355 FOURTH STREET
BENNETT, COLORADO
80102-7806
(303) 644-3249
(303) 644-4125 – FAX

Town of Bennett

REQUEST FOR PROPOSALS

COVER SHEET

Date:
Proposal Number: 15-008
Proposal / Bid Title: **Bennett Shared Services Center**
Proposals Will Be Received Until: Monday June 8, 2015, 4:00 p.m., MST
Town Hall, 355 Fourth Street, Bennett, CO 80102-7806
Goods or Services to Be Delivered to or Performed At: 401 S. 1st Street, Bennett, CO. 80102
For Additional Information Please Contact: Daymon K. Johnson, Director of Public Works
(303) 644-3249 Ext. 1005
djohnson@bennett.co.us

Documents Included in This Package:
Request for Proposals Cover Sheet
Key Event Schedule
Notice to Consultants
Special Terms and Conditions
Preparation Instruction for Consultants
Agreement for Services
Substitute Form W-9

If any of the documents listed above are missing from this package, they may be picked up at Town Hall, 355 Fourth Street, Bennett, Colorado. If you require additional information, call Daymon Johnson at (303) 644-3249.

The undersigned hereby affirms that (1) he/she is a duly authorized agent of the contractor, (2) he/she has read all terms and conditions and technical specifications which were made available in conjunction with this solicitation and fully understands and accepts them unless specific variations have been expressly listed in his/her offer, (3) the offer is being submitted on behalf of the contractor in accordance with any terms and conditions set forth in this document, and (4) the contractor will accept any awards made to it as a result of the offer submitted herein for a minimum of ninety calendar days following the date of submission.

PRINT OR TYPE YOUR INFORMATION

Name of Company: _____ Fax: _____

Address: _____ City/State: _____ Zip: _____

Contact Person: _____ Title: _____ Phone: _____

Authorized Representative's Signature: _____ Phone: _____

Printed Name: _____ Title: _____ Date: _____

Email Address: _____

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Town of Bennett

REQUEST FOR PROPOSALS
GENERAL TERMS AND CONDITIONS

I APPLICABILITY

The Town of Bennett ("Town") desires to solicit proposals from interested firms or persons to provide and install core and shell for the new Bennett Shared Services Center.. This document sets forth general information and requirements for persons and firms ("Contractors") interested in submitting "Proposals" in response to this Request for Proposals ("Solicitation").

II CONTENTS OF PROPOSAL

A GENERAL CONDITIONS. Contractors are required to submit their Proposals in accordance with the following express conditions:

1 Contractors shall make all investigations necessary to thoroughly inform themselves regarding the conditions of Town of Bennett Shared Services Center. No plea of ignorance by the Contractor of conditions that exist or that may hereafter exist as a result of failure to fulfill the requirements of the contract documents will be accepted as the basis for varying the requirements of the town or the compensation to the Contractor.

2 Contractors are advised that all Town contracts are subject to all legal requirements contained in the Town's Purchasing Policies and state and federal statutes. When conflicts between the Solicitation and these legal documents occur, the highest authority will prevail.

3 All Proposals and other materials submitted in response to this Solicitation shall become the property of the Town upon receipt and will not be returned to the Contractor. Selection or rejection will not affect this right. Information that is considered proprietary should be clearly marked as such and will be handled in accordance with applicable federal and state laws. Neither cost information nor any response in total will be considered proprietary, and Contractors should assume that all portions of their response other than proprietary information will be public records.

4 The provisions herein are solely for the fiscal responsibility of the Town and confer no rights, duties or entitlements to Contractors.

5 This Solicitation is not an offer to contract.

B CLARIFICATION AND MODIFICATIONS IN TERMS AND CONDITIONS

1 Where there appear to be variances or conflicts between the General Terms and Conditions, the Special Terms and Conditions and the technical specifications outlined in this Solicitation, the technical specifications then the Special Terms and Conditions will prevail.

2 If any Contractor contemplating submitting a Proposal under this Solicitation is in doubt as to the true meaning of the specifications, the Contractor must submit a **written request** for clarification to the Town at 355 Fourth Street, Bennett, CO 80102. The Contractor submitting the request shall be responsible for ensuring that the request is received by the Town at least five calendar days prior to the scheduled deadline for submission of Proposals.

Any official interpretation of this Solicitation must be made by an agent of the Town who is authorized to act on behalf of the Town. The Town shall not be responsible for interpretations offered by employees of the Town who are not agents of the Town.

