and evaluation of technical and qualitative issues for the duration of the design/build work.

3.3 Following selection, the successful respondent's design team shall complete the design submitting all design elements for review and approval by PCESD 7 and its Independent Consultant. At each design stage, the respondent's design solutions must be submitted to and approved by the PCESD 7 Fire Chief, or his designee.

3.4 Each proposal submitted in Step II must contain a Conceptual Price Range, including general conditions, and a fee/cost plus methodology for construction, which the Proposer (or Design/Build Team) will agree to design and build the Project in full compliance with the requirements of Step II of this RFQ/RFP, with all the offers, proposals, terms and conditions set forth in their Proposal. Failure to include a Conceptual Price Range in the Proposal submitted in Step II will be grounds for rejection of the Proposal at the discretion of the PCESD 7. Once finalists are selected, a contract will be negotiated for a guaranteed maximum price, with contingency, in-line with the conceptual price range, including price for general conditions, and construction cost including fees or cost plus terms.

3.5 Payment and performance bonds as required by Texas law will be required from the successful respondent in the amount of the Guaranteed Maximum Price, less the portion of the Guaranteed Maximum attributable to design services only. A Bid Bond in the amount of at least 10% of the Guaranteed Maximum Price must be delivered to PCESD 7 at the time that the Design/Build contract is awarded to the successful respondent. The successful respondent must deliver the performance and payment bonds to PCESD 7 no later than the 10th day after the contract is signed.

3.6 The successful respondent must provide liability insurance covering its activities in the coverage amount of nothing less \$1,000,000.00 per occurrence and \$2,000,000.00 aggregate, with the aggregate applying to this Project only. PCESD 7 must be named as an additional insured. The successful respondent must provide builder's risk /property insurance for the Project in the amount of the full contract sum. PCESD 7 must be named as an additional loss

payee on the insurance. The successful respondent must provide workers compensation insurance for its employees. Automobile liability insurance must be provided for all motor vehicles involved in the Project in the amount of \$1,000,000.00 per occurrence and \$2,000,000.00 aggregate.

3.7 Design professionals on the Project must be covered by professional liability insurance in a coverage amount of not less than \$1,000,000.00 per occurrence and \$1,000,000.00 aggregate. Design professionals on the Project must be licensed/registered to practice their profession in the State of Texas.

3.8 Construction shall be carried out in accordance with the contract documents (including the approved drawings, plans, specifications, and Project manual), and in accordance with all applicable federal, state, county and local municipal regulations rules, laws, court orders and standards. Construction draws and retainage shall be in accordance with the negotiated contract. Construction shall include provision of all necessary furnishings and equipment to make the Facility operational for its intended purpose, except the Owner shall provide and install appliances, furniture, communications and IT equipment, and loose equipment (including compressors). Rough in requirements for all Owner supplied items shall be part of the contractor's scope, including coordination with the Owner, or the Owner's separate contractors/vendors.

3.9 Respondent shall be solely responsible for any cost, loss, injury, harm expense, fee, charge or other expenditure or damage of any nature, whether known or unknown, arising directly or indirectly,

- 1) Any unknown or differing site conditions at the site proposed by Respondent;
- 2) Any regulatory permitting required for the Project;
- 3) Acquisition of any staging area required by Respondent;
- 4) Certification of the Project as complying with the applicable standards; and
- 5) Any natural disasters or other force majeure events,

Except the following:

- 1) Acquisition of the sites
- 2) Permit Fees for construction by the local municipality (all other fees to be included in proposals)
- 3) Independent third-party testing/inspections (except respondent is responsible for costs associated with retesting for work found out of compliance or trip/rescheduling fees associated with work not ready for testing when scheduled.)

Section IV ADDITIONAL REQUIREMENTS

4.1 PCESD 7 does not assume, and hereby specifically disclaims, any responsibility or obligation of any nature, to any of the persons or entities responding to this RFQ/RFP (or to any other entity) and will make no payment or reimbursement of any cost, fee or other expenditure whatsoever associated with the preparation or submission of a Qualification Submission or Proposal.

