

# **REQUEST FOR PROPOSALS**

## **Multi-Story Live Fire & Confined Space Training Facility**



### **NOTICE OF BID**

**The Board of Directors of the Wentzville Fire Protection District will receive sealed bids for a Multi-Story Live Fire & Confined Space Training Facility to be installed at the Headquarter training facility located behind 502 Luetkenhaus Dr, Wentzville Missouri.**

**Specifications are available within this document, at the Wentzville Fire Protection District administrative office, 209 W. Pearce Blvd Wentzville, Missouri 63385 during normal business hours and the district's website at [www.wentzvillefire.org](http://www.wentzvillefire.org). Information regarding the proposal can be obtained by email: [jledoux@wentzvillefire.org](mailto:jledoux@wentzvillefire.org)**

**The bids must be sealed in an envelope and the outside clearly marked "RFP Multi-Story Live Fire & Confined Space Training Facility. Sealed bids must be delivered to the Wentzville Fire Protection District Administrative Office, 209 W. Pearce Blvd Wentzville, Missouri 63385 not later than noon on July 27, 2017. The sealed bids will be opened at the regular meeting of the Wentzville Fire Protection District Board of Directors at 6:00 p.m. on July 27, 2017. Absolutely no facsimile bids will be accepted.**

**Pursuant to Missouri Revised Statute, the Wentzville Fire Protection District reserves the right to accept or reject any or all bids.**

## **INSTRUCTIONS TO PROPOSERS**

Request for Proposal (RFP) (July, 2017)

**ACCEPTANCE OF PROPOSALS** - The right is reserved, as the interest of the Wentzville Fire Protection District (hereinafter, the Fire District) may require, to reject any or all proposals and to waive any nonmaterial informality or irregularity in the responses received. All such responses will be in English. The Fire District will select a Proposer as described below or reject all Proposals within (60) sixty days from the date the responses are opened.

**RFP ENVELOPE IDENTIFICATION** - Proposers shall submit their response in a sealed envelope which shall be clearly labeled with the organization/individual name and address. Proposers are requested to indicate in the LOWER LEFT HAND CORNER OF THEIR ENVELOPE THE ITEM BEING REQUESTED, DATE AND TIME THE REQUEST IS DUE.

**MAILING OF PROPOSALS**– One (1) original and Three (3) copies of all responses are to be mailed or delivered to the Fire District, 209 West Pearce Blvd., Wentzville, MO 63385. Proposals will not be accepted by FAX, e-mail, internet, telephone or telegraphic means. **Information regarding the proposal can be obtained by email: [jledoux@wentzvillefire.org](mailto:jledoux@wentzvillefire.org)**

**SELECTION** – The proposal selected will be that which best meets the needs of the Fire District as expressed in the RFP. Said Selection will be made as per the guidelines created by the Wentzville Fire District's Selection Committee. The content of the proposal, the experience of the firm/individuals and the result of any scheduled interview(s) may be considered in making the selection.

**WITHDRAWAL OF PROPOSALS** - Proposers may withdraw their proposals at any time prior to the RFP closing time by telephone, fax or written request. A telephone request must be confirmed in writing within 24 hours of the call and prior to closing time. No Proposers shall withdraw its response for a period of sixty (60) calendar days from the RFP opening date. Negligence on the part of the Proposer in preparing a response confers no right of withdrawal or modification of a proposal after it has been opened. No response will be opened which has been received after the closing time specified in the RFP document and it will be returned unopened to the Proposer.

**ALTERNATE RESPONSES** - The RFP describes the service and level of experience/expertise, which the Fire District feels are necessary to meet the performance requirements of the Fire District. Proposers desiring to submit a response on items which deviate from these specifications, but which they believe to be equivalent, are requested to submit alternate responses. However, ALTERNATE TENDERS MUST BE CLEARLY INDICATED AS SUCH AND DEVIATIONS FROM THE APPLICABLE SPECIFICATIONS PLAINLY NOTED. The response must be accompanied by complete specifications of the items offered.

