



PARKER COUNTY EMERGENCY SERVICES DISTRICT NO. 1
RFQ/RFP 2026-001

Two Step Request for Qualifications/Request for Proposals for
PARKER COUNTY ESD1 – Fire Headquarters and Training Building, With Possible Inclusion of Fire Station

Using a Design/Build Process based on Best Value Approach
Parker County, Texas

Deliver Qualification Submissions and Proposals to:

Parker County ESD1
C/O Stephen Watson
315 Morrow Road
PO Box 323
Springtown, Texas 76082

MARK ENVELOPE:

"Submission/Proposal RFQ/RFP #2026-1 Headquarters Project"

This Request for Qualifications/Request for Proposals ("RFQ/RFP") requires that qualifications be submitted first, without any cost information ("Qualifications Submission"). Then Finalists will be selected who will be permitted to deliver full Proposals for the Project ("Proposal"). Please note that all Qualifications Submissions and Proposals must be received at the designated location by the deadline shown. Qualifications Submissions or Proposals received after the required deadline will be returned and shall be considered void and unacceptable.

If you have any questions, please contact Stephen Watson, Fire Chief for Parker County Emergency Services – District 1 at (817) 523-7598.

All correspondence must include the following reference to be considered:

"Submission/Proposal RFQ/RFP #2026-1 Headquarters Project"

DEADLINES:

Qualification Submissions or Proposals received in the Fire Chief's office after the stated deadline will be returned unopened and will be considered void and unacceptable. Parker County ESD1 is not responsible for lateness of mail, carrier, or any method of delivery. Delivery by FAX is NOT acceptable. The time/date stamp clock in the Fire Chief's Office shall be the official time of receipt.

The Parker County ESD1 requests Qualifications and Proposals (upon the terms and conditions set out in this RFQ/RFP) for the development, design, construction, and equipping of a new Fire Headquarters building, that includes offices, training rooms, a board room, and other related facilities, with the possible inclusion of a fire station. (hereinafter "Project"). Qualification Submissions and Proposals must be sealed.

Section I- General Requirements

1.1 Sealed Qualification Submissions OR Electronic Mail shall be received on or before 12:00 noon C.S.T. on Monday, August 31st, 2026 at the office of the Fire Chief, Parker County ESD1 C/O Stephen Watson 315 Morrow Road Springtown, Texas 76082 or emailed to kdecento@pcesd1.com (email to be time stamped BEFORE 12:00 noon C.S.T on Monday August 31, 2026)

1.2 Sealed Proposals, should be submitted only by Respondents selected to submit.

1.3 Stephen Watson, Fire Chief of PCESD1, Parker County, Texas, is designated as the contact person for inquiries, and his contact information is set forth below. Qualification Submissions and Proposals shall be submitted to:

**Stephen Watson, Fire Chief
Parker County ESD1, Texas
315 Morrow Road
Springtown, Texas 76082**

Telephone inquiries are permitted, the Fire Chief can be reached at: (817) 523-7598. Faxed Qualification Submissions and Faxed Proposals will not be considered. If responses are mailed through the USPS, the mailing address differs from the physical address above. The mailing address is:

PO Box 323,
Springtown, Texas 76082

1.4 Qualification Submissions or Proposals (collectively referred to as "Responses") will NOT be accepted after the deadlines set for the receipt thereof.

1.5 Responses must address each applicable requirement set out in this RFQ/RFP. Only Respondents who can provide, either directly or as part of a team under its control, both design and construction services should tender their Qualifications Submission or Proposal.

1.6 Unless expressly allowed by a written authorization from the PC- ESD1, no Qualification Submissions or Proposals may be changed, amended, or modified in any manner after it is delivered to PC- ESD1; however, a Qualification Submission or Proposal may be withdrawn and resubmitted any time prior to the deadline set for receipt thereof.

1.7 Interested persons, entities, or teams, submitting Qualification Submissions or Proposals must submit one unbound original (suitable for photocopying), or one PDF file, and two bound copies of their Qualification Submission or Proposal. Two of the bound copies must be executed originals bearing the signature of an authorized representative of the Respondent or Team.

