City of Rochester Hills
Design-Build Fire Training Tower
RFP-RH-24-017
Proposal Tabulation

	A.R. Brouwer Dexter, Michigan	DeAngelis Diamond Novi, Michigan	Sorensen Gross Company Flint, Michigan	Symtech Fire Berkeley Heights, New Jersey	Wing Construction, Inc. Utica, Michigan
Firm Established	1998	1996	1925	2019	1967
Years in Business	26	28	99	5	57
Type of Organization	LLC	Partnership	LLC	Corporation	Corporation
Payment Method Accepted	City PO/Check	City PO/Check	City PO/Check	City PO/Check	City PO/Check
Identify lawsuits or litigation that firm has been a part of:	N/A	N/A	N/A	None provided	N/A
Are there exceptions?	Yes	No	No	Yes	Yes
Method statement clearly illustrating your clear and concise understanding of the requirements of the project, potential issues, and proposed solutions. The team should also clearly address their approach to dealing with key tasks, activities, and issues (including the permitting process) required to complete each project phase.	Vendor understands that saving lives and avoiding injury are the reasons why the City is investing in a new training tower. Vendor understands they are expected to: (1) Design, obtain permits and approval, develop, construct, test, and turnover a complete fire training tower facility, (2) Tower structure is to be a shipping container or structural steel frame modular system, the City is not interested in brick and mortar construction for this project, (3)-Serviceable life and flexibility of use are important considerations in the success of the project. **Potential Issues:** (1) Design of the fire training tower system to accommodate all aspects of the current needs while planning for flexibility of potential future needs, (2) Various aspects of the schedule will need to be carefully considered and monitored to ensure successful completion of the project, (3) Vendor is proposing a modular system, which would allow more flexibility in layout and with future modifications without affecting structural integrity. These systems are specifically designed and built for individual tower projects, and not from pre-existing containers. WHP Modx system uses American made steel materials. Warranty timelines are superior for modular systems compared to container.	Vendor will hold a preconstruction meeting to establish a framework in which project decisions are made and collaboration is conducted. Vendor will build, update and distribute the Master Preconstruction Schedule. They will update the schedule weekly as the design phase progresses and create a healthy culture of accountability to ensure milestones are met. Vendor will conduct team meetings to facilitate permit review process, coordinate with utility departments and communicate the overall project goals to the municipality early in the process to avoid potential roadblocks during the construction stage. Vendor will ensure product durability and will be vocal in expressing concerns over products they've had issues with in the past. Vendor performs constructability reviews that help team to improve on drawing details , and to better define contractor scopes that will result in better vetted costs. The goal is to complete project with minimal or no change orders and delays.	Vendor understands that the City's goals include:(1)Build a training tower to support the all-inclusive training needs (2) Utilize a modular concept (3) Have the proposed solution fit into the current environment, (4) Choose based on best value, with strong consideration for quality, longevity, and maintenance, (5) Need to provide firefighters with a training environment that will give them the skills that will be used on a daily basis, especially on the fire-ground. Vendor proposes a steel training system that will allow great flexibility of design and function, and meet the City's current and future needs. Vendor is partnering with Fire Facilities Inc. They have the ability to develop systems that work within the structure to simulate several fire types and situations using either Class 'A' materials or highly advanced natural gas or propane fueled systems.	Vendor will meet or exceed the bid specs and will make recommendations based on more than 20 years of container training facility construction experience. Vendor acknowledged list of City's desired design elements. Vendor did not directly answer presented question.	Vendor's understanding of the project is that once awarded, they will begin to complete the design phase with the architect, engineer, training tower contractor and owner. Once the construction/permit drawings are completed and if the completed design is taller than forty two feet, they understand the need for Planning approval. They will then submit to the city for permits, place orders for materials in order to minimize lead times. During the time that the training tower is being fabricated, they will complete any and all work ahead of training tower delivery, including foundations, utility work, and if possible flat concrete work. Once training tower is delivered and installed, all remaining work, clean up and final inspections will be completed, and last, training of training tower use will be scheduled.
