



REQUEST FOR PROPOSAL ("RFP")

Fire Station 1- General Contractor

RFP Submittal Due Date:

January 29, 2024

Morongo Band of Mission Indians Request for Proposal (RFP)

Title: Morongo Fire Station Headquarters

MORONGO
BAND OF
MISSION
INDIANS



A SOVEREIGN NATION

INTRODUCTION

1. Introduction

The Morongo Band of Mission Indians, a federally recognized Indian Tribe ("MBMI") is seeking qualification submittals from California licensed General Contractors ("Contractor") to provide construction services on the MBMI Fire Station Headquarters (FS1) further outlined in the construction plan set (the "Plan Set"), attached hereto as **Exhibit B**, (the "Project").

The Contractor will be selected based on the best overall value to Morongo, including the Contractor's demonstrated competence and professional qualifications necessary for the satisfactory performance of the services required. Prospective Contractor should have extensive experience in this area and should be able to provide at least three (3) examples of successfully completed large scale civil and/or hospitality projects. Prospective Contractors are encouraged to thoroughly review the Plan Set, which is attached hereto as **Exhibit B**.

This RFP describes the Project, including the required scope of services, provisions of the contract, material procurement related to taxes, the minimum information that must be included in the proposal, and the deadline for submittals.

2. Background and Project Description

- A. Owner: The Project is commissioned by the Morongo Band of Mission Indians.
- B. Project Location: The Project is located at, 47571 Morongo Road, Banning, CA 92220
- C. Project Scope: The Project will include preconstruction activities and build-out of Fire Station 1 on approximately 5 acres.

The new Morongo Fire Station will be located at Fire Headquarters, Tribal Tract T1009, Banning, CA 92220.

The project will be constructed on the attached surveyed lot; therefore, the overall design is limited to the existing footprint. Please see **Exhibit C**.

Project design of Fire Headquarters shall include, but is not limited to: three 2-deep bay drive-thru apparatus building, and a structure for at least ten sound insulated bedrooms for 12 firefighters per shift plus one Chief's quarters and one Battalion Chief's quarters; four 3-piece bathrooms with a shower, sink and toilet; at least one restroom for guests near the lobby, a gym facility, a laundry room, three equal-sized office spaces (one for each shift), and four larger office spaces for Chief, Deputy Chief, Battalion Chief, and Administrative Assistant; break room with kitchenette, a lobby/reception area; commercial grade kitchen, dining area, living/day room, a training/conference room, storage room for medical supplies, janitorial closet(s), a work room designed for equipment maintenance, an outdoor area for grilling, and

a training facility.

Other considerations for the station include parking for civilian vehicles, power, back-up power, exhaust considerations, speakers for alarm codes throughout all indoor and outdoor spaces, energy saving lighting, civil engineering (site plan, Stormwater Pollution Prevention Plan [SWPPP], hydrology, grading, on and off-site utility/fiber/data plan [Wi-Fi and data ports], stormwater and erosion control, landscaping, fire sprinkler/alarm systems, street improvements/curb and gutter, septic, clarifier, gas, domestic water, etc.) wind concerns, signage, fencing, seismic considerations, geotechnical, grease interceptor, and work with Morongo Environmental Protection Department (or “Morongo Environmental”), US Environmental Protection Agency (EPA), and US Fish and Wildlife (FWS), as required.

A comprehensive list titled Needs for Morongo Fire Headquarters is attached as **Exhibit D** below. MBMI requires that all components of the responses to this Request for Proposals (RFP) are included in the submitted materials, but if a responding firm envisions an alternate approach to the programming, it may be considered.

3. Critical Dates

Submittal Due Date: It is mandatory that one hard copy and one electronic copy of the response to this RFP be provided in a **SEALED envelope no later than January 29, 2024, 3:00pm** and one electronic copy should be emailed to: RFPResponse@morongo-nsn.gov. All responses must be submitted to:

**Morongo Band of Mission Indians
Construction Services Department
12700 Pumarra Road
Banning, CA 92220
Attn: Mr. Daniel McPherson**

Submissions received after the deadline will be returned unopened. Please note that only one submission is allowed from each Construction Firm

IMPORTANT DATES

EVENT	DATE, TIME
Release of RFP	December 12, 2024
Mandatory Site Walk	January 8, 2024
Deadline for Questions	January 22, 2024
RFP Submission Due Date and Time	January 29, 2024
Selection of Firm	February 29, 2024

Note: The above dates and times are subject to change at the discretion of the MBMI.

4. Mandatory Site Walk

The Mandatory Site Walk will take place on Monday, January 8, 2024, at 9:00a.m. at 47571 Morongo Road, Banning, CA 92220.

To pre-register for the conference, interested firms must complete this linked [Interested Parties Form](#) or by the following QR code no later than Friday, January 5, 2024, at 3:00p.m.



5. Questions from Proposers/Respondents.

All questions regarding the RFP must be submitted via the [Questions Form linked here](#) or by the following QR Code.



For anything other than questions regarding the RFP (complete form linked above), **do not contact MBMI by any means other than via email at RFPResponse@morongo-nsn.gov.**

6. RFP Submittal Responses and Documents.

Submittal Due Date:

The Proposer shall submit one bound copy and one electronic copy (USB Flash Drive or CD Rom) of the submittal on or before January 29, 2024, and one electronic copy should be emailed to RFPResponse@morongo-nsn.gov.

Responses received after January 29, 2024, will be rejected by MBMI, and will be returned without review. To be considered “on time” a response must show “Request” a Delivery

Receipt for this Message,” confirming submission by the above-specific deadline.

MBMI will not be responsible for, not accept as a valid excuse for late response delivery, any delay in emailing submission, mail service, or other method of delivery used by proposer/respondent.

- A. RFP Submittal. Organize and present Letter Proposal in a neat and logical format, relevant to these services. Contractor proposals shall be clear, accurate, and comprehensive. Excessive or irrelevant material will not be favorably received. Submittals are to include the following.

Proposals shall use a 12-point minimum font size, (maximum of 30 pages) including transmittal/offer letter and resumes of key people, but excluding Index/Table of Contents, tables, charts, and graphic exhibits. The purpose of these restrictions is to minimize the costs of proposal preparation and to ensure that the response to the RFP is fully relevant to the project. Submit a separate Fee Proposal to contain only enough pages to clearly respond to the information that is requested in the RFP.

