



Woodman Hall Exterior Egress Stair Replacement Project

REQUEST FOR BID DUE DATE:
July 27, 2020 by 3:00 PM MST

Introduction

Fountain Urban Renewal Authority (FURA) is seeking the services to be performed by licensed and qualified contractors for the Woodman Hall Exterior Egress Stair Replacement project.

FURA's objective is to hire a qualified and competent contractor to provide all labor, materials and equipment necessary for replacement of the second story fire escape stairs with new code compliant egress stairs, as well as minor cosmetic finishing work to both the interior and exterior of the building. The stairway Project and other building improvements as detailed in the construction documents and engineering specifications are included as part of this invitation to bid.

FURA encourages minority owned and small businesses to apply with Standard Federal Equal Opportunity, Anti-Discrimination, and Employment provisions in effect.

This Request for Bids (RFB) is an invitation by the FURA for contractors, and sub-contractors, to submit a proposal, which may be subject to subsequent discussion. It is a request for competitive bid and provider services. Submittal of a proposal does not create any right in or expectation to a Contract. The FURA reserves the right to reject any or all proposals and the FURA further declares that it will incur no financial obligations for any costs by any company in preparation of their proposal.

Background

FURA serves urban renewal districts located within the City of Fountain. The City is a rapidly growing community of approximately 29,000 residents located along the beautiful Front Range of Colorado and on the southern edge of the Colorado Springs metropolitan area. The City has been experiencing a rapid shift from a small, agriculturally based community that it once was to a rapidly growing community with a regional presence. The specific urban renewal areas of US 85 Gateway and Olde Town districts provide an extremely important first impression factor that the City finds beneficial. The Woodman Hall property resides at 102 N. Main Street within the Olde Town district and is located across the street from City Hall. Redeveloping, revitalizing and cultivating a sense of place within these districts to facilitate an environment for future investment, development and growth while maintaining the small town, unique atmosphere that the City of Fountain embodies.

Statement of Qualifications and Approach

A contractor and or its sub-contractors must be qualified and competent to provide all labor, materials and equipment necessary for replacement of the second story fire escape stairs with new code compliant egress stairs, as well as minor cosmetic finishing work to both the interior and exterior of the building. A contractor and or its sub-contractors must be licensed within the State of Colorado, El Paso County, and/or City of Fountain to be awarded service contract by FURA.

Project Description

FURA's objective is to hire a qualified and competent contractor to provide all labor, materials and equipment necessary for replacement of the second story fire escape stairs with new code compliant egress stairs, as well as minor cosmetic finishing work to both the interior and exterior of the building.

Woodman Hall was built in 1905, and as such, its imperative careful attention is paid to with upgrade materials construction and preservation of existing building materials is handled accordingly by the contractor. To learn more about the property, please visit: <http://www.furaco.org/woodman-hall.html>

Cost and Fee Arrangements

The contractor must provide a proposal with cost for each component of the work based on the project as described herein. The opportunity exists for the consultant to line item additional add-on models and/or items for FURA consideration.

Property Ownership

As property ownership, FURA will assist as may be deemed necessary to work with the City of Fountain Planning Division, City of Fountain Fire Department, and/or Pikes Peak Regional Building Department.

Criteria for Selection

The Fountain Urban Renewal Authority is a 9 member board which will review, evaluate criteria, and make recommendation to the Executive Director for the selection of a Contractor for project awardance.

All proposals submitted will be evaluated using the following criteria:

- Adherence to the specifications within the RFB
- Understanding of the project and attention to historic character of the building
- Approach to work and current project workflow of the Contractor
- Qualifications of the firm, including but not limited to its experience and personnel assigned to the project
- Proposed Construction Costs

- Knowledge of location
- References

Specification for Proposals

All proposals submitted in response to this request for proposal must contain the following information in the stated order:

- Name, address, and telephone number of the Primary Contractor and any Sub-Contractors.
- Name, title business address, telephone number and email of lead point of contact for the bid.
- Sample product imagery which is proposed to be used in relation to the structural stairway, decorative finishes, door and/or window replication, and lighting fixtures.
- An estimate of time required to complete the project and a proposed timeline of work tasks, with the date of final completion of the project.
- At least three (3) references, including individual contact name, name of company and phone number, the FURA may contact.
- 8 copies of proposal provided

Each proposal will be prepared simply and economically avoiding the use of elaborate promotional materials beyond those sufficient to provide a complete, accurate and reliable presentation. The proposal should not exceed 30 pages.

