

REQUEST FOR PROPOSAL (RFP)

Requested Services

Construction Manager/General Contractor (CM/GC)

For complete preconstruction through construction phases of the project

Project Name

New Fire Station #4

northeast corner of the Sunnyside Road / 6720 Road intersection in east Montrose



Owner

Montrose Fire Protection District (MFPD)

441 South Uncompahgre Ave.

Release Date: April 29, 2026

Proposals Due: May 20, 2026

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SECTION 0 – ADVERTISEMENT

Complete Construction Management (CM) and potential General Contractor (GC) Service Proposals for a NEW FIRE STATION NO. 4, MONTROSE FIRE PROTECTION DISTRICT, in Montrose Colorado will be received at proposals@montrosefire.org until 2:00 pm on Wednesday, May 20, 2026. Proposals received more than ninety-six hours, excluding Saturdays, Sundays, and holidays before the set time as well as any bids received after that time will be rejected and unopened.

Interested CM/GC companies may obtain Request For Proposal (RFP) documents at bharris@bgco.com.

Within a period of thirty calendar days after the opening of proposals, a contract shall be executed between the Owner and the successful proposer.

Bids may not be withdrawn for a period of thirty calendar days from the receiving date.

For information concerning any part of the proposed Work, contact: Billy Harris, BG+co Architects, Telephone: (970) 778-3437.

The Owner reserves the right to reject any or all Bids and to waive any informality or irregularity in and Proposals Received.

By: Montrose Fire Protection District
441 South Uncompahgre Ave.
Montrose, CO 81401

SECTION 1 – SCOPE OF WORK AND PROJECT INFORMATION

1.1 PROJECT DESCRIPTION / SCOPE OF WORK

The Montrose Fire Protection District (referred to in this document as the “District” or MFPD) requires a Construction Manager/General Contractor (CMGC) for the construction of a new fire station located in Montrose, Colorado. The purpose of this Request for Proposal (RFP) is to obtain relevant information, credentials, qualifications, experience, proposed project approach, and fee proposal from interested firms to allow the District to select an all-inclusive firm to assist with preconstruction services, and construction.

The Montrose Fire Protection District (MFPD) was established in 1888. In 1980 the current Station No. 1 was completed. In the mid-2000s, Station No. 2 was constructed as a pre-engineered metal building design south of town and has become the standard prototype for new Stations. Station No. 3 was built in the early 2010s west of town.

MFPD anticipates the construction of a new facility located on a recently acquired, approximately 2.5-acre parcel at the northeast corner of the Sunnyside Road / 6720 Road intersection in east Montrose. Current intent is that the new facility matches the Station No. 3 design with modifications to room arrangements and increase in the building’s overall size. The current conceptual plans are approximately 12,672 sf and included as Attachment ‘B’ of this document.

Based on the location, the building will be highly visible by visitors and residents. The building is intended to be a 50-100-year structure and is subject to City of Montrose’s land use and design requirements.

1.2 CMGC SERVICES SCOPE OF WORK

The Montrose Fire Protection District (MFPD) is soliciting a Construction Manager At Risk (CM/GC) for the construction of a new Fire Station #4 located in Montrose Colorado. The successful Proposer will provide Construction Manager (CM) services for the preconstruction phase and will have the opportunity to negotiate a price to complete the construction. If negotiation is successful, the CM will become the General Contractor (GC) for the construction package.

CM/GC staff must remain constant throughout the project. Owner approval is required to substitute key positions.

The CM/GC's tasks during the preconstruction phase include, but are not limited to:

A. Design Review

Thorough review of all plans, specifications, reports, diagrams, shop drawings, as-built plans, site conditions, and all other necessary project documentation to provide design validation from a construction expertise perspective.

Provide constructability input on all facets of the project including but not limited to:

- Attendance at mostly virtual team meetings. Frequency is anticipated to be bi-weekly but may change depending on need.
- General coordination with MFPD and its consultants.
- Review of all proposed systems (MEP, Structural, etc.).

B. Cost Estimating

The CM/GC shall provide rough order of magnitude (ROM) cost estimating along with schedule impacts as design concepts/alternatives are being developed and evaluated throughout the preconstruction phase to help inform decisions.

Specific Tasks Include but are not limited to the following:

- 80% DD Estimate
- Update DD Estimate with critical decisions during CDs
- GMP
- Proposing alternative designs to reduce costs. All design alternatives must be approved by MFPD.
- Evaluating means and methods of various construction techniques that may influence design solutions with considerations of cost and schedule impacts.

C. Project Scheduling

The CM/GC shall generate and maintain a complete project schedule including but not limited to the following:

- Preconstruction activities
- Construction activities identifying critical path benchmarks.
- Coordinate with the Design Team to determine whether early procurement packages for materials provide an overall benefit to the Project.
- Potential effects of weather.

The CM/GC's tasks during the preconstruction phase include, but are not limited to:

A. Phase 2 – Construction Management

- GMP that meets or is below the District's budget for construction
- Full time onsite supervision
- Schedule and sequence management to meet or exceed the District's preliminary schedule
- Subcontractor and quality control oversight
- Coordination with Agencies Having Jurisdiction (AHJ's) related to permitting, cost tracking and bidding for offsite improvements.
- Weekly OAC meetings (including agendas/meeting minutes)

B. General

- Project Team Partner
- Productive and contributory team member
- Transparent and fair practices
- Value add

1.3 PROJECT DIRECTORY

Owner – Montrose Fire Protection District

Architect of Record – Blythe Group + co

Civil Engineer – Del-Mont Consultants, Inc.

Landscape Architect – MRLA

Structural Engineer – HCL Engineering and Surveying, LLCp

MEP Engineer – Bighorn Consulting Engineers

Geotech/Material Testing – Lambert and Associates

1.4 TENATIVE PROJECT SCHEDULE

04/29/2026 Issue CMGC RFQ
05/12/2026: 11:00am Optional Site Walk.
05/13/2026 Questions Submission Deadline.
05/15/2026 Final addenda with responses to questions (if needed).
05/20/2026: 2:00pm Receive CMGC proposals.
05/28/2026 CMGC Interviews (as needed).
06/01/2026 CMGC Selection and Notification
06/12/2026 CMGC Agreement Finalized.
06/22/2026 CMGC - begin selection of PEMB supplier and other critical path sub-contractors.
07/17/2026 Owner Approval of SD docs after evaluation and VE process (as needed).
07/20/2026 (Critical Path) PEMB Selection
09/14/2026 PEMB Anchor Bolts, Patterns, and Reactions.
09/30/2026 (Critical Path) Preliminary DD docs to CMGC for cost estimating.
2-Weeks
10/16/2026 Deliver DD docs and estimate to the District for consideration.
2.5-Weeks
11/04/2026 Owner Approval of DD docs after estimate and VE process (as needed).
01/15/2027 Construction Documents (CDs) issued for permit and GMP bidding
02/23/2027 GMP Pricing Presentation.
03/19/2027 Receive Building Permit
03/22/2027 Mobilization.
06/21/2028 Certificate of Substantial Completion.
07/12/2028 Project Close-Out.