- i. Cover Page / Executive Summary
- ii. Preconstruction Process and experience.
 - a. Preconstruction Department/Procedure Structure & Description (# of employees, structure, etc.).
 - b. Bidding solicitation, gathering and cost/scope review process (technical program/software utilization and measures).
 - c. Description of process and ability for providing accurate costs.
 - d. Project specific preconstruction plan
- iii. Proposed Project Management/Superintendent Team & Bios.
 - a. Project Executive
 - b. Preconstruction Manager
 - c. Superintendent
 - d. Project Manager
 - e. Project QSP
- i. Project experience.
 - a. Experience working with Native American Tribal Administrations
 - b. Experience with Public Safety building construction
 - c. Experience with The California Department of Tax and Fee Administration (CDTFA) tax exempt policies and procedures
- ii. Proposed construction schedule and construction plan narrative, including schedule acceleration methods.
 - a. Description of specific work tasks and activities, and concepts for conducting the work.
- iii. Scope of Services
 - a. A description of the work program shall be included in this section. It should explain the technical approach, methodology, and specific tasks and activities that will be performed and designed to address the specific issues and work items identified in the RFP. It should also include a discussion of constraints, problems, and issues that should be anticipated during the contract, and suggestion for approaches to resolving them.
 - b. Additionally, state in what ways and for what reasons the proposal

- iv. Quality Assurance Plan (QAP)
 - a. Quality Commitment.
 - 1. ON-TIME DELIVERY: a commitment to delivering material and services on or before the promised time.
 - 2. TIMELY RESPONSE: a commitment to consistent, timely response to all service requests.
 - 3. QUALITY AS SPECIFIED: a commitment to provide products and/or service that meets or exceeds the specification at your quoted price.
 - 4. QUALITY CONTROL: a commitment to use methods or procedures to assure quality control of service, material, and invoicing.
 - 5. Commitment to work with Morongo to resolve concerns regarding the quality of service or material supplied.
 - b. Quality Management System (QMS)
 - 1. This section should outline how the contractor plans to establish, implement, and maintain their QMS throughout the project lifecycle. It should include details on processes for document control, change management, non-conformance management, corrective and preventive actions, and continuous improvement.
 - c. Roles and Responsibilities
 - 1. This section should clearly define the roles and responsibilities of all parties involved in ensuring quality on the project. It should identify key personnel responsible for quality assurance activities, such as a Quality Manager or Quality Control Inspector.
 - d. Quality Control Procedures
 - 1. Provide detailed description of Control Plans including inspection and testing protocols, and acceptance criteria.
 - e. Subcontractor Management
 - 1. Address how General Contractor will manage sub- contractor performance and adherence to quality standards. Include details about criteria for selection, methods of monitoring, and evaluation of performance.
 - f. Documentation and Reporting
 - 1. Specify documentation requirements related to QA/ QC
- v. Safety Plan
 - a. Provide description of the Safety Plan, including safety policies and procedures used to protect workers and the public.
 - 1. Hazard Identification and Mitigation
 - 2. Training and Education
 - 3. Emergency Preparedness
 - 4. Compliance with Regulations and Standards
 - 5. Safety Performance Evaluation
 - 6. Subcontractor Safety Management
- vi. Warranty Coverage
 - a. Definition of Warranted Work

- b. Duration of Warranty
- c. Coverage
- d. Exclusions
- e. Closeout
 - 1. The selected contractor will be responsible for providing comprehensive warranty closeout documentation upon completion of the construction project. This documentation should include, but is not limited to:
 - 1.1. Details of all warranties associated with materials, equipment, and workmanship.
 - 1.2. Procedures for initiating warranty claims.
 - 1.3. Contact information for warranty service providers.
 - 1.4. Maintenance requirements to uphold warranties.
 - 1.5. Submission of warranty certificates.

vii. Training on Building systems

- a. The contractor is required to provide thorough training sessions on all building systems to designated Morongo personnel as specified by Morongo Construction Services. Training sessions should cover system functionalities, troubleshooting, and routine maintenance. Training should be scheduled before the final project completion, and the contractor is responsible for coordinating and conducting these sessions with Morongo Construction Services. Training includes, but is not limited to:
 - 1. Fire suppression systems.
 - 2. Security systems.
 - 3. Electrical systems.
 - 4. Plumbing systems.
 - 5. Elevators and lifts.
 - 6. HVAC systems.
 - 7. Apparatus bay doors.
 - 8. Any other relevant building systems.

viii. HVAC Testing and Balancing

- a. The HVAC (Heating, Ventilation, and Air Conditioning) system must undergo comprehensive testing and balancing to ensure optimal performance. The contractor shall:
 - 1. Engage a qualified HVAC testing and balancing firm.
 - 2. Execute necessary tests to ensure proper air distribution and system balance.
 - 3. Provide a detailed report of the testing and balancing procedures to be included in the closeout documentation.

ix. Building Commissioning

- a. The contractor shall facilitate a thorough building commissioning process to ensure that all systems and components are installed, configured, and perform according to project specifications. The commissioning process should include, but is not limited to:
 - 1. Verification of system and equipment installations.
 - 2. Functional testing of all building systems.
 - 3. Identification and resolution of any issues discovered during testing.
 - 4. Documentation of commissioning procedures and results.
 - 5. The commissioning process should be completed before the final

project turnover, and the contractor is responsible for coordinating and overseeing the entire commissioning process.

x. Proposed Project Timeline

a. Project Schedule

1. A project schedule shall be included which identifies in graphical format the timetable for completion of tasks, activities, and phases of the project, which correlate with the scope of work for the project. There should be a brief discussion of any key assumptions used in preparing the timetable and identification of critical tasks and/or events that could impact the overall schedule, including review period.

~~xi. Fee Proposal:~~

~~a. Contractor shall submit an itemized fee schedule. In preparing the fee proposal for this project, the Contractor shall take into consideration the following:~~

- ~~1. Compensation for services provided shall be at an hourly rate plus reimbursable with an upper limit.~~
- ~~2. A work plan, together with a breakdown of labor hours by employee billing classifications, together with the cost of non-labor and subconsultant services shall be included with the fee proposal. The labor breakdown shall be compiled by project tasks and be based on a listing of work tasks that correlates with the Contractor's defined scope of work for the project proposal. The information will be used by Morongo staff to evaluate the reasonableness of the fee proposal and may be used in negotiating the final fee amounts for the agreement.~~
- ~~3. The Contractor's standard billing rates for all classifications of staff likely to be involved in the project shall be included with the fee proposal along with the costs for any non-labor expense and subconsultants.~~
- ~~4. Miscellaneous expenses should include only those expenses that are normally not covered by the Contractor's overhead rates.~~
- ~~5. The Contractor shall not exceed the upper limit amount without prior approval from Morongo.~~
- ~~6. The Contractor shall submit their fee proposal in both PDF and Excel formats.~~

xii. General Requirements

- a. Insurance Requirements. The Contractor shall furnish with the proposal proof of the following minimum insurance coverage as indicated in the RFP.
- b. Standard Form of Agreement. The Contractor shall carefully review the Agreement, especially regarding the indemnity, tax, and insurance provisions, and include with the proposal a description of any exceptions or changes requested to the standard contract. If there are no exceptions, a statement to that effect shall be included in the proposal. There is no guarantee that the exceptions or changes requested will be accepted. The Contractor shall be prepared to state their position on the exceptions or changes to the agreement or all requests will be denied.