1.8 Responses must be typed on standard (8 ½" by 11") paper, with each page numbered sequentially. Responses must contain a table of contents with page numbers and be arranged to correspond the terms/requirements of this RFQ/RFP in the order that those terms/requirements

appear in this RFQ/RFP.

1.9 Qualification Submissions will be opened by the Fire Chief, or his designee, at 1:00 p.m. C.S.T. on Monday, August 31, 2026, in the Office of Parker County Fire Chief, Stephen Watson 315 Morrow Road, Springtown, Texas 76082. This will not be a public opening.

1.10 Persons, entities or teams delivering qualifying Qualification Submissions will be notified by Friday, September 4th, 2026, as to whether they have been selected as a Finalist to submit a sealed Proposal for the Project ("Finalist").

1.11 The PC-ESD1 invites all shortlisted firms (the maximum of five) to submit additional information. These proposals typically include their costing methodology (e.g., subcontractor markups, general conditions costs), schedule feasibility, project approach, and safety records. The ESD may also choose to interview the firms at this stage.

1.12 Proposals from Finalists selected to submit a sealed Proposal OR Electronic Mail must be received on or before 12:00 noon C.S.T. on Friday, September 25th, 2026, at the office of the Fire Chief, Parker County ESD1 C/O Stephen Watson, 315 Morrow Road Springtown, Texas 76082 or emailed to kdecento@pcesd1.com (email to be time stamped BEFORE 12:00 noon C.S.T on Monday August 31, 2026)

1.13 Proposals from Finalists selected to submit a sealed Proposal will be opened at 1:00 p.m. C.S.T. on Friday, September 25th, 2026, in the Office of Parker County ESD1 Fire Chief, Stephen Watson, 315 Morrow Road, Springtown, Texas 76082. This will not be a public opening.

1.14 It is the intent of the Parker County ESD1 to notify rankings of the finalists from one through five by email on or before Friday October 9th, 2026. However, Parker County ESD1 reserves the right to amend this date if needed.

Section II SELECTION

Qualification Submission (Step 1)

2.1 Prior to any receipt of, request for, or consideration of, any Proposal, PC-ESD1 requests, and will consider, the relative qualifications of any person, entity or Team ("Respondent") seeking to provide all the goods and services necessary for design, construction, of new fire stations. After such consideration, PC- ESD1 may choose to interview any Respondent, or request additional information.

2.2 Each Respondent must submit a Qualifications Submission containing a full and complete response to each of the Questions and Requests set forth below, and fully complying with the General Requirements set out in Section 1 above, and all other applicable requirements of this RFQ/RFP. No price or cost information is to be included with a Qualification Submission. The inclusion of pricing or cost information in a Qualifications Submission may disqualify Respondent, at the sole Discretion of the PC- ESD1.

General Project Description:

The project is a Fire Headquarters and Training Classroom Facility, with potential for inclusion of a Fire Station. The project located 1437 Farmer Rd Aledo, TX. Refer to **Design Criteria Package** below for additional information

QUESTIONS and REQUESTS for Qualification Submission

In preparing your Qualifications Submission, answer each of the following questions and requests thoroughly. The completeness of your answers to these questions and requests will be considered in evaluating your response.

