



CITY OF URBANA

RFQ Construction Manager for Two New Fire Stations (Solicitation #2223-35)

Addendum #1

ADDENDUM DATE: 05/23/2023

This Addendum has been issued to clarify questions concerning Solicitation #2223-35.

This addendum, along with any and all other addendums, must be acknowledged in your submittal.

Final questions and comments pertaining to this request for qualifications shall be submitted to the City in accordance with dates/times listed below. Additional questions and comments received after this time will not be answered.

Important Dates:

RFQ Issue Date: 04/28/2023
Addendum #1: 05/23/2023
Last Day for Questions: 05/22/2023
Last Addendum: 05/23/2023 (if needed)
Responses Due: 05/25/2023 (unchanged)

Contact

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Special Projects Manager
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Items of Clarification

Any clarifying information provided via addendum, or subsequent addenda, shall take control over information provided in original solicitation documents and prior addenda.

All addenda, stating specific addenda numbers, shall be acknowledged in your final submittal.

Q1. Section 10.0 Subcontractors instructs to list Subcontracts, while 15.3 notes “all Subcontractor to bid publicly.” Based on our knowledge of CMAR, we agree that statement is correct, however we will not know our team until the bidding process is complete. Is there any information that should be submitted with our RFQ response as it releases to section 10.0 Subcontractors?

A1. This section is to be used to clarify any joint ventures or partnerships that may require you to list a subcontractor.

Q2. Section 16.0 Attachments references the Urbana Purchase Order Standard Terms and Conditions. This document does not appear to be attached.

A2. We have attached a copy of the standard terms and conditions at the end of this addenda.

Q3. Are there any impediments to constructing both station concurrently starting in spring of 2024?

A3. We plan to construct both structures at the same time in order to increase productivity and project flow.

Q4. What are the Insurance requirements for this project?

A4. The insurance requirements for this project have been adjusted for this project in order to meet the industry standards for this type and scale of work. \$1M GL per occurrence/ 2M aggregate and 5M Umbrella.

Q5. When were the budget numbers created?

A5. Budget numbers were created in first quarter 2023.

Q6. Can the CM bid other trade packages?

A6. Yes they can bid other trade work. Standard bidding requirements will apply.

Q7. Can you send out the presentation slides?

A7. We will attach the presentation for your review.

Q8. Has an architect been hired by the City.

A8. FGM Architects from Oakbrook, IL

Q9. How is the project funded?

A9. Combination of Grants, Bonds and General Fund

Q10. Where are the fire Stations going to be located?

A10. 1501 E Mumford – Station 2. Station 3 address not released yet, but property acquisition currently underway, within 1/2 mile of existing station.

PRE-SUBMITTAL MEETING SIGN-IN SHEET

Sign IN

<u>NAME</u>	<u>COMPANY</u>	<u>PHONE</u>	<u>E-MAIL</u>
Colin Logue	P.J Hoerr	309-275-3388	Colin @ PJ Hoerr.com
Zac Anderson	Goodman Construction	217-549-4297	Zac@goodmanconstructionco.com
Greg Shroka	O'SHEA BUILDERS	217-714-4901	gshroka@oshea.builders.com
CHAD ARMSTRONG	GRUNLOTH CONSTRUCTION	217-821-9983	CAARMSTRONG@GRUNLOTH.COM
James Bower	Petry-Kuhne	217 356 3747	jbower@petry-kuhne.com
Mikayla Vincent	CORE Construction	309 922 3630	mikaylavincent@coreconstruction.com

Thank you!

Standard Terms and Conditions

Unless otherwise stated on this purchase order ("P.O."), the following standard terms and conditions apply.

