



Request for Proposal Modular Metal Building and Associated Construction Services

The Pioneer Fire Protection District seeks to identify and contract with a company qualified to provide a turnkey modular building and associated construction and installation services in Somerset CA.

Pioneer Fire Protection District
7061 Mt. Aukum Rd, Somerset CA 95684
(530) 620-4444
info@PioneerFire.org

REQUEST FOR PROPOSAL

Date:

06/25/2025

Deadline:

5 PM PDT on 7/11/2025

To:

Modular Building Companies and
General Contractors.

Send or deliver Proposal to:

Pioneer Fire Protection District
ATTN: ADMIN
7061 Mt. Aukum Rd.
Somerset, CA 95684

From:

Pioneer Fire Protection District

*(Indicate RFP Number and Project Name on
lower left corner of envelope)*

Project Title:

RFP number: ST31 - 25 - 01

Contact:

admin@pioneerfire.org

RFP SCHEDULE		DATES (Calif. Time)
1	Deadline for submittal of Vendor requests for clarifications, modifications or questions regarding the RFP	5 PM on 07/03/2025
2	Modifications and/or answers to questions posted on the Public Purchase website	5 PM on 07/07/2025
3	Email notice from Vendor to Pioneer Fire Protection District of intended submission of a Proposal	5 PM on 07/07/2025
4	<u>Submittal Deadline for Proposal</u>	5 PM on 07/11/2025
7	Notice of Intent to Award	5 PM on 07/14/2025

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I. INTRODUCTION

The Pioneer Fire Protection District (PFPD) is a California Special District governed by local residents through locally elected or appointed board members. PFPD currently has one staffed Fire Station and four “Stations” that serve primarily as apparatus storage. When the Caldor Fire swept through El Dorado County in August of 2021, Station 35, a station used primarily as storage, was destroyed. With the support of District funds partially from FEMA reimbursement, the storage that Station 35 provided has been approved to be moved to Station 31, located at 7960 Grizzly Flat Road, Somerset, CA 95684. Station 31 is temporarily housing a USDA Forest Service Fire Engine until their station, also burned down in the Caldor Fire, is rebuilt.

II. PURPOSE OF THIS REQUEST FOR PROPOSAL

The Pioneer Fire Protection District (PFPD) seeks to contract for the services of a modular building vendor with expertise in all phases of the work associated with the design modification, site preparation, construction, transportation and installation of a turn-key metal modular building to be used as apparatus storage. The work will include, but is not limited to, modular building construction, pre-construction design modification, site design and preparation, permitting, modular transportation, installation, tenant improvement, and commissioning of the modular building, all to be paid for through District funding. **This project is a prevailing wage project and must be bid as such.**

Selected vendors will be responsible for the review of site conditions, design of building specified modifications to the basic modular unit, building of the modified design to the PFPD approved design, site preparation, transportation of the unit to the site, and unit installation. The selected vendors shall provide construction materials and assemblies according to applicable local codes, regulations and standards.

The selected Vendor will enter into a fixed-price contract with the PFPD for the complete construction and installation of a modified turnkey modular fire station as requested by the PFPD. The term of the contract will be 90 days from the date of the award notification. Extensions to the contract may be agreed upon by both parties.

This RFP is the means for prospective Vendors to submit their proposals to the PFPD for the services necessary to provide a complete modular building as described in this document. The RFP and all addenda will be posted at <http://www.pioneerfire.org>.

III. PROJECT OVERVIEW

The project involves the design, fabrication, delivery, and construction of a 28-foot by 40-foot metal building with a concrete pad foundation to house fire apparatus. The facility must accommodate the operational needs of fire vehicles, including sufficient space for access, maintenance, and storage, while adhering to fire safety standards and local building codes.

A. Project Objectives

- i. Provide a durable, weather-resistant metal building to house fire apparatus.

- ii. Ensure the structure supports the imposed loads of fire apparatus and complies with fire access road requirements.
- Hi. Construct a reinforced concrete pad capable of supporting heavy fire vehicles.
- iv. Incorporate fire protection systems (fire alarms) as required by local codes.
 - 1. **Fire Alarm System:** Addressable fire alarm system compliant with NFPA 72, integrated with local notification and emergency monitoring as required. (May be a deferred submittal.)
- v. The project must be completed no later than September 12, 2025, unless an extension is authorized due to unforeseen delays, such as permitting, weather, or material supply chain issues. Contractors should provide a realistic schedule with milestone dates for permitting, site preparation, foundation work, and building erection to ensure timely completion.

