

REQUEST FOR PROPOSAL (RFP)
For
Turn-key Professional Services
to provide a
Interior Finish Nursing Home Facility Project

Washington County, Colorado
Misty Peterson, County Administrator
150 Ash Ave
Akron, CO 80720
mpeterson@co.washington.co.us

Proposal Due Date
November 14, 2025
4:30 pm

TABLE OF CONTENTS

Section A. Selection Process

1. General Information
2. Timeline
3. Scope of Work
4. Buildings/Facilities
5. Selection Requirements
6. Selection
7. Award
8. Contact Information

SECTION A: SELECTION PROCESS

1. General Information

Washington County, Colorado (herein after “County”) seeks qualified General Contractor/Designer (GC) to develop and perform a project proposal through a Progressive Design-Build Contract.

The goals of the project are to: (1) develop a project to address the needs of the Nursing Home (2) if retained, execute and implement the project under a turnkey Progressive Design-Build model.

Turnkey project implementation shall include all design, construction and implementation oversight and management, and execution of any necessary system commissioning for the proposed improvements.

The primary focus of this project is to address the necessary needs desired by the county for the Nursing Home facility. The nursing home currently does not have a building to be able to do laundry on site, monthly staff trainings, and store equipment that is needed for facility operation and care needs of the elders. The laundry is taken off site daily to be laundered and brought back. The monthly staff meetings and education trainings are held off campus in a different county facility. And the extra equipment needed is stored at five different locations in the county. The nursing home has to schedule trainings and monthly meetings around open conferences rooms within the county. The nursing home has built a 50 X 100 X 14 building on the grounds of the nursing home. This will allow the nursing home to be able to hold meetings and trainings, allow elders to have gatherings, laundry done on site, and storage of equipment on site available when needed. The county has currently been awarded a DOLA grant for this facility. Preliminary plans have been developed and may be provided upon request.

Proposals shall be submitted to:

Misty Peterson, County Administrator, Washington County
150 Ash Ave, Akron, CO 80720
mpeterson@co.washington.co.us

2. TIMELINE

The following table provides the anticipated timeline for completion of this RFP process.

Activity	Timeline
Issue RFP	October 17, 2025
Deadline for questions	October 31, 2025
Deadline for answers to questions	November 7, 2025
Proposals due	November 14, 2025 4:30 pm
Review of proposals	November 18, 2025
Potential Interview of Respondents	TBD
Select Partner	TBD

3. PARTIAL LIST OF DESIRED FEATURES

- Restroom in meeting room ADA compliant
- Proper ventilation in restrooms and laundry rooms
- Utility Sink in closet in kitchen

- Automated Hand Dryer in meeting room bathroom
- (1) Baby changing station in meeting room bathroom
- Toilet paper roll dispensers in bathrooms
- Interior LED lights
- Exterior LED security lights
- 2 60-gallon hot water heaters
- 95% efficient or better gas furnace

4. SCOPE OF WORK

- The design builder shall be responsible for developing a design and finish schedule for the completion of the interior for the project. This would include: Electrical, Plumbing, HVAC, Lighting, Finished Walls, Flooring, Ceiling, Counters, Cabinets, Sinks, ADA toilets, and Interior Doors,
- The design builder will provide and maintain a secure and safe project site for the entire duration until the project is accepted.
- The design builder will be responsible for any landscape and irrigation design, replacement and/or modifications, if necessary.
- The design builder shall be responsible for coordination with applicable agencies to ensure that underground utilities and services are not impacted by the design.
- Work must be completed in a timely manner. Once the design builder has begun work at the site, they will not be allowed to leave the site until work is complete.
- All work shall be designed to the most current Building, Electrical and Plumbing Code, and Colorado Revised Statutes and other applicable documents.
- Provide a summary of the warranty to be provided. Copies of warranty information will be required at the completion of the project.
- Please see attached documents to help with the Design and Finish of the Interior.

5. BUILDINGS/FACILITIES

See Attachment A.

6. SELECTION REQUIREMENTS

Submission Requirements

Proposals are required to provide responses to the following outline of questions and requirements.

Firm Organization and Background

1. Contact information
including; Firm Name
Company or Companies your Firm is representing

- Address
- Email Addresses
- Phone Numbers
- Identify subcontractors and installers
- 2. Include information on previous projects of similar scope and nature. Include references.

Design

- 3. Provide proposed concept design (plans, renderings, etc.). Note any special materials used.

Schedule, Budget and Review

- 4. Provide a summary of the anticipated project schedule including design, fabrication, installation, and list probable subcontractors.
- 5. Provide an estimated budget showing the breakdown for design, fabrication, installation and other associated costs. The final fee will be subject to the final design.

6. SELECTION

The County Commissioners, Administration and Facilities Directors will review the responses submitted by the stated deadline. The County may elect to conduct interviews with short-listed firms and select a GC based on the criteria in this RFP and the interview process. Each GC, if asked, will receive a 30-minute time slot to discuss their team and their proposal.

The County reserves the right to waive any formality or any informality in the proposal award process. The County reserves the right to accept, in whole or in part, and to reject all proposals, as necessary.

7. AWARD

After award, the County and selected GC will finalize the Design Contract terms and conditions.

8. CONTACT INFORMATION

Questions regarding this Request for Proposal should be directed to: Misty Peterson, County Administrator, Washington County, mpeterson@co.washington.co.us no later than 4:30 pm on October 31, 2025.