1. **Prices.** The prices shown on this P.O. are complete, including shipping, handling, installation, and all other charges.
2. **Delivery.** The Vendor shall complete delivery no more than 30 days after the date of this P.O. The Vendor shall list the P.O. number on all bills and packing lists and include a separate invoice with each shipment of goods.
3. **Payment; sales tax.** The City shall make payment not more than 30 days after it accepts all goods delivered or work performed and receives a correct bill. The City is not liable for payment delays caused by inaccurate bills or bills that lack the applicable P.O. number. The City is exempt from payment of sales tax.
4. **Inspection; rejection; acceptance.** Before making payment, the City may inspect all goods delivered and services performed and reject those that are defective or nonconforming. The City may return rejected goods and goods supplied in excess quantities to the Vendor at the Vendor's risk and expense. The Vendor shall promptly correct all work or services identified to be defective or nonconforming, whether observed before or after completion of the services. The Vendor is responsible for all costs of correcting such defective or nonconforming goods or services, including costs associated with repairing any damage, re-performing the services, and incurred due to the Vendor's inadequate performance.
5. **Warranties.** In addition to all warranties provided by law, the Vendor warrants that the goods delivered pursuant to this P.O.: (a) conform to the descriptions and specifications contained herein; (b) are fit for the purpose for which such goods are ordinarily employed and any particular use the City has specified to the Vendor; (c) are new, unused, and safe for their intended purpose; (d) are free from any security interests, liens, claims, or encumbrances; (e) comply with all applicable federal, state, and municipal laws; (f) do not infringe upon or violate any copyrights or patents, unless the City has furnished the designs used on the goods; and (g) will operate for a reasonable period under normal use.
6. **Cancellation.** The time for delivery of goods or performance of services pursuant to this P.O. is of the essence. The City may cancel any or all of this order without liability if the Vendor: (a) fails to meet price, quantity, quality, or delivery requirements; (b) ceases to operate in the normal course of business; (c) declares bankruptcy or otherwise is subject to legal proceedings concerning creditor relief; (d) applies for or is subject to appointment of a receiver; or (e) makes any assignment for the benefit of creditors. The City also reserves the right to cancel for any other reason permitted by the Uniform Commercial Code.
7. **Default.** If the City initiates suit for any default of the Vendor, the Vendor shall pay the City's costs to enforce the terms of this P.O., including court costs and reasonable attorneys' fees.
8. **Indemnification.** Except for claims based solely upon the negligence, gross negligence, or willful, wanton, or intentional misconduct of the City, its officers, agents, or employees, the Vendor shall INDEMNIFY and DEFEND the City and its officers, agents, and employees against all claims, including attorneys' fees, arising from (a) any defect in the goods or services that existed at the time of delivery to the City; (b) the Vendor's breach of any warranty; or (c) the Vendor's performance or failure to perform the provisions of this P.O.
9. **Risk of loss.** The Vendor shall bear the risk of loss, injury, or destruction of the goods or services specified in this P.O. until delivery to the specified destination and the City's inspection and acceptance.
10. **Independent contractor.** The parties are independent contractors with respect to each other, and nothing in this P.O. creates any association, partnership, joint venture, or agency relationship between them.
11. **Force majeure.** Neither party will be deemed to be in default for performance delays caused by floods, earthquakes, fires, epidemics, wars, riots, or other civil disturbances. The City may cancel this P.O. after determining such delay will prevent successful performance of this P.O.
12. **Assignment.** The Vendor shall not assign or subcontract its rights without the City's prior written approval.
13. **Variations; entire agreement.** The City expressly objects to and rejects any different terms, variations, or substitutions. This P.O. constitutes the entire agreement between the parties concerning the subject matter, supersedes all prior agreements or understandings pertaining to the subject matter, and may not be amended except by a writing signed by both parties.
14. **Governing law.** The parties shall construe this P.O. according to Illinois law and the Urbana City Code and shall initiate and maintain any action to interpret or enforce this P.O. in the Sixth Judicial Circuit Court, Champaign County, Illinois.
15. **Nonwaiver.** Either party's failure to enforce any provision of this P.O. will not be deemed a waiver of future enforcement of that or any other provision. A waiver of any provision of this P.O. is valid only if in writing and signed by the parties.
16. **Compliance with laws.** The Vendor shall comply with all applicable federal, state, and local laws, ordinances, rules, and regulations, including without limitation those pertaining to nondiscrimination, all of which as may be amended from time to time.
17. **Prevailing wages.** The prevailing rates of wages are revised by the Department of Labor and are available on the Department's official website.
18. **Survival.** The obligations set forth in Paragraphs 5, 7, 8, and 14 will survive the termination of this P.O.

