

PLATTE COUNTY COURTHOUSE EXTERIOR PRESERVATION & ROOF REPLACEMENT



REQUEST FOR QUALIFICATIONS For Design-Build Services

**For the
Board of County Commissioners
Platte County, Wyoming**

REQUEST FOR QUALIFICATIONS

I. INVITATION

The Board of County Commissioners of Platte County, Wyoming ("PLATTE COUNTY COMMISSIONERS") are seeking Statements of Qualifications from qualified General Contractors (the "Contractor") interested in entering a design-build contract for the exterior preservation and roof replacement of the Platte County Courthouse located at 800 9th Street in Wheatland, Wyoming. The purpose for this RFQ is to identify the most qualified candidates for a future interview and eventual selection.

At this time, PLATTE COUNTY COMMISSIONERS anticipates using the design-build process comprised of the following two phases: 1) Phase I, which will take place during the winter of 2025 – Reconnaissance, scope building and planning; and, 2) Phase II, which should begin in the spring of 2026 – Construction. PLATTE COUNTY COMMISSIONERS has the right to select a different or alternative method of construction at any time in its sole discretion.

II. PROJECT DESCRIPTION

The existing Courthouse building is utilized by multiple departments and serves an essential function for the public's safety. This project involves the exterior preservation and replacement of the building's roof. The total budget for design and construction is not to exceed \$4,000,000.00. This project includes, but is not limited to:

- Repointing of bricks on the Courthouse exterior;
- Replacing the Courthouse roof;
- Repair or replacement of the west steps and/or porch;
- Cable management and consolidation of communications equipment (currently located on Courthouse roof).
- Aesthetic and security improvement of exterior mechanical area (east side) and covered prisoner entry.

The PLATTE COUNTY COMMISSIONERS intend to keep the building open, and operational, for the multiple departments who work within the building. Furthermore, the public should experience as little impact as possible while construction is underway. The intent of the PLATTE COUNTY COMMISSIONERS is that the building remain functional at all times with limited interruptions in service.

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III. QUALIFICATIONS

All Contractors submitting proposals must be, or be able to become, a licensed General Contractor with the Town of Wheatland. Preference will be given to Contractors who have administered a design-build process previously. The following information must be provided in the proposal in the order stated:

- A. Contractor Information. Provide the company name, address, telephone numbers and E-mail addresses of the contact person.
- B. Basic Qualifications. Provide basic information on the company's size, history, personnel, special expertise and portfolio. Individual resumes, awards, associations, and so forth may be included.
- C. Special Qualifications. List each individual who is expected to provide services to Platte County Commissioners on the project. Describe who will perform the various tasks, the amount of their involvement and responsibilities, and give their qualifications, including number of years experience, registrations, education, the skills they bring to this project, and a list of their project experience. Briefly describe each individual's involvement with other similar projects, if any.
- D. Name(s) of the prime consultants used for architectural and engineering design services.
- E. Discuss why your company is the best qualified to perform the project. Discuss how you will approach the various aspects of this project. Provide a narrative summary of why Platte County Commissioners should select your company for this project.
- F. Provide a list of similar projects your company has been involved with during the past three years. Provide references for each project.
- G. Examples of Work. Pictures, narratives, or other materials, of similar projects performed by your company within the last three years should be included. You should identify the members of the firm who worked on each project.
- H. Workload. Provide a list of projects, their size, and anticipated completion dates currently underway or known to begin within the next three years.
- I. References. Provide three references from recent experience. Include name, project name, phone and/or email.

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IV. SELECTION PROCESS

Platte County Commissioners is the Owner. The owner's Project Manager is the Chairman of the Board of Platte County Commissioners, or his designee. The owner reserves the right to reject or accept any or all proposals or waive any formalities, informalities, or information therein. Selection of the Contractor will be based upon a number of factors, including but not limited to:

- A. Pursuant to Wyoming Statute (W.S.) §16-6-106, "Preference is hereby given to materials, supplies, agricultural products, equipment, machinery and provisions produced, manufactured or grown in Wyoming, or supplied by a resident of the state, quality being equal to articles offered by the competitors outside of the state."
- B. The Contractor's experience in design-build projects involving the exterior preservation of masonry buildings;
- C. Presentation of the Contractor's proposal;
- D. Proposed cost of services and ability to work with budgeted amount;
- E. Ability to work with a prescribed time frame;
- F. Capability to provide construction site supervision and safety;
- G. Ability to attend meetings and ability to work well with the public, subcontractors and the PLATTE COUNTY COMMISSIONERS or their designee
- H. The Contractor's history and references;
- I. The Contractor's experience and qualifications;
- J. The Contractor's ability to keep the building functional during construction; and,
- K. The Contractor's reputation and standing in the community, quality of work product, and financial and staffing capabilities.

The PLATTE COUNTY COMMISSIONERS will be narrowing the pool of candidates for the project and removing Contractors from consideration during the selection process. A Contractor submitting a proposal will be notified if it is removed from the candidate pool during the selection process. Finalists may be required to make a formal presentation to the PLATTE COUNTY COMMISSIONERS. If the PLATTE COUNTY COMMISSIONERS selects one of the candidates, contract negotiations will commence. PLATTE COUNTY COMMISSIONERS are under no obligation to select any of the candidates and may choose to begin a new Contractor selection process at any time. PLATTE COUNTY COMMISSIONERS also have the right to delay, modify or abandon the project at any time in its sole discretion.

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V. OWNER AND DESIGN-BUILDER AGREEMENT

Final award of the project is contingent upon PLATTE COUNTY COMMISSIONERS and the selected Contractor entering into an Owner and Design Builder Agreement as modified by the Owner. PLATTE COUNTY COMMISSIONERS intend to use an American Institute of Architects (AIA) agreement, as modified by owner.

VI. PROJECT PROCESS AND SCHEDULE

- A. RFQ Issued: May 6, 2025
- B. Non-Mandatory Site Visit and Tour: July 1, 2025 at 12:00 PM
- C. RFQ Proposals Due: August 18, 2025 by 5:00 PM
- D. Interviews (tentative): September 16, 2025
- E. Contingent Award (tentative): October 7, 2025
- F. Execution of Contract Documents (tentative): October 21, 2025
- G. Construction Begins (tentative): Spring 2026

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VII. SUBMITTAL REQUIREMENTS

All proposals shall be submitted in bound form, five (5) identical copies each. The proposals and all copies shall be submitted in a sealed envelope marked "Confidential-Do Not Open" on the front to:

Platte County Courthouse
Attn: Malcolm Ervin
PO Box 728
Platte County, WY 82201
RE: Courthouse Exterior Preservation Bid

Or hand deliver to

Malcom Ervin
Platte County Clerk
800 9th Street
Wheatland, Wyoming

Submittals must be received before **5:00 PM MDT on August 18, 2025**. Proposals received after that time and date will be returned unopened to the sender and the proposal will not be considered. PLATTE COUNTY COMMISSIONERS retain the right to reject all submissions deemed to be incomplete, non-responsive or not meeting the needs for this project, to waive any deficiencies, and to accept the proposal deemed most advantageous to the best interest of PLATTE COUNTY COMMISSIONERS and its citizens.

All costs incurred in the preparation and presentation of a proposal in any way whatsoever shall be wholly absorbed by the Contractors submitting the proposal. The proposal and all supporting documentation shall become the property of PLATTE COUNTY COMMISSIONERS and will constitute a public record.