The Town shall issue a written addendum if substantial changes which impact the technical submission of Proposals are required. A copy of such addenda will be mailed or distributed via facsimile transmission to each Contractor receiving the Solicitation. The Contractor shall certify its acknowledgment of the addendum by signing the addendum and returning it with its Proposal. In the event of conflict with the original contract documents, addenda shall govern all other contract documents to the extent specified. Subsequent addenda shall govern over prior addenda only to the extent specified.

C PRICES CONTAINED IN PROPOSAL – DISCOUNTS, TAXES, COLLUSION

1 Contractors may offer a cash discount for prompt payment. Discounts will be considered in determining the lowest net cost for the evaluation of Proposals; discounts for periods of less than twenty days, however, will not be considered in making the award. Contractors are encouraged to provide their prompt payment terms in the space provided on the Solicitation's Specification and Pricing Form. If no prompt payment discount is being offered, the Contractor shall enter a zero (0) for the percentage discount to indicate net thirty days. If the Contractor does not enter a percentage discount, it is hereby understood and agreed that the payment terms shall be net thirty days, effective on the date that the Town receives an accurate invoice or accepts the products, whichever is the later date. Payment is deemed to be made on the date of the mailing of the check.

2 Contractors shall not include federal, state, or local excise or sales taxes in prices offered, as the Town is exempt from payment of such taxes. Town tax identification numbers will be made available to the selected contractor.

3 The Contractor, by affixing its signature to this Solicitation, certifies that its Proposal is made without previous understanding, agreement, or connection either with any persons, firms or corporations making a Proposal for the same items, or with the Town. The Contractor also certifies that its Proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action. To insure integrity of the Town's public procurement process, all Contractors are hereby placed on notice that any and all Contractors who falsify the certifications required in conjunction with this section will be prosecuted to the fullest extent of the law.

III PREPARATION AND SUBMISSION OF PROPOSAL

A PREPARATION

1 The Proposal must be typed. All corrections made by the Contractor must be initialed **in blue ink** by the authorized agent of the Contractor.

2 Proposals must contain, **in blue ink**, a manual signature of an authorized agent of the Contractor in the space provided on the Solicitation cover page. **The original cover page of this Solicitation must be included in all Proposals. If the Contractor's authorized**

agent fails to sign and return the original cover page of the Solicitation, its Proposal may be invalid and may not be considered.

3 Unit prices shall be provided by the Contractor on the Solicitation's Specification and Pricing Form when required in conjunction with the prescribed method of award and **shall be for the unit of measure requested**. Prices that are not in accordance with the measurements and descriptions requested shall be considered non-responsive and shall not be considered. Where there is a discrepancy between the unit price and the extension of prices, the unit price shall prevail.

4 The accuracy of the Proposal is the sole responsibility of the Contractor. No changes in the Proposal shall be allowed after the date and time that the Offers are due. Changes made to the Proposal prior to the date and time that the Offers are due shall be made in accordance with Provision IV(A) of this document.

B SUBMISSION

1 The Proposal shall be sealed in an envelope with the Contractor's name and the solicitation number on the outside. The Town's Specification and Pricing form, which is attached to this Solicitation, must be used when the Contractor is submitting its Proposal. The Contractor shall not alter this form (e.g. add or modify categories for posting prices offered) unless expressly permitted in the addendum duly issued by the Town. No other form shall be accepted.)

2 Proposals submitted via facsimile machines will not be accepted.

3 Contractors, which qualify their Proposals by requiring alternate contractual terms and conditions as a stipulation for contract award must include such alternate terms and conditions in their Proposals. The Town reserves the right to declare Contractors' Proposals as non-responsive if any of these alternate terms and conditions are in conflict with the Town's terms and conditions, or if they are not in the best interests of the Town.

An ORIGINAL and THREE (3) copies of each Proposal must be received before the due date and time as specified in this Proposal. Failure to submit the required number of copies may deem the Contractor non-responsive. The Contractor is responsible for addressing the envelope as indicated below. Address the envelope as follows:

Town of Bennett
ATTN: Purchasing
355 Fourth Street
Bennett, CO 80102

ATTN: Daymon Johnson
Director of Public Works
RFP: 15-008

C LATE PROPOSALS. Proposals received after June 8, 2015, 4:00 p.m., shall be considered non-responsive and will be returned unopened to the Contractor.

IV MODIFICATION OR WITHDRAWAL OF PROPOSALS

A MODIFICATIONS TO PROPOSALS. Proposals may only be modified in the form of a written notice on company letterhead and must be received prior to June 8, 2015, 4:00 p.m. Each permissible modification submitted to the Town must have the Contractor's name and return address and the applicable Solicitation number and title clearly marked on the face of the

envelope. If more than one modification is submitted, the modification bearing the latest date of receipt by the Town will be considered the valid modification.

