

# *REQUEST FOR PROPOSALS*



## **Site Dirt Work, Utility Stub-Out, Concrete Flatwork, and General Contracting Services**

<b>Issuing Entity</b>	<b>East Valley Fire Department</b>
Project	80' x 140' Steel Building Site Development and Building Support Infrastructure
Project Location	2003 Beaudry Road, Yakima, WA 98901
Issue Date	April 6, 2026
Proposal Due Date	May 8, 2026
Point of Contact	Ray Lamoureux, Fire Chief <a href="mailto:r.lamoureux@ycfd4.org">r.lamoureux@ycfd4.org</a> O- 509.457.8615, C- 509.504.1595

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## 1. Purpose

The East Valley Fire Department is soliciting sealed proposals from qualified contractors for site dirt work, utility stub-out, concrete flatwork, and associated general contracting services for the construction of a new 80-foot by 140-foot steel building. The contractor awarded this work must serve as the General Contractor (GC) for the entire project and shall be responsible for overall project coordination, subcontractor management, scheduling, permitting support, safety, quality control, and successful delivery of the completed project.

The intent of this RFP is to select a single qualified firm capable of furnishing all labor, supervision, materials, equipment, tools, transportation, and incidentals necessary to complete the work in accordance with the final contract documents, applicable codes, and owner requirements.

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## 2. Project Overview

The project includes preparation of the site and supporting infrastructure for a new 11,200 square foot steel building (80' x 140'). The selected contractor shall provide complete general contracting services and coordinate all trades required for the work described in this RFP and subsequent construction documents.

At a minimum, the project is anticipated to include:

- Site clearing and earthwork
- Rough grading and fine grading
- Building pad preparation and compaction
- Trenching and utility stub-outs
- Concrete slab-on-grade and exterior flatwork
- Floor drains within the building
- Coordination of a 400-amp electrical service
- Installation of LED lighting and outlets throughout the structure
- Installation of commercial ceiling fans
- General project administration and closeout

This RFP describes the owner's minimum expectations. The awarded contractor shall be responsible for identifying and including all work reasonably inferable and necessary for a complete and functional project.

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## 3. Mandatory Requirement: General Contractor

The proposer awarded the contract must be the General Contractor for the entire project. Proposals from firms intending to perform only selective scopes of work will be considered non-responsive.

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The awarded contractor shall:

- Act as the single point of responsibility for the entire project
  - Coordinate all subcontractors, suppliers, inspections, and sequencing
  - Maintain project schedule and site supervision
  - Ensure compliance with all applicable building, fire, utility, environmental, and safety requirements
  - Be responsible for workmanship, quality control, and contract administration
  - Deliver a complete, code-compliant, operational project
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## 4. Scope of Work

The following scope is intended to be comprehensive but may not be all-inclusive. The contractor shall include all work necessary for a complete project.

### 4.1 Preconstruction and General Conditions

The contractor shall provide:

- Project management and superintendent services
- Review of plans, specifications, geotechnical recommendations, and site information provided by the owner
- Coordination with utility providers and permitting authorities
- Construction scheduling and phasing plan
- Site safety plan and traffic/control measures as required
- Temporary facilities, erosion control, dust control, and housekeeping
- Coordination of required testing and inspections
- Closeout documentation, warranties, and as-built record drawings

### 4.2 Site Dirt Work and Earthwork

The contractor shall furnish all labor and equipment necessary for site preparation and earthwork, including but not limited to:

- Mobilization and layout
- Clearing and grubbing as required
- Removal and lawful disposal of unsuitable material, debris, and excess spoils
- Stripping and stockpiling topsoil where applicable
- Excavation, cut/fill operations, and moisture conditioning
- Building pad preparation
- Import of structural fill if required
- Placement, conditioning, compaction, and proof-rolling of subgrade
- Rough grading and finish grading to design elevations

- Subgrade preparation for slab, paving, and flatwork areas
- Installation of stamped ecology blocks behind the northeast corner of the building and following the grade to the south
- Erosion and sediment control during construction

All earthwork shall comply with the geotechnical recommendations, applicable standards, and compaction requirements identified in the final contract documents.