The District is under no obligation to comply with the schedule shown above, provided that all prospective Proposers or other interested parties known to the District shall be notified equally of changes made to the schedule by The District within a reasonable time after any such changes are made. In no event shall any proposer or other interested parties have any redress to The District, its employees or consultants, be it financial or otherwise, in the event The District changes this schedule in any way.

SECTION 2 – CM PROPOSAL REQUIREMENTS AND INSTRUCTIONS

2.1 SUBMISSION OF PROPOSALS (ELECTRONIC SUBMITTALS PERMITTED)

The Montrose Fire Protection District (“District”) will accept Proposals electronically via email in lieu of physical sealed submissions. Proposals must be received no later than May 20, 2026, 2:00 pm to:

MFPD/Owner’s Representative
Tad Rowan, Fire Chief
proposals@montrosefire.org

Design Team Representative
Billy Valt Harris, Architect
bharris@bgco.com

All communication regarding this RFP shall be in written form and directed to the design team representative only.

All interested Applicants should provide notification to Billy Harris prior to clarification deadline.

Applicants are solely responsible for ensuring timely receipt. The District’s time stamp on the receiving email system shall be conclusive for purposes of determining timeliness. Late Proposals will not be considered.

Proposals submitted electronically shall be treated as confidential prior to the established submission deadline and opening, and the District will take reasonable measures to maintain the integrity of the procurement process, consistent with applicable law.

Confidentiality and Handling of Proposals

All Proposals received shall be held in confidence by the District and will not be opened, reviewed, or disclosed prior to the submission deadline. Following the deadline, Proposals will be distributed to the evaluation committee for review in accordance with the criteria set forth herein.

This solicitation is not a competitive sealed bid procurement. Accordingly, Proposals will not be publicly opened or read aloud.

Procurement Method / Reservation of Rights

This procurement is being conducted using a qualifications-based and best-value selection process for Construction Manager/General Contractor (CM/GC) services. The District reserves the right to evaluate Proposals based on qualifications, experience, approach, and proposed fees, and to enter into negotiations with the highest-ranked Applicant.

The District expressly reserves the right to:

- (a) reject any or all Proposals;
- (b) waive minor informalities or irregularities;
- (c) request clarification or additional information from any Applicant;
- (d) discontinue negotiations with any Applicant and commence negotiations with another; and
- (e) cancel or reissue this solicitation at any time.

No Applicant shall have any claim arising out of the District's exercise of the foregoing rights.

Any protest concerning this solicitation or the selection process must be submitted in writing to the District within five (5) business days after the event giving rise to the protest. Protests not timely filed shall be deemed waived.

The District's decision on any protest shall be final.

2.2 QUESTIONS AND CHANGES TO THE RFP

The MFPD reserves the right to make changes to the RFP. All changes to the RFP prior to receiving proposals shall be made by an addendum and issued through the initial source of the RFP. Proposers will not receive responses individually.

Proposers may submit questions by a written request via email to the person identified in Section 2.1 of this RFP. Proposers shall not contact any other team members directly.

The request shall specify the provision and section of the RFP in question with reasoning for the request or question. Question after 'Clarification Deadline' specified in Section 2.3 of this RFP will be disregarded and not responded to.

Proposers shall not rely on oral or written instruction changes or clarifications regarding this RFP, unless issued in writing as an official addendum.

Proposers must acknowledge all issued addenda in their submittal and proposal.

2.3 MINIMUM PROPOSAL REQUIREMENTS

Non-Collusion: The proposer states that it has not been a party to any collusion among bidders in restraint of freedom of competition by agreement to submit a response or refrain from responding; or with any state or MFPD official or employee as to quantity, quality, or price in the prospective contract, or any other terms of said prospective contract; or in discussions between proposers and any state or MFPD official concerning exchange of money or other thing of value for special consideration of letting of a contract.

A proposal may not be modified, withdrawn or canceled after the submission deadline time listed in Section 2.4.

Prior to the submission deadline set in Section 2.4, the proposals may be withdrawn in writing to the person designated in Section 2.1 to receive all communications. Withdrawn bids may be resubmitted prior to the submittal deadline.

Non-Collusion: The proposer states that it has not been a party to any collusion among bidders in restraint of freedom of competition by agreement to submit a response or refrain from responding; or with any state or MFPD official or employee as to quantity, quality, or price in the prospective contract, or any other terms of

said prospective contract; or in discussions between proposers and any state or MFPD official concerning exchange of money or other thing of value for special consideration of letting of a contract.

Non-Discrimination: The proposer shall comply with all applicable legal requirements that: enumerate unlawful employment practices including discrimination because of race, religion, color, gender, age, disability, or national origin, and define actions required for affirmative action and minority/disadvantaged business programs. The proposer shall not discriminate against any employee or applicant for employment because of race, color, national origin, religion, gender, age, or physical handicap.

Prices: Prices and percentages in a proposal are fixed for the term of the contract.

2.4 KEY EVENTS SCHEDULE AND RFP DATES

Proposers are required to meet the dates set for the Proposal submission and the interviews. Proposers are required to meet the information submittal dates outlined in the summary below. Failure to meet these dates will result in the proposal being considered non-responsive. All times listed in the table below are Mountain Standard Time (MST). MFPD does reserve the right to modify the timeframes if it is in the best interest of MFPD:

Date:	Time	Key Event
April 29, 2026	N/A	Issue/Advertise CMGC RFQ/RFP
May 12, 2026	11:00 am	Non-Mandatory Site Visit
May 13, 2026	3:00 pm	Clarifications Deadline
May 15, 2026	5:00 pm	Final Addenda Issued (if needed)
May 20, 2026	2:00 pm	RFP Submittal Deadline, 2pm MST
May 28, 2026	9:00am to 4:00pm	Shortlist Interviews (9am-4pm, tentative)

Refer to Appendix C for the full design schedule.

2.5 AWARD OF CONTRACT

A Jury Panel shall complete a combined evaluation of qualifications and fee. Numerical ranking and selection of the most qualified firm (including fee) will then occur.

The final fee amount and scope of services may be negotiated at the District's discretion.

2.6 REQUIRED INFORMATION / EVALUATION CRITERIA

Proposers must comply with the following items. MFPD retains the right to waive any minor irregularity or requirement, so long as MFPD determines that it is in its, and the Project's best interest as determined by MFPD, in its sole discretion

A. Design Review

Submit electronically to persons identified in section 2.1 with the following limitations:

- Maximum file size not to exceed 15 MB.
- MFPD will only evaluate the files that are received by the date and time deadline set forth in Section 2.3 of this RFP.

