



INVITATION TO BID

FIRE ALARM SYSTEM BID PACKAGE for the
MIRAMONT SOUTH - GENESIS HEALTH CLUB
Fort Collins, Colorado

Drawings and Specifications Dated January 17, 2023

1. SCOPE OF PROJECT

- 1.1 Replace the existing fire alarm system for the Genesis Health Club – Miramont-South, located at 901 Oakridge Drive, Fort Collins, Colorado 80525, has several stations that have failed. It is our intent to hire a company to design and install a new fire alarm system.
- 1.2 The system will be installed in Phases. It is our goal to get the new system up and running in the existing building as quickly as possible. The bid shall take into consideration the future addition of a tennis building and expanded mezzanine space along with a LALU elevator located in the existing gym building.
- 1.3 One of the first steps is to identify the stations that have failed. Working with the Owner and Fire Marshal, repair the fail stations if possible. If repair is not possible, the stations that is in fault shall be disabled to allow the rest of the alarm system to be back up and running. We anticipate the disabled stations will require an alternate solution that will be negotiated between the owner and Fire Marshal.
- 1.4 The fire alarm scope of work is a delegated design and deferred submittal requiring fire alarm subcontractor stamped engineering and submission to the Authority Having Jurisdiction (AHJ) for review and approval. It is the responsibility of the electrical and fire alarm subcontractors to provide a fully coordinated, complete, and code compliant system design and installation.
- 1.5 There is not a General Contractor or Electrical Contractor on site at this time. This bid shall include the cost for both the Fire Alarm Contractor and Electrical Contractor team, to design and install the fire alarm system.
- 1.6 This contract shall include the design and engineering required for a new addressable system that is compliant with the NFPA and the requirements of the Office of the Fire Marshal. The system will need to be implemented in steps. The first phase will install the new system in the existing building. The next phase will be to expand the system into the new building. The goal is to get the new system up and running in the new building as quickly as possible.
- 1.7 This contract will be directly with Genesis Health Clubs.

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2. BID DOCUMENTS

- 2.1 The Fire Alarm Contractor may obtain electronic drawings and specifications from the office of the Architects, **HANNEY & ASSOCIATES ARCHITECTS**, 1726 South Hillside, Wichita, Kansas 67211. The documents are posted on line. Once registered with the Architect a link will be supplied to obtain access.
- 2.2 A pre-bid meeting has not been scheduled. Companies may set up a tour of the building by contacting Kacey Morgenstern, (970) 391-8314 phone, kacey@pure-energyllc.com.

3. PROPOSAL PROCEDURE

- 3.1 **Bid Date**
 - a. Emailed proposals for this project will be received by the Owners representatives up to and until **Tuesday, February 7, 2023, 1:30 p.m. MDT.** Please email the proposals to: Kacey Morgenstern - kacey@pure-energyllc.com and the architect, Martin Hanney – martin@haarchitects.com.
 - b. At which time proposals received will be read privately.
- 3.3 Should a proposer find discrepancies in, or omissions from the drawings or documents, or should he be in doubt as to their meaning, he shall at once notify the Architect, who will send written instructions to all proposers. Neither Owner nor Architect will be responsible for any oral instructions.
- 3.4 Proposals shall be made upon the **PROPOSAL FORM** or exact copy thereof bound into the specifications. Fill in all blanks on the **PROPOSAL FORM** clearly with ink. Erasures or other changes in a proposal must be explained or noted over the signature of the proposer. Signatures shall be in longhand by a principal duly authorized to sign contracts, and if proposal is by a corporation, the signature shall be accompanied by the corporate seal impression. Proposals shall contain neither alterations nor recapitulation of work to be done.
- 3.5 Each proposer is required to bid all alternates included in the Proposal Form, except that should he desire not to bid an alternate he may insert the words “no bid” in the space provided for prices for such alternate. In such case, if it is determined to use such alternate, the fact that the cost of the type or method bid in the proposal may be lower than that chosen shall not constitute the basis of a claim by the proposer that the contract shall be awarded to him. If an alternate price called for involves no change in price, proposer shall so indicate by writing the words “no change” in the space provided.
- 3.6 No oral or telephonic proposals or modifications will be considered. No telegraphic proposals will be considered, but modification by telegraph of proposals already submitted will be considered if received prior to time set for proposal opening.

