



SPECIFICATIONS & RESPONSE
16-020
DESIGN-BUILD FIRE STATION HEADQUARTERS

8. SECTION VIII: REQUIREMENTS AND SPECIFICATIONS

OVERVIEW

The City is soliciting sealed proposals from qualified design-build teams to provide architectural design and construction services to design and renovate the historic Old City Hall building located at 205 East Solomon Street in Griffin. The scope of work includes site design and construction that addresses property access, ease of use and landscaping. Building scope of work will include final programming, building design, permitting and construction.

The City has acquired property designated for the new Headquarters and has developed a master plan for the overall development of the facility as well as the new fire station. The master plan for the future fire station includes conceptual programming of an approximately 17,000 sq.ft. fire station comprised of operational space and associated apparatus bays with an opportunity for future expansion of the bays. All space requirements are approximate. The City will welcome and consider any professional recommendations.

The successful supplier will be responsible for:

- 8.1.** The budget for this project is not to exceed a Maximum Price of \$2,900,000 all-inclusive for the approximately 17,000 sq.ft. station headquarters. This price shall remain fixed and firm during the term of the contract, except for any change order or variation that may be approved. These work orders must meet the prior approval and written authorization of the City's project manager;
- 8.2.** The building site is approximately 2.73 acres located at the intersection of Ellis Road and Melrose Avenue; the street address is 1420 Ellis Road;
- 8.3.** Aerial shots of the property are included as Attachments A-F;
- 8.4.** The station shall be designed and constructed in accordance with the latest editions of all applicable including but not limited to:
 - 8.4.1.** National Fire Protection Association (NFPA);
 - 8.4.2.** Georgia State Minimum Standard Fire Code;
 - 8.4.3.** State of Georgia Building Code;
 - 8.4.4.** American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE);
 - 8.4.5.** United Association (UA);
 - 8.4.6.** Underwriters Laboratories (UL);
 - 8.4.7.** Occupational Safety & Health Administration (OSHA);
 - 8.4.8.** Americans with Disabilities Act (ADA);
 - 8.4.9.** American National Standards Institute (ANSI), American Society for Testing and Materials (ASTM);
- 8.5.** At a minimum, the building must:
 - 8.5.1.** General:
 - 8.5.1.1. No sub-standard materials are to be used;
 - 8.5.1.2. The new station is to be able to withstand wind up to 150 mph;
 - 8.5.1.3. All building heating will be with natural gas, including tank-less water heaters;
 - 8.5.1.4. Preferred lighting throughout the facility is LED;
 - 8.5.1.5. Common area lighting (kitchen, fitness area, bathrooms, etc) is to be set on motion sensor;

- 8.5.1.6. A station alerting/PA system shall be installed with coverage throughout the entire building;
- 8.5.1.7. A NFPA 13-R compliant Sprinkler System for housing quarters and office spaces, not bay areas (if applicable);
- 8.5.1.8. The City will be responsible for removal of the residential structure that is currently on the property;
- 8.5.1.9. The City will provide locations of water, sewer, gas and power lines. It is preferable for all power lines to be underground to minimize possibility of coming in contact with ladders during training;
- 8.5.1.10. The supplier shall pay all required tap fees – both water and sewer at the Contractor's installed rate;
- 8.5.1.11. Main service and panels shall be fitted with surge suppression devices and a UPS system for critical components;
- 8.5.1.12. All roofs are to be metal
- 8.5.1.13. All offices and bunk rooms are to have ceiling fans;
- 8.5.1.14. The City will be responsible for signage;