xiii. Conditions/general requirements. Proposed cost breakdown, cost per month and total cost.

xiv. Project proposal/budget

1. **Preconstruction Services Requirements.** Contractor will be required to provide pre-construction services including, but not limited to, the following:

~~A. Bidding. The Contractor is required to obtain a minimum of three (3) bids for all materials and qualified subcontractors.~~

~~i. Morongo shall approve each subcontractor award. Contractors will make a recommendation for subcontractor selection in each trade based on price and qualifications.~~

B. Scheduling. The Contractor will be required to provide a pre-construction and Project schedule and update the schedule at each design milestone.

i. The Contractor will also be required to create and update the Project schedule. Contractor to manage coordination and communication with project stakeholders to obtain schedule information for incorporation into schedule.

~~C. Value Engineering. The Contractor will be required to provide value engineering options/recommendations and associated cost reductions in the form of a submittal included within two (2) of the project budget update packages for Morongo's review. This can be either scope or specification adjustment recommendations. Subcontractor review and feedback is highly recommended.~~

~~i. Site Selection~~

~~a. The site selected should be easily accessible, have adequate space for parking and maneuvering of Fire Apparatus.~~

~~ii. Design and Layout~~

~~a. The RFP should include valuable engineering items such as efficient use of space, proper placement of amenities such as restrooms, and consideration of environmental factors such as drainage and landscaping. Additionally, the design should incorporate safety features such as lighting and security measures.~~

~~iii. Construction Materials~~

~~a. The RFP should include value engineering items such as the use of durable materials that require minimal maintenance, energy-efficient lighting systems, and water-saving fixtures.~~

iv. Cost Management

a. The Contractor should provide a detailed breakdown of all costs associated with the project, including labor, materials, permits, and any other expenses.

b. The Contractor should provide a plan for managing costs throughout the construction process to ensure that the project stays within budget.

- D. Design Meetings. Contractors will be required to attend weekly design meetings prior to beginning of construction.
- E. Contractor will work with Morongo staff from various departments, such as Construction Services, Environmental, Tribal Cultural Monitors, Public Works, Water and Sewer, and Realty, for inspections, plan check, SWPP plans, monitoring during ground disturbance, utility planning and connection, water needed for grading, staging area and constructions spoils, dumpsters, etc.

2. **Contract Price and Fees.**

- A. The contract will be awarded as a fixed fee Contract.
- B. Cost and Fees. The cost and fee structure will be broken down by;
 - i. Preconstruction Services – Pricing, Bidding, Scheduling
 - a. General Conditions/General Requirements. Contractor shall include costs for Contractor labor, materials, and equipment to run the Project, such as, forklifts, dump trucks, blueprinting, dumpsters, trailers, restroom facilities, temp fencing, site phone, internet, site computer equipment, etc.
 - b. Project Management. The project management portion of the Contractor shall be as follows:
 - 1. One (1) Superintendent and up to two (2) Foremen to be included as a fixed per month fee.
 - 2. Fees for Project Executive, Project Manager and Project Engineer to be included as a separate fixed fee or within the overhead and profit fee percentage % (at no additional charge). The Contractor's budget is an RFP submittal requirement.
 - c. Contractor shall not include office expenses and general overhead.
- C. Subcontractors and trade costs.
- D. Allowances. In order to provide an all-inclusive cost, Contractor may propose allowances for scope that are not fully defined at delivery execution of contract. Allowance amounts will need to be thoughtfully developed.
- E. Escalation Contingency. Contractor may propose a justified escalation contingency, if necessary.
- F. Contractor Contingencies. Three percent (3%)

8. **Insurance Requirements.** Contractor agrees to obtain and maintain the following insurance:

- A. Liability. Contractor will maintain Commercial General Liability Insurance providing total coverage limit of at least ten million dollars (\$10,000,000) for damages arising out of bodily injury or death, or property damage, for any accident or occurrence.
- B. Workers Compensation. Contractor will maintain Workers Compensation insurance coverage on any owners, officers, partners and/or employees of Contractor who are present for any purpose on Morongo or the Project premises, in no less than California statutory amounts. Contractor will ensure that all subcontractors likewise maintain Workers Compensation insurance on any persons who are present for any

purpose Morongo or the Project premises, in no less than California statutory amounts. Contractor will fully indemnify Morongo and Morongo from any failure to observe or enforce these Workers Compensation insurance requirements.

- C. Vehicles. Contractor will maintain adequate insurance on any vehicles used by Contractor in connection with the Project, in no less than California statutory amounts.
 - D. Professional Liability. Contractor shall maintain professional liability insurance with coverage for wrongful acts, errors, or omissions committed by consultant in the course of work performed for Morongo under this agreement. This insurance shall include coverage for liability assumed under this agreement when consultant's wrongful acts, errors, or omissions cause such liability. The limit for this insurance shall be not less than one million dollars (\$1,000,000) per occurrence and two million dollars (\$2,000,000) annual aggregate.
 - i. Contractor will maintain all required insurance during the duration of the Project. Prior to commencing any work on the Project, Contractor shall submit to Morongo a declaration or endorsement page from the Contractor's policy(ies) demonstrating the following: (i) Contractor maintains insurance coverage of the types and in amounts not less than those set forth above,
 - ii. that Morongo Band of Mission Indians is named as an additional insured, and
 - (iii) that Contractor's insurance policy shall be primary, not excess, or contributory, as to any insurance carried by Morongo or any third party. Morongo will maintain its usual and customary insurance on the property; however, all Parties acknowledge that any insurance maintained by Morongo is solely for the benefit of Morongo, and Contractor will not be entitled to look to or rely on any insurance coverage maintained by Morongo for any purpose. Each Party waives all rights or claims of subrogation.
8. **Project Contract.** The RFP requirements, documents and exhibits will be a part of the Agreement. RFP responses will serve as a confirmation that Contractor will adhere to the Agreement conditions and requirements.
9. **Owner's Representative.** Daniel McPherson has been appointed by Morongo as the point of contact for the Project. All information, documentation and directions will be communicated in writing to/from Daniel McPherson.
10. **Tax Requirements.** In recognition that Morongo is a tax-exempt entity, Contractor shall, upon receipt of Morongo's tax-exempt certificate or similar documentation, take commercially reasonable steps, including strict compliance to California Department of Tax and Fee Administration Publication 146 regulations, to avoid the imposition of sales, use, or other taxes in connection with this Project. Contractor shall be financially responsible for taxes incurred by either party that could have been avoided through Contractor's reasonable efforts.
11. **Interviews and Selection.** Morongo may at its sole discretion elect to interview a short list of qualified Contractors or to interview only the top-rated Contractors based on the proposals submitted for the Project.
12. **Amendments to RFP.** Morongo retains the right to amend or cancel this RFP at any time and at its sole discretion. Amendments will be provided in writing to those Contractors who have submitted Intent to Bid notification.