B WITHDRAWAL OF PROPOSALS

1 Proposals may be withdrawn prior to June 8, 2015, 4:00 p.m. Such requests must be made in writing on company letterhead.

2 Proposals may not be withdrawn after June 8, 2015, 4:00 p.m., for a period of ninety (90) calendar days. If a Proposal is withdrawn by the Contractor during this ninety-day period, the Town may, at its option, suspend the Contractor from the Bidder list and may not accept any Proposal from the Contractor for a six-month period following the withdrawal.

V REJECTION OF PROPOSALS

A REJECTION OF PROPOSALS. The Town may, at its sole and absolute discretion:

1 Accept or Reject any and all, or parts of any or all, Proposals submitted by prospective Contractors;

2 Re-advertise this Solicitation;

3 Postpone or cancel the process;

4 Waive any irregularities in the Proposals received in conjunction with this Solicitation; and/or

5 Determine the criteria and process whereby Proposals are evaluated and awarded. No damages shall be recoverable by any challenger as a result of these determinations or decisions by the Town.

B REJECTION OF A PARTICULAR PROPOSAL. Examples of the reasons for which the Town may reject a Proposal, include, but are not limited to the following:

1 The Contractor misstates or conceals any material fact in its Proposal;

2 The Contractor's Proposal does not strictly conform to the law or the requirements of the Solicitation;

3 The Proposal expressly requires or implies a conditional award that conflicts with the method of award stipulated in the Solicitation's Special Terms and Conditions;

4 The Proposal does not include documents, including, but not limited to, certificates, licenses, and/or samples, which are required for submission with the Proposal in conjunction with the Solicitation's Special Terms and Conditions and/or technical specifications; or

5 The Proposal has not been executed by the Contractor through an authorized signature on the Specification's Cover Sheet.

C ELIMINATION FROM CONSIDERATION

1 A Proposal may not be accepted from, nor any contract be awarded to, any person or firm which is in arrears to the Town upon any debt or contract or which is a defaulter as surety or otherwise upon any obligation to the Town.

2 A Proposal may not be accepted from, nor any contract awarded to, any person or firm which has failed to perform faithfully any previous contract with the Town, state or federal government, for a minimum period of three years after this previous contract was terminated for cause.

VI AWARD OF SOLICITATION

The Town shall award the Solicitation to the successful Contractor through the issuance of a Notice of Award. The General Terms and Conditions, the Special Terms and Conditions, any technical specifications, the Proposal, and the Purchase Order or Notice of Award are collectively an integral part of any agreement between the Town and the successful Contractor. Accordingly, these documents shall be incorporated into a separate contract for services. No services shall be provided until the contract for services has been signed by the Town and no products shall be provided until the Purchase Order has been signed by the Contractor.

VII INSURANCE REQUIREMENTS UPON AWARD OF CONTRACT

A Consultant shall not be relieved of any liability, claims, demands, or other obligations assumed pursuant to this Agreement by reason of its failure to secure liability insurance or by reason of its failure to secure insurance in sufficient amounts of sufficient durations, or sufficient types to cover such liability.

1 Consultant shall at its own expense be required to keep in full force and effect during the term of this Agreement automobile liability and physical damage insurance for any vehicle used in performing services for the Town, in amounts not less than prescribed by the laws of the State of Colorado (currently $25,000 per person/$50,000 per accident bodily injury and $15,000 per accident property damage).

2 Consultant's automobile liability and physical damage insurance shall be endorsed to include the Town, and its elected and appointed officers and employees, as additional insureds, unless the Town in its sole discretion waives such requirement. Every policy required above shall be primary insurance, and any insurance carried by the Town, its officers, or its employees, shall be excess and not contributory insurance to that provided by the Consultant. Such policies shall contain a severability of interests provision. Consultant shall be solely responsible for any deductible losses under the required policies.

3 Certificates of insurance shall be provided by Consultant as evidence that policies providing the required coverages, conditions, and minimum limits are in full force and effect, and shall be subject to review and approval by the Town. No required coverage shall be cancelled, terminated or materially changed until at least 30 days prior written notice has been given to the Town. The Town reserves the right to request and receive a certified copy of any policy and any endorsement thereto.

B The policies required above shall be primary insurance, and any insurance carried by the Town, its officers, or its employees shall be excess and not contributory insurance to that provided by Contractor. No additional insured endorsement to the policy required above shall contain any exclusion for bodily injury or property damage arising from completed operations. The Contractor shall be solely responsible for any deductible losses under any policy required above.