B. Proposal Format

Response to be submitted as a PDF, with bookmarks for the following:

- 1. Executive Summary** - Respondents shall present a high-level synopsis of the RFP. The Executive Summary should be a brief overview of your firm, including proposed team, cost, fees and should identify the main features and benefits of the Respondent's RFP. Include aspects of your firm that separate you from others or areas of value you can bring to the project team. (2 page maximum)
- 2. Qualifications of the firm** – Describe Respondent's ability to meet the criteria and goals outlined in Sections I-6 herein.
 - References from 3-5 prior clients/projects in the last 3 years
 - A written statement identifying any reservations, conditions or constraints related to the request for proposal.

3. Qualifications of the management Team Members - List proposed project team. Include resumes, specific roles and time commitments to this project for each of the following;

- Phase 1
 - Project Manager
 - Estimator
 - Other Key Individuals
- Phase 2
 - Project Manager
 - Superintendent
 - Other Key Individuals

4. Project Management Approach

- Experience with CM/GC projects using a GMP agreement
- Experience with municipal developments
- Collaboration & Communication
- Role and services provided during preconstruction
- Ability to maintain budgets
- Contractor Contingency allocation and use
- Ability to maintain schedule
- Scheduling/sequencing process and tracking (including recovery)
- Top concerns regarding the proposed development

5. Prior Project Experience/Success

- Identify 3-5 similar projects.

6. Miscellaneous

- Indicate all litigation, current or in the last five (5) years.
- Indicate any observed issues with the Preliminary Schedule.
- Contract Negotiations
 - The District anticipates using the AIA A133 and A201 with modifications mutually agreed to between MFPD and the successful proposer.
 - Please provide a bulletized list of any requested modifications.

7. Fee, General Conditions, estimate (see APPENDIX E)

2.7 INTERVIEWS

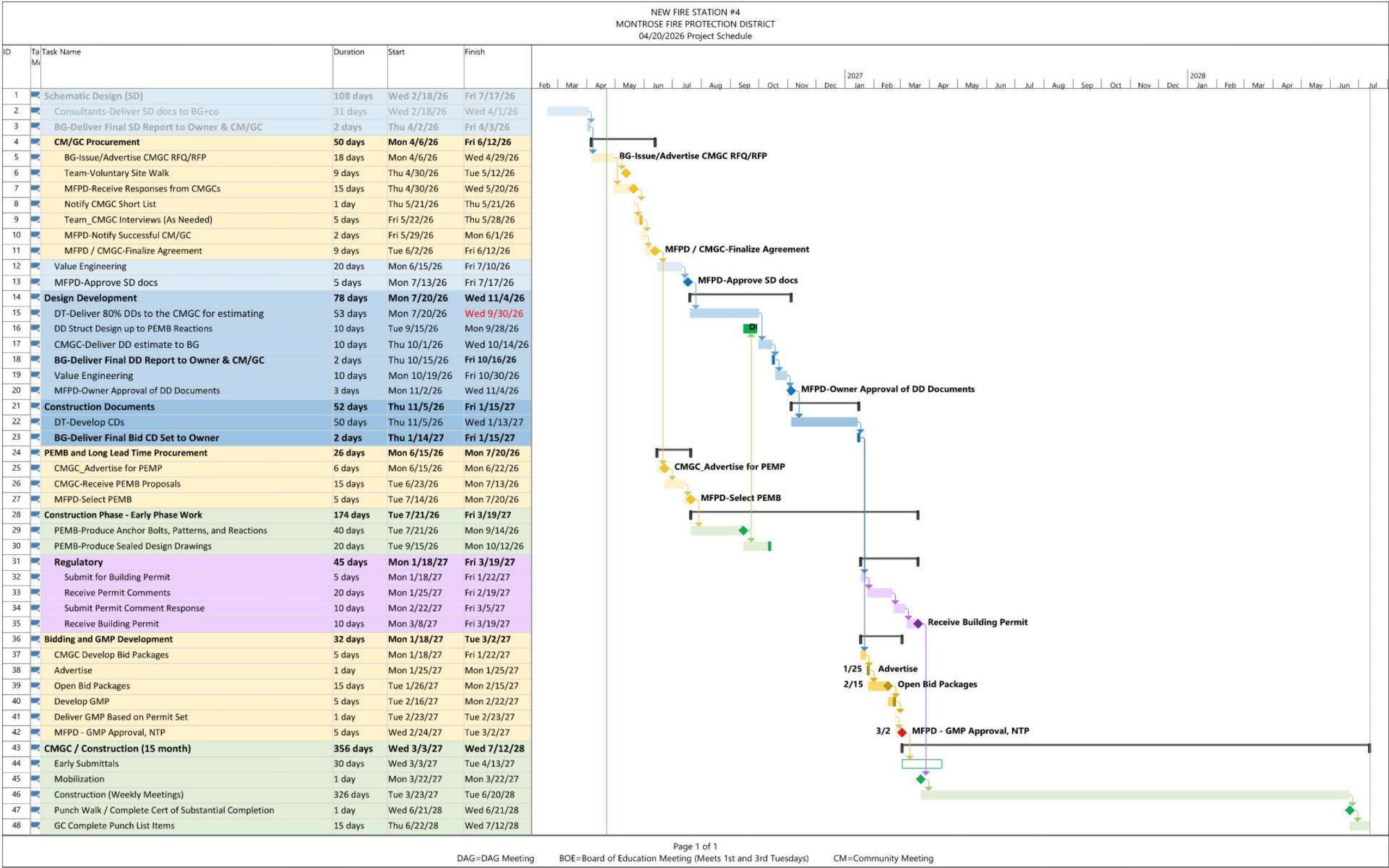
Interviews may be conducted for the shortlisted teams only. Interview times will be arranged by the MFPD. All shortlisted firms will be notified in advance.

APPENDIX A - LOCATION

Northeast corner of the Sunnyside Road and 6720 Road Intersection



APPENDIX B – SCHEDULE



APPENDIX C - INSURANCE REQUIREMENTS

The following is supplemental to the insurance requirements required by the project contract documents being used and listed in Section 2.6.B.6 of this RFP/RFQ

Commercial General Liability Insurance (A133 Paragraph 14.3.1.1): Minimum limits of \$2,000,000 per occurrence and \$4,000,000 general aggregate.

Automobile Liability Insurance (A133 Paragraph 14.3.1.2): Minimum limit of \$1,000,000 combined single limit for each occurrence.

Worker Compensation (A133 Paragraph 14.3.1.4): A minimum \$1,000,000.00 policy limit.

Professional Liability (A133 Paragraph 14.3.1.5): A minimum limit of \$1,000,000.00 per claim and \$1,000,000 in aggregate.

It is the responsibility of the CM/GC to ensure that subcontractors are properly insured to meet the above requirements before bidding on the project.

