

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-build teams to submit proposals for the design and construction 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 a 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. One wash bay – with overhead doors on each end for drive through capacity
4. Storage section (20 feet wide, divided) – near maintenance bays for parts, fluids, tires, signs, weed chemical shuttles, etc.
5. Offices & Meeting/Staff area - (3 offices for Supervisor, 2 team leaders, break room (12 persons), 2 restrooms (male & female – 2 stalls each and one shower stall), and conference/training room (40 capacity)
6. Mechanical room
7. Building maintenance storage space

The building design should be efficient and attractive to both visitors and employees, with an emphasis on functionality and safety. Final 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-build contract. The initial project scope includes a schematic design and project build estimates. The 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 design-build firm will be responsible for:

1. **Design:** Preparing detailed architectural plans and construction documents. The design must include: a geotechnical report and building foundation, plumbing and electrical designs.
2. **Permitting:** Securing all necessary permits and approvals. All work shall be designed to the most current building, electrical and plumbing codes.
3. **Construction:** Providing all labor, materials, and equipment necessary to complete the construction of the building.
4. **Coordination:** Working with Washington County staff and relevant stakeholders throughout the design and construction process.

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
3. Materials and equipment
4. Labor
5. Overhead costs (project management, insurance, bonds, etc.)
6. Contingencies
7. Any other relevant expenses

6. Project Milestones

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

1. **Contract Award** – Fall 2025
2. **Project Kickoff Meeting**
 - A. Kickoff meeting with Washington County staff and stakeholders within 2 weeks of contract award.
3. **Preliminary Design Submission**
 - A. Submission of preliminary design plans, including parking layouts, within 6 weeks of project kickoff.
4. **Final Design Approval**

- A. Approval of final architectural and engineering designs by Washington County within 16 weeks of project kickoff.
- 5. **Permit Acquisition**
 - A. All necessary permits secured within 20 weeks of project kickoff.
- 6. **Construction Start**
 - A. Groundbreaking and commencement of construction within 24 weeks of project kickoff.
- 7. **50% Construction Completion**
 - A. Achieve 50% completion of construction within 36 weeks of project kickoff, including the shell of the building, installation of utilities, and rough framing.
- 8. **Substantial Completion**
 - A. Achieve substantial completion of construction (interior work, mechanical systems, and exterior finishes) within 48 weeks of project kickoff.
- 9. **Final Completion and Handover**
 - A. Achieve final project completion and handover to Washington County within 52 weeks of project kickoff.

7. Timeline

The project is expected to begin in October, 2025 and be completed by October, 2026. The design-build firm must submit a detailed project timeline incorporating the above milestones, including:

1. Design phase duration
2. Permitting phase duration
3. Construction start and completion dates
4. 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 personnel assigned to the project.
 - B. Relevant certifications and licenses.
3. **Past Experience:**
 - A. Examples of completed design-build projects of similar size and scope, particularly in airport or municipal settings.
 - 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. **Line-Item Budget:**
 - A. A detailed breakdown of the project costs, including design, materials, labor, and other expenses, with an estimated total project price.

6. **Proposed Timeline:**

A. A timeline outlining the key phases of the project, including milestones for design, permitting, and construction.

7. **Bonding Company Reference:**

A. Provide the name, address and phone number of the firm's bonding agent. Provide a letter from the bonding agent indicating whether the firm's bonding capacity is adequate to undertake this project relative to the firm's current, committed backlog.

8. **Warranty:**

A. Provide a summary of the warranty to be provided.

9. **Concept Design:**

A. The proposal must include a proposed concept 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.

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 cycle. Grant process to take an estimated 20 weeks to secure anchor funding for the project.

Contract negotiation: September 2025 – contingent on DOLA grant funding

Contract award: October 2025

11. Submission Instructions

Please submit your proposal electronically to:

Misty Peterson, Washington County Administrator

mpeterson@co.washington.co.us

970-345-2701

DISTRICT 1 ROAD & BRIDGE COMPLEX

COUNTY ROAD 39



Know what's below.
Call before you dig.