**COSTS** - Unit costs must be clearly identified for each component requested by the RFP document or otherwise submitted by the Proposer. All costs shall be stated in U.S. dollars. In case of mistake in extension of cost, unit cost shall govern. All costing must be typewritten or written in ink. No erasures are permitted. Mistakes must be crossed out and corrections typewritten or written in ink adjacent thereto and initialed in ink by the party signing the proposal or his authorized representative.

**SIGNATURES** - Each proposal must be signed by the Proposer with its usual signature. Proposals by

partnerships must be signed with the partnership name by one of the members of the partnership, or by an authorized representative, followed by the signature and title of the person signing. Proposals by corporations must be signed with the name of the corporation, followed by the signature and title of person authorized to bind it on the matter. All signatures must be in ink.

**INVESTIGATION** - Proposer shall make all investigations necessary to thoroughly inform itself regarding the supplies and/or service to be furnished in accordance with the RFP. No plea of ignorance by the Proposer, of conditions that exist or that may hereafter exist as a result of failure or omission on the part of the Proposer to make the necessary examinations and investigations, will be accepted as a basis for varying the requirements of the Fire District or the compensation to the Proposer.

Wentzville Fire Protection District  
Multi-Story Live Fire & Confined Space Training Facility  
Request for Proposal (RFP)

July 2017



## **INFORMATION TO PROPOSERS**

### **Executive Summary**

The Wentzville Fire Protection District is seeking proposals for a multi-story live fire & confined space training facility to be installed at the training ground site located behind the Headquarters building at 502 Luetkenhaus Blvd., Wentzville Missouri.

### **Statement of Work and Background**

The Wentzville Fire District is soliciting proposals for a new multi-story live fire & confined space training facility.

The proposed multi-story live fire & confined space training facility will be installed behind Headquarters.

The current site has been engineered and constructed with box footing and foundations. The multi-story live fire & confined space training facility must be built to accept the in place foundations. See attached foundation drawing.

**The Fire District expects to see an improvement in the readiness, safety and fire ground tactics knowledge of its fire suppression crews.**

### **New System Requirements**

#### **Training Facility Vendor Prequalification Requirements:**

1. At time of proposal, vendor shall employ certified welders as required by American Welding Society (AWS) D1.1 Structural Welding Code. Vendor shall submit certificates showing compliance.
2. At time of proposal, vendor shall employ a Registered Professional Engineer (PE) and shall submit certificate showing compliance. Professional Engineer shall provide a memo upon project delivery specifying that the rappelling anchors are in compliance with Occupational Safety and Health Administration (OSHA) standards.
3. At time of proposal, vendor shall provide past-performance (within 500 miles) along with customer contact information showing capability to fabricate/delivery a similar structure.

## **Training Facility General Requirements:**

1. The training facility shall be a 3-story structure.
2. The training facility shall be fabricated from single trip International Organization for Standardization (ISO) containers (40ft x 8ft x 8.5ft).
3. Vendor shall include a graphical representation of their training facility solution with their proposal which satisfies the specifications as noted below.
4. Vendor shall provide layout drawings of training facility upon project award to coordinate location of all features/training props with customer.
5. The training facility shall be delivered within 120 days upon project award and layout drawing approval, but no earlier than February 1, 2018, payment will be made upon completion and installation.
6. The training facility shall contain a warranty for, at minimum, a period of (1) one year for workmanship & materials from the date of delivery.
7. Vendor shall include a (2) two day "Train the Trainer Course" for up to 12 students within two weeks of training facility delivery. Course shall be conducted on-site by a certified fire Instructor.
8. Vendor shall include an electronic version of the Training Facility Operations Manual at time of delivery.
9. The training facility shall include (2) designated Class "A" live fire burn rooms that are in compliance with applicable National Fire Protection Association (NFPA) standards.
10. The training facility shall provide SCBA reconfigurable maze and confined space training capabilities.
11. The training facility shall provide rope rappelling training capabilities that are in compliance with applicable OSHA standards.
12. The training facility shall include sufficient egress to allow for various training scenarios.