APPENDIX D – Plans & Narratives

1. BG+co Schematic Design Report



Montrose Fire Protection District
NEW FIRE STATION #4
Sunnyside Road / 6720 Road intersection, Montrose, CO

Schematic Design Package
Project No. 26004
02 April 2026
08 April 2026 – Structural Narrative Revisions

MONTROSE FIRE PROTECTION DISTRICT
NEW FIRE STATION #4
City of Montrose, CO
Schematic Design Package

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MONTROSE FIRE PROTECTION DISTRICT
NEW FIRE STATION #4
City of Montrose, CO
Schematic Design Package

1. Project Description

The Montrose Fire Protection District (MFPD) intends to construct a new Fire Station on a recently acquired, approximately 2.5-acre parcel at the northeast corner of the Sunnyside Road / 6720 Road intersection in east Montrose. Current intent is that the new facility matches the Station No. 3 design with modifications to room arrangements and increase in the building's overall size.

The new Station #4 will house functions typical of a satellite station including but not limited to the following:

- Employee / Crew Living Quarters – Spaces that house the functions of the on-duty crew through their shift (no public spaces). Functions include sleeping areas, showers, fitness room, workspace, and a kitchen and day room.
- Equipment Bays and Related Support Spaces – Includes three (3) pull-through bays for emergency equipment (ambulance and apparatus) and a fourth bay miscellaneous use.
- No spaces open to the public other than a lobby for medical emergencies. Administrative functions will be housed off-site.

The site is part of a larger planned residential development that is designated for public use.

The project will be constructed using a Construction Manager/ General Contractor (CM/GC) method of delivery. The process of selecting a qualified CM/GC is underway and scheduled to be complete by May 20. Once selected, the CM/GC will play an integral role working with the design team to help achieve the project goals.

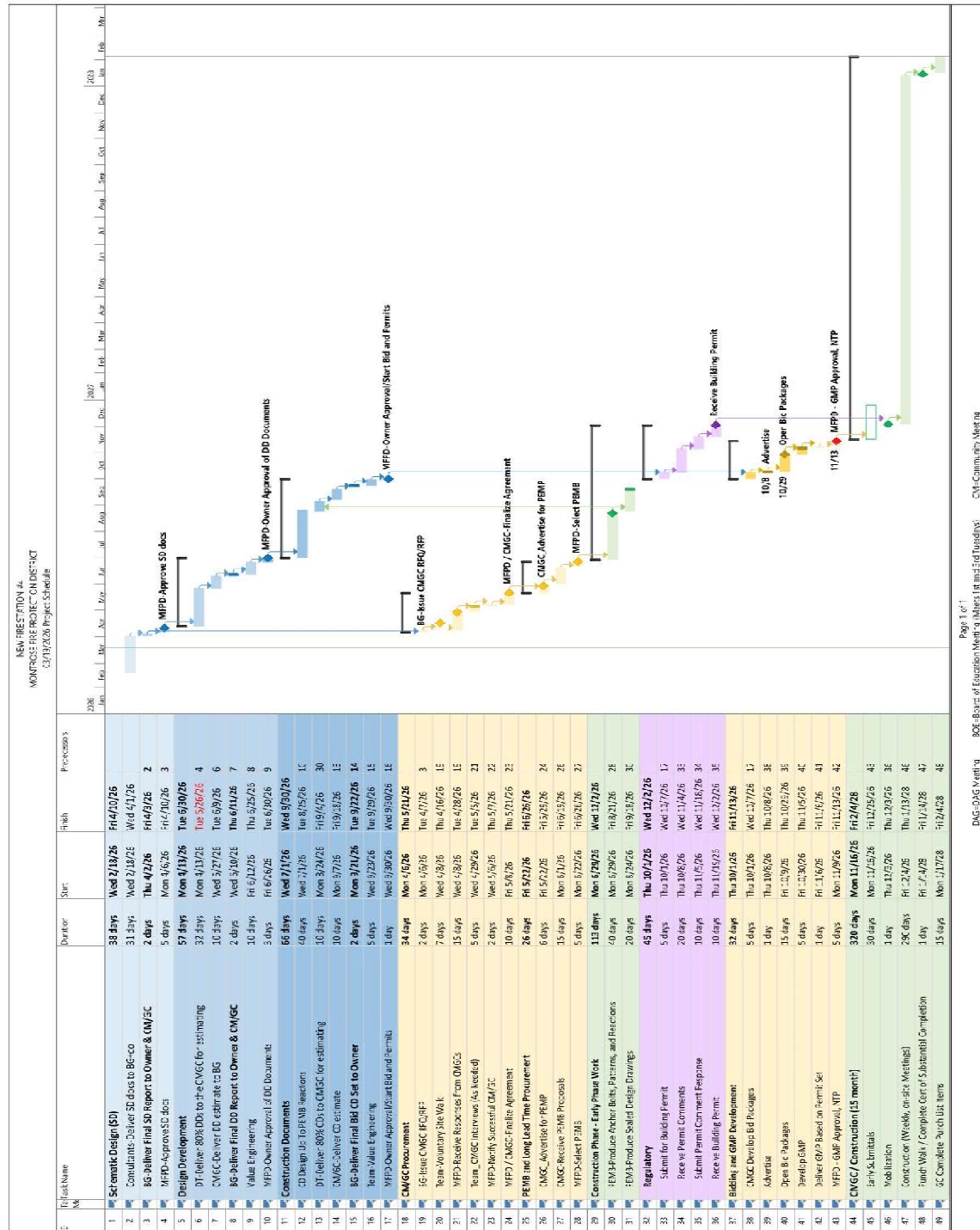
MONTROSE FIRE PROTECTION DISTRICT

NEW FIRE STATION #4

City of Montrose, CO

Schematic Design Package

2. Project Schedule



MONTROSE FIRE PROTECTION DISTRICT
NEW FIRE STATION #4
City of Montrose, CO
Schematic Design Package

3. Preliminary Code Analysis

Building Code:

Refer to drawing sheets for preliminary building code analysis.

Zoning information

Authority Having Jurisdiction (Building Permits) is the City of Montrose.

Project Design Standards: Montrose Municipal Code, Title XI - Land Development Regulations (LUR)

- Zone: Current – R-3
Intended – R-3 Government buildings and facilities permitted per Schedule of Residential Zone District Uses (Section 11-7-6(G)).
- Lot Measurement Restrictions (Section 11-7-7):
Units are based on dwelling units and are all small and therefore not valid.
 - Minimum lot area: **Unknown.**
 - Minimum lot Depth: Undefined (N/A).
 - Minimum frontage: Undefined (N/A).
 - Setbacks for principal structures (Sec 11-7-7):
 - Front: 15 feet
 - Rear: 20 feet (Worst Case).
 - Side: 10 feet (Worst Case).
 - Corner Lot: 20 feet (Worst Case).
- Building Limitations
 - Height (13-103.H) 35 feet (Worst Case).
 - Area Undefined (N/A)
- Parking (Sec 11-8-3):
 - Employee / Crew Living Quarters: 2 parking spaces / dwelling unit (Based on Single Household, Duplex, Tiny homes and Manufactured homes)
 - Apparatus bay / storage: 1 parking space / 1,000 sf (Based on All industrial Uses).
 - Minimum Requirements for 90 degree parking spaces.
 - Stall Width: 9 feet
 - Stall Depth: 19 feet
 - Aisle Width: 24 feet

* R-3 does not have a “Public” use. Therefore, most setback restrictions do not apply and are noted as (N/A).