8.5.2. Administrative Area (Upstairs preferred):

- 8.5.2.1. Chief's Office (200 sq.ft.);
- 8.5.2.2. Operations Office (150 sq.ft.) with additional 90 sq.ft. of storage space (total of 240 sq.ft.);
- 8.5.2.3. Fire Marshal's Office (150 sq.ft.);
- 8.5.2.4. Fire Inspector's Office (150 sq.ft.);
- 8.5.2.5. Plans Review Office (150 sq.ft.);
- 8.5.2.6. Training Officer's Office (150 sq.ft.);
- 8.5.2.7. Batt. Chief's Office (150 sq.ft.);
- 8.5.2.8. Bathrooms with shower (preferably 2);
- 8.5.2.9. Break area with small sink (counter for coffee pot, 10 cu ft. refrigerator, and microwave);
- 8.5.2.10. Conference room (250 sq.ft.);
- 8.5.2.11. Lobby with area for Administrative assistant;
- 8.5.2.12. All offices and conference room must have built in bookcases;
- 8.5.2.13. Medical supply room does not need to be climate controlled;

8.5.3. Suppression Area (downstairs):

- 8.5.3.1. A public bathroom near main entrance;
- 8.5.3.2. Separate Bunk rooms for 9 personnel (8x8): Each one to include – 1-bed, 3 sets of lockers, desk area, and wiring for TV, computer, etc;
- 8.5.3.3. 4 separate Bathrooms with shower, toilet, sink;
- 8.5.3.4. Dayroom large enough for 8 recliners and dining area with seating for 8 people;
- 8.5.3.5. Janitorial closet;
- 8.5.3.6. Commercial Kitchen with gas stove, dishwasher, sink and commercial ice maker;
- 8.5.3.7. Pantry area must have 3 lockable storage area and be able to hold three (3) 10 cu ft. refrigerators;
- 8.5.3.8. Office for shift officer (100 sq.ft.);
- 8.5.3.9. Sleeping area for 2 EMS personnel with single bathroom and shower;
- 8.5.3.10. Communications room for Electrical, Phone, Network equipment, etc;
- 8.5.3.11. Each room in the building will need to have sufficient electrical, data, and communications. This will include speakers in all areas for response alerts and other needs. This will be coordinated with the City's IT Department;

8.5.4. Basement Area below Suppression:

- 8.5.4.1. This area will be for the Physical Training Area and Inclement Weather safety area. Each of the two areas is approx. 600 sq.ft.;

- 8.5.4.2. Water fountain must be in vicinity of Physical Training Area;
- 8.5.4.3. These areas are to have basic finishes. Nine foot poured walls, electrical, and HVAC;

8.5.5. Heated Apparatus Bay:

- 8.5.5.1. Three pull through bays large enough to accommodate a 36 foot pumper and a 48 foot aerial back to back with ample room to walk all the way around the vehicles. Bay doors to be 14 foot tall and at least 14 feet wide. The preferred door are four-fold doors with electric openers' front and rear;
- 8.5.5.2. A decontamination area with utility sink;
- 8.5.5.3. A maintenance room with work bench for working on various equipment around the station;
- 8.5.5.4. A turnout gear room with storage racks that allows for the storage of 27 sets of gear (NFPA Standard for gear storage);
- 8.5.5.5. Room for Fire Hose Storage and Hose Dryer;
- 8.5.5.6. Room for supplies;
- 8.5.5.7. Laundry room with commercial washer and dryer;
- 8.5.5.8. Ventilation controls for diesel fumes;
- 8.5.5.9. Two-tone slip resistant epoxy floors for durability;

8.5.6. Outside:

- 8.5.6.1. Space for a 50 Kw Natural Gas Emergency Generator (being moved from current station) will need to be made and connections to the electrical system;
- 8.5.6.2. Patio area to back of building for outside cooking and relaxation;

