

REQUEST FOR PROPOSALS



Engineered Commercial Steel Building Supply and Onsite Installation

Proposed Building Size: 80' W x 140' L x 20' Eave Height

Issuing Entity	East Valley Fire Department
Project	Engineered Commercial Steel Building and Onsite Installation
Issue Date	April 6, 2026
Proposal Due Date	May 8, 2026
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1. Invitation to Propose

The East Valley Fire Department is soliciting sealed proposals from qualified contractors for the furnishing and complete onsite installation of one engineered commercial steel building measuring 80 feet wide by 140 feet long with 20-foot-high wall/eave height. The building shall include seven (7) commercial overhead garage doors, each measuring 14 feet wide by 14 feet high, one (1) roll-up door measuring 8 feet wide by 8 feet high, four (4) standard sized man doors, together with associated structural framing, trim, accessories, and installation labor.

The successful proposer shall provide a turnkey solution including engineering, fabrication, delivery, erection, anchorage, trim-out, door installation, weather-tight completion, and all labor, supervision, equipment, and incidental materials necessary for a complete and functional building system, except for any owner-furnished items specifically identified in this RFP.

2. Project Overview and Objectives

- Provide a durable, code-compliant, engineered commercial steel building suitable for long-term service.
- Provide a complete building system designed, fabricated, delivered, and erected by a qualified contractor.
- Install seven (7) 14' x 14' commercial overhead garage doors, one (1) 8' x 8' roll-up door, and four (4) standard sized man doors in locations coordinated with the owner's final layout. EVFD will allow this to be subcontracted if the proposing company does not supply this type of work.
- Deliver a weather-tight, structurally sound building ready for owner occupancy and subsequent interior improvements, if any.
- Minimize disruption to site operations and maintain safe construction practices throughout onsite work.

3. Building Description

Building type	Engineered / pre-engineered commercial steel building
Width	80 feet
Length	140 feet
Wall / eave height	20 feet
Primary framing	Rigid frame steel system, sized by manufacturer's engineer
Wall and roof panels	Per proposer's standard commercial system meeting this RFP
Overhead doors	Seven (7) commercial garage doors, each 14' x 14'
Roll-Up door	One (1) roll-up door 8' x 8'
Man doors	Five (5) standard sized man doors
Installation	Complete onsite erection and installation by proposer

4. Scope of Work

The proposer's scope shall include, at a minimum, the following:

- Preparation of signed and sealed structural engineering drawings and calculations for the building system, as required by the governing jurisdiction.
- Fabrication and supply of primary frames, secondary framing, wall and roof panels, trim, closures, fasteners, and standard accessories required for a complete installation.
- Delivery of all building materials to the project site.
- Complete erection and installation of the building at the project site, including cranes, lifts, equipment, temporary bracing, supervision, and labor.
- Installation and adjustment of seven (7) 14' x 14' commercial overhead doors, one (1) 8' x 8' roll-up door, four standard sized man doors including tracks, hardware, operators if proposed, and weather seals if specified.
- Coordination of anchor bolt plans and reactions with the owner or owner's concrete/foundation contractor.
- Final alignment, tightening, touch-up, and weather-tight completion of the building envelope.
- Cleanup and removal of contractor-generated debris from the site.

5. Minimum Technical Requirements

5.1 General

- Building shall be an engineered steel building designed by or under the responsible charge of a professional engineer licensed in Washington State.
- All materials and workmanship shall be new, commercial grade, and suitable for the intended use.
- Building design shall comply with the adopted edition of the applicable International Building Code and all local amendments.
- Building will be grey in color with a burgundy roof. Building will also have a split face brick veneer on the front of the building extending from ground to 60" up the wall.
- The successful proposer shall verify governing design criteria with the authority having jurisdiction, including occupancy classification, risk category, wind speed, exposure category, snow load, seismic design criteria, and collateral loads.

5.2 Structural / Envelope

- Primary and secondary framing shall be designed to support all specified code loads and building components.
- Roof and wall panel systems shall be factory-finished steel of commercial quality with standard manufacturer warranties.
- All trim, flashing, closures, sealants, and fasteners necessary to achieve a complete weather-tight envelope shall be included.
- Proposals shall clearly identify assumptions regarding foundation design, slab design, anchor bolts, and embedded items.

5.3 Overhead Doors

- Provide seven (7) commercial overhead doors, each 14' wide by 14' high.
- All door will include one sash with integrated windows to match the doors on the adjacent fire station
- Doors shall be suitable for commercial service and coordinated with the building framing and opening requirements.
- Proposer shall identify door manufacturer, model/series, gauge or construction type, insulation (if included), vision panels (if included), track configuration, wind-load rating, finish, and operating hardware.
- Door tracks will follow the contour of the roof line
- Door openers will be a “jackshaft” style opener mounted to the cable drum shaft
- Any exclusions for motors, controls, safety devices, bollards, or access controls must be clearly stated.

5.4 Roll-Up Door

- Provide one (1) commercial roll-up door, 8' wide by 8' high.
- Door shall be suitable for commercial service and coordinated with the building framing and opening requirements.
- Proposer shall identify door manufacturer, model/series, gauge or construction type, insulation (if included), vision panels (if included), track configuration, wind-load rating, finish, and operating hardware.
- Any exclusions for motors, controls, safety devices, bollards, or access controls must be clearly stated.