- 13. Contract Administration.** Morongo shall maintain contract administration systems to ensure vendors and Contractors providing services perform in accordance with the terms, conditions, and specifications of their contracts or purchase orders. A vendor's/Contractor's performance may be a factor that is considered in subsequent contract negotiations and awards. Whenever it has been determined that a vendor/Contractor has not performed, remedial action by the Morongo through legal processes shall be considered in instances of identified significant nonperformance, collusion, or suspected fraud of any kind.
- 14. Project Completion Date.** The Completion Schedule is and shall be based on commencing on the date the Contractor is notified in writing of the Notice to Proceed. Time to complete each Task will be considered in evaluating the proposals; thus, the Contractor may list an alternate number of calendar days for completion of work. Contractor shall consider and include in the calendar days listed the time necessary for shop drawing review, if any.
- 15. Extra Services.** During the Project, conditions may occur that were not planned, anticipated and foreseen. The extra services fee is based on fifteen percent (15%) of all the above fees. These extra services shall not be started without written authorization from Morongo.
- 16. Miscellaneous.**
- A. All documents prepared by the Contractor related to the project on behalf of Morongo shall become the sole property of the Morongo Band of Mission Indians.
 - B. All engineering design and calculations shall be based on design standards adopted by Morongo and relevant agencies. These design standards in turn refer to various state and regional design standards.
 - C. The Contractor will adhere to all Federal and Tribal environmental regulations including applying for coverage under the EPA NPDES 2022 Construction General Permit and implementing a previously prepared SWPPP.
- 17. Disclaimer.** This RFP does not commit Morongo to award a contract, or to pay any costs incurred in the preparation of the proposal. The Morongo reserves the right to extend the due date for the proposal, to accept or reject any or all proposals received as a result of this request, to negotiate with any qualified Contractor, or to cancel this RFP in part or in its entirety. Morongo may require the selected Contractor to participate in negotiations and to submit such technical, fee, or other revisions of their proposals as may result from negotiations.
- 18. Late Proposals.** It is Contractor's sole responsibility to ensure that its proposal is received at the Morongo Construction Services office prior to the scheduled closing time for receipt of proposals. Proposals received after the closing time specified in the RFP will not be considered and will be returned.
- 19. Withdrawal of Proposals.** Proposals may be withdrawn if written notification of withdrawal of the proposal is signed by an authorized representative of the vendor and received at the Morongo Construction Services office prior to the closing time for receipt of proposals. Proposals cannot be changed to withdrawn after the time designated for receipt.
- 20. Assigned Representatives.** Morongo will assign a responsible representative to administer the contract, and to assist the Contractor in obtaining information. The Contractor also shall assign a responsible representative (project manager) who shall be identified in the proposal. The Contractor's representative will remain in responsible charge of the Contractor's duties from the notice-to-proceed through project completion. Any substitution of representatives

or subconsultants identified in the proposal shall first be approved in writing by the Morongo representative. Morongo reserves the right to review and approve/disapprove all key staff and subconsultant substitutions or removals and may consider such changes which are not approved to be a breach of contract.

21. Site Inspection. Contractor is urged to make site visits and examinations to become thoroughly familiar with the conditions affecting their evaluation process. Failure to make such additional investigations will not be the grounds for additional claims or for extension of time under the contract and will not relieve the Contractor of responsibility for meeting all requirements of the RFP.

22. Contractor Evaluation & Selection Process. Contractor evaluation and selection process is based on the following criteria. The criteria will be used in evaluating the proposals using a point value system based on the items indicated below.

- A. Understanding of the project requirements, including identification of critical elements and key issues.
- B. Technical approach and work plan for the project, including innovative approaches.
- C. Qualifications and experience of the project manager, other key individuals, and sub consultants.
- D. Results of reference checks. Reference checks will only be conducted for a short list of firms or the top-rated firm.
- E. Clarity of proposal.
- F. Compliance with proposal requirements.
- G. Fees and schedules.

24. Equal Employment Opportunity. Morongo is an equal opportunity employer and requires the Contractor to comply with policies and regulations concerning equal employment opportunity. Morongo hereby notifies all respondents that it will affirmatively ensure that any contract entered pursuant to this advertisement will be awarded without discrimination on the grounds of any protected status. All qualified applicants will receive consideration for employment without regard to race, color, religion, sex, age, handicap, or national origin. Bidders on this work will be required to comply with the President's Executive Order No. 11246, as amended by Executive Order 11375, and as supplemented in Department of Labor regulations 41 CFR Part 60.

25. Contract Terms and Conditions

- A. The awarded Contractor will be the sole point of contract responsibility. Morongo will look solely to the awarded Contractor for the performance of all contractual obligations which may result from an award based on this RFP, and the awarded Contractor shall not be relieved for the non-performance of any or all sub-contractors.
- B. All work performed in connection with construction shall be performed in compliance with all applicable laws, ordinances, rules, and regulations of federal, state, county or municipal governments or agencies (including, without limitation, all applicable federal and state labor standards).

- C. Morongo will negotiate a contract with the best qualified Contractor for the desired construction services as compensation which Morongo determines are fair and reasonable to Morongo. Should Morongo be unable to negotiate a satisfactory contract with the Contractor considered to be the most qualified, negotiations with that firm shall be formally terminated. Negotiations will then be undertaken with the next most qualified Contractor. Failing to reach an accord with the second most qualified firm, Morongo will terminate negotiations and continue the negotiation process with the next most qualified firms in order of their evaluation ranking until an agreement is reached and a firm is selected, and an agreement is executed.
- D. Scope of Services. A description of the work program shall be included in this section. It should explain the technical approach, methodology, and specific tasks and activities that will be performed and designed to address the specific issues and work items identified in the RFP. It should also include a discussion of constraints, problems, and issues that should be anticipated during the contract, and suggestions for approaches to resolving them.

Additionally, state in what ways and for what reasons the proposal deviates from the scope of work as presented by Morongo.

26. Exhibit A – Receipt of Request for Proposal (RFP) and Addenda

1	RFP dated _____	
2	Addendum 1 (if applicable)	
3	Addendum 2 (if applicable)	
4	Addendum 3 (if applicable)	
5	Addendum 4 (if applicable)	
6	Addendum 5 (if applicable)	
7	Addendum 6 (if applicable)	
8	Addendum 7 (if applicable)	

I, the undersigned, on behalf of the (AE Design Firm), certify that I have received all documents listed above.