13. Training facility shall provide multiple windows.
14. The training facility exterior shall be painted customer choice of color and the roof system shall consist of hot-dipped galvanized bar grating with hot dipped galvanized OSHA compliant guardrail and toe-kick system

**Training Facility Specifications:**

1. Class "A" Live Fire Burn Rooms:
  - a. Designated live fire burn area shall be fabricated as a secondary fully insulated steel frame structure within the container.
  - b. Designated live fire burn area shall provide the necessary system components to create various fire scenarios.
  - c. Designated live fire burn area shall include an electronic temperature monitoring system with exterior mounted data logger. Data logger shall be removable so that it can be connected and results downloaded to a computer.
  - d. Designated live fire burn area shall be enclosed and accessible via a reinforced fire door and wall system.
2. Reconfigurable SCBA Confined Space training as follows:
  - a. Confined space area shall provide a fully reconfigurable steel panelized maze system consisting of various specialty panels.
  - b. Confined space area shall be multi-level with low and high crawl training capabilities.
  - c. Confined space area shall include wire entanglement, ramps, and shoring training capabilities.
  - d. Confined space panels shall pivot 360 degrees allowing the user to quickly reconfigure the interior floor space.
3. An interior and exterior Electrical System for lighting purposes.

4. Facility shall provide the following additional training capabilities:
  - a. 4' x 8' Wall Breach Simulator: Designed to hold 2" x 4" wood studs spaced at 16" on center. Simulator will allow for the placement of siding, plywood or sheetrock into the Prop for wall breach simulation exercises.
  - b. Attic: The active ventilation areas will house studs and allow for placement of a 4' x 8' sheet of 5/8" plywood over 2" x 4" wood studs. The roof top shall contain an OSHA compliant galvanized guardrail and toe-kick system.
  - c. Interior Void Space Prop: Designed to create a live fire as would be found behind an interior wall, thus creating training for "behind the wall" fire operations.
  - d. Interior Stair System: Interior steel stair system with handrails from ground level to facility rooftop.
  - e. Exterior Full Height Standpipe System with sprinkler line.
  - f. Forcible Entry and Cutting Door Prop: Prop shall provide vertical cutting sections, horizontal cutting sections, pry sections and sledge hammer sections.
  - g. Steel Panel Cutting Prop: Designed with an adjustable hinge to allow the user to insert various types of materials including roll up doors, plywood, siding and garage door panels.
  - h. Variable Angle Rebar Cutting Prop: Designed to hold various diameter steel round rod at several different orientations. This prop provides endurance training when utilizing cutting tools.
  - i. Denver Drill Window Prop: System to include a Denver Drill Training Prop.
  - j. Flat Roof Ventilation Simulator: Designed to hold 2" x 4" studs spaced at 24" on center. This Simulator will allow for easy replacement of wood studs and plywood.
  - k. Galvanized High-Rise Style Exterior Stair System: Stair system shall contain galvanized bar grating stair landings at mid-way between story levels and at each floor level. System shall include galvanized guardrail and toe-kick system.

**Warranty coverage of parts and labor, at a minimum, should be for one year.**

**Proposal Response Requirements:**

The proposal shall include the following components:

**Project Approach**

Proposer should identify the project team, background and all relevant experience. This includes any subcontractors the proposer plans on utilizing.

Proposer provides in detail the implementation plan and schedule for all aspects of the project.

**Company Background / Experience**

Proposer should provide the following:

- 1) Services the Proposer specializes in, the primary markets served, and the number of employees.
- 2) Number of years that the Proposer has been in existence.
- 3) Number of mission-critical system installed for fire departments.
- 4) Number of years of experience as a multi-story live fire & confined space training facility supplier.
- 5) Explain your service history and your service approach for this project, and (after installation) include specialized training, response time and number of technicians to be trained.