Provide the firm's method of approach or work plan summary to meet the City's objectives, including a timeline for the work. Work plan should describe the approach to designing, building and installation of this project. The plan should include a list of all tasks for all phases of this project and timeframe for completion of project.	Proposed schedule may need to change to accommodate time it takes the City to select a Design/Build partner. Completion is more likely to occur 150-180 days after delivery of modular system. Construction of site work and foundations can be done while system is being fabricated. Coordinate with the Building Dept and Planning to ensure a smooth approval process. Coordinate timelines with the City for the demolition and building process of the current and future tower. Vendor will provide a detailed scope of work, detailed schedule and completed construction documents submitted to the City for final approval. Will constantly evaluate the drawings and specifications for construction sequence, constructability, detail feasibility, schedule impacts, cost-effectiveness, and gaps and overlaps between trades. Overall schedule will be developed with Microsoft Project. The project management software, Procore, will be available to all team members at the beginning of the project to monitor important details throughout the course of the construction phases and keep the client well informed as the project progresses. Communication will include regular contact with the City and meeting minutes will be issued to the project team after each meeting that will include updated budget, schedule, submittal log, RFI log, open issue log and progress photos. There will be a mobilization plan and close-out plan created to ensure successful completion of the project. Vendor will create a site-specific safety plan and in regards to risk management, plans to work with vendors they know are qualified to do the job	Upon completion and agreement on the design (anticipated within roughly 2 weeks), the manufacturing lead time for the system is estimated to be approximately 32 weeks. Plan to start the site work that includes relocation of the catch basin along with the concrete, footings, foundations, grade beams, and slabs. If all goes according to schedule, site should be ready for WHP to deliver and install when the system is finished manufacturing. This anticipated installation will take roughly 4-6 weeks. The schedule is based on recommendations by fire training tower provider. Vendor expects to complete all underground/structural work to support structure prior to training tower arrival on site. Vendor intends to utilize the Model X Series Modular Live Burn Training Facility provided by WHP Training Towers. This model would have an increased lifespan along with great performance. The plan is to subcontract the catch basin relocation, concrete pad demo, excavation and concrete underground, and training tower structure. Vendor will not self-perform any of the work for this project. Vendor has partnered with Lott3 Metz Crutcher Architecture to aid with design for project, and they will provide pre-design/ schematic design, design development, construction documents, engineering and admin work.	Teambuilding - first step in pre-construction services is to perform teambuilding exercises with all stakeholders to establish strong foundation. Value Engineering - method used to maximize budget dollars. This consists of evaluations of alternate approaches to materials, systems and construction techniques. Trade Participation - engaging key subcontractors early on in the design of the project to help clear up any questions or concerns. Bidding Strategy - collect bids as they are received, and issue contracts once approved by Owner. There will also be a pre-bid conference to help narrow down who will receive contracts. Subcontractor Selection - Vendor has established relationships with qualified subcontractors, and will select subcontractors fit for the specific job. Schedule: 150-180 days after contract Construction Phase: Vendor will provide full admin and management services for the project; coordinating construction meetings, setting daily schedules, coordinating construction force, etc. A Safety program is in place to ensure safety of the public and their own workers. Vendor understands the obligation to provide quality control. If an issue arises, procedures are in place to ensure proper documentation, review and correction with follow-up. In the event of a change order, vendor will work with the architect to develop changes and turn in for approval.	Design Drawings, Elevations, and 3D Models - 12 weeks; Container Fabrication - 22 weeks - Includes all steel fab work; Mock Assembly Prior to Shipment - 2 weeks - Completed off-site; On-Site Setup & Commissioning - 3 weeks ; Training / Handover - 2 Days; **Project Completion - 39 Weeks, 2 Days**	Initial Design - 7 days; Design Completion - 28 days; Permit Process - 7 days; Initial, Pre-Tower Delivery Work - 40 days (plumbing, utility work, site work); Building delivery and installation - 65 days; Final construction work - 30 days (flatwork, landscape, restoration, clean up and inspections); Training - 2 days
Provide a list of past projects, documenting company experience specializing in design-build projects for fire training towers.	Provided	Provided	Provided	Provided	Provided
Were references received?	Yes	Yes	Yes	Yes	Yes

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Clearly identify the team structure, organization, and availability of staff, and demonstrate how the team members identified have the requisite experience to perform the work. Provide qualifications and experience for each subcontractor on the form below.	Since 1998, vendor has provided design/build, construction management and general contracting services throughout SE Michigan. Vendor partners with A3C - Collaborative Architecture, Shymanski & Associates, LLC, and Washtenaw Engineering Company (WEC). A3C is an architectural firm focusing on municipal, educational and healthcare design. Shymanski & Associates LLC is a Michigan-based engineering firm. Projects include low and high-rise buildings of structural steel, cast-in-place concrete, precast and post-tensioned concrete, load bearing masonry, wood timber and light-gage metal. Additionally, their engineers have performed structural reviews and building investigations for municipalities for over 30 years. For this project, Shymanski will provide structural engineering and WEC will provide civil engineering.	