Signature

Date

Title

27. Exhibit B- Fire Station 1 Plan Set

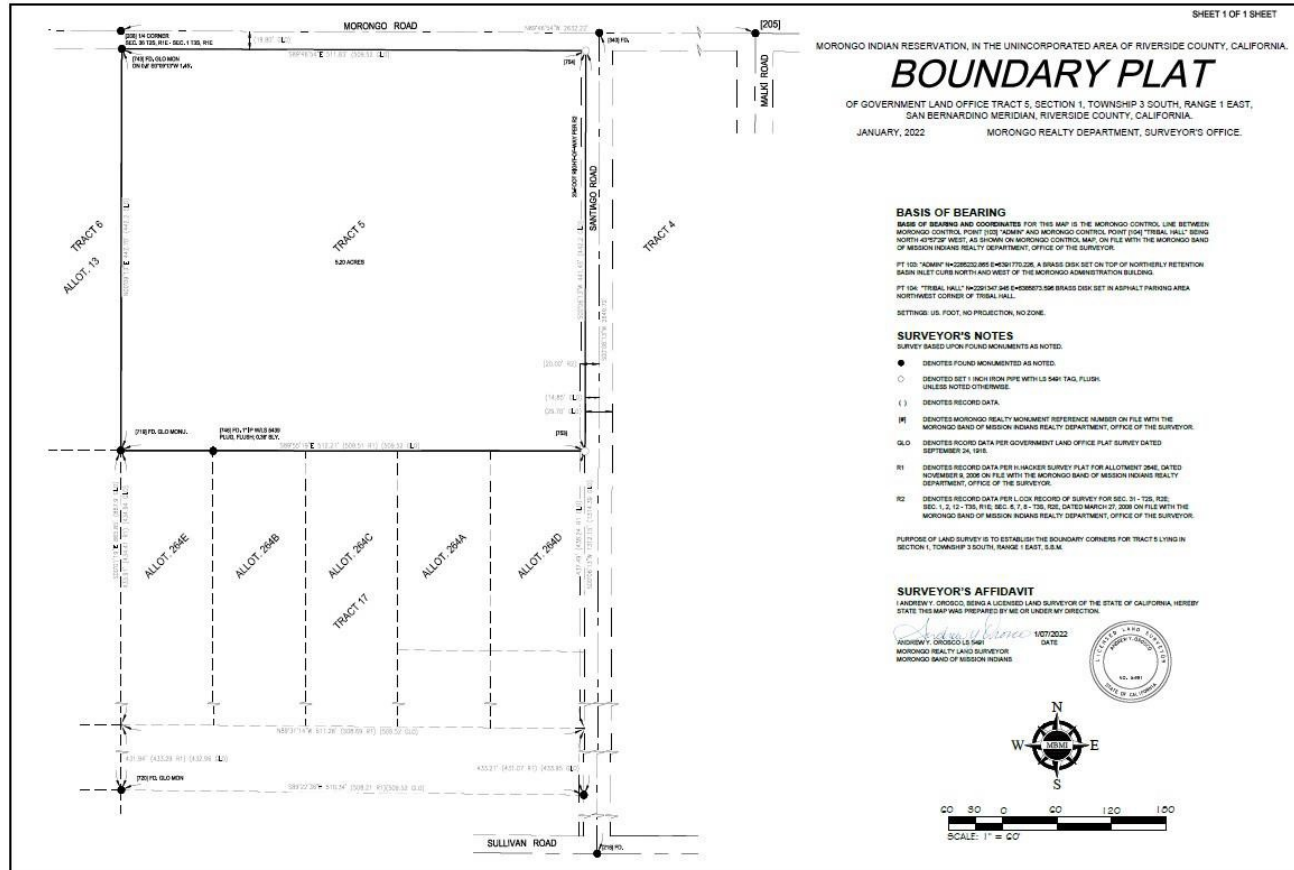
Description: MBMI Fire Station 1- Headquarters Construction Drawing Plan Set

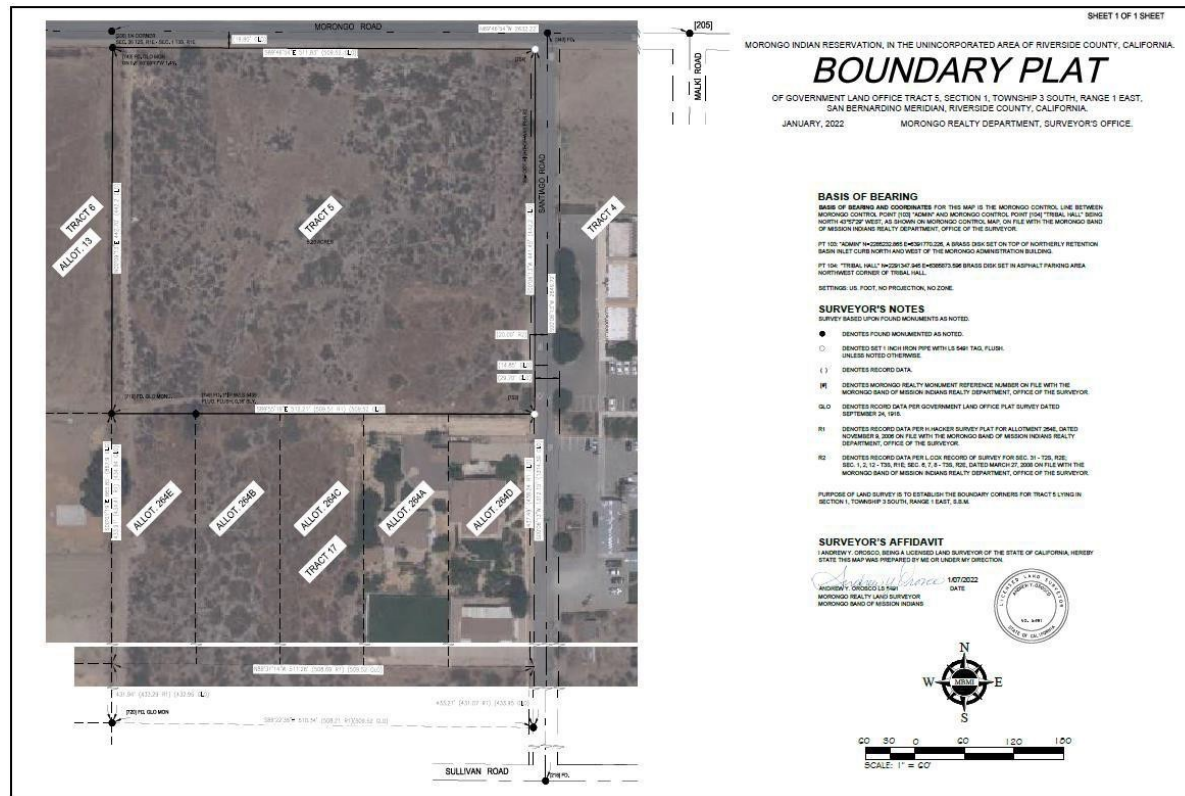
Instructions for accessing drawings:

To access the MBMI Fire Station 1 – Headquarters Construction Drawing Plan Set, please click on the link below:

[MBMI Fire Station 1 - 100 Percent CD set](#)

28. Exhibit C - Managed Tract





29. Exhibit D—Needs for Morongo Fire Headquarters

Throughout Station Grounds:

- ~~Power, including solar considerations~~
- ~~Back-up power (California Air Resource Board [CARB] certified generator or solar/battery backup)~~
- ~~Domestic water~~
- ~~Septic~~
- ~~Heating, ventilation, and air conditioning (HVAC)~~
- ~~Gas utility~~
- ~~Polished concrete floors~~
- ~~Wi-Fi~~
- ~~Speakers for alarm codes in all spaces~~
- ~~Frontier cable for all televisions (TVs)~~
- ~~Water heaters located for most efficient use (i.e., in apparatus bay for extractor washer, close to bathrooms, kitchen, laundry room, etc.)~~
- ~~At least (2) janitor's closets—one in the building and one in the apparatus bay~~
- ~~Commercial flagpole at the front of the building~~
- ~~Outdoor Light Emitting Diode (LED) lighting in all areas~~
- ~~Landscaping (pepper trees may not be used on the property)~~
- ~~Energy efficient windows~~
- ~~Energy efficient lighting~~
- ~~Solar power~~
- ~~Training/conference room~~
- ~~Parking for firefighters and guests~~
- ~~Fire sprinklers~~
- ~~Street improvements~~
- ~~Signage~~
- ~~Fencing/gates~~
- ~~Grease interceptor~~
- ~~Clarifier/truck wash area to avoid contaminated water runoff~~
- ~~Surveillance system~~
- ~~Perimeter fencing~~
- ~~Room for ventilated Conex box~~
- ~~Memorial 3 pole illuminated (state, American, and tribal flags)~~
- ~~Rain sensing irrigation system~~
- ~~Drought tolerant/fire resistant plant palette~~
- ~~Sufficient parking for on-duty personnel to include an Electric Vehicle (EV) charging station~~
- ~~Solar powered carports~~
- ~~Switch controlled exterior lighting for placing engine/truck back in service~~
- ~~Two light standards with electrical outlets (locations to be identified)~~
- ~~Domestic water garden hose bibs on all four sides of station and apparatus bay front and rear~~

- ~~Driveways, departures, and approaches to meet minimum inside/outside turning radii for tiller quint apparatus~~
- ~~Washer and dryer (clean linen/personal wear)~~
- ~~Linen/towel storage~~
- ~~Emergency incident alerting and lighting in sleeping areas and along path of travel to apparatus bay~~
- ~~Phone in Fire Department officers' rooms~~
- ~~Intercom system~~
- ~~Emergency Medical Services (EMS) storage room~~
- ~~Ceiling fans in day room, gym, and sleeping areas~~
- ~~Rubberized floor in gym~~
- ~~Monitored 13R fire sprinkler system~~
- ~~Dry chemical extinguisher in wall cabinets~~
- ~~Interconnected smoke alarms throughout living spaces~~
- ~~Flooring capable of resisting chipping, scuffing, and constant wear from lugged soles and impact~~
- ~~Exterior walled electrical outlets throughout facility~~

Offices:

- ~~One 3-work station office for Fire Department officer~~
- ~~Watch office/radio room/public counter firefighter workstation~~
- ~~Watch office public seating for two and able to accommodate an ambulance gurney~~
- ~~One 4-work station office for Engineer/Firefighter-Paramedics~~
- ~~Two additional workstations for Resident Assistant (RA)~~
- ~~Breakroom with kitchenette~~
- ~~All new millwork for offices~~
- ~~Commercial doors on office spaces with solid core and metal frames~~
- ~~Space for three existing horizontal filing cabinets, two with incident logs that must be kept for ten years and one with personnel files for the admin assistant office~~
- ~~Office supply room~~
- ~~Wall space for rope display~~
- ~~TVs in all office spaces~~
- ~~One office will house equipment to print vinyl logos, etc.~~
- ~~The narcotics safe in the Fire Department Chief's office will be reused and must have a surveillance camera with 24-hour recording~~

Fire Administration Offices:

- ~~Fire Chief office~~
- ~~Meeting table to accommodate seating of four~~
- ~~Deputy Chief office~~
- ~~Administrative Assistance office~~
- ~~EMS Coordinator office~~
- ~~General conference room with seating of 8 to 10~~
- ~~Kitchenette~~

- Chief Officer/Administrative Fire Chief (FC)
- Fire prevention
- Emergency Services Coordinator

Multi-Purpose Room (Training, DOC, Meetings):

- Tables and chairs for 24
- Audio Visual (AV)/Wi-Fi/floor electrical and data outlets
- Wall monitors (front, left, and right)
- One unisex bathroom (sink, toilet, and urinal)
- Whiteboards
- Refrigerator
- Wet bar (sink)
- Outlet and space for 25-50 cup coffee urn
- Sufficient storage cabinets for tables and chairs
- Backup power/solar system for fire station and multi-purpose room
- Training aid storage

Training:

- Four-story training facility
- Electrical power
- Natural gas
- Hydrant
- Common garden water hose bib for domestic water
- Grounds capable of supporting apparatus weights
- Perimeter fencing/vegetation treatments
- Wastewater run-off facility

Gas House:

- Self-Contained Breathing Apparatus (SCBA)/oxygen refilling station with area separation wall meeting federal Occupational Safety and Health Administration (OSHA)/National Fire Protection Association (NFPA) requirements
- Hazardous materials storage
- Maintenance area and work bench
- Gas powered portable equipment storage
- Portable air compressor
- Safety Kleene parts degreaser
- Electrical sub panel
- Rooftop ventilation exhaust fan

Station HVAC:

- Zoned heating and Air Conditioning (AC)
- HEPA filtration
- Ultraviolet (UV) treatments or equivalent to sanitize air throughout living spaces

Outdoors and Storage:

- ~~Outdoor storage shed (currently have a Tuff Shed).~~
- ~~Three shipping containers used for fire training (“fire box”), obstacle course training, and equipment, as well as the wooden training structure, will need to be housed outside.~~
- ~~Barbecue (BBQ) with counter, cabinet storage area with a fire pit and horseshoe game, a covered patio, and seating for 14.~~
- ~~Morongo Fire Department has a restored Front-Wheel Drive (FWD) volunteer engine that the Tribe would like showcased at Fire Department Headquarters. Suggestions are requested.~~
- ~~Firm will work with Fire Facilities’ steel fire training towers ([model “Deputy Chief”](#) training facility/tower) utilizing environmentally appropriate combustibles (with appropriate stair tower). Floor plan, foundation design, and contact information included in link to Exhibit E.~~

Day Room:

- ~~Entertainment center with storage~~
- ~~Reclining seating for 9~~
- ~~TV and electronics in Furniture, Fixtures, and Equipment (FF&E)~~
- ~~Blackout shades on the windows~~

Commercial Grade Kitchen:

- ~~Three commercial grade refrigerators (one per shift)~~
- ~~One commercial grade freezer~~
- ~~One commercial dishwasher~~
- ~~One commercial grade 6-burner stove with hood~~
- ~~Durable countertops~~
- ~~Table/island with work surface (used as prep space and dining table)~~
- ~~Seating for 16~~
- ~~Cabinet storage for kitchen wares~~
- ~~Wet bar with filtered instant hot water/cold water, 3-pot coffee machine, 2-door undercabinet storage~~
- ~~Three separate pantries (one per shift)~~
- ~~TV in the kitchen~~
- ~~Five-gallon chilled water dispenser (needs power)~~
- ~~Coat hooks~~

Radio System Equipment Location:

- ~~Counter for radio equipment and printer~~
- ~~Storage cabinet~~
- ~~Room for Safety Data Sheets (SDS) documents~~
- ~~Message board and storage for markers/eraser~~

Sleeping Quarters (Sound Insulated):

- ~~Twelve sound insulated bedrooms for 12 firefighters per shift, one Chief's quarters (with suite listed below under **bathrooms**), one Battalion Chief's quarters, and two medic patrol/squad~~
- ~~Each of the 10 sound insulated bedrooms must have built in locker/closet/cabinet units and workstation (desk, chair) and wall mounted TV~~
- ~~Blackout shades on the windows~~
- ~~Red light capabilities with alarms~~

Bathrooms:

- ~~One public access (sink, toilet, urinal)~~
- ~~One unisex (two sinks, toilet, shower)~~
- ~~One male (four sinks, two urinals, three toilets, four showerheads)~~
- ~~One Chief/Battalion Chief suite on the quarters (shower, sink, toilet)~~

Fire Gear Room (must be on first floor):

- ~~The following will be reused from Fire Station 1:~~
 - ~~12 racks~~
 - ~~Two lockers~~
 - ~~One horizontal filing cabinet~~
- ~~Strong hanging rods for turnouts and other uniform items~~
- ~~Red lockers from Fire Station 1 in the apparatus bay may relocate to the fire gear room, but it must be close to the apparatus bay~~

Equipment Work Room:

- ~~Cabinets currently in Fire Station 1 apparatus bay will be reused~~
- ~~Foam buckets will be stored in this space; needs storage rack~~

Medical Supply Room:

- ~~Storage units for supplies~~
- ~~Oxygen tanks and refill equipment will be in this space. Tanks to be secured (horizontal storage racks or upright with chains) to avoid tipping.~~
- ~~Company drops off/picks up tanks so they will need easy access to get this equipment off the truck and into this space.~~
- ~~Narcotics safe with 24/7 surveillance~~

Apparatus Bay:

- ~~Four bays with three two-bays deep and being drive-thru. The non-drive-thru bay will be a display bay for the FWD.~~
- ~~Exhaust considerations to include exhaust capture systems like the Plymovent which is the industry standard with an apparatus bay. [Plymovent linked here](https://www.plymovent.com/us/vehicle-exhaust-extraction/segments/fire-and-emergency-service-stations) for reference (<https://www.plymovent.com/us/vehicle-exhaust-extraction/segments/fire-and-emergency-service-stations>).~~

- ~~Air and power connections at each parking bay. KME Engine 1 needs 220 and the other bays need 110. Shore power ceiling drops for apparatus.~~
- ~~Parking mats for each bay (moveable parking mats are preferred to stationary parking curbs).~~
- ~~Department of Homeland Security (DHS) locker will be reused and must be in apparatus bay.~~
- ~~BAUER Compressor will be reused and requires 220. Must be located next to SCBA storage rack (also reused).~~
- ~~Extractor washer and dryer will be reused and located in the apparatus bay.~~
- ~~Deep sink (with eye wash station) and counter space. Current Waxed station will be reused.~~
- ~~Paper towel dispenser.~~
- ~~Ice machine will be reused from Fire Station 1.~~
- ~~Janitor's closet.~~
- ~~Air compressor will be reused; must be bolted down. This feeds overhead air and will service six bays.~~
- ~~Hose rack for drying and hose storage rack for storage.~~
- ~~Flammable liquid storage cabinet will be reused.~~
- ~~Combination refrigerator/freezer will be reused.~~
- ~~Five-gallon bottled water storage racks will be reused.~~
- ~~Current gym equipment will be relocated to one of the bays with appropriate removable flooring, a drinking fountain/bottle filler, and a cleaning supply cabinet located nearby.~~
- ~~Fire hydrant with bollards must be located close to the apparatus bay for filling equipment.~~
- ~~Cooling and heating.~~
- ~~Ceiling natural lighting.~~
- ~~Mezzanine storage.~~
- ~~Exhaust capture and removal system.~~
- ~~Air compressor hose drops.~~
- ~~Basic Life Support (BLS) supply storage.~~
- ~~Steel deep basin sink.~~
- ~~Engineer supply closet and tool storage cabinet.~~
- ~~Engineer work bench.~~
- ~~Hydration/ration/emergency water supply area.~~
- ~~Clean room for Personal Protection Equipment (PPE) lockers.~~
- ~~Extractor/Dryer (PPE).~~
- ~~Washer and dryer (non-personal laundry items).~~
- ~~Sealed apparatus bay floor easily maintained and resistant to solvents, oil, grease, and slippage from apparatus, driving, departing, and walking.~~
- ~~Apparatus bay floor capable of supporting apparatus weights.~~
- ~~Horizontally opening and closing apparatus doors.~~
- ~~Automatic doors for parking bays; advantages to and difference between each of the following:~~
 - ~~Four fold side doors at 24" per second.~~
 - ~~Overhead roll-up doors at 8-12" per second.~~

Apparatus Storage:

- ~~Two engines~~
- ~~Two 101' aerial quint~~
- ~~Two brush~~
- ~~Two REMS~~
- ~~One utility/squad~~
- ~~One Bureau of Land Management (BLM) Type III~~
- ~~Two Ras~~
- ~~One RA Reserve~~
- ~~One Urban Search and Rescue (USAR)~~
- ~~One Chief Officer/Administrative SUV~~