Bidder Timetable

For consideration to be given to any proposal submitted pursuant to this RFB, clearly identified proposals are due by **3:00p.m., July 27, 2020.**

Issuance Date:	July 10, 2020	
Contractor Site Visits:	July 15, 16, 20, 21	(optional)
Bid Responder Deadline:	July 27, 2020	by 3:00p.m.
FURA Review:	July 29,2020	6:00pm monthly Board Meeting
Projected Bid Awardance:	on or before August 28,2020	
Project Completion Deadline:	on or before December 14, 2020	

Disposition and Disclosure of Proposals

All proposals submitted in response to this RFB will become the property of the FURA and a matter of public record. The consultant must identify, in writing, all copyrighted material, trade secrets, or other proprietary information that it claims is exempt from disclosure. Any firm claiming such an exemption must also state in its

proposal that the consultant agrees to hold harmless, indemnify and defend the FURA and its agents, officials, and employees in any action or claim brought against the Authority for its refusal to disclose such materials, trade secrets or other proprietary information to any party making a request therefore. Any consultant failing to include such a statement shall be deemed to have waived its right to an exemption from disclosure.

Compliance with Laws

All contractors which perform work onsite shall comply with all Federal, State, and Local laws, ordinances and regulations applicable to the work. Consultant, at its own expense, shall secure all occupational and professional licenses and permits from public or private sources necessary for the fulfillment of this project.

Contractor Site Visit *(optional)*

Due to the aged nature of the property, FURA has planned for the availability of Site Visits for Contractors interested in responding to the RFB. The following dates and times are available for a one-time per contractor site visit allowance:

Wednesday	July 15th	1:00pm – 5:00pm MST
Thursday	July 16th	8:00am – Noon MST
Monday	July 20th	10:00am – 3:00pm MST
Tuesday	July 21st	9:00am – 1:00pm MST

To schedule a site visit, please contact:

JoAnna Stockton at 719-393-4949 or jstockton@fountaincolorado.org

Disclaimer: The 2nd floor of the Woodman Hall property does consist of three residential apartment units which are fully occupied. Therefore, noise and construction work schedules will need to take into account the living quarters of these tenants.

Addenda to the RFB

If it becomes necessary to revise any part of this RFB, addenda will be supplied to all firms receiving this Request for Bids as published.

Modification or Withdrawal of Proposals

Responses to this RFQ may be modified or withdrawn by written or telegraphic notice prior to the exact hour as specified for receipt of proposals. A proposal may be withdrawn in person by the vendor or its authorized representative prior to the exact hour and date set for receipt of proposal. Telephone withdrawals are not permitted.

Reservation of Rights

The FURA reserves the right to:

1. Accept or reject any and all proposals received in response to this RFB, and to re-advertise for new submittals.
2. Waive or modify any irregularities in proposals received after prior notification to the contractor.
3. Accept any proposal in part, or defer part of the proposed system changes and /or additions to a later date at discretion.
4. Request the submission of proposal modifications at any time before the award is made, if such is in the best interest.
5. Consider proposals or modifications received at any time before the award is made, if such is in the best interest.
6. Request clarification and/or additional information from the contractor during the evaluation process.
7. Utilize any and all ideas submitted in the proposals received unless those ideas are covered by legal patent or proprietary rights and the patent of those rights is indicated by the vendor. Proposals will become the property of the FURA.
8. In the event of Contract termination, enter into Contract negotiations with other qualified firms that submitted acceptable proposals, rather than redoing the proposal process for the project.
9. Negotiate with the selected consultant to include further services not identified in this RFB.

Qualified respondents are encouraged to submit bids through the BIDNET service no later than 3:00 PM on Monday, July 27, 2020. As well as, must provide 8 original copies to FURA either in person, or by mail by the close of business on July 27, 2020.

Hard Copies Delivery Contact:

JoAnna Stockton, Administrative Assistant, Fountain Urban Renewal Authority
116 S. Main Street Fountain, CO 80817 (City Hall 1st Floor)
jstockton@fountaincolorado.org

Project Contact: Please direct any questions through the BIDNET service or to JoAnna Stockton, Administrative Assistant, Fountain Urban Renewal Authority
116 S. Main Street Fountain, CO 80817 (City Hall 1st Floor)
jstockton@fountaincolorado.org

THANK YOU FOR YOUR INTEREST TO PROVIDE A SERVICE TO THE FOUNTAIN URBAN RENEWAL AUTHORITY www.FURACO.org