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- 3.8 Before submitting their proposal, each proposer shall carefully examine all documents pertaining to the work, visit the site of work, and fully inform themselves as to all existing conditions under which the work will be performed. Submission of a proposal will be considered presumptive evidence that the proposer is fully aware of the Contract Documents, pertinent state and markets, and has made allowances in their proposal for all work and all contingencies.
- 3.9 Any addenda issued during the time of preparation of proposals are to be acknowledged in the Proposal Form and in closing a contract, they will become a part thereof.
- 3.10 Enclose the proposal in an opaque envelope:
Proposal For:
Fire Alarm System
Genesis Health Clubs
Miramont-South – Fort Collins, CO
Name of Bidder.

4. DESIGN

- 4.1 The system shall be designed / engineered to be in compliance with NFPA, the requirements of the locally adopted building codes and the Jurisdiction having authority.
- 4.2 The design shall be submitted to the City of Fort Collins Fire Marshal for review and approval.
- 4.3 Documents that are issued with this Invitation to Bid.
a. C1 – Code Site Plan
b. C2 - Code Plan 1 – First Floor
c. C3 - Code Plan 2 – Mezzanine Floor
d. FA1.1 Existing First Floor Plan
e. FA1.2 Existing Mezzanine Floor Plan
f. A1.1 Proposed Addition First Floor Plan
g. A1.2 Proposed Addition Mezzanine Floor Plan

5. PROPOSAL WITHDRAWAL

A Proposal may be withdrawn on written or telegraphic request received from proposer prior to time for proposal opening. No proposal may be altered or withdrawn for a period of at least thirty (30) days after opening of proposals.

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6. AWARD OF CONTRACT

Contract will be awarded as soon as possible to the responsible proposer submitting the lowest acceptable proposal (i.e. combination of Base Proposal and accepted alternates, with due consideration to unit prices), provided:

- 6.1 Evidence of the experience, qualifications and financial responsibility of the bidder and his subcontractors, and the time of completion are all-acceptable to the Owner.
- 6.2 Manufacturer's Guarantee, Service Warranty and financial responsibility of manufacturer.
- 6.3 The total of acceptable proposals are within the financial budget for the project.
- 6.4 The Owner reserves the right to reject any or all proposals, to accept or reject alternate proposals and unit prices, and to waive all technicalities concerning the proposals received when it may be in his best interest to do so.
- 6.5 All Application for payments shall be submitted with paid receipts and lien releases from the Suppliers, Subcontractors and any other material or labor invoice.

End of Section 00100



GENERAL PROPOSAL FOR
A NEW FIRE ALARM SYSTEM
GENESIS HEALTH CLUB, MIRAMONT-SOUTH

The undersigned, in compliance with the invitation for bids for **Fire Alarm System for the Genesis Health Club, Miramont-South, Fort Collins, Colorado**, having examined the site of the work, and being familiar with all the conditions surrounding the work, hereby propose to furnish all labor, materials and supplies to do all work necessary for the project in accordance with the contract documents at the price stated below. These prices are to cover all expenses incurred in performing the required work under the Contract Documents, of which this Proposal is a part.

BASE PROPOSAL

For all the work described in the Invitation for Bids for the design, engineering, and installation of a new Fire Alarm System for the Genesis Health Club, Miramont-South I or (we) agree to perform all the work and furnish all labor and materials complete for the sum of:

_____ Dollars \$ _____

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DECLARATION

The undersigned declares that they have carefully examined and understands all Bid Documents, including Invitation to Bid, instructions to Bidders, Drawings, Specifications, and Addenda, that they has visited the location of the work and familiarized themselves with all conditions under which the work is to be performed, including all pertinent codes and the conditions of labor and material markets, that he has checked quantities and prices, that he has made allowance in his bid for all work and all contingencies, and understands that in signing this bid he waives all right to plead any misunderstanding regarding the same.

The undersigned acknowledges receipt of the following Addenda to the Drawings and/or Specifications.

(Give number and date of each.)

_____	_____
_____	_____

Respectfully Submitted,

(Legal Name of Bidder)

(Address of Bidder)

(Signed by Authorized Officer)

(Title)

Seal
(If bid is by a corporation)

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