MONTROSE FIRE PROTECTION DISTRICT
NEW FIRE STATION #4
City of Montrose, CO
Schematic Design Package

Exclusions

This report and therefore the project scope does not currently contain any of the following items. If added to the project it is anticipated they, or any other scope modifications would result in additional fees and potential re-design of work already performed.

- 1) Zero Energy – The scope of this project does not include any provision for any building(s) to be zero energy or zero carbon. Nor does it include any energy analyses, simulations, enclosure testing, or mockups. If any of these items or similar items are added to the scope of the project, project fees, construction costs, and project timeline would need to be re-evaluated before moving forward.
- 2) Roof Mounted Photovoltaics (PV): The project will be designed to more easily accommodate the future installation of PV structures and panels on the roof. Features include consideration in the structural design and electrical.
- 3) LEED: No aspect of the project will pursue LEED Certification at any level

4. Civil Concept

Refer to drawing sheets.

MONTROSE FIRE PROTECTION DISTRICT
NEW FIRE STATION #4
City of Montrose, CO
Schematic Design Package

5. Landscaping and Irrigation Concept

Montrose FPD Station 4 – SD Landscape Narrative

The landscape design will meet all the city requirements for residential zoning district “R-3”. The landscape areas will focus on the street frontages, parking lots and building entry.

1. Street frontage landscaping will include the following:
 - Street tree requirements.
 - Drought tolerant plant material that covers 80% of the required landscape areas.
 - Landscape berms.
 - Landscape fabric/ weed barrier.
 - Decorative granite landscape rock.
 - Washed river rock dry streambed drainage features.
 - Metal landscape edging along landscape rock areas.
 - Landscape boulders.
 - Drip irrigation to all plant material.
2. Parking lots:
 - Shade trees for parking lot islands.
 - Drought tolerant plant material in parking lot islands.
 - Landscape fabric/ weed barrier.
 - Decorative granite landscape rock.
 - Landscape boulders.
 - Metal landscape edging along landscape rock areas.
 - Drip irrigation to all plant material.
3. Building entry:
 - Ornamental tree plantings.
 - Flowering plant material.
 - Landscape boulders.
 - Drip irrigation to all plant material.

Montrose FPD Station 4 – SD Irrigation Narrative

The irrigation design will meet all the city requirements for residential zoning district “R-3”. The irrigation system will be designed to run off a domestic water tap from the building. All the irrigation zones will be designed as drip or spray irrigation zones. The irrigation areas will focus on the street frontages, parking lots and the building entry.

4. The overall irrigation design will include the following:
 - Domestic 1.5" irrigation water tap.
 - Backflow preventer.
 - Wall mounted irrigation controller.
 - 2-wire system and have connectivity to Rainbird's IQ system.
 - Gate valves.
 - 4" PVC sleeves to all planter bed locations under pavement.
 - 2" PVC irrigation mainline.
 - 1" PVC irrigation laterals.
 - ½" Drip tubing.
 - Drip zone control valves.
 - Drip emitters at all plant material.
 - Drain valves at the ends of all mainline and laterals.
 - Value and irrigation boxes.

MONTROSE FIRE PROTECTION DISTRICT
NEW FIRE STATION #4
City of Montrose, CO
Schematic Design Package

6. Exterior Architectural Concept

The new fire station #4 building has a life expectancy of 50+ years and the expectation is for required maintenance to be minimal. A concrete masonry unit water table extends to 2'-8" high around the entire building. Wall surfaces above the masonry will be prefinished metal wall panels of various designs and orientations. The central area of the building will have vertical panels of a design similar to a standard R-panel profile. On each side will be horizontally oriented panels of a different profile and color.

Windows are currently assumed to be aluminum, double hung at sleeping rooms, and aluminum storefront at all other window conditions. All glazing should be double pane with low-E coating. All windows shall receive manual, light filtering shades. All windows at sleeping, conference, and training rooms shall receive manual dual-shade treatments with light filtering and blackout fabrics.

The apparatus bays will be cooled with evaporative coolers and heated with space heaters. The employee / crew living quarters area of the building will be heated and cooled with equipment located on the low slope roof serving this area, screened by walls. The roof is anticipated to be a standing, mechanically sealed, floating, pre-finished metal roof system.

Typical Exterior Assemblies:

- Exterior Walls: 8" girts as part of the pre-engineered metal building (pemb) system with vinyl faced batt insulation equal to code compliant Simple Saver system. Single-skin, prefinished metal wall panels will be attached to the girts at all locations except the bay door walls which will be 2" prefinished insulated panels.
- Exterior CMU water table: 8" reinforced cmu walls with liquid air/moisture infiltration barrier on the outside, 2 1/2" of continuous insulation board, and 8"x16"x4" split-faced cmu block.
- Roof Assembly: Pre-finished metal, standing seam roofing system of pemb roof purlins with insulation system.

Prefinished metal panels TBD. Options include:

- vertical, single-skin panels – Standard R-panel by Berridge
- vertical, insulated panels – LS-36 by Metlspan / Nucor.
- horizontal, single-skin panels – Style-Rib by Metlspan / Nucor.
- roof, single-skin panels – Zee-Lock panel by Berridge.

MONTROSE FIRE PROTECTION DISTRICT

NEW FIRE STATION #4

City of Montrose, CO
Schematic Design Package

7. Interior Architectural Concept

The interior architectural concept is to match the MFPD prototype. The interior design of this building is divided into two basic parts:

- 1) Non-Public, firefighting living/work area – The north end of the building. This space provides functions needed by the firefighting employees between assignments including sleeping rooms, showers with curtain, workspace, fitness room, kitchen, day room, and support spaces.

The interior architecture of this area will be functional, and durable as well. Typical wall construction will be metal stud with sound insulation and gypsum wall board finish. Moisture resistant gypsum board should be installed in spaces with water. Sleeping rooms will have painted Type X gypsum board ceilings while the remainder of ceilings will have acoustic, lay-in ceilings. Floor finish will be durable and quiet.

- 2) Apparatus Bays – The center portion of the building. This area contains the active functions of the facility. It contains (4) apparatus bays for emergency and fire response bays as well as adjoining support spaces, including apparatus storage, equipment cleaning, storage, hose drying tower, turn-out gear, and decontamination areas,.

The interior architecture of this area will be functional and durable. Typical wall construction of the bays will be exposed steel pamb structure with 8" cmu walls to 8'-8" and pre-finished metal wall panels above that. Walls in other spaces will be metal stud with gypsum wall board. Ceilings will be open and exposed to structure where appropriate and acoustic, lay-in ceiling where required.

Access Control – Select doors to be identified during a later phase shall include a badge reader type access control that is the same as / compatible as the District's system.