#### 4.3 Utility Stub-Outs and Underground Infrastructure

The contractor shall provide and coordinate all utility-related trenching, bedding, backfill, and stub-outs necessary to serve the building, including but not limited to:

- Water service stub-out with three (3) hose bibs located inside the structure and one located exterior at the southwest corner of the building
- Sanitary sewer service stub-out with accommodations for four (4) toilets in designated areas within the structure
- Water and drains for four (4) sinks and four (4) showers in designated areas within the structure
- Storm drainage infrastructure as required
- Electrical service conduit and related underground infrastructure for 400-amp service
- Communications/data conduit stub-outs where required
- Sleeving under slabs and paved areas where needed
- Trenching, trench safety, bedding, warning tape, and backfill
- Coordination with utility providers for service location, connection requirements, and inspection

The contractor shall verify utility service points, depths, routing, and utility company requirements prior to construction.

#### 4.4 Concrete Flatwork and Slab-on-Grade

The contractor shall provide all forming, reinforcing, placement, finishing, curing, jointing, and protection necessary for concrete work, including but not limited to:

- Building slab-on-grade
- Thickened edges, grade beams, turndowns, or footings as shown in the final plans
- Interior slab preparation, vapor barrier, reinforcement, and finish
- All areas of the slab will six (6) inches of rock with six (6) inches of concrete; the designated area of the slab will have eight (8) inches of rock with eight (8) inches of concrete
- Exterior sidewalks four (4) feet wide around the south and east sides of the building, thirty (30) foot aprons in front of the garage doors on the west side of the building, pads, approaches, and other flatwork as required
- Saw cutting and expansion/control joints

- Concrete curing and protection
- Final finish suitable for the intended occupancy and use

The contractor shall coordinate concrete elevations, slopes, penetrations, sleeves, floor drains, and utility rough-ins prior to placement.

#### 4.5 Floor Drains

The project includes floor drains within the building. The contractor shall:

- Coordinate drain quantities and locations with the final plans
- Provide all associated trenching, piping, tie-ins, drain bodies, cleanouts, and related work
- Ensure slab slopes support proper drainage to the floor drains
- Verify compatibility with sanitary or approved drainage systems and all code requirements

#### 4.6 Electrical Service, Gas, and Interior Lighting

The project includes building electrical infrastructure sufficient for a 400-amp electrical service and LED lighting throughout the structure. The contractor, as GC, shall coordinate and include all work necessary for a complete installation, including but not limited to:

- Service equipment coordination with utility provider
- Underground conduit, service entrance equipment, and distribution components as required by final design
- Panels, disconnects, feeders, grounding, and bonding
- Interior LED lighting fixtures and outlets throughout the structure
- Three (3) interior ceiling fans for top-down air circulation
- Four (4) electrical drops and four (4) air drops for plugging in apparatus; one (1) of each in each of the first four parking bays starting at the north end of the building
- Switching, controls, and occupancy sensors if required by code or design
- Two (2) gas fired heaters, one at each end of the structure
- Coordination of required inspections and utility energization

Unless otherwise stated in final contract documents, the proposer shall include a complete and code-compliant electrical system supporting the stated service size and lighting requirements.

#### 4.7 Coordination with Steel Building Supplier / Erector

If the steel building package is owner-furnished or separately procured, the awarded contractor shall still serve as GC and coordinate with the building supplier and erector for:

- Foundation and anchor bolt layout
- Slab and building interface requirements
- Utility penetrations and embedded items
- Access, sequencing, and schedule coordination

- Field verification of dimensions and elevations

If the steel building package is included in the proposer's scope, the proposer shall clearly identify that in its proposal.

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## 5. Contractor Qualifications

Proposers must demonstrate that they are qualified and experienced to serve as General Contractor on projects of similar size and complexity.