C The Commercial General Liability and Commercial Automobile Liability policies shall be endorsed to name the Town, and its elected officials, officers, employees and agents as additional insureds. When Worker's Compensation and Professional Liability are required a certificate should be provided as evidence of such coverage. The policies shall provide that the

Town will receive notice no less than 30 days prior to cancellation, termination or a material change to the policies.

D The Contractor shall not be relieved of any liability, claims, demands, or other obligations assumed pursuant to the Agreement by reason of its failure to procure or maintain insurance, or by reason of its failure to procure or maintain insurance in sufficient amounts, durations or types.

E Failure on the part of the Contractor to procure or maintain policies providing the required coverages, conditions and minimum limits shall constitute a material breach of contract upon which Town may immediately terminate this Agreement, or at its discretion, Town may procure or renew any such policy or any extended reporting period thereto and may pay any and all premiums in connection therewith, and all monies so paid by Town shall be repaid by Contractor to Town upon demand, or Town may offset the cost of the premiums against any monies due to Contractor from Town.

F The Town reserves the right to request and receive a certified copy of any policy and any endorsement thereto.

G INSURANCE CERTIFICATES

1 The Contractor shall, prior to commencing services, deliver to the Town Certificates of Insurance as evidence that policies providing any and all required coverages and limits are in full force and effect.

2 These certificates will serve as an indication to the Town that the Contractor has acquired all necessary insurance; however, the Town may require that certified copies of the insurance policies be submitted and may withhold payment for services until the applicable insurance policies are received and found to be in accordance with the Agreement.

3 Insurance limits must be on each Certificate of Insurance. Each Certificate of Insurance shall be reviewed and approved by Town prior to commencement of services under the Agreement. The certificates shall identify this Agreement and shall state the project number where applicable.

4 Worker's Compensation Insurance. Consultant shall at its own expense keep in full force and effect during the term of this Agreement Statutory Worker's Compensation Insurance to cover obligations imposed by the Workers' Compensation Act of Colorado and any other applicable laws for any employee engaged in the performance under this contract. Evidence of qualified exemption or self-insured status may be substituted

VIII ADDITIONAL CONTRACTUAL OBLIGATIONS

Contracts executed pursuant to this Proposal will include, but not be limited to the following provisions:

A LOCAL, STATE AND FEDERAL COMPLIANCE REQUIREMENTS. Successful Contractors shall be familiar and comply with all local, state, and federal directives, ordinances, rules, orders, and laws applicable to, and affected by, this contract including, but not limited to, Equal Employment Opportunity (EEO) regulations, Occupational Safety and Health Act (OSHA), and Title II of the Americans with Disabilities Act (ADA).

B DISPOSITION. The Contractor shall not assign, transfer, convey, sublet, or otherwise dispose of the contract, including any or all of its right, title or interest therein, or its power to execute such contract to any person, company or corporation, without prior written consent of the Town.

C EMPLOYEES. All employees of the Contractor shall be considered to be, at all times, employees of the Contractor, under its sole direction, and not an employee or agent of the Town. The Town may require the Contractor to remove an employee it deems careless, incompetent, insubordinate or otherwise objectionable, and whose continued employment on Town property is not in the best interest of the Town. In accordance with the Town's policy regarding the use of tobacco products, no employee of the Contractor shall be permitted to use tobacco products when performing work on Town property.

D DELIVERY. Prices, quotes and deliveries are to be **FOB destination, freight prepaid**, and shall require inside delivery unless otherwise specified in the Solicitation's Special Terms and Conditions. Title and risk of loss shall pass to the Town upon inspection and acceptance by the Town at its designated point of delivery, unless otherwise specified in the Special Terms and Conditions. In the event that the Contractor defaults on its contract or the contract is terminated for cause due to performance, the Town reserves the right to re-procure the materials or services from the next lowest Contractor or from other sources during the remaining term of the terminated/defaulted contract. Under this arrangement, the Town shall charge the Contractor any difference between the Contractor's price and the price to be paid to the next lowest Contractor, as well as any costs associated with the re-solicitation effort

E MATERIAL PRICED INCORRECTLY. As part of any award resulting from this process, Contractor(s) will discount all transactions as agreed. In the event the Town discovers, through its contract monitoring process or formal audit process, that material was priced incorrectly, Contractor(s) agree to promptly refund all overpayments and to pay all reasonable audit expenses incurred as a result of the non-compliance.