B. Site Description

- i. **Location:** 7960 Grizzly Flat Road, Somerset, CA 95684 APN: 093-260-000
- ii. **Site Conditions:** Sitting on the top of a small knoll, the area is relatively flat with access to power, water, and communications. Additionally, a substantial turn around area exists that meets the requirements of CCR Title 24, Parts 2 and 9, Appendix D.
- iii. **Zoning and Permits:** The contractor is responsible for obtaining all necessary permits.

IV. SCOPE OF SERVICES

- A. The scope required by this RFP includes the following categories:
 - i. **Acquisition Options:** It is intended that the majority of the services to be purchased under the anticipated contract will be paid for via a District funding mechanism.
 - ii. **Prototype Floor Plan:** The building and performance specifications of the unmodified modular building unit are identified in the Section 5 of this RFP.
 - iii. **Schedule:** Vendor to submit a detailed project schedule within 14 days of notification that the project has been awarded.
 - iv. **Legal Agreement:** The work of this project will be performed using the processes and under the terms and conditions of the Legal Agreement provided with the solicitation.
 - v. **Clean up:** Vendor is responsible for site cleanup and disposal of construction debris.

V. DETAILED SPECIFICATIONS

A. Metal Building Specifications

- i. **Dimensions:** 28 foot wide by 40 feet long, with a minimum interior height of 18 feet to accommodate fire apparatus.
- ii. **Construction Type:** Pre-Engineered metal building, Type II per International Building Code, fire-resistance rated as required by local codes.
- iii. **Materials:**
 1. **Exterior walls:** Insulated metal panels with a minimum fire-resistance rating per local codes.
 2. **Roof:** Metal roofing system that is insulated with a minimum 6-inch overhang on gable ends, designed to withstand local wind and snow loads.
 3. **Doors:** Two (2) oversized roll-up doors (e.g. 12 feet wide by 12 feet high) located at the south facing elevation to accommodate fire apparatus, plus two (2) walk-in doors for personnel access; one walk-in door located next to the existing fire station and one near the opposite corner.
 4. **Windows:** Optional.
 5. **Ventilation:** Adequate ventilation to prevent heat buildup and ensure air quality.
 6. **Insulation:** R-Value compliant with local energy codes for thermal efficiency.
 7. **Utilities:** Prewired for electrical service, lighting, and propane-fueled heater.

B. Concrete Pad Specifications

- i. **Dimensions:** 30 feet wide by 42 feet long (1-foot larger than the building footprint on all sides per industry recommendations and local code). Additionally, a front “apron” equal to the width of the building and long enough to have apparatus parked on it is necessary. Approximate size is 30 feet wide by 30 feet long with adequate slope for drainage away from the building.
- ii. **Thickness:** Minimum 6-inches thick to support heavy fire apparatus (approximately 50,000 pounds), with thick edges or footing as required by engineering specification.
- iii. **Reinforcement:** Steel rebar or wire mesh to prevent cracking under load and settling.
- iv. **Footing Requirements:** Perimeter footings 12-inches wide and 12-inches deep (8-inches below slab), with continuous runs of #4 rebar along top and bottom; or as required by the building code.

- v. **Surface Finish:** Non-slip, broom-finished surface suitable for all-weather use.
 - vi. **Drainage:** The reinforced concrete pad must be designed to prevent water accumulation and structural degradation. Contractors must evaluate site grading and drainage strategies, such as perimeter drains or slope adjustments, to ensure long-term stability.
 - vii. **Geotechnical Considerations:** If required, contractor must engage a geotechnical engineer to assess soil conditions and ensure proper drainage to prevent foundation undermining.
- C. Fire Apparatus Access and Safety Requirements**
- i. A substantial turn around area exists that meets the requirements of **CCR** Title 24, Parts 2 and 9, Appendix D.
- D. Fire Protection Systems:**
- i. Fire alarm and detection system, addressable and integrated with mass notification, per NFPA 72.
- E. Additional Requirements**
- i. **Permitting & Inspections:** Contractors are responsible for obtaining all necessary permits before construction begins. Plan review submissions must include four sets of detailed drawings for approval by the local fire prevention division. The Pioneer Fire Protection District will conduct periodic site inspections, coordinated with the contractor, to ensure compliance with fire safety and structural requirements. Inspections must be scheduled at least 24 hours in advance through the District Office.
 - ii. **Propane Tanks (if applicable):** If propane tanks exceeding 125 gallons are proposed, include location and setback distances on site plans. A separate permit is required.
 - iii. **Building and Fire Code Compliance:** The proposed facility must comply with all applicable local, state, and federal building codes, including the Title 24 Part 9, California Fire Code (CFC) as amended by the local Agency Having Jurisdiction (Pioneer Fire Protection District (PFPD)), the Title 24 Part 2 California Building Code (CBC), and Eldorado County zoning and safety regulations. Contractors are responsible for ensuring compliance with accessibility standards (ADA), fire protection requirements, and environmental considerations applicable to the site.
 - iv. **Warranty:** Minimum 5-year warranty on materials and workmanship for the building and concrete pad.

