



LARAMIE COUNTY FIRE AUTHORITY

5800 N. College Dr. Cheyenne, WY 82009 • 307-632-5400 • LCFAWY.com

LARAMIE COUNTY FIRE AUTHORITY IS SEEKING
REQUEST FOR PROPOSALS
TO DESIGN/BUILD SERVICES FOR NEW FIRE STATION 75

March 12, 2024

Laramie County Fire Authority (LCFA) is accepting Requests for Proposals to design and build a new fire station (station 75) around Roundtop Road and Happy Jack Road, Cheyenne, Wyoming. LCFA seeks qualifications and proposals from experienced and qualified professionally licensed design/build teams to provide all architecture, engineering, construction, and other services and documentation necessary for the architectural design, building, and site engineering and construction of a new Fire Station 75. This is to be executed in the Design-Build approach and process provided for in the standard form of agreement between the owner and the Design-Builder. Proposals should be based on the approximate program spaces and usable square feet in the scope of the work description, which, with circulation, infrastructure, and miscellaneous areas not specified, call for a new Fire Station #75 at approximately 12,000sf. Sites for the new stations are Roundtop Road and Happy Jack Road, Cheyenne, Wyoming. The proposal should include owner contingency, loose furnishings, or IT / AV equipment. The question-and-answer meeting will be on March 18, 2024, at 4:00 pm at LCFA Station 71, 5800 North College Drive. Submittal Deadline 3/31/2024 04:00 PM MST. Tentative Award: April 9th, 2024. Anticipated Construction is to start in August 2024.

RFP Submittal Process and Important Dates:

Question and Answer Meeting **March 18, 2024**, 4:00 pm at LCFA Station 71, 5800 North College Drive, Cheyenne, Wy

RFP Submittal:

1. One digital copy and five (5) printed copies are to be submitted by **3/31/2024**. Proposals can be mailed or delivered to LCFA, 5800 North College Drive, Cheyenne, Wyoming 82009.

Selection Process:

1. LCFA will review all submittals in a closed meeting. Selection will be announced on **May 15, 2024**.

Scope of Work:

The design-build service requested is to build a new fire station 75 better to serve the western side of the LCFA service area.

The building design consists of architectural, engineering, site preparation, construction management, and all components of building a fire station in Laramie County. Licensed Wyoming professional services are preferred.

The Fire Station Requirements:

The station should consist of a 12,000-square-foot building of either metal or wood structure consisting of the following components:

Apparatus Bays:

1. Four (4) engine bays 80' in length
2. Mezzanine with for additional training and storage space
3. SCBA Room
4. Decontamination room with shower, bathroom, commercial washer, drying rack, and tub sink.
5. Maintenance Toolroom
6. Firefighter gear locker area
7. Apparatus Bay doors are to be 12'x 14' bifold or overhead door types with most glass panels.
8. Floor drains are under the apparatus, gear storage, tool room, and decontamination room.
9. Diesel ventilation removal system
10. Airlock doors between living space and apparatus bays

Living Space:

The living space is a private quarter for members of LCFA and thus is not considered a public space.

Dorm Rooms:

1. To consist of Four (4) double occupancy dorm-style suites, to consisting of two single beds, an armoire hutch (furniture supplied by LCFA), and a three-piece bathroom consisting of vanity, shower, and toilet.
2. Carpeted flooring with tile bathroom flooring
3. Egress Windows

Kitchen:

1. Large open kitchen consists of three Refrigerators, 6 burners, griddle range, dishwasher, sink, and ample countertop and cabinet space.
2. Open space for an eight-person kitchen table
3. Flooring to consist of finished concrete.
4. Countertops to consist of solid materials.
5. Stainless Steel Appliances
6. Heavy duty cabinets

Day Room:

1. Carpeted large open area with seating space for 12.
2. Wall hookups for Audio Visual equipment

Bonus Bathroom:

1. Consisting of three-piece amenities, vanity, shower, and toilet

Fitness room:

1. Space for treadmill, stair stepper and strength system. Equipment supplied by LCFA.
2. Rubber flooring and mirrors on one wall.

Training Room:

1. Space for 20 students
2. Finished Concrete Flooring
3. A/V hookups
4. Dry Erase board 4'by 8'

Custodian Closet:

1. Mop Sink
2. Space for supply shelving

Open Office:

1. Open office space for a minimum four workstations and a printer
2. A/V hookups

Radio Desk:

1. Designated countertop space for communication equipment and A/V hookups for station alerting system.

Laundry Room:

1. Space for three (3) sets of washer and dryer.

Work Suite:

1. Space for a stand-up desk, A/V hookups

Utility Room:

1. Space for necessary Utilities, IT, Radio, HVAC

Conference Room:

1. Space for a 6-person conference table

Finishes:

Flooring:

1. Durable Carpet in Dorm Rooms and Day Rooms.
2. Rubber flooring in the Weight Room
3. Bathrooms to have Tile flooring.
4. Polished Concrete in offices, classrooms, conference rooms, work suites, Laundry Rooms, and hallways.
5. Apparatus Bays will have an epoxy floor finish in two colors.

Wall Finishes:

1. Two paint color walls to consist of accent walls.
2. Stainless Steel Corner protectors

Lighting:

1. Dimmable lighting is available in the dayroom, dorm rooms, classroom, conference room, office, and work suite.
2. Night lighting in Hallways
3. Day and night light in Apparatus bays

Audio:

1. Volume adjustable speakers in all rooms

Exterior Finishes:

1. Wyoming weather durable roofing, siding, windows, and doors.
2. Landscaping to meet Laramie County specifications.
3. Concrete Apron to support the weight of Fire Trucks
4. Parking lot paving and painting to support fire truck weight.

Fuel Island:

1. Self-contained diesel and gas fuel island and lighting with remote controls

Sanitation Receptacle:

1. Durable containment area for Dumpster

Emergency Backup Power:

1. A large-capacity diesel backup generator will support the entire station.

Fire Suppression:

1. Entire building protected with a monitored fire suppression system.

Fencing:

1. To meet Laramie County specifications
2. Rear parking storage is to consist of privacy security fencing.

All questions can be directed towards Fire Chief Jason Caughey at 307-632-5400 or emailed to jcaughey@lcfawy.com