4.2 The contract(s) awarded will be governed by the laws of the State of Texas, and is (are) deemed payable and performable in Parker County, Texas. The venue for all disputes thereunder

shall lie in Parker County, Texas.

4.3 PCESD 7 has established a budget range for this project of \$2,500,000 to \$2,750,000. (“Project Budget”) for the construction of each new fire station. If the Conceptual Price Range contained in a Proposal received during Step II of this RFQ/RFP exceeds the Project Budget, the PCESD 7 may, in its sole discretion, reject such Proposal. The PCESD 7 expects the proposed Conceptual Price Range to be compatible to the Project Budget.

Section V MISCELLANEOUS

5.1 To the extent not covered heretofore in these specifications, responses will be evaluated for compliance with the contract requirements of Texas law including but not limited to the Texas Accessibility Standards, and the Americans with Disabilities Act.

5.2 In addition to all rights provided by law, PCESD 7:

- a) Reserves the right to reject any or all Proposals;
- b) May, at its sole discretion, waive technical mistakes, informalities or irregularities in any Proposal received;
- c) Reserves the right to select the Proposal or negotiated Proposal which in its discretion is determined to provide the best value to PCESD 7 and which it believes to serve its best interests and in accordance with all applicable laws, including but not limited to Texas Government Code Section 2267.

5.3 Neither document, nor the advertisement of the Notice of the RFQ/RFP is an offer. The Exhibits attached hereto are incorporated herein for all purposes.

5.4 It is the express intent of the PCESD 7, that each Proposal as submitted be: comprehensive, prepared in good faith, present a reasonable likelihood to be developed, built and become fully operational in a reasonable length of time, and its development, design, and construction to be in full compliance with all applicable laws, rules, regulations, court orders, standards and ordinances. Acceptance of any Proposal is expressly conditioned upon actual closing and funding of the Project after approval of all documents by counsel for PCESD 7, or PCESD 7’s designee.

5.5 Respondents shall be able to and shall obtain necessary payment and performance bonds as required by applicable law.

5.6 PCESD 7 will require liquidated damages in the amount of at least \$250.00 per day for each day the Project has not attained substantial completion as set forth in the Contract Documents.

Acceptance of any Proposal is not acquiescence or agreement with any term or condition set forth in the Proposal or any proposed documents included in, or referenced by, the Proposal.

Design Criteria Package

A. Introduction

The Project is to be a “turnkey” Project, with Design/Builder to provide all work, services, materials and labor for the Project to be fully operational as a fire station upon substantial completion, except communications, IT, alerting, appliances, and security equipment and items that are to be provided by the PCESD 7. Design/Builder shall provide or cause to be provided all design, work, services, materials, labor, equipment, design, engineering, plumbing systems, ventilation systems, HVAC, mechanical systems, fire station systems, safety systems, other matters necessary for the design, construction and construction administration and is inclusive of all costs necessary for the installation and completion of the Project, in working order, unless specifically set forth otherwise herein.

The Project shall be designed and constructed in compliance with all applicable federal, state and local laws and regulations.

The Project must also comply with the following criteria:

B. General

All aspects of the building will comply with:

- 1) International Building Code in the version as currently for Parker County, Texas.
- 2) Building wind load design shall be based on wind speed schedule IBC using the importance factor for “Essential Facilities”.
- 3) American with Disabilities Act (ADA) in designated public accessible areas
- 4) Texas Accessibility Standards/Texas Department of Licensing (TDLR) in designated public accessible areas
- 5) Applicable State and Federal laws and regulations including storm water, erosion control, etc.
- 6) Proposal should include terms for change orders, and consideration for cost control in volatile market such as cost-plus agreement for materials.
- 7) Proposal shall include draw schedule, line item break down of general conditions, projected materials and labor costs by trade or item, and associated site project general costs, project management, and site supervision, and fee/cost plus terms.
- 8) A pre-proposal conference will be held with selected finalists.