- 1) Are you able and willing to provide all of the services requested in this RFQ/RFP, including design, construction and compliance with all applicable laws, rules, regulations, codes, and ordinances?
- 2) Describe the experience of your firm, and of any team members, in designing fire station, institutional, complex pre-engineered structures, or commercial facilities: (add additional pages if necessary)
- 3) Describe the experience of your firm, and of your team members, in constructing fire station, institutional, complex pre-engineered structures, or commercial facilities for Texas communities: (add additional pages as necessary)
- 4) For each Project identified in answer to the questions above, provide a contact name at that residence, facility or governmental unit/agency. For each person identified provide a current address and telephone number at which they can be reached.
- 5) Substantiate your team's financial ability to perform and execute the work if selected.
- 6) If your firm will provide directly all of the required goods and services for the Project, please answer the following for your firm. If your firm is proposing the goods and services for the Project as part of a team under your firm's control, please answer the following questions both for your firm and each team member.
 - a) Form of business;
 - b) If a corporation, limited partnership or limited liability company- state of creation;
 - c) Identification of contact person;
 - d) A brief biography of the key officers and their experience;
 - e) Identify all material legal claims, threatened litigation, or demands against the Respondent (or any of the Respondent's Team members) and/or any of their respective principals/officers received within the last 5 years.
 - f) Identify all lawsuits filed against the Respondent (or any of the Respondent's Team members) and/or any of their respective principals/officers within the last 5 years.
 - g) Identify all investigations, administrative actions or warnings taken, pursued or issued by any federal, state or local governmental agency (within the last 5 years) involving the Respondent (or any of Respondent's Team members) and/or any of their respective principals/officers within the last 5 years that relates to a correctional facility of any type, or a Design/Build project.
 - h) Identify the design professionals (architects and/or engineers) who will be working on the Project, their qualifications, and provide a copy of their license to practice in the state of Texas.
 - i) Certify that each professional you intend to use for this Project was selected based on

demonstrated competence and qualifications in the manner provided by Section 2254.004, Texas Government Code.

- j) Explain your timeline and ability to commence and complete the project, regarding labor and project management.
- k) Explain your timeline and ability to source materials to commence and complete the project.
- l) Provide a very brief summary of any appropriate factors about the qualifications of you or your team members, that you believe are relevant to the consideration of your (and your team member's) qualifications for this Project, that has not been disclosed in answer to the questions and requests listed above.

2.3 The Selection Criteria to be applied to **Qualifications Submissions (Step 1)** are as follows:

Step 1

Evaluation Factors and Weighting of those Factors for Evaluation of Qualification Submissions.

The Qualification Submissions received from the Respondents, will be reviewed, evaluated and ranked by the PC- ESD1, and/or its designees, based upon the application of the following evaluation criteria and weighing factors. If a Respondent is unable to provide qualifications responsive to each of the criteria listed below, it is disqualified. No other criteria or factors will be considered in Step 1 (Evaluation and Ranking of Qualification Submissions).

Respondent's (and team's) experience	20%
Respondent's (and team's) technical competence	20%
Respondent's (and team's) capability to perform	35%
Respondent's (and team's) past performance	25%

[Only the information included in the Responses to the Request for Qualifications will be used to rank and select the Finalists who will be offered the opportunity to submit a Proposal for the Project.]

2.4 Parker County ESD1 will select no more than five qualified Respondents to submit Proposals in Step 2 (the "Finalists").

REQUEST FOR PROPOSALS (STEP 2)

2.5 After Finalists are selected by the PC- ESD1 are notified that they have been selected to submit a Proposal for the Project, the Finalists (not to exceed five in number) may submit a Proposal for the Project that will be reviewed and evaluated by the PC- ESD1 and/or its designees (Step 2). The PC- ESD1 may, at its option, request an interview with Finalists. A Proposal submitted by any person, entity, or team, other than a Finalist selected by the PC- ESD1, will be deemed to be void, ineffective, and disqualified from further consideration.

2.6 The Proposals received from the Finalists, will be reviewed, evaluated and ranked by the PC- ESD1 and/or its designees, based upon the application of the following evaluation and weighting factors.

Step 2

Evaluation Factors and Weighting of those Factors For evaluation of Proposals for the Project.

Group A -The following factors will be given a total weight of 20%

- 1) Respondent's (and team's) experience
 - 2) Respondent's (and team's) technical competence
 - 3) Respondent's (and team's) past performance
 - 4) The reputation of the respondent and its team members
 - 5) The quality of the services provided by the respondent
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Group B -The following factors will be given a total weight of 30%

- 1) The degree to which Respondents Conceptual Price Range complies with the Amount of the Project Budget
 - 2) Respondent's (and team's) capability to perform
 - 3) Feasibility of implementing Project as proposed
 - 4) Ability of respondent to meet schedules and estimated time for completion
 - 5) The extent to which the respondent's Proposal complies with the requirements of this RFQ/RFP.
 - 6) The Costing Methodology of the Respondent (policies on subcontractor markup, definition of general conditions, range of costs for general conditions, policies on retainage, policies on contingencies, discount for prompt payment, and expected staffing for administrative duties)
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Group C -The following factors will be given a total weight of 35%

