

Request for Proposal (RFP)

For the Construction of the City of Dayton Animal Shelter

RFP Issue Date: July 3, 2025

Project Name: City of Dayton Animal Shelter

Project Location: 2004 North Cleveland, Dayton, Texas, Liberty County

Proposal Submission Deadline: July 24, 2025, at 2:00 PM at the City of Dayton City Hall (117 Cook St., Dayton, Texas, 77535). The bids will be publicly opened and read aloud at the time, date, and address previously stated.

1.0 Introduction and Project Overview

The City of Dayton, Texas (hereafter referred to as "the City") is soliciting sealed proposals from qualified, licensed, and bonded General Contractors for the complete construction of a new Animal Shelter.

The project consists of the ground-up construction of a single-story, 4,156 square foot facility. The structure will be a pre-engineered metal building on a slab-on-grade foundation with CMU block and stone veneer walls, designed to serve as a modern and durable animal care and adoption center. The scope of work includes all necessary site preparation, structural, architectural, mechanical, electrical, and plumbing (MEP) work as detailed in the attached construction documents.

2.0 Scope of Work

The successful bidder will be responsible for providing all labor, materials, equipment, supervision, and services necessary for the complete construction of the project. The scope is fully defined by the attached architectural and engineering drawing set prepared by Carnes Designs, LLC and Gandhi Designs, LLC.

Key components of the scope include, but are not limited to:

- **Project Documents:** The primary scope is defined by the following attached drawing sheets:
 - **A-1:** Elevations
 - **A-2:** Floor Plan
 - **A-3:** Wall Details & Room Finish Schedule
 - **S-1:** Foundation Plan

- **M-1:** Mechanical Plan
- **E-1:** Electrical Plan
- **P-1:** Plumbing Plan
- **TAS:** Texas Accessibility Standards Details
- **General Construction:**
 - Construction of a 4,156 SF building with overall dimensions of 96'-0" x 65'-1".
 - Erection of a pre-engineered metal building structure.
 - Construction of exterior and interior walls, including 7-ft high CMU block walls with stone veneer, metal siding, and interior stud partitions as per plan A-3.
 - Installation of all doors, frames, hardware, and windows per the schedules on plan A-2.
 - Execution of all interior and exterior finishes as specified in the Room Finish Schedule (plan A-3), including tile, epoxy flooring, vinyl base, painted gypsum board, and suspended ceilings.
 - Construction of all specified areas: Lobby, Office, Restroom, Examination Room, Feline Housing, Canine Area 1 & 2, Isolation Area, and multiple Covered Outdoor Kennel Areas.
 - Construction of a covered drive-thru and parking area as indicated.
- **Site Work & Structural:**
 - Site preparation, including stripping, scarification, and backfill with compacted select fill as per the notes on plan S-1.
 - Construction of a reinforced concrete slab-on-grade foundation with interior and exterior grade beams as detailed on plan S-1. Concrete shall be 3000 PSI at 28 days.
 - The building and its components must be constructed to withstand a 140 MPH 3-second gust wind load (Exposure "C").
- **Mechanical, Electrical, and Plumbing (MEP):**
 - **Mechanical (HVAC):** Furnish and install a complete HVAC system, including Daikin (or equal) split systems, ductwork, supply/return grilles, thermostats, and 50 CFM exhaust fans as detailed on plan M-1. Condensate drains must be routed and installed as specified.
 - **Electrical:** Furnish and install a complete electrical system from the point of service. Scope includes a 200A, 120/240V panel, all conduit, wiring, receptacles (GFCI, weather-proof as required), switches, interior LED fixtures, and exterior motion-activated lighting as detailed on plan E-1. All emergency and exit lighting must be installed per code.

- **Plumbing:** Furnish and install a complete plumbing system. Scope includes all hot/cold water lines (Type "L" Copper), sanitary waste and vent lines (Sch-40 PVC), floor drains, trench drains in kennel areas, and all fixtures (toilets, sinks, water heater) as detailed on plan P-1.
- **Compliance and Codes:**
 - All work must strictly adhere to the following codes as listed on the cover sheet:
 - 2015 International Building Code (IBC)
 - 2015 International Fire, Mechanical, and Plumbing Codes (IFC, IMC, IPC)
 - 2017 National Electrical Code (NEC)
 - 2015 International Energy Conservation Code (IECC)
 - Texas Accessibility Standards (TAS)
 - The contractor is responsible for obtaining all required permits and scheduling all necessary inspections with the authorities having jurisdiction.

3.0 Proposal Submission Requirements

Bidders must submit one (1) digital copy (PDF format) and one (1) hard copy of their proposal. The proposal must be organized and include the following sections:

1. **Cover Letter:** A letter of transmittal signed by an authorized officer of the company.
2. **Company Profile:** Company history, qualifications, and experience with projects of similar size and scope. Experience with public works or animal shelter construction is highly desirable.
3. **Project Approach:** A narrative describing the contractor's plan for executing the work, including management, safety protocols, and quality control procedures.
4. **Proposed Project Schedule:** A detailed project timeline from notice to proceed through final completion, including key milestones.
5. **Cost Proposal:** A firm, lump-sum price for the complete scope of work. A detailed schedule of values must be provided. Any proposed alternates or value engineering options should be listed separately.
6. **Key Personnel:** Resumes for the proposed Project Manager and Site Superintendent.
7. **References:** A list of at least three (3) client references for similar projects completed within the last five years.
8. **Insurance and Bonding:** A letter from a surety company stating the contractor's ability to obtain a 100% Performance Bond and a 100% Payment Bond. Include a certificate of current insurance coverage.

4.0 RFP Schedule

- **RFP Issued:** July 3, 2025
- **Mandatory Pre-Bid Meeting:** July 17, 2025, 10:00 AM
- **Proposal Submission Deadline:** July 24, 2025, 2:00 PM
- **Anticipated Contract Award:** August 2025

5.0 Evaluation Criteria

The City will award the contract to the contractor whose proposal is deemed to provide the best value. Proposals will be evaluated based on the following criteria:

- Cost-effectiveness and completeness of the cost proposal.
- Contractor's experience, qualifications, and past performance on similar projects.
- The quality and feasibility of the proposed project approach and schedule.
- References and financial stability/bonding capacity.

6.0 Contact Information and Submission

All questions regarding this RFP must be submitted in writing via email. Proposals must be submitted via mail or in person to the address below by the specified deadline.

Submit all questions to:

Shane Burleigh
City of Dayton
Email: sburleigh@daytontx.org
Subject: RFP2025-10 - City of Dayton Animal Shelter

Submit proposals to:

Shane Burleigh
City of Dayton
117 Cook St., Dayton, TX 77535
Subject: RFP2025-10 - City of Dayton Animal Shelter

The City of Dayton reserves the right to reject any or all bids or to waive any informalities in the bidding. Bids may be held by the City of Dayton for a period not to exceed 60 days from the date of the bid opening for the purpose of reviewing the bids and investigating the bidder's qualifications prior to the contract award.

Attachment:

- City of Dayton Animal Shelter Construction Drawings (9 pages)
- Specifications and Contract Documents