VI. RESPONDING TO THIS REP

A. E-mail indicated interest

- i. Vendors who intend to respond to this RFP are, in accordance with the date specified in the RFP Schedule (page 2), requested to notify PFPD by sending an email to admin@pioneerfire.org with the RFP number and name in the subject line. Please include your name, address, telephone, and e-mail address of the Vendor (or Firm) and a contact person.

B. Statement of qualifications/Company Profile

- i. Vendor's Statement of Qualifications (SOQ) should clearly and accurately demonstrate the company's capabilities to perform all functions necessary in executing a modular building via the turn-key process detailed herein. Such functions include:
 - 1. General Contracting License and any other licenses, registration, and credentials required to design and construct the project, including, but not limited to, information on the revocation or suspension of any license, credential, or registration.
 - 2. Ability to provide services for all phases of modular construction including, but not limited to: lease financing, pre-construction/site work. Permitting, installation, building design, construction, tenant improvement, and commissioning of modular buildings.
 - 3. Ability to review site conditions, build to PFPD design needs, and provide construction materials and assemblies according to applicable local codes, regulations, and standards.
 - 4. Ability to respond to items outlined in Scope of Service.
 - 5. Specialized knowledge and experience as indicated via projects of similar size, scope and complexity.
- ii. Proof of General Liability Insurance: \$2,000,000 per occurrence/\$5,000,000 aggregate
- Hi. Workers' Compensation Insurance per California statutory requirements and information concerning workers' compensation experience history and a worker safety program.
- iv. Builder's Risk Insurance: coverage for materials and construction operations.
- v. If the Vendor is a privately held corporation, limited liability company, partnership, or joint venture, a listing of all of the entity's shareholders, partners, or members known at the time of the statement of qualification submission who will perform work on the project.
- vi. If the Vendor is a corporation, limited liability company, partnership, joint venture, or other legal entity, a copy of the organizational documents or agreement committing to form the organization.

- vii. Evidence that the members of the Vendor's team have completed, or have demonstrated the experience, competency, capability, and capacity to complete, projects of similar size, scope, or complexity, and that proposed key personnel have sufficient experience and training to competently manage and complete the design and construction of the project, and a financial statement that ensures that the design-build entity has the capacity to complete the project.
- viii. Evidence that establishes that the Vendor has the capacity to obtain all required payment and performance bonding.
- ix. An acceptable safety record. A Vendor's safety record shall be deemed acceptable if its experience modification rate for the most recent three-year period is an average of 1.00 or less, and its average total recordable injury or illness rate and average lost work rate for the most recent three-year period does not exceed the applicable statistical standards for its business category or if the proposer is a party to an alternative dispute resolution system as provided for in Section 3201.5 of the Labor Code.
- x. An enforceable commitment to the PFPD that the Vendor and its subcontractors at every tier will use a skilled and trained workforce to perform all work on the project or contract that falls within an apprenticeable occupation in the building and construction trades, in accordance with Chapter 2.9 (commencing with Section 2600) of Part 1 of the California Public Contract Code.
- xi. The format of the SOQ should be a letter that references the name of this solicitation, RFP number, and confirm that all elements of the solicitation documents have been read, understood, and that the proposer takes no exception to the materials provided, signed by an authorized representative of the prospective Vendor, and shall include the name, address, telephone, e-mail address, and Federal Tax Identification Number of the proposing Vendor. The SOQ shall be certified under penalty of perjury by the Vendor and its general partners or joint venture members.

C. Technical Proposal

- i. Detailed description of the proposed metal building and concrete pad, including materials, specifications, and compliance with RFP requirements.
 - ii. Engineering-sealed foundation drawings and structural plans.
- Hi.** Proposed fire protection system (NFPA 72 compliant monitored fire alarm system).

D. Cost Proposal

- i. Itemized cost breakdown for
 - 1. Metal building design, fabrication, and installation.