- 1) The price/cost for the goods and services requested under the Request for Proposals
 - 2) The long-term cost to the ESD
 - 3) Quality of facility beyond the minimum requirements
 - 4) Economic benefit to the ESD
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Group D -The following factors will be given a total weight of 15%

- 1) The extent to which the Proposal meets the PC- ESD1's needs
 - 2) Safety and long-term durability
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2.7 PC- ESD1 reserves the right to reject any or all Proposals and reserves the right to waive any irregularity in the Proposals received.

2.8 Each Proposal submitted by a Finalist selected by the PC- ESD1, must fully and thoroughly respond to, and comply with, each of the applicable criteria, requests and requirements of this RFQ/RFP, including but not limited to the following:

- 1) Proposals for the Project will not be accepted from any entity other than the Finalists selected by the PC- ESD1 as a result of the evaluation of Qualifications Submissions (Step I).
- 2) PC- ESD1 will evaluate Proposals that are submitted by the Finalists, based on the selection criteria and weighting set forth in the Request for Proposals stated herein.
- 3) Respondents must not include detailed engineering or architectural designs as part of the proposal. Respondents are encouraged to include conceptual drawings and illustrations in their proposals, to assist the PC- ESD1, and its designees, in evaluating the Proposal.
- 4) Proposals must comply with the applicable deadlines and all other applicable requirements described in Section 1-General Requirements set out above.
- 5) Each proposal submitted in Step II must contain a Conceptual Price Range, including general conditions, and a fee/cost plus methodology for construction, which the Proposer (or Design/Build Team) will agree to design and build the Project in full compliance with the requirements of Step II of this RFQ/RFP, with all the offers, proposals, terms and conditions set forth in their Proposal. Failure to include a Conceptual Price Range in the Proposal submitted in Step II will be grounds for rejection of the Proposal at the discretion of the PC- ESD1. Once finalists are selected, a contract will be negotiated for a fee/cost plus term with a guaranteed maximum price, with contingency, in-line with the conceptual price range, including price for general conditions, and construction cost including fees or cost plus terms.
- 6) Proposals must comply with all of the applicable requests and requirements of Section III Design and Construction, Section IV Additional Requirements, and Section V Miscellaneous of this RFQ/RFP set out below.
- 7) Proposals must comply with the criteria, requirements and elements of the Design Criteria Package as well as the other requirements listed in this document.
- 8) Proposals should include costing methodology (e.g., subcontractor markups, general conditions costs), schedule feasibility, project approach, and safety records. The PC-ESD1 may choose to interview the firms at this stage.
- 9) Proposals must be signed by a person authorized to bind the person or entity making the Proposal, and proof of this authority must be included in the Proposal. Proposals must contain a letter or other clear evidence of such authority, and all other information requested or required by this RFQ/RFP, or as determined by the PC- ESD1. All Proposals must be delivered in sealed wrappings.
- 10) The thoroughness by which the Proposal responds to each of the requirements of this Section and this RFQ/RFP is one of the criteria upon which each Proposal will be evaluated.

2.9 The PC- ESD1 shall select the Finalist Design/Build Team, based upon the determination of the proposal offering the best value for the PC- ESD1 on the basis of the evaluation criteria and weighting factors and set out in this RFQ/RFP.

2.10 The PC- ESD1 shall first attempt to negotiate a contract with the selected Finalist Design/Build Team. If the PC- ESD1 is unable to negotiate a satisfactory contract with the selected Finalist Design/Build Team, the PC- ESD1 shall, formally and in writing, end negotiations with that selected Finalist Design/Build Team and proceed to negotiate with the next Finalist Design/Build Team in the order of the evaluation ranking, until a contract is reached or negotiation with all ranked Finalist Design/Build Team end.