Minimum qualifications include:

- Proper state and local contractor licensing required for this project
- Demonstrated experience as GC on commercial, industrial, municipal, or similar building projects
- Experience with site work, underground utilities, and concrete flatwork
- Experience coordinating electrical service installations and interior lighting packages
- Satisfactory safety record
- Ability to provide performance and payment bonds, if required
- Adequate staffing and superintendent availability for the duration of the project

The owner reserves the right to reject proposals from firms that do not, in the owner's judgment, demonstrate sufficient experience, capacity, or financial stability.

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## 6. Site Visit / Pre-Proposal Conference

Proposers are strongly encouraged to visit the site and familiarize themselves with existing conditions, access limitations, utility conditions, and other factors that may affect cost and performance.

If needed, proposers may schedule time during their site visit to clarify any questions they may have with district staff.

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## 7. Proposal Requirements

To be considered responsive, proposals shall include the following:

### 7.1 Cover Letter

A signed cover letter by an authorized representative of the firm, including acknowledgment that the proposer will serve as **General Contractor for the entire project** if awarded.

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## 7.2 Company Profile

Provide:

- Legal company name and address
- Primary contact person
- Contractor license number(s)
- Years in business
- Description of relevant experience

## 7.3 Project Approach

Describe the proposer's approach to:

- Managing the project as GC
- Sitework and utility coordination
- Concrete placement and quality control
- Electrical service coordination for 400-amp service
- LED lighting installation coordination
- Ceiling fan installation
- Schedule management
- Safety and site supervision
- Coordination with owner, inspectors, and utility providers

## 7.4 Relevant Project Experience

Provide at least **three (3)** similar projects completed within the past **five (5) years**, including:

- Project name and location
- Owner/client name
- Brief description of scope
- Contract value
- Completion date
- Reference contact information

## 7.5 Key Personnel

Identify key personnel who will be assigned to the project, including:

- Project manager
- Superintendent
- Estimator / preconstruction lead
- Major subcontractors, if known

## 7.6 Preliminary Schedule

Provide a preliminary project schedule showing:

- Notice to proceed
- Submittals and procurement
- Earthwork
- Underground utilities
- Concrete work
- Building/electrical coordination milestones
- Substantial completion
- Final completion

## 7.7 Cost Proposal

Provide a clear lump sum proposal and breakout pricing, at minimum, for the following:

1. General conditions / project management / GC services
2. Site dirt work / earthwork
3. Utility trenching and stub-outs
4. Concrete slab and flatwork
5. Floor drains and associated drainage work
6. Electrical infrastructure for 400-amp service
7. LED lighting and outlets throughout structure
8. Ceiling fans for air circulation
9. Alternate prices, allowances, unit prices, or exclusions, if any

The owner reserves the right to negotiate final scope and pricing.

## 7.8 Exceptions / Clarifications

Clearly identify any proposed exceptions, exclusions, assumptions, clarifications, allowances, or substitutions. Failure to disclose exceptions may be interpreted as acceptance of all requirements.

## 7.9 Insurance and Bonding

Provide evidence of the firm's ability to meet insurance requirements and bonding capacity, if required.

## 8. Schedule

The anticipated procurement and project schedule is as follows:

- **RFP Issued:** [Insert Date]
- **Pre-Proposal Meeting / Site Visit:** [Insert Date]
- **Deadline for Questions:** [Insert Date]
- **Responses to Questions Issued:** [Insert Date]
- **Proposal Due Date:** [Insert Date]
- **Interviews (if applicable):** [Insert Date]
- **Notice of Intent to Award:** [Insert Date]
- **Contract Execution:** [Insert Date]
- **Estimated Notice to Proceed:** [Insert Date]
- **Estimated Substantial Completion:** [Insert Date]

The owner reserves the right to revise the schedule at any time.

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## 9. Questions and Addenda

All questions regarding this RFP shall be submitted in writing to:

**Contact Name:** Ray Lamoureux

**Title:** Fire Chief

**Email:** r.lamoureux@ycfd4.org

**Phone:** O- 509.457.8615, C- 509.504.1595

Questions must be received no later than **5:00pm on April 24, 2026**. Responses and any addenda will be issued in writing. Oral interpretations or clarifications shall not be binding.