5.5 Man Doors

- Provide four (4) standard sized man doors.
- Doors shall be suitable for commercial service and coordinated with the building framing and opening requirements.
- Proposer shall identify door manufacturer, model/series, construction type, insulation (if included), finish, and operating hardware.

5.6 Windows

- Provide two (2) 70” x 52” windows on the east side of the building in designated locations

6. Site Work / Installation Assumptions

To allow comparable pricing, proposers shall state all assumptions regarding site conditions and owner responsibilities. Unless otherwise stated in the final contract, the proposal shall identify what is included and excluded for each item below.

Item	Included by Proposer?	Notes / Assumptions
Anchor bolts / templates	[Yes/No]	

Foundation / slab by others	[Yes/No]	
Offloading / staging	[Yes/No]	
Power supply for construction	[Yes/No]	
Permits / permit fees	[Yes/No]	
Final weather sealing	[Yes/No]	
Site restoration / cleanup	[Yes/No]	

7. Contractor Qualifications

- Demonstrated experience providing and installing engineered steel buildings of similar scale and complexity.
- Experience with commercial overhead door installation (can be subcontracted).
- Ability to provide engineering documents, shop drawings, erection drawings, and project schedules.
- Proper licensing, insurance, and safety program appropriate for the jurisdiction and scope of work.
- At least three (3) references for comparable completed projects.

8. Submittal Requirements

Proposals should be organized in the following order:

- Cover letter signed by an authorized representative.
- Company profile, qualifications, and relevant project experience.
- Description of proposed building system and materials.
- Preliminary building inclusions, exclusions, and assumptions.
- Preliminary project schedule showing engineering, fabrication, delivery, and onsite erection durations.
- List of major subcontractors, if any.
- Evidence of licensing and insurance.
- Warranty information for structural system, panels/finish, and doors.
- Pricing proposal using the requested format.
- Exceptions to this RFP.

9. Pricing Proposal

Provide pricing in a clear, itemized format. Lump-sum pricing is acceptable if supported by adequate detail.

Item	Cost
Engineering and design	\$ _____
Fabrication / material supply	\$ _____
Delivery to site	\$ _____
Onsite erection / installation	\$ _____
Seven 14' x 14' garage doors	\$ _____
One 8' x 8' roll-up door	\$ _____
Four standard sized man doors	\$ _____

Optional items / alternates	\$ _____
Applicable taxes	\$ _____
Total proposed price	\$ _____

10. Schedule

- Proposer shall provide estimated durations for engineering/submittals, fabrication, delivery, and erection.
- Proposer shall identify the earliest available start date after notice of award.
- Proposer shall identify assumptions affecting schedule, including lead times, permit timing, and foundation readiness.
- Owner may consider schedule as part of best-value evaluation.

11. Warranties

- State the structural warranty provided for the building system.
- State paint/finish warranties for roof and wall panels.
- State warranty terms for garage doors and any door operators or accessories.
- State installer workmanship warranty period.

12. Insurance and Safety

- Successful proposer shall maintain insurance meeting owner and statutory requirements, including workers' compensation, commercial general liability, and automobile liability.
- Contractor shall be responsible for site safety, OSHA compliance, and protection of personnel, property, and the public during performance of the work.
- Prior to work, contractor shall provide certificates of insurance and any required endorsements.

13. Permits, Codes, and Compliance

- Contractor shall comply with all applicable federal, state, and local laws, codes, ordinances, and permit requirements applicable to its scope.
- Proposal shall clearly identify which permits and fees are included and which are by owner, if any.
- All engineering documents submitted for permit shall bear the seal of the responsible design professional when required.

14. Proposal Evaluation

Award may be made on a best-value basis and not solely on lowest price. Evaluation may include the following:

Item	
Responsiveness to RFP / completeness	

Technical compliance and quality of proposed system	
Relevant experience and references	
Project schedule / lead time	
Price and value	
Exceptions, assumptions, and risk to owner	

15. Terms and Conditions

- Owner reserves the right to reject any or all proposals, waive informalities, request clarifications, and negotiate with one or more proposers.
- Any material exceptions to this RFP must be clearly disclosed in the proposal.
- All costs incurred in preparation of a proposal are the sole responsibility of the proposer.
- The successful proposer may be required to execute the owner’s standard contract form or mutually acceptable agreement.
- No work shall begin until a fully executed agreement is in place, if required by owner.

16. Requested Proposal Form

Proposers may complete and return the following summary with their proposal:

Item	Information
Vendor name	
Primary contact	
Building system manufacturer	
Proposed total price	
Estimated fabrication lead time	
Estimated onsite erection duration	
Warranty summary	
Addenda acknowledged	
Authorized signature / date	

17. Optional Owner Notes to Customize Before Issuance

- Insert project site address and jurisdiction.
- Confirm design criteria required by the local building department.
- Identify whether foundation/slab, utilities, insulation, liners, skylights, personnel doors, windows, and door operators are required.
- Add public procurement language, bonding requirements, prevailing wage requirements, and protest procedures if applicable.
- Insert actual due dates, contact information, and submission instructions.