F INDEMNIFICATION. Contracts executed pursuant to this Proposal will require the selected contractor to indemnify and hold harmless the Town, and its officers and its employees, from and against all liability, claims, and demands, on account of any injury, loss, or damage, which arise out of or are connected with the contractor's performance of the contract, if such injury, loss, or damage, or any portion thereof, is caused by, or claims to be caused by, the negligent act, omission, or other fault of the consultant or any subcontractor of the consultant, or any officer, employee, or agent of the consultant or any subcontractor, or any person for whom the consultant is responsible. The contract shall include provisions for the consultant to defend against such claims.

G TERMINATION FOR CONVENIENCE. The Contract shall provide that the Town may cancel the contract upon thirty days written notice for reason other than cause. This may include the Town's inability to continue with the contract due to the elimination or reduction of funding.

H BONDS. For any contract exceeding $50,000, the Contractor shall furnish a performance bond, payment bond, and warranty bond in an amount determined by the Town, but in any event at least equal to the contract price, as security for the faithful performance and payment of all Contractor's obligations. The bonds will be required to remain in effect at least until one year after the date of final payment. All bonds shall be in forms acceptable to the Town and executed by such sureties licensed to conduct business in Colorado that are acceptable to the Town.

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Town of Bennett

REQUEST FOR PROPOSALS

SPECIAL TERMS AND CONDITIONS

SCHEDULE OF ACTIVITIES: The following activities and dates are just a tentative outline of the process to be used to solicit Contractor responses and to evaluate each Proposal.

May 26, 2015	Issue Request for Proposal
June 8, 2015	Proposal Submittal Deadline
June 8, 2015	Bid Opening
June 11, 2015	Award Notification
June 15, 2015	Award Contract

PURPOSE: Installation of Core and Shell for Bennett Shared Services Center

COMPETENCY OF CONTRACTORS - MINIMUM YEARS OF EXPERIENCE AND OPERATIONAL FACILITIES REQUIRED: Pre-award inspection of the Contractor's facility may be made prior to award of contract. Responses will only be considered from Contractors which have been engaged in the business of performing services as described in this Solicitation for a minimum period of five (5) years prior to the date of this Solicitation The Contractors must be able to produce evidence that they have an established satisfactory record of performance for a reasonable period of time and have sufficient financial support, equipment and organization to ensure that they can satisfactorily execute the services if awarded a contract. The term 'equipment and organization' as used herein shall be construed to mean a fully equipped and well established company in line with the best business practices in the industry and as determined by the proper authorities of the Town. The Town reserves the right, before awarding the contract, to require a Contractor to submit such evidence of its qualifications as it may deem necessary, and may consider any evidence available to it (including, but not limited to, the financial, technical and other qualifications and abilities of the Contractor, including past performance and experience with the Town) in making the award in the best interests of the Town.

QUALIFICATIONS OF CONTRACTOR: The Town may make such investigations as deemed necessary to determine the ability of the Contractor to perform work, and the Contractor shall furnish all information and data for this purpose as the Town requests. Such information includes but not limited to: current/maximum bonding capabilities, current licensing information, audited financial statements, history of the firm on assessments of liquidated damages, contracts cancelled prior to completion and/or lawsuits and/or pending lawsuits against the firm and/or its principals. The Town reserves the right to reject any Proposal if the evidence submitted by, or investigation of, such Contractor fails to satisfy the Town that such Contractor is properly qualified to carry out the obligations of the contract and to complete the work contemplated therein. Conditional bids will not be accepted.

NON-APPROPRIATION: Pursuant to C.R.S. § 29-1-110, as amended, financial obligations of the Town after the current fiscal year are contingent upon funds for the purpose being appropriated, budgeted and otherwise available. Any contract entered with respect to this project will provide that it is automatically terminated on January 1st of the first fiscal year for which funds are not appropriated. The Town shall give the Contractor written notice of such non-appropriation.

MATERIAL PRICED INCORRECTLY: As part of any award resulting from this process, Contractor(s) will discount all transactions as agreed. In the event the Town discovers, through its contract monitoring process or formal audit process, that material was priced incorrectly, Contractor(s) agree to promptly refund all overpayments and to pay all reasonable audit expenses incurred as a result of the non-compliance.