Preliminary Finish Schedule:

AREA	FLOOR	WALLS	CEILINGS
Vestibule	Sealed concrete	Painted Gypsum	Acoustical lay-in tile
Public Lobby	Sealed concrete	Painted gypsum	Acoustical lay-in tile
Shift Officer	Carpet Tile	Painted gypsum	Acoustical lay-in tile
Elec/Mech/Plbg	Sealed concrete	Painted gypsum	Open to Structure
Public Restrooms	Porcelain tile	Porcelain tile wainscot up to c.7'-0", epoxy painted gypsum wallboard	Gypsum board
Circulation Spaces	Sealed concrete	Painted gypsum	Acoustical lay-in tile
Fitness Room	Athletic Rubber	Tnemec Painted gypsum	Acoustical lay-in tile
Sleeping rooms	Carpet	Painted gypsum wallboard	Acoustical lay-in tile
Shower rooms	Porcelain Tile	Porcelain tile wainscot up to c.7'-0", epoxy painted gypsum wallboard	Gypsum board
Crew Workspace	Sealed concrete	Painted gypsum wallboard	Acoustical lay-in tile
Dayroom	Sealed concrete	Painted gypsum wallboard	Acoustical lay-in tile
Kitchen	Sealed concrete	Painted gypsum wallboard	Gyp Bd. w/ Acoustical lay-in tile
Covered Patios	Conc Sidewalk	Exterior Finishes	Open to Structure

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AREA	FLOOR	WALLS	CEILINGS
Storage/Janitor	Sealed concrete	Painted gypsum wallboard	Acoustical lay-in tile
Apparatus Bays	Sealed concrete	Sealed and Painted Masonry up to 8'-8", then Prefinished metal liner panel to struct	Open to Structure
Bay accessory spaces (including Hose Drying)	Sealed Concrete	Tnemec Painted Gypsum	Open to Structure
Maintenance Shop, TOG, SCBA, Maintenance Shop, decon)	Sealed Concrete	Painted gypsum wallboard	Gyp Bd

8. Structural Concept

The new Montrose Fire Protection District – Station 04 is a 11,700 SF one-story building located at 14810 6720 Rd, Montrose, CO. The building will be a vendor-provided pre-engineered metal building (PEMB). The vehicle bay portion of the building will have partial height non-load bearing CMU walls along the exterior of the building.

Foundation System

A site-specific geotechnical report with foundation recommendations is not available currently. The geotechnical engineer provided preliminary options for the foundation type. Options for different building foundation systems are described below. A non-structural slab-on-grade is likely for either building foundation type. The slab-on-grade is estimated to be 4" to 5" for the living/dormitory spaces and 6" to 8" for the vehicle bays. Building foundation loading will be determined by the PEMB vendor and provided to HCL for the design of foundation elements.

Option #1: Shallow Foundations

Shallow concrete footings with pilasters constructed on a layer of structural fill per the geotechnical recommendations will bear below frost depth and will be sized to support the required loading. Column footings will be designed based on final geotechnical parameters. A concrete stem wall to support the building envelope will be provided and supported by a continuous footing. Concrete tie beams will be utilized under the slab between footings of moment frames to resist lateral kick-out forces.

Option #2: Deep Foundations

Deep foundations may consist of micro-piles, driven piles, or drilled piers. Deep foundations are designed to found the structure on more competent soil or bedrock below the topsoil on site. Deep foundations will be designed based on the geotechnical recommendations and requirements given in the final geotechnical engineering report.

Pile caps consist of reinforced concrete to transfer loads from the building columns and grade beams into the deep foundation. Grade beams will be provided around the perimeter of the structure, spanning between pile caps. Grade beams will be designed to support the walls above and to provide frost protection.

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Drilled piers are typically constructed using augers or drill rigs to create a shaft for concrete and reinforcement to be placed. Various methods could be used to place the reinforcement and concrete. The method chosen will be determined by the contractor and geotechnical engineer.

Driven piles will be designed similar to drilled piers per the geotechnical recommendations and requirements but consist of a steel shape to extend to the competent soil layer.

Micro-piles consist of many small diameter drilled holes with a single rebar. Micro-piles provide significant tension and compression support but are weak for lateral resistance. Lateral forces at the foundation are resisted by battering the piles from vertical. Qualified specialists should be retained for the design of helical- or micro-piles.

Framing System – Structural Steel (PEMB)

The building framing system will be designed and provided by a vendor specializing in metal buildings. The gravity system will consist of a metal roof deck supported by a combination of steel beams, girders, purlins and columns as determined by the vendor. The lateral system will be comprised of steel moment- and braced-frames as determined by the vendor.

A 32-foot hose tower will be included, penetrating the roof of the vehicle bay area. Due to this, it is recommended that the hose tower be considered in the PEMB scope and designed to interface with the rest of the structure.

Framing System – Masonry

Concrete masonry units (CMU) will be utilized around the Apparatus Bay of the building. The masonry wall will be 8'-8" tall and be supported the grade beam. The PEMB wall envelope will be aligned with the CMU wall but will not bear on it. The CMU wall will be designed to resist wind loads and will be braced laterally by the PEMB.

Design Codes and Loads

Design of structural elements and systems shall be based on the requirements of the *2018 International Building Code (IBC)* and *Minimum Design Loads for Buildings and Other Structures (ASCE 7-16 with Supplement 1)*. Special inspections of structural elements during construction shall be based on the requirements of the *2018 International Building Code (IBC)*, Chapter 17.

Structural elements and systems shall be designed for the following live loads:

A. Occupancy:	B, R-2, and S-1
B. Risk Category:	IV – Increased Hazard
C. Live Loads:	
a. Assembly Areas:	100 pounds per square foot (psf)
b. Light Storage & Mechanical Areas:	125 psf
c. Heavy Storage:	250 psf
d. Apparatus Bay:	250 psf
e. Dormitories:	40 psf
f. Media Room/ Kitchens:	100 psf
g. First Floor Corridors:	100 psf
h. Partitions (combined with <60 psf):	15 psf
D. Snow Loads:	
a. Importance Factor (I_s):	1.20
b. Roof: Ground Snow Load:	23 psf
c. Roof: Flat Roof Snow Load:	21.3 psf
d. Roof R Value:	30 (assumed)
e. Thermal Factor (C_t):	1.0
f. Exposure Factor (C_e):	1.1

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- g. Slope Factor (C_s): 1.0
- h. Drift Snow Loads: TBD per ASCE 7-16
- E. Wind Loads:
 - a. Wind Speed (ultimate): 115 MPH, 3-sec gust
 - b. Exposure Category: C
 - c. Components and Cladding Pressures: Per ASCE 7 Chapter 30
- F. Seismic Loads:
 - a. Importance Factor (I_E): 1.5
 - b. Site Class: D
 - c. Mapped, Short Period Response Accel (S_s): 0.331g
 - d. Mapped, 1 Sec Period Response Accel (S_1): 0.076g
 - e. Seismic Design Category: d
- G. Rain Roof Loads:
 - a. 15-minute Precipitation Intensity: 3.28 in/hr
 - b. 60-minute Precipitation Intensity: 1.27 in/hr
- H. Dead Loads:
 - a. Typical Roof: TBD w/ 15 psf Solar Allowance
 - b. Typical Wall: TBD

Foundation Design Criteria

- A. Geotechnical Report: reference preliminary Geotechnical Report for more information, final values are subject to change based on the forthcoming Geotech Report that will be issued for design as mentioned within the report.
- B. Building Foundations:
 - 1. Foundation Type: Ref: Geotech Report
 - 2. Frost Depth: 26 Inches
- C. Slab-on-Grade Design Criteria:
 - 1. Refer to Geotechnical Report for more info.