City of Urbana & Urbana Fire Department

Fire Station No.2 & No.3 Review



UFD Station No.2



UFD Station No.3

January 12, 2023

Phase 1 Facilities Condition Assessment 2019

Facility Condition Index (FCI): The industry standard ranking and benchmarking metric



$$FCI = \frac{\text{Deferred Maintenance Deficiencies (DMD)}}{\text{Current Replacement Value (CRV)}}$$

Building	Built	Size (SF)	5 Yr. FCI	10 Yr. FCI
Fire Station #2- Philo Road	1968	5150	0.14	0.25
Fire Station #3- Lincoln Ave.	1971	3447	0.35	0.48

Phase 2: Space Needs and Programming 2019

Key Findings:

- Cost of repairs/upgrades to bring Firestations up to date exceed the replacement value
- New stations should match or exceed current capacity- projected 5,000 to 7,000 SF*
- Existing sites are limited in expanding capacity

**SINCE THE SPACE NEEDS AND PROGRAMMING WAS COMPLETED, URBANA FIRE DEPARTMENT RECEIVED A SAFER GRANT THAT EFFECTIVELY ADDED 6 ADDITIONAL STAFF FURTHER ENHANCING THE NEED FOR ADDITIONAL CAPACITY.*

Phase 3: Facilities Master Plan Implementation

Facilities Plan Implementation			
Project	FY 22	FY 23	FY24
Citywide Storage Facility Design/Build	Design Completed	Planned Completion	
City-Wide Security Improvements		Under Construction	Planned Completion
City Building Interim Reconfiguration		Under Construction	Planned Completion
Station #2 Design/Build		Design In-Progress	Planned Construction
Station #3 Design/Build		Design In-Progress	Planned Construction
ADA Life Safety Implementation	Design Completed		Planned Completion
Interim Arbor Relocation		Not Started	Planned Design
Fleet Service Remodel		Not Started	Planned Design
Arbor LRC Facility Rehab		Not Started	Planned Design
Public Works Reconstruction		Not Started	Planned Design
General Rehab	Various Projects	Various Projects	Various Projects

