

## **NOTICE**

### **REQUEST FOR QUALIFICATIONS AND PROPOSALS**

#### **FOR INTERIOR FINISH-OUT OF EXISTING FLEET FACILITY (STEEL BUILDING)**

Contract #2026-1A  
(Parker County, Texas)  
Date Issued: 03/10/2026

Parker County Emergency Services District No. 1  
PO Box 323  
Springtown, TX 76082

#### **Contact Information**

David Pruitt  
Assistant Fire Chief  
817-523-7598  
dpruitt@pcesd1.com

#### **Introduction**

Parker County Emergency Services District No. 1 (“District”), a political subdivision of the State of Texas created pursuant to Chapter 775 of the Texas Health and Safety Code, seeks vendors’ qualifications and proposals to provide the products and services outlined in this document for the interior finish-out of an existing pre-engineered steel building located within Parker County, Texas. The building has been erected, and the outer walls are insulated with black vinyl.

The District is soliciting proposals from qualified contractors capable of performing commercial interior construction and finish services in accordance with the specifications contained in this RFQ/RFP.

#### **Background**

The Mission of Parker County Emergency Services District No. 1 (“District”) is to protect the life and property of those who reside, visit, and travel through our district.

The District is committed to creating a safer community through effective emergency response, education, prevention, preparedness, and adherence to our guiding principles.

The District currently employs over 100 full-time personnel and continues to expand facilities to support operational needs, including fleet services, training, logistics, and administrative functions. The interior finish-out of the Fleet Facility building will support expanded operational capacity and workspace for District personnel.

## **Scope of Work**

The District is soliciting qualifications and proposals from vendors for the interior finish-out of approximately 3,000 square feet of office and support space within an existing pre-engineered steel building.

### **Interior Framing**

- Framing of approximately 3,000 square feet of office space
- Miscellaneous additional framing in other designated areas (20'x20' framing required to close off mechanical room not noted on plan with potential upstairs area and will require staircase)
- (2) hour fire-rated wall between fleet facility and storage warehouse to create separation of buildings
- Ceiling heights ranging from 9 feet to 10 feet maximum

### **Drywall & Insulation**

- Installation of 5/8" sheetrock walls
- Insulated interior walls for sound reduction
- Tape, bed, and finish drywall
- Orange peel texture finish

### **Flooring**

- Installation of carpet tile in office areas
- Cove base or like material for baseboard area

### **Restroom Finish-Out**

- Tile work in restroom areas and installation of restroom finishes and fixtures
- Locker room area to have stall dividers
- Mirrors and hardware allowance
- Locker allowance (Specified in bid)

### **Kitchen / Breakroom Area**

- Cabinetry and installation
- Countertops- Granite level II or quartz options
- Tile backsplash where applicable (subway tile application)
- Tile flooring
- Finish carpentry to include cove base and door trims
- District will provide appliance package

Hvac

### **Interior Doors**

- All interior office doors will be solid core laminate doors with a 30-minute fire rating
- Metal casing (commercial-grade door jams)
- Lever-style handles with locking capabilities
- Door closures and stops

#### **HVAC**

- Proper load calculations for HVAC are needed in office space (Propane heater furnace) and air conditioning system.
- Bay heaters in Fleet mechanic shop (forced air Liquid propane heaters)
- Bay heaters in 60x100 warehouse storage area with 16-foot ceilings (prefer forced air Liquid Propane units)
- Exhaust fans as needed in facility

#### **Mezzanine Storage Area**

- Construction of reinforced mezzanine storage platform above office space
- Structural reinforced lumber system or engineered steel structure with concrete decking
- Structural calculations stamped by a licensed Texas engineer

#### **Electrical for building**

- Minimum of 600-amp (3) phase to building. (There is a switch gear box located 15 feet from building with 800-amp service)
- Power necessary to run office electrical including can lighting, outlets, and bathroom exhaust fans.
- Power for overhead crane in fleet facility
- Bay heater circuits(gas)
- HVAC for office space with gas heating circuits (460 volts/ 3 phase – 60 hertz)
- Air compressor in fleet facility (230volt/ Single phase)
- Plugs and outlets in shop area required to be run in conduit
- High bay lighting in fleet facility with heights at 25-30 feet in some areas
- High bay lighting in a 60x100 building with ceiling heights of 16 feet

**Electrical portion needs to be a separate line item as District may purchase necessary materials and perform some of this work outside of this construction project.**

#### **Deadline**

Qualification Submissions and Proposals must be received no later than 5:00 PM CST on April 17th, 2026.

## **Opening**

Qualification submissions will be opened at 10:00 AM on April 20th, 2026 at the Parker County ESD1 Administration Office. This will not be a public opening.

## **Submission Details**

Deliver Qualification Submissions and Proposal Responses to:

Parker County ESD1

Attention: David Pruitt, Assistant Fire Chief

315 Morrow Road

PO Box 323

Springtown, Texas 76082

Email: dpruitt@pcesd1.com

MARK ENVELOPE or EMAIL SUBJECT: "Submission/Proposal ITB 2026-1A"

## **General Requirements**

1. Materials and labor will be quoted separately to provide a clear breakdown of costs.
2. Submissions must be received by the stated deadline.
3. David Pruitt is the designated contact for all inquiries.
4. No modifications may be made after submission without written authorization from PCESD1.
5. Responses must address each requirement in this RFQ/RFP.
6. Submissions should include one unbound original or one PDF file.
7. Vendors will be notified of selection status by April 24th, 2026.