METHOD OF AWARD - SINGLE PRODUCT: Award of this contract will be made to the lowest responsive, responsible Contractor whose Proposal will be most advantageous to the Town, subject to the Town's right to reject all Proposals. In addition to the bid amount, additional factors will be considered as an integral part of the bid evaluation process, including the following:

- The Contractor's ability, capacity and skill to perform within the specified time limits;
- The Contractor's experience, reputation, efficiency, judgment, and integrity;
- The quality, availability, and adaptability of the supplies or materials proposed;
- Contractor's past performance;
- Sufficiency of Contractor's financial resources to fulfill the contract;
- Contractor's ability to provide future maintenance and/or service;
- Other applicable factors as the Town determines necessary or appropriate in its discretion..

EQUAL OPPORTUNITY: The Town of Bennett intends and expects that the contracting processes of the Town and its Vendors provide equal opportunity without regard to gender, race, ethnicity, religion, age or disability and that its Vendors make available equal opportunities to the extent third parties are engaged to provide goods and services to the Town as subcontractors, vendors, or otherwise. Accordingly, the Vendor shall not discriminate on any of the foregoing grounds in the performance of the contract, and shall make available equal opportunities to the extent third parties are engaged to provide goods and services in connection with performance of the contract. **Joint ventures are encouraged.** The Vendor shall disseminate information regarding all subcontracting opportunities under this contract in a manner reasonably calculated to reach all qualified potential subcontractors who may be interested. The Vendor shall maintain records demonstrating its compliance with this article and shall make such records available to the Town upon the Town's request.

ADDENDUMS: Contractor is responsible for obtaining and acknowledging all subsequent addendums. Failure to submit subsequent addendum(s) shall deem the Contractor non-responsive.

COSTS INCURRED BY PROPOSER: Costs for developing a response to the Proposal, interviews, and contract negotiations are entirely the obligation of the Contractor and shall not be charged in any manner to the Town.

REQUEST FOR CLARIFICATIONS. The Town reserves the right to require clarification or further information with respect to any Proposal received, and to determine the final terms of any contract for services.

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Town of Bennett

REQUEST FOR PROPOSALS

SPECIFICATIONS

I SCOPE OF WORK

CONDENSED PROJECT SCOPE DESCRIPTION

Introduction

The proposed Shared Services Facility will be built in Bennett, CO. The building will have one story, with a floor plan size of roughly 1,350 gsf. The total estimated building area site is 6,500 gsf and the tenant usable area will be approximately 1250 usf in a 40'L x 30'w footprint.

General

The general parameters upon which this estimate should be based are listed below:

- Please include two forms of contingency; 1) Design Contingency & 2) Construction Contingency. The amount and/or percentage of contingency are at your discretion.
- Construction Commencement is anticipated to occur on or before July 1, 2014. Please include a construction schedule depicting construction activities required to construct the Shared Services Center (as described within this narrative).
- All applicable State, County, City and Village sales taxes, Use taxes and other taxes pertaining to the construction of the building should be included within the construction budget.
- Prevailing wages will be NOT be required for this project.
- Performance Bonds, Material, and Labor Payment Bonds on general contractor's work shall be included (as an additional line item) in construction budget.
- Insurance costs for general contractor(s) and all subcontractors for general liability, excess liability, auto, workers compensation, and difference of coverage should be included within the construction budget.
- Builder's risk insurance should be included within the construction budget.
- Building permit for Core & Shell should be included within the construction budget. Cooirdinate costs directly with the Town of Bennett planning staff. Speak with Mrs. Deb Merkle for final costs.
- All applicable sewer/water/electric tap fees should be included within the construction budget.
- Special inspections / testing shall be included within the construction budget.

Foundations:

A shallow foundation system consisting of pad footings, wall footings and 12" thick frost walls and slabs may be included, depending on the design. It is believed, based on historical data, that the soil bearing

capacity is approximately 3,800 lbs/sf. The building slab on grade is 5” thick over 6” of granular base course. Waterproofing should be provided on the walls and under the slab. A reinforced vapor barrier will be provided under the slab on grade.

Structure:

The building structure is a structural steel frame with a weight of 8.5 lbs/sf. The roof will be constructed with a system consisting of all or part of the following: wide flange girders, purlins, beams, bar joists and metal roof deck. The steel structure will be designed for a live load of 80-100 lbs/sf. The roof should be able to handle RTU’s as needed for efficient heating and cooling, this includes all curbs and setting steel.

Enclosure:

The Shared Services enclosure shall consists of brick veneer wainscoting to 32” on metal stud backup framing, insulated metal panels, aluminum punched windows. Aluminum windows and aluminum curtain wall will utilize insulated glass with a Low E coating. Aluminum mullions will be finished with a two coat standard color Fluor polymer finish. Aluminum and glass door with auto operator will be located at the secondary public entries. Other entry exit doors will be hollow metal. The perimeter wall will be insulated with 2inch rigid insulation at the masonry cavities. The perimeter wall will have a 6inch metal stud partition with dens glass on the exterior. A drywall on the interior face will not be insulated. This will enable tenants to rough-in electrical work along the exterior walls.