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## 10. Evaluation Criteria

Proposals may be evaluated based on the following criteria:

- Responsiveness to the RFP requirements
- Demonstrated ability to serve as General Contractor for the entire project
- Relevant project experience and references
- Qualifications of proposed personnel and subcontractors
- Technical approach and project understanding
- Proposed schedule and ability to meet owner timelines
- Cost and value to the owner

- Safety record and claims history
- Quality of proposal and completeness of information provided

The owner may, at its sole discretion, request interviews, conduct reference checks, seek clarifications, and negotiate scope and price with one or more proposers.

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## 11. Contract Terms and Conditions

The selected contractor will be required to enter into a written agreement with the owner. The contract is expected to include, at a minimum, the following requirements:

- Compliance with all applicable federal, state, and local laws, codes, ordinances, and regulations
  - Responsibility for permits, inspections, and coordination required for the work unless otherwise stated
  - Maintenance of required insurance throughout the project
  - Provision of payment and performance bonds, if required by the owner
  - Warranty of labor, materials, and workmanship
  - Indemnification as required by contract
  - Compliance with safety standards and site security requirements
  - Submission of certified payroll or prevailing wage compliance documents if applicable
  - Delivery of as-built drawings, warranties, operation manuals, and closeout documents prior to final payment
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## 12. Owner Rights and Reservation of Rights

The owner reserves the right to:

- Reject any or all proposals
  - Waive informalities or minor irregularities in proposals
  - Request clarifications or supplemental information
  - Cancel, revise, or reissue this RFP
  - Negotiate with one or more proposers
  - Award a contract in whole or in part if deemed in the owner's best interest
  - Make no award if proposals are not in the owner's best interest or exceed available budget
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### 13. Proposal Submission Instructions

Submit proposals no later than:

**Due Date:** May 8, 2026

**Time:** 5:00pm

Submit proposals to:

**Submission Method:** Hard copy of all necessary documents

**Delivery Address / Email:** 2003 Beaudry Road, Yakima, WA 98901

**Attention:** Ray Lamoureux, Fire Chief

Proposals should be clearly marked:

**“Storage Building Site Work/General Contracting”**

Late proposals may be rejected.

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### 14. Suggested Proposal Form

The owner may require proposers to submit pricing in substantially the following format:

Item	Description	Amount
1	General Contractor / General Conditions	\$
2	Site Dirt Work / Earthwork	\$
3	Utility Stub-Outs / Underground Infrastructure	\$
4	Concrete Slab-on-Grade	\$
5	Exterior Concrete Flatwork	\$
6	Floor Drains / Drainage Tie-Ins	\$
7	400 Amp Electrical Service Infrastructure	\$
8	LED Lighting Throughout Structure	\$
9	Other Required Work for Complete Project	\$
	<b>Base Bid Total</b>	<b>\$</b>

Unit prices / alternates / allowances:

- [Insert if needed]
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### 15. Attachments

The following may be attached to this RFP, if available:

- Site plan
  - Concept drawings / preliminary building layout
  - Geotechnical report
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- Utility information
  - Bid form
  - Sample contract
  - Insurance requirements
  - Bond requirements
  - Prevailing wage requirements, if applicable
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## 16. Signature Acknowledgment

By submitting a proposal, the proposer acknowledges that it has reviewed the RFP documents, visited the site or otherwise become familiar with site conditions, and has included all labor, materials, equipment, supervision, coordination, and incidentals necessary to perform the work described herein.

**Authorized Signature:** \_\_\_\_\_

**Printed Name:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Date:** \_\_\_\_\_

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## 17. Optional Owner Notes for Finalization

Before issuing this RFP, the owner should consider inserting the following project-specific information:

- Exact project address and parcel number
  - Whether the steel building package is owner-furnished or contractor-furnished
  - Required completion date
  - Engineer/architect reference documents
  - Geotechnical recommendations
  - Permit responsibility matrix
  - Bid security, bonding, and insurance limits
  - Whether prevailing wage/public works requirements apply
  - Any agency-specific contracting requirements
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