**Pricing**

Complete copy of the Request for Proposal with price, option pricing and signatures.

**References**

Proposer shall provide 4 references for multi-story live fire & confined space training facility projects completed within the past five (5) years that best demonstrate the Proposer's experience with projects similar in scope to what is outlined in this proposal. The references should include the Name of the Fire Department, contact name, contact phone number and email address.



The Fire District will review and analyze each proposal, and reserves the right to select the proposer who offers the best value. The Fire District shall select the vendor which, in the District's opinion, has made a proposal best suited to the needs and goals of the Fire District and deemed to be in compliance with the terms of this RFP.

### **Response Format to RFP**

This section serves as a checklist for the expected format of the Vendors' response to the RFP. Any supporting documentation should be included in an appendix or attachment.

a. Cover Letter

A letter of introduction, including the name and address of the Vendor submitting the proposal and the name, address, and phone number of the person(s) to contact who will be authorized to present and bind the Vendor to all commitments made in the response.

b. Approach to Project

Proposer should identify the project team, background and all relevant experience. This includes any subcontractors the proposer plans on utilizing. Proposer provides in detail the implementation plan and schedule for all aspects of the project. *Warranty of the system shall be explained in detail.*

c. Background

Proposer should provide the following:

- Services the Proposer specializes in, the primary markets served,
- Number of years that the Proposer has been in existence.
- Number of mission-critical system installed for fire departments.
- Number of years of experience as a multi-story live fire & confined space training facility supplier.
- Explain your service history and your service approach for this project, and (after installation) include specialized training, response time and number of technicians to be trained.

d. Pricing – Complete copy of the Request for Proposal with price, option pricing and signatures.

e. Complete copy of RFP including appropriate signatures.

Provide a copy of the RFP with **signatures** certifying understanding and compliance with the total proposal package.



## Wentzville Fire Protection **REQUEST FOR P R O P O S A L**

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*The executing of this form certifies understanding and compliance with the total bid/proposal package.*

**PROPOSAL SUBMITTED BY:**

\_\_\_\_\_  
**Company** # \_\_\_\_\_  
Tax ID

\_\_\_\_\_  
**Address**

\_\_\_\_\_  
**City State Zip Daytime Telephone #**

\_\_\_\_\_  
**After Hour Telephone # Contact Person (Please print or type)**

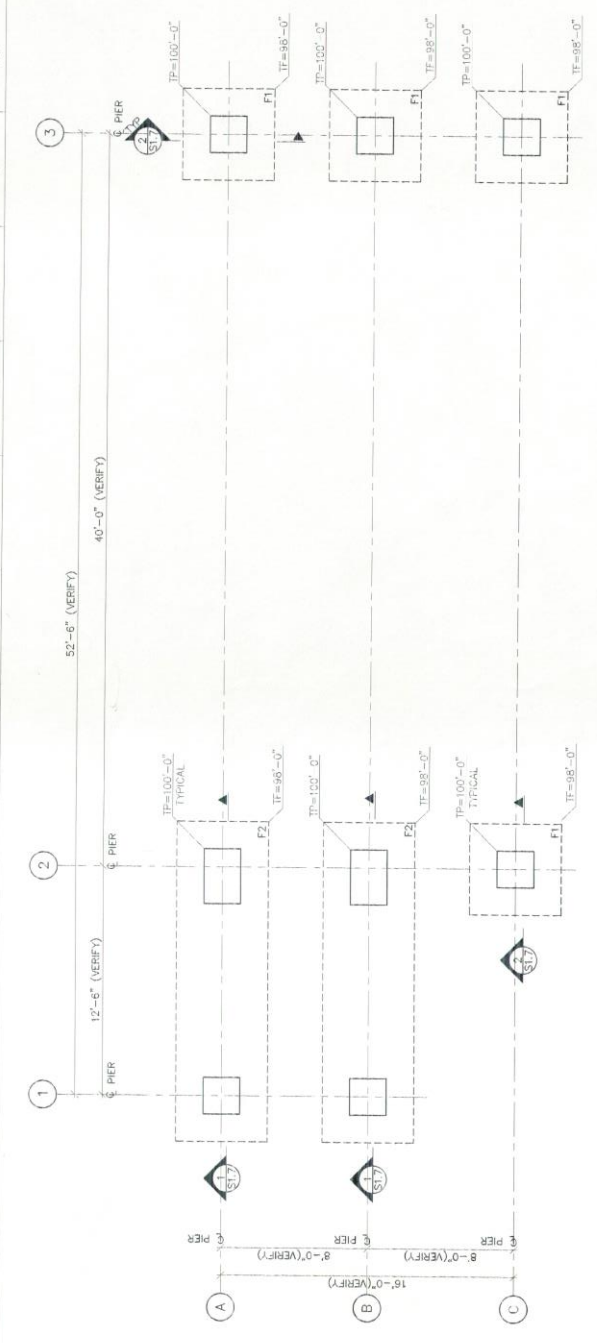
\_\_\_\_\_  
**Name of Authorized Agent or Officer Title**