DRAWN FOR
WASHINGTON COUNTY
DISTRICT 1 ROAD/BRIDGE
551 W. 2ND STREET
AKRON, CO 80720

LEGEND

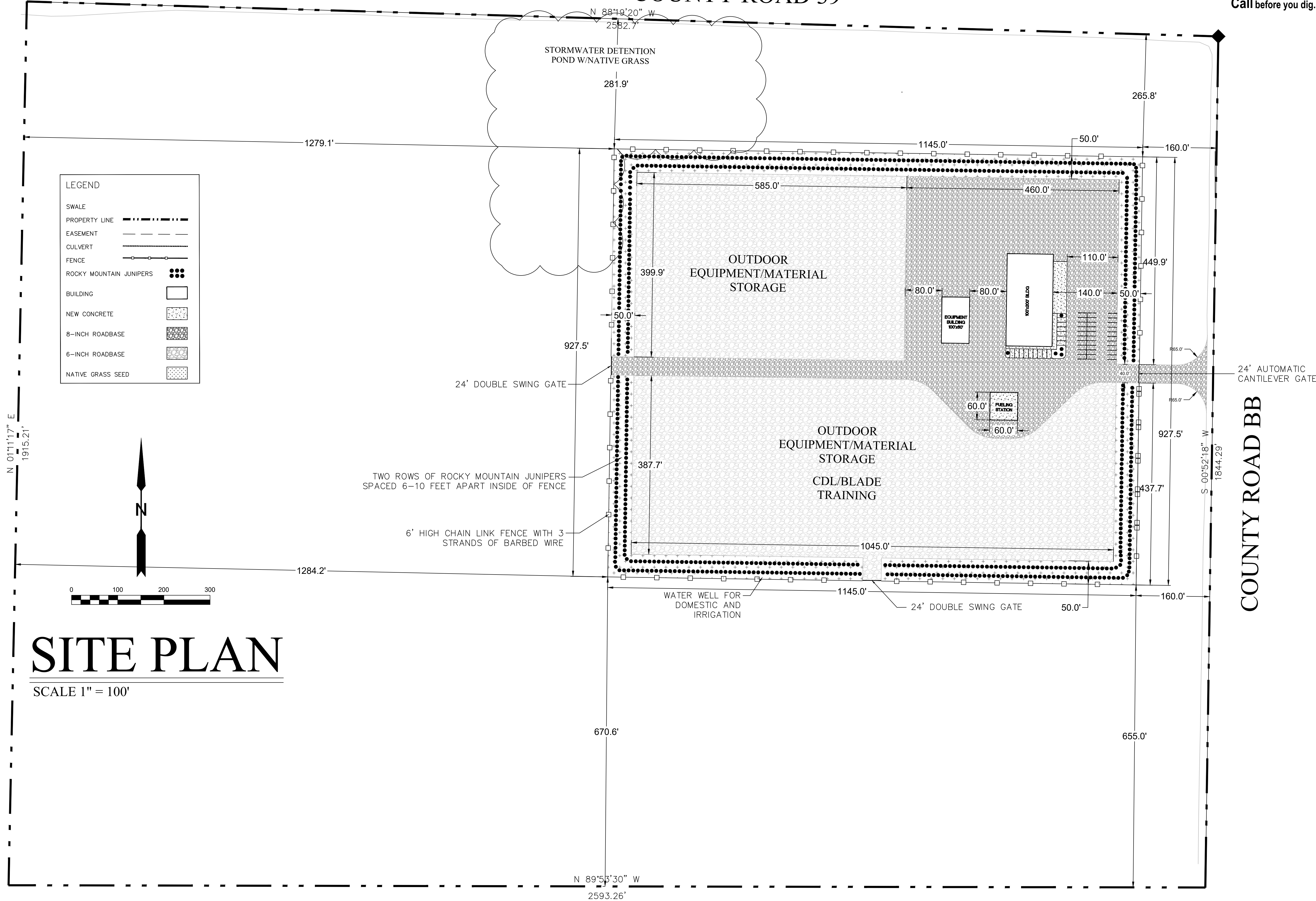
- SWALE
- PROPERTY LINE
- EASEMENT
- CULVERT
- FENCE
- ROCKY MOUNTAIN JUNIPERS
- BUILDING
- NEW CONCRETE
- 8-INCH ROADBASE
- 6-INCH ROADBASE
- NATIVE GRASS SEED

N 01°11'17" E
1915.21'



SITE PLAN

SCALE 1" = 100'



WASHINGTON COUNTY
DISTRICT 1 ROAD/BRIDGE
WASHINGTON COUNTY PARCEL #

GLOSSON DEVELOPMENT SERVICES
575 W. 10TH STREET
AKRON, CO 80720
PHONE 970-371-6678

DRAWN	DLG
CHECKED	DLG
DATE	10/3/2024
SCALE	1" = 100'
PROJECT #	
SHEET	

SP1