City Council's Draft Program & Budget

Space Description/Room	Existing Area (Sq Ft)	Proposed Area (Sq Ft)		Notes/Comments
		Station 2 Philo Road	Station 3 North Lincoln	
A. Public				
1.0 Entry Vestibule	2s- 30sf/ 3s- 40sf	70	70	Essential
2.0 Lobby	-	0	0	Enhanced; lack of council majority support for public access for small or large community room.
3.0 Training Room	-	900	0	Essential = 600 SF/station; Fire Dept. preference to rebalance total area to have one larger space at one station; Council support for amplified fire administration created small conference room at other station so eliminated training room from other station.
4.0 Training Storage	-	25	0	Essential; incorporated into small conference room space in Fire Admin space @ Station 3
5.0 City Offices	-	0	0	Non-Essential; lack of council majority support for City Office space as a whole; council opted to eliminate
6.0 Firefighter Wellness Room/ Mothers Room	-	64	64	Essential
Sub-Total	-	1059	134	
15% Circulation Factor	-	159	20	Net Sq. Ft.
PUBLIC TOTAL	-	1218	154	
B. Administration				
1.0 Office	2s- 25sf/ 3s- 0sf	100	100	Essential
2.0 Office	-	0	100	Amplified; council majority support for additional fire admin space at least at 1 station
3.0 Small Conference Room	-	0	300	Amplified; council majority support for additional fire admin space at least at 1 station; with small conference room Fire Dept OK to eliminate smaller training room from Public Space
4.0 Report Room	2s- 50sf/ 3s- 40sf	100	140	Amplified; council majority support for additional fire admin space at least at 1 station
Sub-Total	-	200	640	
25% Circulation Factor	-	50	160	Net Sq. Ft.
ADMINISTRATION TOTAL	-	250	800	
C. Residential				
1.0 Dayroom - 6 people	2s- 45sf/ 3s- 430sf	400	400	Essential
2.0 Kitchen - 6 people	2s- 150sf/ 3s- 200sf	180	180	Essential
3.0 Dining Room - 6 people	in dayroom #'s	125	125	Essential
4.0 Bunkrooms - 6 people	2s- 360sf/ 3s- 350sf	540	540	Council supported design/building to accommodate 6 fire service workers which increased this space.
5.0 Single User Restrooms (3)	2s- 155sf/ 3s- 113sf	300	300	Council supported design/building to accommodate 6 fire service workers which increased this space.
6.0 Universal Locker Room	2s- 0sf/ 3s- 180sf	325	325	Council supported design/building to accommodate 6 fire service workers which increased this space.
7.0 Fitness Room	2s- 200sf/ 3s- 260sf	300	300	Essential
8.0 Janitor Closet/Supplies	2s- 30sf/ 3s- 20sf	30	30	Essential
9.0 Residential Laundry	-	70	70	Essential
Sub-Total	-	2,270	2,270	
20% Circulation Factor	-	454	454	Net Sq. Ft.
RESIDENTIAL TOTAL	-	2,724	2,724	

Essential

Enhanced

Amplified

Space Description/Room	Existing Area (Sq Ft)	Proposed Area (Sq Ft)		Notes/Comments
		Station 2 Philo Road	Station 3 North Lincoln	
D. Apparatus Area				
1.0 Apparatus Bays	2s- 1,690sf/ 3s- 1600sf	2,000	2,000	Essential
2.0 Hose Tower	2s- 0sf/ 3s- 40sf	96	96	Essential
3.0 Turnout Gear Lockers	2s- 130sf/ 3s- 140sf	320	320	Council supported design/building to accommodate 6 fire service workers which increased this space.
4.0 Bay Laundry	2s- 30sf/ 3s- 40sf	160	160	Essential
5.0 Decon/EMS Dirty	-	100	100	Essential
6.0 EMS Supply/ Vending	2s- 10sf/ 3s- 10sf	25	25	Essential
7.0 SCBA	-	30	30	Essential
8.0 Work Room/ Tools/ Equipment	2s- 60sf/ 3s- 40sf	140	140	Essential
9.0 Toilet	-	80	80	Essential
10.0 Hose Storage	on bay floor	20	20	Essential
11.0 Training Storage	-	80	80	Essential
12.0 Bay Storage	2s- 30sf/ 3s- 144sf	100	100	Essential
13.0 Seasonal Storage	on bay floor	80	80	Essential
Sub-Total	-	3,231	3,231	
0% Circulation Factor	-	0	0	Net Sq. Ft.
APPARATUS AREA TOTAL	-	3,231	3,231	
E. Support/Storage				
1.0 Mechanical Room	2s- 18sf/ 3s- mezz/roof in mech, bay, office	120	120	Essential
2.0 Electrical Service	-	140	140	Essential
3.0 I.T. Room	in mech, bay, office	90	0	Essential
4.0 Water Service/Sprinkler	no fire protection	80	80	Essential
5.0 Stairs	2s- 90sf/ 3s- no stairs	0	0	N/A, proposed single level
6.0 Elevator	-	0	0	N/A, proposed single level
7.0 Emergency Generator	-	-	-	Exterior
Sub-Total	-	430	340	
10% Circulation Factor	-	43	34	Net Sq. Ft.
SUPPORT/STORAGE TOTAL	-	473	374	
Sub-total Net Building Area	-	7,896	7,283	
15% Grossing Factor	-	1,184	1,092	Walls, mechanical chases, etc. allowance
TOTAL GROSS BUILDING AREA REQUIRED	-	9,080	8,375	Gross Sq. Ft.
EXTERIOR SPACE NEED REQUIREMENTS				
Parking	2 Public, 8 Staff	4, double at shift change		
Outdoor Patio		Small area for grill/seating		
Dumpster Enclosure		Required		
Outbuilding for on-site vehicle equipment storage		Non-Essential; lack of council majority support for this but reserve conceptual space for future building.		
OTHER ITEMS				
Geothermal Heating/Cooling		Incorporate in design and bid as alternate		
Solar Power		Incorporate in design and bid as alternate		
LEED/Passive House Certification		Council supported designing with these concepts in mind and producing theoretical scoring without pursuing formal certification.		