**David Kovalik, Vice President Detroit** - 18 years of Construction Experience /18 years with DeAngelis Diamond **Nick Whitworth, Estimator** **Dan Grace, Project Manager** - 17 years of Construction Experience /3 years with DeAngelis Diamond **Brett Beaver, Superintendent** -6 years of Construction Experience **van Alvarado, Field Engineer / Intern**	Staff will supervise trade construction subcontractors and ensure quality delivery and adherence to contract documents and drawings and specs. Team has strong experience with municipal projects and fire training centers. **Mark Maloney** - 11 years of experience in commercial and residential construction. **T. Fought & Associates** - full-service provider with structural, mechanical, electrical and civil consultants, all licensed and insured. Providing Architectural services with 35 years of experience on a wide range of projects including industrial, religious, office, commercial, residential, and banquet facilities. **Steven Westra, Fire Facilities Director of Engineering/President** - 25+ years of training tower design experience. Projects to date include over 600 fire training towers. **John Schauf, Fire Facilities Sales Manager** - 30 years of fire service experience. Project oversight on over 300 new training facilities worldwide over the last 21 years.	**Jon Hanson, Managing Director -** certified fire fighter in NJ / 19+ years of experience in Marketing. **Pete Romero, Director of Engineering -** 24+ years experience. **Byron Charbonneau, Mechanical Engineer** - 20+ years of experience as a mechanical design engineer in the automotive, aerospace, fire training, and renewable energy fields. **Lucas Sanz, Mechanical Engineer** - 15+ years experience as mechanical engineer. **Vercelis Samaniego, Project Engineer** - 20+ years experience in manufacturing and construction. **Ross Riddell, Field Construction Manager**- 30+ years experience in the Public Safety field that covers fire and rescue training and response. **Anthony Eckeresali, Lead Software Engineer** - 20+ years experience in program development.	Design Firm - Anderson, Eckstein & Westrick. Architect - Jason Arlow - 20 years Engineer - Kevin Zauel - 30 years General Contractor - Wing Construction Inc. Vice President - Steve Heike - 40 years Superintendent - Brent Brockhouse - 45 years Office Manager - Karen Heike - 20 years Training Tower - American Fire Training Systems Kerry Fierke - 25 years Concrete Contractor - Prain Development Steve Prain - 37 years Electrical - Lincoln Electric Travis Petty - 15 years Site Underground Utilities - F.D.M. Contracting Inc Don Meram - 37 years Landscaper - Munaco Landscape Salvatore Munaco - 16 years
				Oscar Gonzalez, Panel/Electrical Fabricator - 15+ years experience. **Jim Nilo, Commissioning/ Training Manager** - Retired Fire Chief **Greg Pascola, Field Installation/Fire Behavior Expert** - 38-year career with LA FD. **Linda Feng, Customer Service Manager** - **John Simpson, Field Service Tech** - 42-year veteran of Fire service. **Maria Oubina, Marketing/Office Manager** **Paul Ellis, Project Development** - involved in the planning, budgeting, and execution of more than 45 fixed and mobile training facilities.	
Will subcontractors be used for this project? If so, was information given on each?	Yes / Yes	Yes / Yes	Yes/ Yes	Yes / Yes	Yes / Yes
Were concept drawings received?	Yes	Yes	Yes	Yes	Yes

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Describe your warranty and guarantees for Work secured as part of this contract. Contractor must describe their process for gathering and providing to the City all warranties and guarantees and how they go about ensuring that all warranties received are valid and enforceable. Please describe your process for submitting a warranty claim.	Vendor will provide the required 2-year warranty coverage for their work on this project. As part of our project closeout process, we will collect signed warranty and guarantee information from suppliers and subcontractors prior to issuing final payment on subcontracts. We will ensure that the required 2-year coverage is included in these warranty and guarantee documents.	Vendor has a full-time warranty department to turn to, should a warranty issue ever arise. They provide their clients with one single point of contact so that issues get addressed more efficiently.	Before completion, vendor will work on the close-out and warranty portion of project. This includes preparing closeout documentation to include all required warranties, O&M documents, record drawings and attic stock. They will also schedule training for each building system. After completion, vendor will coordinate, monitor and resolve warranty issues during warranty period. Fire Facilities warranty Fire Facilities offers a 30/25-year limited warranty on paint finish, which includes chalking, fading and breakdown of film integrity. However, Fire Facilities is not responsible for damage caused by atmospheric conditions that may accelerate these paint conditions. Fire Facilities (Seller) warrants all materials to be free of defects for a period of one year from the date of last shipment, except reasonable wear and tear. Subject to the one year limitation, Seller will replace or restore on-site any materials showing failure and will assume the cost of labor and material for repair or replacement. Seller, in its discretion alone, shall determine the method used for restoration of the material involved. The Westec Insulation System provided for burn room walls and ceilings shall be covered by a 15-year limited warranty. A 5-year limited warranty shall be provided on the structure itself.	1-year standard warranty.	Three year warranty on structure against manufacture defects. One year warranty on burn rooms.
Cost Proposal - Lump Sum Cost					
Design, Professional and Consulting Services	$136,600.00	$39,000.00	$23,000.00	Included	$55,000.00
Permitting	N/A			N/A	N/A
Site Work	$119,780.00	$29,964.00	$122,200.00	Not included	$50,000.00
Relocating of Catch Basin	$8,000.00	$25,000.00		Not included	$15,000.00
Materials	Included in Building Construction		$328,200.00	Included	$85,000.00
Construction Services	$178,430.00	$174,942.00	$144,000.00	$516,762.00	$60,000.00
Training	$9,000.00		Included in materials	Included	$5,000.00
Building Construction	$608,190.00	$620,843.00	$186,000.00	Included	$300,000.00
Allowances	$10,000.00	$2,000.00	$8,000.00	Included	$10,000.00
Project Contingency	$25,000.00	Recommend carrying 5% contingency	$10,000.00	Included	
Other work not covered above	N/A		$16,200.00	Included	$45,000.00
Total Cost	**$1,095,000.00**	**$891,749.00**	**$837,600.00**	**$516,762.00**	**$625,000.00**
Guaranteed Maximum Price (GMP)	**$1,095,000.00**	**$891,749.00**	**$837,600.00**	**$516,762.00**	**$625,000.00**