Structural Materials

Structural Concrete: Material Codes: Building Code Requirements for Reinforced Concrete (ACI 318) and Specifications for Structural Concrete for Building (ACI 301)

Normal-weight, stone concrete with IL cement, typical.

Concrete Strengths: Drilled Piers/Footings: 4,000 psi, w/c = 0.45
Grade Beams, Pier Caps: 4,500 psi, w/c = 0.45
Interior Slab-on-Grade: 3,500 psi, w/c = 0.50

Reinforcing: Primary bars shall be Grade 60
Ties, stirrups and field-bent bars shall be Grade 40

Structural Steel: Material Code: *AISC Manual of Steel Construction, 16th Edition*

Steel wide flange shapes shall conform to ASTM A992, 50 ksi yield.

Hollow steel section rectangular shapes shall conform to ASTM A500, Grade C, 50 ksi yield.

Channels, angles, bars and plates shall conform to ASTM A36 minimum.

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Connections shall be bearing-type using $\frac{3}{4}$ -inch diameter, snug-tight, ASTM A325 bolts.

Primer paint is only required on structural steel framing elements exposed to permanent view.

Base plate and bearing plate grout: 8,000 psi non-shrink, non-metallic.

Steel Deck: Design & Material Standards: American Iron and Steel Institute's "North American Specification for the Design of Cold-Formed Steel Structural Members"

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9. Mechanical, Plumbing, Fire Protection and Electrical Concepts

General

The project will include the construction of a fire station with apparatus bays, sleeping rooms, offices, training rooms, and ancillary spaces. This will be a one-story building of about 12,117ft².

Applicable Codes

2018 International Building Code
2018 International Mechanical Code
2018 International Plumbing Code
2018 International Energy Conservation Code
2018 International Fuel Gas Code
2023 National Electrical Code

Seismic Classification

The project classification is Site Class C, Risk Category IV, and Seismic Design Category C. For this facility, the Component Importance Factor would be 1.5.

The following systems/components will be installed with seismic bracing:

1. Ductwork with a cross-sectional area greater than six square feet.
2. Domestic, sanitary, storm, or hydronic piping that does not meet the 12-inch hangar rule. Piping 1" or less and supported by a single clevis does not require bracing. Piping 1" or less supported by a trapeze per ASCE 7 does not require bracing.
3. In-line components greater than 75 lbs.

This will be a delegated design for MEP systems performed by a firm specializing in seismic classification and design of restraints for MEP systems and equipment.

Plumbing

It is anticipated that a new 2" domestic water line would be routed to the building for domestic water. This water will come from a well and storage tank. Design of the well system, storage tank, pumps, and piping located upstream of the water entry is to be by others. If utility water from City of Montrose is available at the time of construction, this water line may be obtained from the utility and will be the same size. The domestic water entry will include a strainer, PRV's, reduced pressure backflow preventer and pressure gauges.

Sanitary sewer lines will exit the buildings and tie to a septic tank and leach field on site. Coordination with the civil engineering consultant will be necessary to determine final location of the sewer tap for the building. Septic and leach field design by others.

Natural gas will be routed in the building to serve gas-fired appliances including water heaters, boilers and owner provided, gas-fired equipment for the building. The meter set location will be coordinated during design. Delivery pressure (2 psi or 7" wc) will also be determined during design. The gas needed in the new system will vary with the selection of the mechanical

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system. Exterior, underground gas piping will be HDPE with fusion welded joints. Interior gas piping will be schedule 40 steel piping. Gas pipe size up to 3" is anticipated.

The Fire station will have a domestic hot water plant that is comprised of (2) two 119 gallon gas fired water heaters in the mechanical room. The water heaters will be high efficiency sealed combustion type similar to RHEEM HE-119. Domestic hot water will be routed from this location to all fixtures requiring domestic hot water. Recirculation lines will be routed from the furthest fixtures as required by the IPC.

Exterior hose bibbs will be provided at select locations around the exterior of the building.

Plumbing fixtures will be standard grade, commercial quality. The water closets will be high efficiency 1.1 gpf, floor-mounted water closets by Kohler. Urinals will be 0.125 gpf high efficiency style by Kohler. Flush valves will be sensor type with battery power. Lavatory faucets in public restrooms, private restrooms, and handwash sinks in the bays will be 0.3 gpm sensor type with battery power. Decontamination area sinks will have manual faucets.

Waste and vent piping inside the buildings will be standard weight cast iron pipe with "No-hub" joints. Underground waste will be DWV rated PVC with solid wall. Domestic water and recirculation piping will be type "L" copper. Domestic hot water and domestic hot water recirc will be insulated with 1" fiberglass insulation according to IECC 2018.

Floor drainage will be provided in select areas as determined during design. The drain locations and type will be coordinated with the architect and owner during design. These will include large toilet rooms, locker rooms, and apparatus bays.

Specific plumbing items for the Fire station apparatus bays include:

1. A compressed air system will be provided and will include an air compressor, air dryer, and 3/4" copper tubing for air distribution.
2. An emergency eyewash will be provided in the Decontamination room.
3. There will be a wall-mounted or ceiling suspended 1-1/2" truck fill connections in each bay. This water will be metered.
4. A 1500 gallon, two-compartment sand/oil interceptor will be installed outside of the building and the location will be coordinated during design.
5. The Decon room will have an extractor, sink, washer, and dryer.
6. Trench drains will be coordinated during design for floor drainage and will drain to the sand/oil interceptor.
7. A domestic water loop will be provided in the bays for general water usage and washing.

Fire Protection

Fire protection design by others. We anticipate a 6" domestic water line to the building to cover fire sprinklers. In addition, if there is no city water available, storage will be needed to meet the site water demands as well as a fire pump.

