

Q & A – Washington County R&B District Facility Design RFP

1. **Revised RFP – dated 2/19/2025 – following the Pre-Bid Meeting, the County refocused the RFP with the end goal of hiring one firm to work with us through the Design and Funding and Pre-Construction phases. Thus, we revised the RFP to the more focused effort.**
2. Fire Suppression system in the whole building? – Yes – per State Building Codes
3. Storage Area Location and Details?
 - a. Next5/adjacent to the Maintenance bays, not near the offices
 - b. Containment area for liquid chemicals
 - c. Storage of flammable chemicals in locked area
4. Floor heat? – Yes in the Maintenance and Storage bays. Central heat and AC is needed in the Offices and Meeting/Training spaces.
5. Air Compressor tank or system? – system plumbed into and throughout the Maintenance area and a couple outlets in the Vehicle Storage area.
6. Overhead doors? –
 - a. Maintenance Bay Doors: 16 feet wide, 16 feet tall and sidewalls of building 18 feet high
 - b. Storage Bay Doors: 24 feet wide, 14 feet tall
7. Building design to include sidewalks areas and aprons to shop/overhead doors – no landscaping
8. Timeline of project? – more detailed timeline expected in the fall with the project bids
9. Resumes’ – relevant licensing and experience, examples of similar projects. Preliminary listing of project personnel – with full listing expected in the fall with full bids.
10. Metal building structure? -- yes, no company or building design selected to date.
11. Format for Proposal submission? We will accept Hard Copy (paper) or electronic format to be emailed with attachments or online file link.
12. Wash Bay – following the Pre-Bid meeting, we made a decision to eliminate the wash bay at this time due to anticipated costs.
13. Lifts? The County plans to put in above ground/anchored lifts – to be added after completion of the building.
14. Office space? All office and meeting/training/restrooms are to be on one floor. An entryway/reception area would be desirable off the main entrance. Walk-in doors may have an awning to reduce weather impacts.
15. Restrooms – In accordance with state law, we want male, female and unisex restrooms.
16. Tool room or work area? Tool storage, work benches and work area need to be part of the Maintenance bay design.
17. Water/Sewer:
 - a. The County will be drilling a water well on the property, which will likely involve a water storage tank and pressure system. We do need water faucets or hydrants outside the building on either side (east and west).

- b. A septic system will need to be designed for the building.
- 18. Wash Bay – to wash vehicles and equipment prior to maintenance or storage. After discussion on the needs of the wash bay – involving a water/oil/sand separator, recycled water system and vault – will likely add more to the project cost than we need at this point in time.
- 19. Building permits and inspections – yes, per state codes. The County does not have a building inspector.
- 20. Geothermal system? This may be considered and may help secure funding from the Colorado Energy Office or other sources.
- 21. Construction bonding and warranties? Construction bonding and warranties are not required, because those are construction-related, and the project is not in the construction stage yet.