8.5.7. Exterior:

- 8.5.7.1. The station will preferably be a two story building with a brick or stone veneer. The architectural style and color is requested to be complimentary to local structures. Public entrance shall have a doorbell and a phone that dials direct to 911. The main entrance and all staff entrances shall have programmable key entry;
- 8.5.7.2. Out Buildings – (These will be remodeled by the contractor to match the exterior of the Fire Station);
 - 8.5.7.2.1. Building A is a 70x70 metal building. It is going to be used to house 3 enclosed trailers and the office side is to be remodeled for training with storage above. The training side will have to have at least two restrooms;
 - 8.5.7.2.2. Building B is a 37x25 concrete building. It will need a new roof, to match the other buildings, and exterior cosmetic finishes. It will be used to house mowers and various chemicals. Storage room for bulk supplies, loose equipment, and additional gear;
- 8.5.7.3. Concrete Apron and drives that connect around three sides of the building with entrances and exits large enough for fire apparatus in front and rear of station. Areas designed for apparatus traffic or parking must be thick enough and reinforced to accommodate 100,000 lbs;
- 8.5.7.4. Approx. 24 parking spaces for the fire station with 4 designated for Admin. Staff and 4 for visitors. Two of the visitor spaces need to be handicap accessible;
- 8.5.7.5. Approx. 24 Parking Spaces to accommodate the training area, north of the metal building – concrete;
- 8.5.7.6. The parking lots will need adequate LED lighting and security cameras;
- 8.5.7.7. All concrete will be reinforced with wire mesh and drains as needed. Able to hold up to the weight of multiple fire apparatus;
- 8.5.7.8. No vehicle fueling will be done on site – no storage tanks;
- 8.5.7.9. Apparatus bays will have drains;
- 8.5.7.10. All bay doors shall have crash bollards inside and out;
- 8.5.7.11. Bay door controllers need to be between the doors with a master next to the door that enters the bay from the suppression area;

8.5.7.12. All open ground will be graded with topsoil and sodded with grass. Green spaces will have to be approved by City of Griffin Planning and Development;

8.5.7.13. The Supplier will provide curbing cuts and reforming concrete as needed for ingress and egress points;

8.5.7.14. The Supplier will include sidewalks, basic landscaping and parking areas in building design;

8.6. Proposals shall include all services for a turnkey project, with the exception of furniture;

8.6.1. Design section must include a rendering of the façade, a floor plan and schedule outline of the steps taken to bring to completion;

8.6.2. List services to be provided by the DBT and by subcontractors;

8.6.3. List the individual team members that will be on this DBT project;

8.6.3.1. Include the professional license numbers of the project architect and engineer who will seal the required document;

8.6.4. List steps to be taken to include local subcontractor participation;

8.7. The City will be using the design-build method of project delivery for this project and envisions the following will occur as a result of this process;

8.7.1. The City intends to enter into a single contract with a DBT that is contractor lead and includes an architect and design engineers;

8.7.2. The DBT will work with the City's project manager to prepare the design program and preliminary floor plans, building elevations, etc for City review and approval;

8.7.3. During the design phase, the DBT will meet frequently with the City for approval of the design as it progresses;

8.7.4. The DBT is responsible for managing the permitting process, preconstruction and construction schedule and managing and coordinating the project delivery process;

8.7.5. The DBT will work with the City's project manager on fixture and equipment acquisition;

8.8. The quality of all material must meet the highest standards, and must be installed using the best practices of the construction industry. Used or re-purposed material and equipment shall not be used in the construction of this facility, unless otherwise specified;

8.9. The City has assigned a point of contact who will be responsible for day to day oversight, review and resolution of requests for information (RFI), change order requests (COR) and review and approval of any pay applications;

8.10. LEED certification construction is preferred if the budget allows;

8.11. Full AutoCAD documents are to be developed and provided to the City with complete electronic and hard copy documents at the end of construction, including as-built documents;

8.12. A proposed schedule in outline form which details the steps that will be taken to bring the project to completion. Assume a start date of August 1, 2016 or shortly thereafter;

8.13. The proposal must be signed by an official of the lead firm for the Design-build team that is authorized to bind the firms into a contract. The proposal shall include a statement that the proposal is valid and firm for ninety (90) days from the date of submission and that the vendor understands and agrees to the terms and conditions of this RFP;