Roof:

The roof shall be a fully adhered, insulated, strapped and water tight steel roofing panel construction with accessories for application to deck. Roof flashings will be galvanized. Screen walls surrounding the RTU’s will not be included unless required by local building codes – Please provide guidance on requirement. Stepped or tiered roof levels to be accessible.

INTERIOR CONSTRUCTION & FINISHES SHELL & CORE

The Town of Bennett Public Works staff will construct the interior partitions and walls. Contractor to provide rough-in for bringing all utilities into the building, including but not limited to; Sanitary Sewer, Water and Electrical.

Fire Protection:

The Shared Services facility will have a fire suppression system, designed and installed in accordance with local building codes. Sprinkler heads, if required, will be quick response type with recessed heads located in center of tile or ceiling.

Plumbing:

Plumbing systems will be designed and installed in accordance with the current plumbing code(s). Domestic water, sanitary sewer, and storm sewer piping will be connected to local utility services. Domestic water piping will be TypeL hard copper with Sweat Joint fittings. Hot water will be provided to all base building fixtures via most economical hot water heater. Tenants are required to heat their own hot water. Above ground, sanitary waste and vent piping will be service weight, cast iron pipe with no hub couplings. Underground sanitary waste and vent piping will be schedule40 PVC pipe. Floor drains will be provided in each toilet room. Above ground storm piping will be service weight cast iron pipe with no hub couplings. Underground storm and vent piping will be Schedule 40 PVC pipe. Roof drains will be cast iron with dome strainers. Scuppers on the exterior parapet wall will provide roof rainwater overflow.

Plumbing fixtures will be commercial quality. Water closets will be floor mount, utilizing auto flush valves. Urinals will be wallhung units with auto flush valves. Lavatories will be wallhung fixtures with auto faucets. Electric water coolers will be located outside each toilet room. Wall hydrants (hose bibs) will be located on each side of the building, and on the roof of the building. Janitor service sinks will be provided in the janitor's closets on each floor. A Water Softener shall be provided if the hardness is above 120 PPM.

HVAC:

The HVAC system will be designed to provide a comfortable working environment for normal medical office use (based on regional climatic conditions). The MOB will be conditioned by using the appropriate CFM – VAV type packaged roof top units. For purposes of this estimate, please provide as an add-alternate, unless contractor believes otherwise, please include (2) RTUs to supply air to building. The units will have DX cooling and gas fire heating capability. The Shared Services will have a dedicated exhaust system for the toilet rooms.
General Shared Services Facility exhaust shall be sized for normal office use. Building supply ductwork will extend down to the various zones in the tenant floors through the building framing, above the finished ceiling. Supply ductwork shall be designed and fabricated per SMACNA duct construction standards for 2inch pressure classification and Class A duct sealing. Supply ducts will be insulated with external fiberglass duct insulation and a foil vapor barrier jacket covering.
VAV boxes will be provided for each zone within the shell and core. Perimeter VAV boxes shall be Fan Powered type. VAV boxes will have electric reheat coils. Return air risers will be stubbed into the tenant spaces on each floor. DISCUSS DUCT LOOP THEORY
The HVAC system will be controlled by a DDC system.

Electrical:

The local utility will provide the transformer, primary conductors and primary terminations. The contractor will provide the transformer pad and conduits needed between the transformer and switchboard. The building electrical service will be a minimum 2000A or as required, 480V, 3 phase main switchboard.
Ideally, the Town of Bennett would like to provide tenants with 15 watts/square foot – this calculation is based off of total power available, less Core & Shell HVAC loads. Please provide recommendation on service size. Lighting installations will be designed to meet local energy code requirements. Interior lighting will meet the following requirements: Corridors: 20 fc, Toilets: 20 fc and Janitor's Closets: 20 fc. Emergency exit lights will be battery backup units and emergency lighting will be located within the fluorescent fixtures. The fire alarm system will be designed and installed in accordance with local codes.

Site:

Storm water, sanitary sewer, domestic water, and site electrical connections are included in the shell Shared Services facility budget. Access roads and parking lot(s) are currently in place and accessible. Please include a trash enclosure to accommodate the requirements of the MOB within construction estimate. All concrete pad and flat work should be included in this budget as well.

II PROPOSAL CONTENT

- Interest firms should provide at least the following information:
    - Contact information – Including location, names of the principals, officers and directors of the firm.