	Station No. 2	Station No. 3	TOTAL FOR 2 STATIONS
Low Range Cost Estimate	\$5,266,400.00	\$4,857,500.00	\$10,123,900.00
High Range Cost Estimate	\$5,556,960.00	\$5,125,500.00	\$10,682,460.00

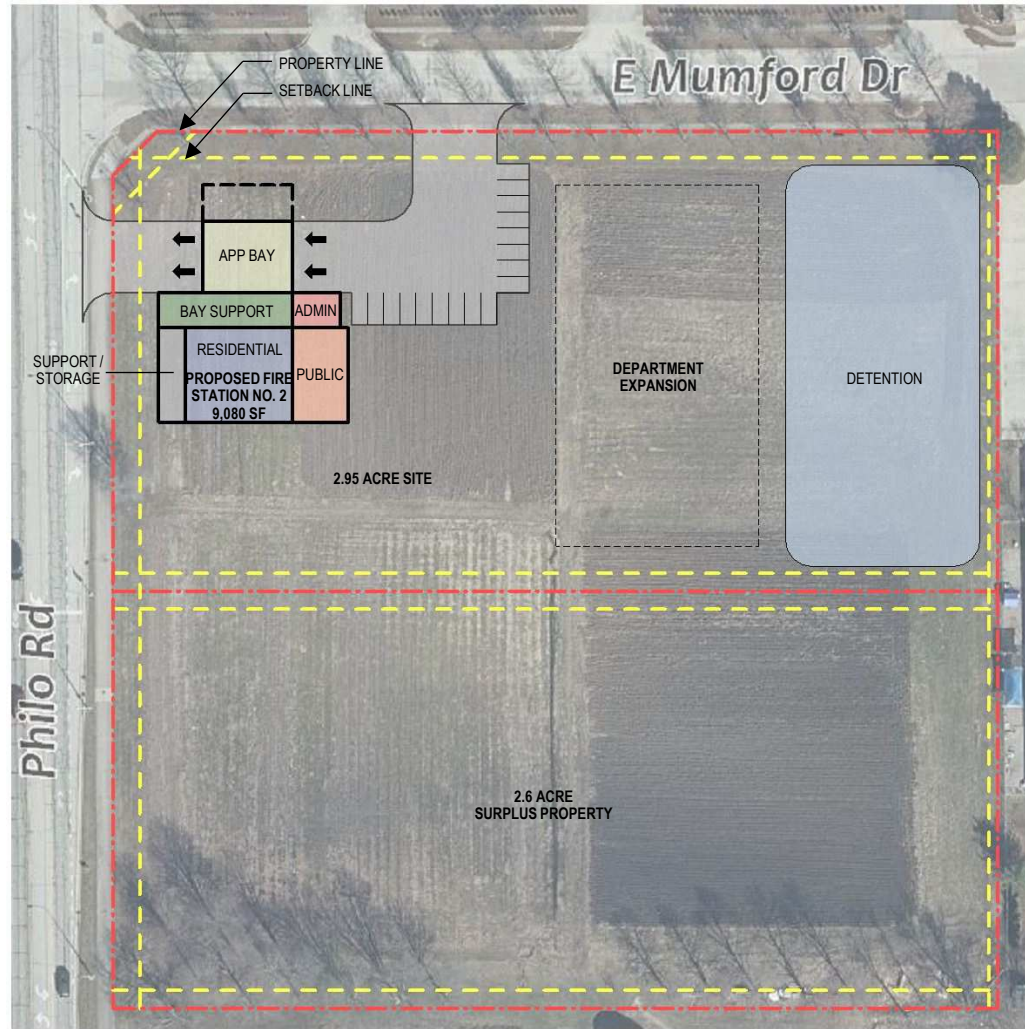
Includes all A/E and other costs but excludes any potential land acquisition costs