## **Selection Process**

### **Group A -The following factors will be given a total weight of 30%**

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- 1) Vendor/team's experience
- 2) Vendor/team's demonstrated technical competence
- 3) Vendor/team's past performance
- 4) The reputation of vendor/team, and their products

### **Group B -The following factors will be given a total weight of 30%**

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- 1) The price/cost for the goods and services requested under the Request for Proposals
- 2) Competitiveness of price in relation to other proposals for this project

**Group C -The following factors will be given a total weight of 25%**

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- 1) The extent to which the respondent's Proposal complies with the requirements of this RFP
- 2) Estimated time for delivery/installation
- 3) Performance bond pricing
- 4) Bonding and Insurance capability and or ratings

**Group D -The following factors will be given a total weight of 15%**

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- 1) Economic Benefit to the District
- 2) Business Proximity to or in Parker County
- 3) Business Status (HUB, Veteran Owned)

**Compliance Requirements**

- Contracts over \$100,000 require Form 1295 (Texas Ethics Commission).
- Projects over \$500,000 require performance bonding.
- Compliance with Texas Government Code Sections 2270 and 808.
- Compliance with Texas Government Code Section 2252.
- General Liability: \$1,000,000 occurrence / \$2,000,000 aggregate
- Automobile Liability: \$1,000,000 combined single limit
- Workers' Compensation coverage required

**Confidentiality Notice**

Under the Texas Public Information Act, responses remain confidential until an award is made. Respondents should mark proprietary information accordingly. Wholesale marking of an entire response as "Confidential" will not be effective.

**Legal Notice**

The submission of a response does not constitute a contract. No contractual obligations exist until all terms are agreed upon and signed by both parties. Prior to contract execution, the selected vendor must submit a W-9 Form.

Failure to adequately address response items may result in the District removing your proposal from consideration

## Exhibits

### Exhibit A – 3D Rendering of Engineered Building

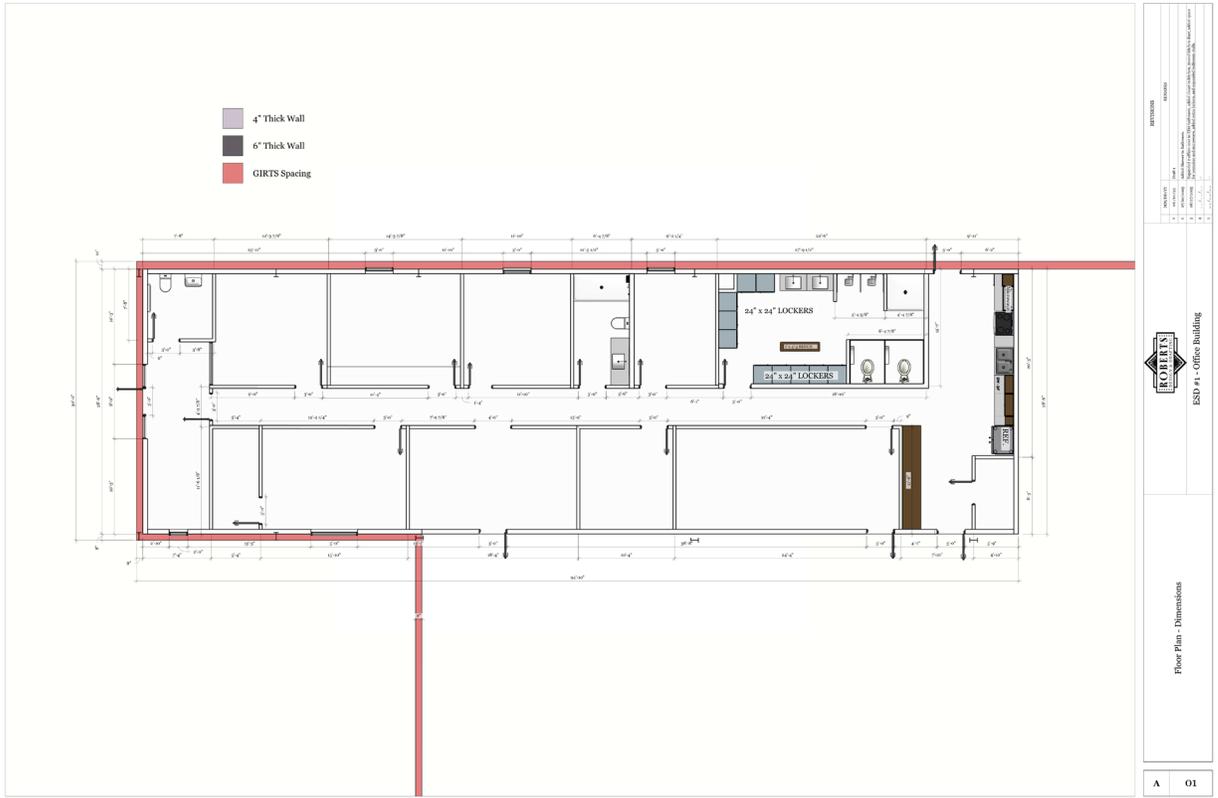
Figure A.1 – 3D Rendering (Exterior Concept)



Note: Rendering provided for reference/visual context only. Contractor shall verify field conditions and dimensions.

### Exhibit B – Interior Office Floor Plan

Figure B.1 – Interior Office Floor Plan (Revision 0305)



Note: Plan provided for reference. Contractor shall verify field dimensions and coordinate all trades.

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