- A statement of the availability of the firm to undertake the project.
- A timeline detailing the time frame for completion of this project.
- Resumes, organizational chart, specific roles and responsibility commitments, and general percent of time allocation for individuals working on this project.
- List of member of the project team detailing roles in the project.
- Description of your approach to providing the proposed services, to give the Town the opportunity to understand your process and product.
- Fee schedule tied to the scope of work; itemized.
- A “Not to Exceed” contractual amount.

355 FOURTH STREET
BENNETT, COLORADO
80102-7806
(303) 644-3249
(303) 644-4125 – FAX

Town of Bennett

REQUEST FOR PROPOSALS

PRICING FORM

I PRICING (FOR EACH PARTICIPANT)

ITEM	QTY	UNIT	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1					$0.00
2					$0.00
3					$0.00
4					$0.00
5					$0.00
6					$0.00
7					$0.00
8					$0.00
9					$0.00
10					$0.00
			Total		**$0.00**

Not to Exceed Total:

355 FOURTH STREET
BENNETT, COLORADO
80102-7806
(303) 644-3249
(303) 644-4125 – FAX

Town of Bennett

REQUEST FOR PROPOSALS

SUBMISSION FORM

SUBMISSION: It is imperative, when submitting a bid/proposal, that you address the envelope as follows:

Town of Bennett
ATTN: Purchasing
355 Fourth Street
Bennett, CO 80102

Attn: Daymon Johnson
Director of Public Works
RFP: 12-007

Does your proposal comply with all the terms and conditions? If no, indicate exceptions	YES / NO
Does your proposal meet or exceed all specifications? If no, indicate exceptions	YES / NO
State percentage of prompt payment discount, if offered	_____ %
State total bid price (include all items bid)	_____
State total bid price with discount	_____

The Town of Bennett must have on file a completed W-9 prior to doing business with Contractors. Please submit the attached form with your Proposal.

355 FOURTH STREET
BENNETT, COLORADO
80102-7806
(303) 644-3249
(303) 644-4125 – FAX

Town of Bennett

REQUEST FOR PROPOSALS

SUBSTITUTE FORM W-9

Vendor# _____

REQUEST FOR TAXPAYER
IDENTIFICATION NUMBER AND CERTIFICATION
(A copy of the W-9 instructions is available upon request)

1 NAME OF FIRM:

_____
NAME (Legal Name)

_____
BUSINESS NAME (If different from above e.g. DBA)

2 ADDRESS WHERE NOTIFICATIONS, PURCHASE ORDERS ETC. SHOULD BE MAILED
(if different from above):

_____
NAME (As it appears on invoice)

_____
ADDRESS

_____
CITY, STATE, ZIP

3. PAY TO OR REMITTANCE INFORMATION
(If more than one remit to address, please attach on additional page.)

_____
STREET ADDRESS

_____
CITY, STATE, ZIP

The Internal Revenue Service requires that you submit a Taxpayer Identification Number to comply with this regulation, please fill in the required information on this form, sign and return it to:

By fax (303) 644-4125
By mail Town of Bennett
ATTN: Rachel Summers
355 Fourth Street
Bennett, CO 80102

TAXPAYER IDENTIFICATION NUMBER (TIN)

Social Security Number _____-_____-_____
OR
Federal Identification Number ___-_____

Name of Business Owner (please print) _____

Check Appropriate Box:
[ ] Corporation [ ] Partnership [ ] Government
[ ] Individual/Sole Prop [ ] Non-Profit Organization [ ] Other _____

(Must explain)

CERTIFICATION
Under penalties of perjury, I certify that:
(1) The number shown on this form is my correct Tax Identification Number, and
(2) I am not subject to backup withholding.
(3) I am a US person (including a US resident alien)

Signature_____
Date_____

Print Name_____

Telephone Number ( )_____

NOTICE! CHECKS OR PURCHASE ORDERS WILL NOT BE ISSUED BY THE TOWN OF BENNETT UNTIL YOUR TAX PAYER ID NUMBER IS ON FILE IN THIS OFFICE!

FOR OFFICE USE ONLY:

Individual/Sole Proprietorships: For Corporation:

[ ] Merchandise Only
[ ] Employee expense reimbursement
[ ] Garnishment / Child Support
[ ] Damage awards & other reimb

[ ] Services
[ ] Contract Labor
[ ] Other (Explain)
[ ] Sale of Land

[ ] Attorney
[ ] Non Attorney

Approved:

_____ _____
Town Administrator Date