\_\_\_\_\_  
**Signature of Authorized Agent or Officer**

\_\_\_\_\_  
Date

**PLEASE MARK ENVELOPE: RFP Multi-Story Live Fire & Confined Space Training Facility**

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**FOUNDATION PLAN (ALT BID)**

1/4" = 1'-0"

- ELEVATIONS ARE REFERENCED FROM ELEVATION OF 100'-0". SEE SITE DRAWINGS FOR ACTUAL SITE ELEVATIONS.
- ALL FOOTINGS ARE TO BE CENTERED UNDER WALLS AND/OR COLUMNS.
- FOOTINGS HAVE BEEN PROPORTIONED FOR A NET ALLOWABLE BEARING PRESSURE OF 1500 PSF. BEARING PRESSURE SHALL BE VERIFIED BY A GEOTECHNICAL ENGINEER BEFORE FOOTINGS ARE PLACED.

FOOTING MARK  
SEE FOOTING SCHEDULE



FOOTING SCHEDULE	
MK	SIZE
F1	5'-6"x5'-6"x1'-4"
F2	5'-0"x13'-6"x1'-4"

REINFORCING	
14)#5@5'-0" LG	15) EW @ 6" BM
14)#5@5'-0" LG	15) EW @ 6" BM
16)#5@4'-6" LG	16) TOP @ 6" BM
7)#5@17'-6" LG	16) TOP @ 6" BM
15)#5@4'-6" LG	17) TOP @ 6" BM
7)#5@17'-6" LG	17) TOP @ 6" BM

ISSUANCE	
NO.	DATE
1	06-28-14
2	07-15-14
3	07-20-14
4	08-03-14
5	08-12-14

**FOM ARCHITECTS**  
10 South Broadway, Suite 1130  
Chicago, IL 60604  
Phone: 312.467.1100  
Fax: 312.437.1622

Missouri State Certificate of Authority #000011

**CIVIL**  
Box Engineering Co.  
221 North West Blvd.  
Chicago, IL 60604  
Phone: 636.928.5522

Missouri State Certificate of Authority #000045

**STRUCTURAL**  
Krieger Engineering, Inc.  
208 North Main St.  
Columbia, IL 62226  
Phone: 636.526.5265  
Fax: 618.231.6313

Missouri State Certificate of Authority #02001211

**M/E/P/E/R**  
BRC Partners, LLC  
813 South Wood Street, Suite 204  
Chicago, IL 60607  
Phone: 312.725.8889

Missouri State Certificate of Authority #00000661

SIGNED DATE: 05-26-2016  
James C. Richter - Engineer

PROFESSIONAL SEAL  
EXPIRATION DATE: 12-31-17