Generated using overall cost / SF from previous estimates

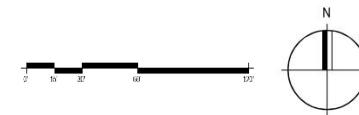


Station No.2

Fire Station – 9,080 sf



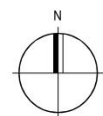
Proposed Site Plan Diagram



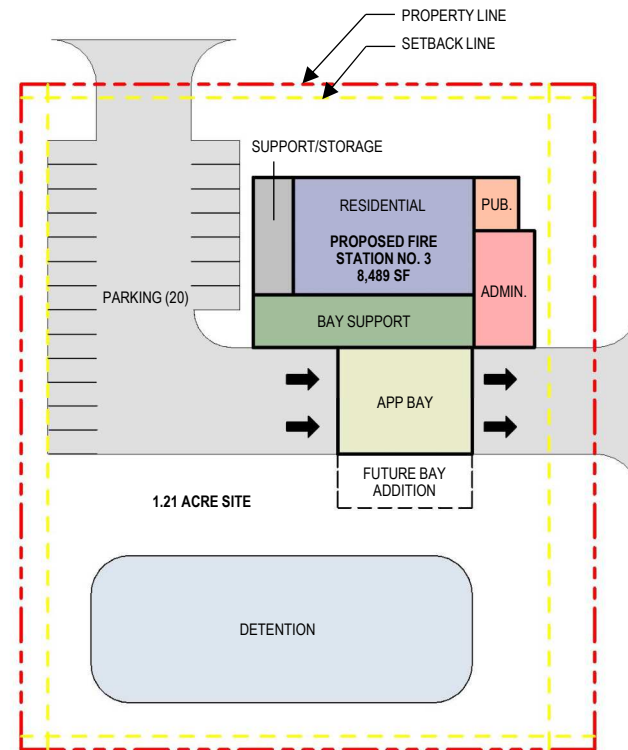
Station No.3



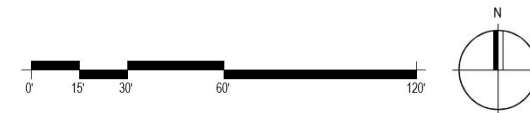
Possible Locations for Hypothetical Site



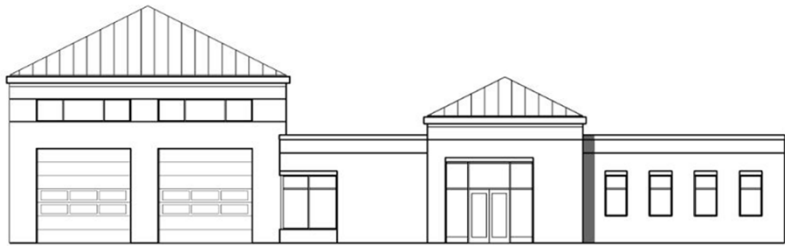
Station No.3



Proposed Site Plan Diagram -
Generic Corner Site



Visioning Workshop



Massing Study – **Concept B** – Pitched Roof



Concept Imagery