2.11 Following selection of the Finalist Design/Build Team, and execution of an acceptable contract, engineers or architects associated with that Finalist Design/Build Team shall complete the design of the Project, submitting all design elements to PC- ESD1 or the PC- ESD1's Designee, before or concurrently with construction. The design elements so submitted shall be reviewed to determine their compliance with the Design Criteria Package, this RFQ/RFP, the Proposal submitted by the Finalist Design/Build Team and the terms of Design/Build contract agreed upon by the PC- ESD1. Note, outline of design criteria herein does not supersede any applicable codes or regulations that must be adhered to. It is the respondents' responsibility to include all required compliance items in their proposals.

2.12 The Finalist Design/Build Team shall supply a signed and sealed set of "as built" construction documents for the Project to the PC- ESD1 at the conclusion of the construction of the Project, including electronic files in both PDF and CAD format of the facility. The final PDF's and CAD files shall incorporate any substantial modification that occurred following issuance of construction documents.

2.13 Proposals are deemed to include the Qualifications Submission of each Finalist. The Qualifications Submission of each Finalist will be included in the review, evaluation and ranking of the Proposals submitted.

Section III- DESIGN AND CONSTRUCTION

3.1 Only respondents who propose to provide either directly or through a team under its control all goods and services requested in the Request for Proposals should respond. This includes design and construction. The maximum construction period of twelve (12) calendar months desired, not to exceed fourteen (14) calendar months for completion of both facilities.

3.2 An independent consulting architect or engineer (hereinafter "Independent Consultant"), selected by PC- ESD1 on the basis of demonstrated competence and qualifications, shall act as PC- ESD1's independent owner's representative for purposes of independent, professional assistance and evaluation of technical and qualitative issues for the duration of the design/build work.

3.3 Following selection, the successful respondent's design team shall complete the design submitting all design elements for review and approval by PC- ESD1 and its Independent Consultant. At each design stage, the respondent's design solutions must be submitted to and

approved by the PC-ESD1 Fire Chief, or his designee.

3.5 Payment and performance bonds as required by Texas law will be required from the successful respondent in the amount of the Guaranteed Maximum Price, less the portion of the Guaranteed Maximum attributable to design services only. A Bid Bond in the amount of at least 10% of the Guaranteed Maximum Price must be delivered to PC- ESD1 at the time that the Design/Build contract is awarded to the successful respondent. The successful respondent must deliver the performance and payment bonds to PC- ESD1 no later than the 10th day after the contract is signed.

3.6 The successful respondent must provide liability insurance covering its activities in the coverage amount of nothing less \$1,000,000.00 per occurrence and \$2,000,000.00 aggregate, with the aggregate applying to this Project only. PC- ESD1 must be named as an additional insured. The successful respondent must provide builder's risk /property insurance for the Project in the amount of the full contract sum. PC- ESD1 must be named as an additional loss payee on the insurance. The successful respondent must provide workers compensation insurance for its employees. Automobile liability insurance must be provided for all motor vehicles involved in the Project in the amount of \$1,000,000.00 per occurrence and \$2,000,000.00 aggregate.

3.7 Design professionals on the Project must be covered by professional liability insurance in a coverage amount of not less than \$1,000,000.00 per occurrence and \$1,000,000.00 aggregate. Design professionals on the Project must be licensed/registered to practice their profession in the State of Texas.

3.8 Construction shall be carried out in accordance with the contract documents (including the approved drawings, plans, specifications, and Project manual), and in accordance with all applicable federal, state, county and local municipal regulations rules, laws, court orders and standards. Construction draws and retainage shall be in accordance with the negotiated contract. Construction shall include provision of all necessary fixtures, furnishings, and equipment to make the Facility operational for its intended purpose, except the Owner shall provide all appliances, furniture, communications and IT equipment, generator, and loose equipment (including compressors). Rough in requirements and certain installs for Owner supplied items shall be part of the contractor's scope, including coordination with the Owner, or the Owner's designated contractors/vendors.