- 2. Concrete pad construction including excavation, reinforcement and finishing.
 - 3. Permitting and inspection fees.
 - 4. Any additional fees including verification of **prevailing wage requirements**.
 - ii. Total project cost including and optional features (i.e., windows, HVAC, etc.)
- E. **Project Timeline**
 - i. Proposed schedule from contract award to completion, including key milestones
 - ii. **Confirmation the project can be completed within two (2) months by or near September 12, 2025.**
- F. Responsive proposals should provide straightforward, concise information that satisfies the requirements specified. Expensive bindings, color displays, and the like are not necessary. Emphasis should be placed on brevity, conformity to instructions, specified requirements of this RFP, and clarity of content.

VII. SUBMISSION OF PROPOSALS

- A. **Submission Deadline:** Submissions will not be accepted after 5 p.m. Pacific Daylight Time on July 11, 2025.
- B. **Submission Method:** Proposals must be submitted in hard copy (four sets) to:
 - i. Pioneer Fire Protection District, 7061 Mount Aukum Road, Somerset, CA 95684
 - ii. **NOTE: The U.S Postal Service does not deliver to our address. Vendors must use other forms such as private carrier or hand delivery.**
- C. **Questions:** Direct all questions to Fire Chief David Whitt at dwhitt@pioneerfire.org by July 7, 2025. **RFP's emailed to Chief Whitt will not be accepted.** Responses to questions may be shared with all bidders.

VIII. SELECTION/EVALUATIONS OF THE PORPOSALS

- A. An evaluation panel composed of predominately PFPD staff will review and score the Proposals.
- B. Scoring criteria:
 - i. **Compliance with Specifications (20%):** adherence to building, concrete and fire safety requirements.
 - ii. **Cost (30%):** Competitiveness and transparency of the cost proposal.
 - iii. **Experience and Qualifications (20%):** Demonstrated experience with similar projects and qualified personnel.
 - iv. **Timeline (20%):** Feasibility of the proposed schedule.

- v. **References (10%):** Quality and relevance of past project references.
- C. At any time, PFPD may contact previous clients and owners to verify the experience and performance of the prospective Vendor, their key personnel, and their subcontractors.

IX. PROPOSED CONTRACT TERMS AND ADMINISTRATIVE RULES

- A. PFPD reserves the right to reject any or all proposals or to waive minor irregularities in the RFP process.
- B. A contract with the awarded Vendor must be signed by the parties on a format agreed to by both PFPD and the Vendor.
- C. The Vendor must provide performance and payment bonds.
- D. The contract shall include provisions that the Vendor shall pay, or cause to be paid, each worker engaged in work on the project, who is subject to the Prevailing Wage Law, not less than the general prevailing rate of per diem wages determined by the Department of Industrial Relations, regardless of any contractual relationship which may be alleged to exist between the Vendor contractor or and subcontractor and such workers.
- E. PFPD reserves the right to modify or update the contract in the interest of PFPD, in whole or in part at any time up to the negotiation of the agreement with the Vendor. In submitting for this RFP. The prospective Vendor and their key subcontractors acknowledge that:
 - i. The project team will provide the services required in the contract, and
 - ii. Has no objection to the contract.
- F. If a satisfactory contractual agreement on services and compensation cannot be reached between the PFPD and the Vendor within 30 calendar days of notification of selection, the PFPD reserves the right to terminate negotiations with that Vendor and attempt to reach satisfactory contractual agreement with another qualified Vendor.
- G. The Vendor selected under this RFP will not be precluded from consideration nor given any special status in any future RFP's issued by PFPD.
- H. The PFPD reserves the right to reject any of the Vendor's subconsultants and ask that a different firm be proposed for consideration. Upon selection of the Vendor, the PFPD reserves the right to approve the selection of other subconsultant not requested in the RFP.
- I. Withdrawal and resubmission or modification of Proposals
 - i. A vendor may withdraw their proposal at any time prior to the deadline of submitting proposals by notifying PFPD in writing of its withdrawal. The notice must be signed by the Vendor. The Vendor may thereafter submit a new or modified proposal, provided that it is received at the PFPD no later than the proposal due date and time listed in this RFP. Modifications offered in any other manner, oral, or written, will not be

considered. Proposals cannot be changed or withdrawn after the proposal due date and time listed in this RFP.

- J.** Compensation: The compensation for this construction project shall be net 30 upon completion. Payment is due 30 days form the date of project completion, subject to the Vendor meeting all contractual obligations and ensuring that the project is completed in accordance with the terms and specifications outlined in the contract.
- K.** The PFPD will make a reasonable effort to execute the contract based on the solicitation document within 30 days of selecting a Vendor that best meets it requirements.