C. Site

- 1) Any necessary demolition of existing structures will be performed by the district, prior to construction.
- 2) Geotechnical report secured by PCESD7 will be provided to all respondents
- 3) Design shall include all utilities and infrastructure: water; sanitary sewer; drainage; telecommunications; electrical; gas; etc. that are necessary for the operation and safety of the facility. PCESD 7 will facilitate the work and cover cost of providing utility and communications services to the point of building connection. Further details will be provided at a pre-proposal conference with selected finalists.
- 4) Sanitary sewer design shall follow local codes and permitting as required
- 5) Design shall include management of storm water runoff as required by authorities having jurisdiction during construction.

D. Building Design/Layout

1. Building Design and Architecture shall be prepared by a State of Texas registered architect or engineer.
2. Design and layout shall be similar to that illustrated in exhibit A, Exhibit A is a conceptual plan, we are open to suggestions and design ideas.
3. Building shall be bolt up or weld up steel, with R-panel metal sheathing and stone or faux stone on three sides, or CMU/masonry in lieu of R-panel.
4. Design shall incorporate the required floor space and infrastructure (mechanical equipment, plumbing, electrical, etc.) for kitchen, and laundry, similar to illustrated by exhibit A.
5. Design must provide for kitchen facilities capable of serving the 3-5- person crew. The kitchen countertops shall be stainless steel, under mount sinks, and plumbed for gas. Appliances shall be furnished by PCESD 7 including vent hood
6. Design shall include 6 bunkrooms, approximately 8x10 in size.
7. All interior doors shall be solid core doors with commercial hardware, door closers provided on all exterior doors and doors to apparatus bay.
8. Front entry foyer with access control
9. Design shall provide Utility room with W/D Hookups, and mop sink
10. Apparatus Bay – shall have hot and cold-water hose bib and floor drains in apparatus bay.
11. Design must provide adequate office space for a Watch Office.
12. UV protected area for PPE
13. Day room/dining room open floor plan
14. Design shall provide a designated area for IT/computer server, and communication equipment- Raceways for communication wiring shall be provided during construction.
15. Design shall provide 5 bathrooms w/shower/toilet/lavatory and 1 ADA/TDLR bathroom with toilet, lavatory, and shower
16. Design shall provide 14'wide x 14' tall red overhead doors, minimum 2 panels of glass (4ft) on front of building
17. Design shall provide exterior perimeter lighting, aesthetic lighting over or between bay doors

E. Fire Protection

Fire Detection and Alarm Systems: An alarm system consisting of automatic smoke/heat detectors and manual initiating devices served by central control panel located in the watch office.

F. Mechanical System

1. HVAC System: All areas will be conditioned to maintain temperatures between 65 degrees F and 75 degrees F.
2. Positive pressure ventilation fan for apparatus bay with carbon monoxide monitoring device

3. Gas tube heaters in apparatus bay
4. Quarters HVAC to be gas heat
5. Large diameter fan shall be provided in apparatus bay

G. Electrical

1. Single Phase electrical service w/main disconnect, allowance to install PCESD7 supplied automatic transfer switch gear and generator. Contractor to verify electrical ampacity required.
2. Conduit System: All above grade conduits will be intermediate metallic conduit with threaded fittings and EMT with watertight couplings.
3. Grounding: The entire electrical system will be grounded in accordance with applicable codes.
4. Lighting: Building perimeter lighting will be provided by appropriately sized wall mounted exterior building fixtures. Site perimeter lighting will be provided at parking areas and all applicable areas. All lighting shall be LED lighting.
5. Electrical drops will be provided at each apparatus bay (120-volt circuits required)

H. Exclusions

1. PCESD 7 will provide & install radio communications, station alerting, security, access control, and network connections
2. PCESD 7 will provide appliances, and audio-visual equipment
3. PCESD 7 will provide furnishings

EXHIBIT A