3.9 As part of its proposal, the Respondent should acknowledge its willingness to utilize and execute the standard AIA contract framework between owner and builder, if there are changes required by PC-ESD1, the willingness to still execute and proceed with the project. If any changes made to the contract terms constitute a change in scope, a reasonable price will be negotiated on a determined fee/cost plus basis. The agreement will not become effective until PC- ESD1 and its general counsel have approved the agreement, and its execution authorized by the PC-ESD1.

3.10 Respondent shall be solely responsible for any cost, loss, injury, harm expense, fee, charge or other expenditure or damage of any nature, whether known or unknown, arising directly or indirectly,

1) Any unknown or differing site conditions at the site proposed by Respondent;

- 2) Any regulatory permitting required for the Project;
- 3) Acquisition of any staging area required by Respondent;
- 4) Certification of the Project as complying with the applicable standards; and
- 5) Any natural disasters or other force majeure events,

Except the following:

- 1) Acquisition of the sites
- 2) Permit Fees for construction by the local AHJ (all other fees to be included in proposals)
- 3) Independent third-party testing/inspections (except respondent is responsible for costs associated with retesting for work found out of compliance or trip/rescheduling fees associated with work not ready for testing when scheduled.)

Section IV ADDITIONAL REQUIREMENTS

4.1 Parker County ESD1 does not assume, and hereby specifically disclaims, any responsibility or obligation of any nature, to any of the persons or entities responding to this RFQ/RFP (or to any other entity) and will make no payment or reimbursement of any cost, fee or other expenditure whatsoever associated with the preparation or submission of a Qualification Submission or Proposal.

4.2 The contract(s) awarded will be governed by the laws of the State of Texas, and is (are) deemed payable and performable in Parker County, Texas. The venue for all disputes thereunder shall lie in Parker County, Texas.

4.3 As required by Section 2269 of the Texas Government Code, PC- ESD1 has established a budget range for this project of \$9,000,000 to \$12,000,000. ("Project Budget") for the construction and FF&E of the Fire Headquarters facility. If the Conceptual Price Range contained in a Proposal received during Step II of this RFQ/RFP exceeds the Project Budget, the PC- ESD1 may, in its sole discretion, reject such Proposal. The PC- ESD1 expects the proposed Conceptual Price Range to be compatible Project Budget.

Section V MISCELLANEOUS

5.1 To the extent not covered heretofore in these specifications, responses will be evaluated for compliance with the contract requirements of Texas law including but not limited to the Texas Accessibility Standards, and the Americans with Disabilities Act.

5.2 In addition to all rights provided by law, PC- ESD1:

- a) Reserves the right to reject any or all Proposals;
- b) May, at its sole discretion, waive technical mistakes, informalities or irregularities in any Proposal received;
- c) Reserves the right to select the Proposal or negotiated Proposal which in its discretion is determined to provide the best value to PC- ESD1 and which it believes to serve its best interests and in accordance with all applicable laws, including but not limited to Texas Government Code Section 2269.

5.3 Neither document, nor the advertisement of the Notice of the RFQ/RFP is an offer. The Exhibits attached hereto are incorporated herein for all purposes.

5.4 It is the express intent of the PC- ESD1, that each Proposal as submitted be: comprehensive, prepared in good faith, present a reasonable likelihood to be developed, built and become fully operational in a reasonable length of time, and its development, design, and construction to be in full compliance with all applicable laws, rules, regulations, court orders, standards and ordinances. Acceptance of any Proposal is expressly conditioned upon actual closing and funding of the Project after approval of all documents by counsel for PC- ESD1, or PC- ESD1's designee.

5.5 Respondents shall be able to and shall obtain necessary payment and performance bonds as required by applicable law.

5.6 PC-ESD1 will require liquidated damages in the amount of at least \$250.00 per day for each day the Project has not attained substantial completion as set forth in the Contract Documents.

Acceptance of any Proposal is not acquiescence or agreement with any term or condition set forth in the Proposal or any proposed documents included in, or referenced by, the Proposal.