SUMMARY TALLY/ EVALUATION

BID NUMBER: **16-020**

BID TITLE: **Fire Station Headquarters**

CAPITAL PROJ: **SPLOST**

BID OPEN DATE: **August 3, 2016**

AVERAGE SCORE TALLY

page 1

VENDOR	M A X	Goodwyn Mills & Cawood	Howell Group	Precision Planning		
		VENDOR 1	VENDOR 2	VENDOR 3	VENDOR 4	VENDOR 5
overview of bldg		2-story	1-story; 2 bldgs	1-story		
submitted cost		\$ 2,878,000.00	\$ 2,896,795.00	\$ 2,893,932.38		
Proposed Approach to Project	20	20.00	20.00	20.00		
History of previous DB projects final cost compared to original budget	20	20.00	20.00	20.00		
Experience with previously completed fire station	15	15.00	15.00	15.00		
Overall cost of project	15	15.00	15.00	15.00		
Usage of qualified local subcontractors	10	10.00	10.00	10.00		
Site design (ease of operations & maintenance)	5	5.00	5.00	4.33		
Ability to meet scope of work as required	5	5.00	5.00	5.00		
History of previous DB projects final timeline compared to original schedule	5	5.00	5.00	5.00		
Layout & organization of floor plan	5	3.33	4.67	1.33		
TOTAL		98.33	99.67	95.67		
Comment	Each of the bidders were pre-qualified and considered to be extremely qualified for this project. They scored very close together for most of the evaluation process. The deciding factor from the submittals was how well it fit the needs of the fire department in addition to the impact on the community. We recommend Howell Group/J.R. Bowman to be awarded.					
email						

NOTE: While these responses have been reviewed and a recommendation by the evaluation team has been submitted, no award will be final until approved by the Board of Commissioners.

Date: _____

Witness: _____



Griffin Fire Rescue, Fire Chief Tommy Jones
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P 770.229.6415 F 770.229.6453 W cityofgriffin.com

Date: August 9, 2016

To: Kenny Smith, City Manager
Cindy Fay, Procurement Analyst
Board of Commissioners

From: John Hamilton/Operations Officer

RE: Summary of New Fire Station Bids

On August 3, 2016 Ms. Fay and myself opened and accepted three bids for the Design/Build process of the new Headquarters Fire Station. The bidders were, Goodwyn Mills & Cawood, Howell Group, and Precision Planning. Each of the bidders were considered highly qualified for the project due to they were three of the five that were chosen from a request for qualifications (RFQ) that was completed earlier this year.

The evaluators for the request for proposal (RFP) were Mike Thompson (Fire Inspector), Todd Wheeler (Battalion Chief), and John Hamilton (Operations Officer). The three bidders scored close together for most of the evaluation. The deciding factor was the proposal and how it fit with the needs of the fire department as well as the impact on the community.

It is the opinion of the evaluation committee that the Howell Group be awarded the bid for the new Headquarters Fire Station for the City of Griffin. The bid tally evaluation accompanies this summary for a breakdown of the criteria used.

John C. Hamilton
Operations Officer
Griffin Fire Rescue

A handwritten signature in blue ink, appearing to read "JCH", is placed below the typed name and title.

Growing, **TOGETHER**

Board Of Commissioners: Cynthia Ward • Cora Flowers • Ryan McLemore • David Brock • Rodney McCord • Doug Hollberg • Dick Morrow, Chairman



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John C. Hamilton

August 9, 2016

Fire/ Operations Officer

City of Griffin

RE: New Fire Station and Headquarter Facilities

Mr. Hamilton,

During our meeting on August 8, 2016, there were some very good ideas brought forth from your team with the intention of reducing our estimated construction cost. We have taken the ideas provided along with the desires of each department and revisited our current layout/design. As you know, footage drives cost on all construction projects.

At this time, based on revised layouts we have come up with the following GMAX. These footages and GMAX price can be solidified once we are engaged to complete the final design for review and construction.

Fire Station Building- 9000 square feet

Headquarters Building- Main level 2800 square feet

Headquarters Basement- Unfinished- 1500 square feet

Site work will be designed to leave the current concrete slab place for recreation

GMAX Amount: \$2,950,000.00

Once we get into final design process, there are additional areas of reductions that may be realized if needed. The amount of parking on the site work, the exterior finishes of the facilities along with the roofing materials are a few areas that can be visited when this process begins.

We thank you again for the opportunity and we look forward to moving forward with your team on this project.

Andy Howard

J R Bowman Construction Co., Inc.