Apparatus Parking:

- ~~E1 and Reserve Type 1~~
- ~~Truck 1 and Reserve Truck~~
- ~~Brush and Reserve Type III~~
- ~~Two REMS~~
- ~~One Utility~~
- ~~Two Ambulances and one Reserve~~
- ~~Medic Patrol (MP)/Squad~~
- ~~USAR~~
- ~~One Chief Officer/Administrative FC~~
- ~~Outdoor covered parking~~
- ~~Fire Chief SUV~~
- ~~Deputy Chief SUV~~
- ~~EMS Coordinator SUV~~
- ~~Administrative Assistant~~
- ~~Fire Prevention Inspector Pick Up truck (PU)~~
- ~~Emergency Services Coordinator PU~~
- ~~Daily staffing~~
- ~~Four Trucks (24/7)~~
- ~~Four Engines (24/7)~~
- ~~Brush (3/4) staffing patterns (24/7)~~
- ~~Four Fire Administration~~
- ~~Two RA 1 (24/7)~~
- ~~Two RA 2 (24/7)~~
- ~~One Chief Officer/Administrative FC (24/7)~~
- ~~Two MP/Squad (24/7)~~

Bureau of Land Management (BLM) Equipment:

- ~~BLM will remain at current location.~~

Laundry Room:

- ~~New washer and dryer (Energy Star).~~
- ~~Storage for supplies with countertop for folding.~~
- ~~Hanging rod.~~

Lobby:

- ~~Display case or acrylic wall mounted display for some historical equipment.~~
- ~~Storage for items for sale (t-shirts, mugs, etc.).~~
- ~~Seating area for at least two chairs.~~

Headquarter Design Apparatus:

- ~~E1 and Reserve Type 1~~
- ~~Utility~~
- ~~Type 1 Ambulance~~
- ~~Chief Officer SUV~~
- ~~Reserve Type 3~~
- ~~Outdoor covered parking~~
- ~~Administrative Assistant Personal Vehicle (POV)~~
- ~~Deputy Fire Chief (PU/SUV)~~
- ~~EMS Coordinator (PU/SUV)~~
- ~~Emergency Services Coordinator (PU/SUV)~~

Daily Operations Staffing:

- ~~Four Engines~~
- ~~Two Medic ambulances~~

Administrative Staffing:

- ~~One Fire Chief~~
- ~~One Deputy Chief~~
- ~~One EMS Coordinator~~
- ~~One Administrative Captain~~
- ~~One Administrative Assistant~~

Minimum Sleeping Accommodation:

- ~~Twelve Fire/EMS personnel~~

Bathrooms/Showers:

- ~~One public access (sink/toilet/urinal)~~
- ~~One unisex (two sinks, one toilet, one shower)~~
- ~~One male (two sinks, two urinals, two toilets, three showers)~~
- ~~Dining~~
- ~~Table and seating to accommodate 10~~
- ~~Covered outdoor patio/BBQ seating for six~~

Commercial Kitchen:

- ~~Three stainless steel commercial refrigerators~~
- ~~One commercial freezer~~
- ~~One kitchen island with undercounter cabinets~~
- ~~Countertops/backsplash will resist stains, chips, cuts, chips, bacteria~~
- ~~Commercial grade dishwasher, high temp/sanitize~~
- ~~Three 2-door full wall height pantry with interior organizer~~
- ~~Sufficient cabinetry to store kitchen wares~~

- Zoned recessed lighting

Offices

Fire Chief Office:

- L-shape desk with drawers and overhead bins
- Conference table with seating for four
- Two 36' 2-drawer lateral file cabinets
- Wall mount for TV/media
- Ceiling mounted speaker with wall mount volume
- Exterior wall windows

Deputy Fire Chief Office:

- L-shape desk with drawers and overhead bins
- Conference table with seating for four
- Two 36' 2-drawer lateral file cabinets
- Wall mount for TV/media
- Ceiling mounted speaker with wall mount volume
- Exterior wall windows

Administrative Battalion Chief (BC)/Administrative Captain:

- Office, bedroom, bathroom suite
- One desk workstation with overhead bins
- 36' 2-drawer lateral file cabinets
- Wall mount TV/media
- Ceiling mounted speaker for alerting/monitoring
- Bedroom with clothing lockers and two internal drawers
- Seating desk/combo
- Adjacent bathroom, one toilet, one sink, one shower

Administrative Assistant:

- One desk workstation
- 36' 2-drawer lateral file cabinets
- Wall mount TV/media
- Drawers, seating desk/combo
- Ceiling mounted speaker for alerting/monitoring

EMS Coordinator:

- One desk workstation
- 36' 2-drawer lateral file cabinets
- Wall mount TV/media
- Drawers, seating desk/combo

Watch Office

Company Officer:

- Three separate workstations
- TV wall mount
- Three separate 2-drawer lateral file cabinets located under work surface

- ~~Three separate overhead storage bins~~
- ~~Audio speaker for communication wall mount~~
- ~~Volume controls~~
- ~~Watch Office~~
- ~~Public counter area~~
- ~~Single workstation and cabinetry~~
- ~~Public seating for two~~
- ~~Sufficient room in public area for ambulance gurney~~
- ~~Ventilated base radio/portable radio cabinet~~
- ~~Public area separated by counter space/swing gate~~
- ~~Engineer/Firefighter/MA Office~~
- ~~Three workstations with 2-drawer lateral file cabinets~~
- ~~Three overhead cabinet bins~~
- ~~Audio speakers to monitor base radio~~
- ~~Wall mounted volume control~~

Medical Supply Room:

- ~~Storage units for supplies.~~
- ~~Oxygen tanks and refill equipment will be in this space.~~
- ~~Company drops off/picks up tanks so they will need easy access to get this equipment off the truck and into this space.~~
- ~~Narcotics safe with 24/7 surveillance.~~

Multi-Purpose Room Training, Department Operations Center (DOC), Meeting:

- ~~Table and chairs for 24~~
- ~~AV/Wi-Fi/ floor electrical and data outlets~~
- ~~Wall monitors (front, left and right)~~
- ~~One unisex bathroom (sink, toilet, and urinal)~~
- ~~Whiteboards~~
- ~~Refrigerator~~
- ~~Wet bar (sink)~~
- ~~Outlet and space for 25-50 cup coffee urn~~
- ~~Sufficient storage cabinets for table and chairs~~
- ~~Backup power/solar system for fire station and multi-purpose room~~
- ~~Training aid storage~~

30. EXHIBIT E: MAP OF PROJECT “APE” (AREA OF POTENTIAL EFFECT (APE))

Fire Station Property Area of Potential Effect (APE)