Design Criteria Package

A. Introduction

The Project is to be a "turnkey" Project, with Design/Builder to provide all work, services, materials and labor for the Project to be fully operational upon substantial completion, except communications, IT, alerting, certain owner supplied appliances, and security equipment and items that are to be provided by the PC-ESD1. Design/Builder shall provide or cause to be provided all design, work, services, materials, labor, equipment, design, engineering, plumbing systems, ventilation systems, HVAC, mechanical systems, fire station systems, safety systems, other matters necessary for the design, construction and construction administration and is inclusive of all costs necessary for the installation and completion of the Project, in working order, unless specifically set forth otherwise herein.

The Project shall be designed and constructed in compliance with all applicable federal, state and local laws and regulations.

The Project must also comply with the following criteria:

B. General

All aspects of the building will comply with:

- 1) International Building Code in the version as current in areas of Parker County, Texas.
- 2) The 2021 International Fire Code, with amendments, as adopted by the PC-ESD 1
- 3) Building wind load design shall be based on wind speed schedule IBC using the importance factor for "Essential Facilities".
- 4) American with Disabilities Act (ADA) in designated public accessible areas
- 5) Texas Accessibility Standards/Texas Department of Licensing (TDLR) in designated public accessible areas
- 6) Applicable State and Federal laws and regulations including storm water, erosion control,

etc.

- 7) Proposal should include terms for change orders, and consideration for cost control in volatile market such as cost-plus agreement for materials.
- 8) Proposal shall include draw schedule, line item break down of general conditions, projected materials and labor costs by trade or item, and associated site project general costs, project management, and site supervision, and fee/cost plus terms.
- 9) A pre-proposal conference will be held with selected finalists.

C. Site

- 1) Any necessary demolition of existing structures will be performed by the PC-ESD1, prior to construction.
- 2) Geotechnical report secured by the district will be provided to all respondents
- 3) Design shall include all utilities and infrastructure: water; sanitary sewer; drainage; telecommunications; electrical; gas; etc. that are necessary for the operation and safety of the facility. PC-ESD1 will facilitate the work and cover cost of providing utility and communications services to the point of building connection. Further details will be provided at a pre-proposal conference with selected finalists.
- 4) Sanitary sewer/sceptic design shall follow local codes and permitting as required
- 5) Design shall include management of storm water runoff as required by authorities having jurisdiction during construction.
- 6) The PC-ESD1 will provide access to an onsite 6" water main for water supply to the facility.
- 7) Site ingress/egress from the state road is being engineered and constructed onto the property across the public right of way through a separate project. Site paving built through this project will interface to the simultaneously constructed ingress/egress from the highway.

D. Building Design/Layout

1. Building Design and Architecture shall be prepared by a State of Texas registered architect or engineer.
2. Design and layout shall be similar to that illustrated in exhibit A, Exhibit A is a conceptual plan, we are open to suggestions and design ideas.
3. Building shall be bolt up steel, with a combination of metal panel, and brick, stone or other masonry features, or CMU/masonry.
4. Design shall incorporate the required floor space and infrastructure (mechanical equipment, plumbing, electrical, etc.) for kitchen, and laundry, similar to illustrated by Exhibit A.
5. Design must provide for kitchen facilities. The kitchen countertops shall be solid surface, under mount sinks, and plumbed for gas. Appliances shall be furnished by PC-ESD1 including vent hood
6. Design shall include offices, meeting rooms, classrooms, and other facilities as provided in Exhibit A
7. All interior doors shall be solid core laminate finish doors with commercial lever style hardware, door closers provided on all exterior doors, bathrooms, and certain access controlled interior doors.
8. Front entry foyer/breezeway with access control, and public ADA restroom
9. Design shall provide Utility room with W/D Hookups, -Mop Sink,

10. Design shall provide a designated area for IT/computer server, and communication equipment- Raceways for communication wiring shall be provided during construction.
11. Design shall provide bathrooms w/shower/toilet/lavatory and ADA/TDLR bathroom with toilet and lavatory in line with Exhibit A. Bathrooms shall have tile floors and wainscot.
12. Design shall provide exterior perimeter lighting including aesthetic lighting.
13. Flooring shall be a combination of commercial/office carpets, polished concrete, and tile.

