

REVISED 2-20-2025 REQUEST FOR PROPOSAL (RFP)

Design and Build Services for the District 1 Road & Bridge Building Washington County, Colorado

1. Introduction

Washington County, Colorado, invites qualified design teams to submit proposals for the design of a new Road & Bridge building at the new facility site near County Road BB and County Road 39, Akron, CO 80720. The location of the new R&B facility building is shown on the attached site plan. The new office and shop headquarters will be the main building on the new 30-acre site that includes adequate space for equipment and materials storage, fueling station, and training area. The site development will be completed by 3rd quarter of 2025. The new building will serve as the main facility for the management, training and maintenance for the R&B district.

2. Project Overview

The project involves the design and construction of an office, shop and storage building of approximately 20,000 square feet. The facility will include the following features:

1. Two maintenance bays – each 20 feet wide w/ 16-foot overhead doors on both sides for drive through capacity, a 10-15 feet apron on one wall for tool boxes, work benches, air compressor, and a dedicated welding area – overall width of approximately 50 feet.
2. Two or three large vehicle storage bays – each 30 feet wide w/ 24-foot overhead doors on both side for drive through capacity, overall width of about 90 feet.
3. Storage section (20 feet wide, divided) – near maintenance bays for parts, fluids, tires, signs, weed chemical shuttles, etc.
4. Offices & Meeting/Staff area - (3 offices for Supervisor and two team leaders, break room (12 persons), 3 restrooms (male & female & *gender neutral* – 1 stall and one shower stall), and conference/training room (40 capacity) – *est. 30' by 100' for this section of building.*
5. Mechanical room
6. Building maintenance storage space

The building design should be efficient and attractive to both visitors and employees, with an emphasis on functionality and safety. **Schematic** architectural design drawings of the building will be required and the project architect will need to coordinate with the site civil engineer on the layout of the sidewalk, landscaping and parking immediately adjacent to the building. The design must also use resilient materials that ensure the building's durability and longevity.

This project will be awarded as a design contract. The initial project scope includes a schematic design and project build estimates. Design development and construction documents will follow with the bidding phase of the project expected in fall 2025.

- A site civil engineer is onboard and final site design plans are in progress. The architectural design consultant will need to coordinate with the site civil engineer.

- 3-Phase electrical service will come in from Y-W Electric power lines on County Road 39 on the north edge of the property.

3. Project Scope

The selected firm will be responsible for:

1. **Design:** Preparing detailed schematic design set of documents with estimated costs to work through the funding phase.
2. **Costs:** Estimated costs and timeline to work with Washington County through the permitting, contractor bid process, construction documents and coordination through the construction and commissioning phases.

4. Key Design Considerations

The design should prioritize:

1. A modern, welcoming road and bridge site that appeals to both visitors and employees.
2. Resilient materials for durability and reduced maintenance costs over time.
3. ADA compliance
4. Energy efficiency
5. Sustainability and environmental impact
6. Security and safety standards for rural road and bridge facilities

5. Budget and Cost Requirements

The project proposal should include an estimated line-item budget covering:

1. Design fees
2. Construction costs estimate on your schematic design
3. Contingencies
4. Any other relevant expenses

6. Project Milestones

To ensure timely delivery, the following project milestones must be achieved:

1. **Design Contract Award** – Spring 2025
2. **Project Kickoff Meeting**
Kickoff meeting with Washington County staff and stakeholders within 2 weeks of design contract award.
3. **Preliminary Design Submission**
Submission of preliminary design plans within 8 weeks of project kickoff.
4. **Preliminary Design Approval**
Approval of preliminary architectural and engineering designs by Washington County within 16 weeks of project kickoff.
5. **Coordination of Funding efforts and required documents**
Work with Washington County on DOLA funding and other funding efforts through 2025 to assist with funding plan.

6. Contractor Bid Process

Work with Washington County to prepare the bid packet for General Contractor for the project. Work with the Contractor to prepare the Construction document set. Anticipated Contractor contract in Spring 2026.

7. Proposed Responsibilities and Timeline for Project Completion

- Prepare all necessary permitting documents and secure permits within 6-8 weeks of Contractor contract.
- Groundbreaking and commencement of construction within 12 weeks of contractor contract.
- Achieve 50% completion of construction within 36 weeks of project groundbreaking, including the shell of the building, installation of utilities, and rough framing.
- Achieve substantial completion of construction (interior work, mechanical systems, and exterior finishes) within 48 weeks of project groundbreaking.
- Achieve final project completion and handover to Washington County within 52 weeks of project groundbreaking.

7. Timeline

The project is expected to begin in June 2025 and be completed by May 2027. The design firm must submit a project timeline incorporating the above milestones, including:

1. Design phase
2. Funding phase
3. Permitting phase
4. Construction start and completion dates
5. Milestone achievement deadlines

8. Submission Requirements

Interested firms should submit the following:

1. **Company Information:**
 - A. Name and contact details of the firm.
 - B. Overview of the firm's experience with similar projects.
2. **Team Qualifications:**
 - A. Resumes of key design team personnel assigned to the project.
 - B. Relevant certifications and licenses.
 - C. Experience working with DOLA and other funding entities on this type of project.
3. **Past Experience:**
 - A. Examples of completed design-build projects of similar size and scope, particularly in transportation or maintenance facilities for local or state entities.
 - B. References from previous clients.
4. **Project Approach:**
 - A. A narrative describing your approach to the design and build of the R&B building, with a focus on modern design elements, resilient materials, and the integration of work flow and safety.

5. **Project Budget:**
 - A. A breakdown of the projected costs, including design, materials, labor, and other expenses, with an estimated cost per square foot and total project price.
6. **Proposed Timeline:**
 - A. A timeline outlining the key phases of the project, including milestones for design, permitting, and construction.
7. **Concept Design:**
 - A. The proposal must include a proposed schematic design, including basic floor plan and renderings.

9. Evaluation Criteria

Submissions will be evaluated based on the following criteria:

1. Firm's qualifications and experience with similar projects.
2. Team qualifications and proposed personnel.
3. Past performance on comparable projects.
4. Proposed project approach and design concepts, with special consideration for the integration of modern design, resilient materials, and functionality.
5. Cost effectiveness and value for the proposed budget.
6. Ability to meet milestone deadlines.

10. Submission and Selection Timeline

Submissions must be received by **March 7, 2025** at 4 pm. Late submissions will not be considered. **Proposal Presentations:** 20-minute scheduled times, **March 18th, 10 a.m. to noon.**

Proposals reviewed and interviews conducted: March 11-21, 2025

Staff recommendation of firm to Board of County Commissioners: March 25, 2025

DOLA Energy/Mineral Impact Assistance grant to be submitted for April and/or October cycle 2025. Grant process to take an estimated 20 weeks to secure anchor funding for the project.

Design Contract negotiation: April 2025

Design Contract award: May 2025

11. Submission Instructions

Please submit your proposal electronically to:

Misty Peterson, Washington County Administrator
mpeterson@co.washington.co.us
970-345-2701

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