E. Fire Protection

Fire Protection shall be as required for the 2021 IFC with local amendments as adopted by the PC-ESD1

F. Mechanical System

1. HVAC System: All areas will be conditioned to maintain temperatures between 65 degrees F and 75 degrees F.
2. HVAC to be gas heat. (Propane on site, will require LP conversion)

G. Electrical

1. Single Phase and 3 phase electrical service is available on the site. Main disconnect, panels, and allowance to install district supplied automatic transfer switch gear and generator shall be included. Contractor to verify electrical ampacity required per MEP plans.
2. Conduit System: All above grade conduits will be intermediate metallic conduit with threaded fittings and EMT with watertight couplings.
3. Grounding: The entire electrical system will be grounded in accordance with applicable codes.
4. Lighting: Building perimeter lighting will be provided by appropriately sized wall mounted exterior building fixtures. Site perimeter lighting will be provided at parking areas and all applicable areas. All lighting shall be LED lighting.

H. Exclusions

1. PC-ESD1 will provide radio communications, alerting, security, access control, and network connections. Rough in install of to be coordinated between builder and PC-ESD1 vendors of certain items.
2. PC-ESD1 will provide appliances, and audio-visual equipment
3. PC-ESD1 will provide office and associated furnishings

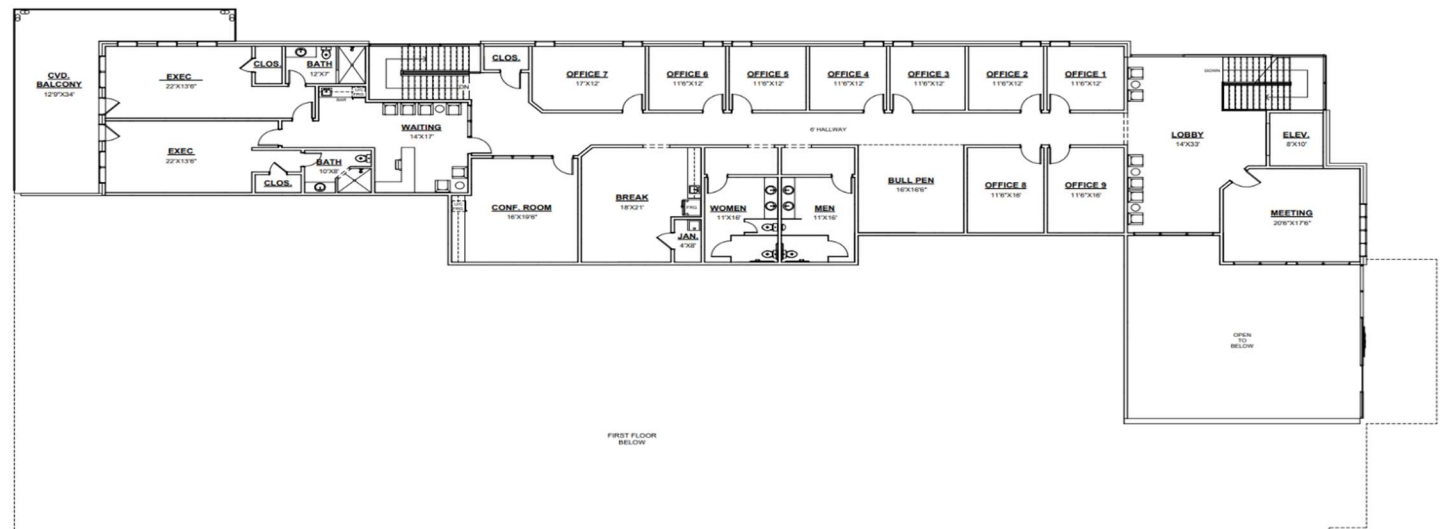
Exhibit A (Concept Only Pending Final Needs Assessment, Cost Analysis, and Design)



Exhibit A (Concept Only Pending Final Needs Assessment, Cost Analysis, and Design)



Exhibit A (Concept Only Pending Final Needs Assessment, Cost Analysis, and Design)



END OF DOCUMENT