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Heating and ventilation

The systems for the Apparatus bays, ancillary support spaces, admin, and sleeping spaces will be composed of the following:

1. The Apparatus Bay, Hose Drying, and TOG will be provided with gas fired unit heaters (4 at 60 MBH each), Evaporative Coolers (2 at 6,500 CFM each supply), Exhaust fans (2 at 4,000 CFM each), Truck Exhaust system with fan (1 at 4,000 CFM), Exhaust for hose drying tower (1 at 1,000 CFM), Intake/Relief Louvers (2 sized for 4,000 CFM), as well as 5 electric unit heaters for accessory spaces near the Apparatus Bay.
2. The Kitchen, Dayroom, Dining, Hallways will be served by a single packaged RTU, 5 ton, gas fired heating. One thermostat will be provided for this zone and be mounted in the dayroom area for occupant comfort.
3. The owner has requested that sleeping rooms have individual thermostats. This will be provided with a VRF system that will have an indoor unit in each of the sleeping rooms and toilet rooms. The indoor units will be 9,000 to 12,000 BTUH each and will provide heating and cooling (simultaneously if necessary). There will be 10 indoor units and a single outdoor unit sized at 8 tons.
4. The exhaust system in the apparatus bay will be provided with a carbon monoxide and nitrogen dioxide gas detection system similar to the Macurco DVP-1200 with sensors.
5. Ventilation for the admin portion of the building will be provided by 4-duct ERVs located in the attic space above the admin side of the building. It is anticipated that two ERVs will be required. The ERV units will be similar to the RenewAire EV450. Intake and exhaust from ERVs will be ducted to the sidewall. The supply air will be routed to each space and the exhaust will be taken from each of the toilet rooms and locker area.
6. Air will be distributed to each zone by steel ductwork built according to SMACNA standards and ceiling-mounted diffusers and grilles. Ductwork will be insulated as per the 2015 International Energy Conservation Code (IECC) with R-6 insulation in unconditioned areas.
7. A direct digital control (DDC) building automation system (BAS) will be designed to control and monitor all aspects of the building mechanical system. A Trane SC system will be the basis of design and used to control all the equipment and miscellaneous monitoring points. The Trane system will be web-based.
8. Commissioning of building heating and service water heating systems will be performed by a certified commissioning agent per C408 of the IECC. This will be an independent third-party agent that is contracted with the owner.

Electrical:

Site/Overall

Site lighting will be provided using full cutoff fixtures with the light source fully shielded. Arrangement of building mounted lights and Site poles or bollards shall be such that light does not trespass over the property boundaries in accordance with Montrose Lighting Standards. The need for additional Site task lighting to assist with operations or training scenarios will be coordinated during the design.

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Lighting

The lighting system for the project will include the most energy efficient lighting available with consideration from a maintenance standpoint to provide the most compatible light fixtures. Vehicle bays are planned to have LED low-bay lighting that is coordinated with the equipment and vehicle layout to provide the most effective coverage. Sleeping rooms are planned to have LED lighting that is arranged with Crew Member comfort in mind and to provide individualized room controls. Offices, Workspaces, Training Rooms, and similar areas are planned to use LED panels for a contemporary commercial Office building environment.

Automatic lighting controls will be provided where required to turn lights on when occupants enter an area and off after a period of inactivity in accordance with the 2018 IECC. Automatic daylight harvesting controls shall be provided where required by the IECC in coordination with the planned windows. Corridors and circulation paths will have a minimum number of lights on 24/7 with the remaining lights controlled by local switches or occupancy sensors. The lighting in the Offices, Workspaces, Training Rooms, and similar areas will be coordinated with the best usage in mind for these areas. All the fixtures will have dimming capabilities in conjunction with the LED light fixtures.

Exterior lighting will be controlled by a timeclock or photocell and provide the ability to reduce light output via fixture dimming.

General Power

The electrical service is planned to be a 600-800 amp, 120/208V, 3 phase design.

A portion of the electrical service is planned to be backed up by a 100kW Cummins Turbo-diesel generator that is rated for continuous operation for a period of 72 hours minimum. Estimated size of optional standby backup generator is 100kW. Confirmation of generator capacity and alternate solutions for backup generator power will be discussed during the design and may include increased nominal size and load shedding or transfer switch configurations, etc. Due to the operational requirements and anticipated size of the backup generator, it is planned to have a 1000-gallon underground diesel storage tank onsite with a redundant fuel transfer pump configuration to resupply the running fuel tank automatically using float level controls. The location and size of the fuel tank will be coordinated during the design.

The electrical gear will have protection against overvoltage (SPD) as part of the main distribution. The electrical system will be designed to handle the demands of a typical building of this usage with capability to handle power requirements for general office and training operation in addition to Emergency response and operations related to Fire and EMS activities. All electrical devices will be specification grade.

Building metering will be accomplished with a single meter located on the exterior of the building next to the main disconnect/panel.

Systems

Data and A/V systems will be designed and specified according to the input from the owner. This will include data ports in all offices, sleeping rooms, etc. It will also include wireless access points (WAP's) at strategic areas of the building to provide access as well as a cellular repeater system. All Data and AV systems will be routed in Cat 6A cable. The pathways will consist of a star pattern with each data drop consisting of a cable from the IT room to the outlet.

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Access control will be installed as directed by the owner. Wiring will be accomplished via Cat 6A cabling or per manufacturers recommendations. Exterior proximity devices with extended reach will be installed at selected doors and gates to allow entry.

Cameras will be installed around and inside the building as directed by the owner. Wiring will be done using Cat. 6A wire.

Coordination during the design for Station Alerting system(s) may include specialty LED red lighting for Crew Member alerting, PA/Speaker or Paging for alerting or information.

Vehicle apparatus bays shall be equipped with a shore power connection that has break-away capabilities.

Two level 2 electric vehicle chargers will be included as part of the site requirements. Basis of design is currently the Chargepoint CT4000, however ownership is to be consulted for the final selection to meet their level of charge and billing expectations.

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10. Technology Systems Considerations

01 EXECUTIVE SUMMARY

The Schematic Design Narrative is a description of the scope of work that is currently anticipated for the technology systems required for the new Fire Station #4 for Montrose Fire Protection District in Montrose, Colorado. This document includes a description of the anticipated system types, as they relate to project conditions and goals.

Technology Systems	
Technology Systems	• Structured cabling for support of voice, data, and video systems • Basic entertainment systems for living areas • Dispatch & Alerting (FSAS) public address systems • Security cameras, electronic access control, and intrusion detection to support facility security paradigm

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02 INTRODUCTION

General

The new fire station is intended to provide a new, modern fire department facility for the community of Montrose, positioned to support the District's goals and outcomes for years to come. The project is intended to be a complete new building. The main areas included in the extents of the work include the following:

- Staff living area, including kitchen, living room, and dormitory
- Gym / fitness center
- Equipment storage and maintenance areas
- Apparatus bays

Purpose

This report provides an overview of the scope of work that is currently anticipated for the technology systems required and/or recommended for the project.

This report has been created by RTM to:

- Ascertain and confirm the Owner's Project Requirements.
- Provide a means for obtaining a schematic level cost estimate for applicable systems and recommendations.
- Confirm systems to be developed in the Design Development phase, as approved by the Owner.

Outcome

This information contained in this report is intended to assist the Pre-Construction Contractor Team, Architect and Owner in refining the construction budget, inform project phasing, and develop project program requirements.

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03 STATEMENT OF CRITERIA

This section presents anticipated and known information for feedback and confirmation. If the Owner/Client is aware of any discrepancies or deviations, please bring them to our attention.

Applicable Codes and Standards

The following codes and standards will apply, based on local code adoption and industry practices:

- International Building Code, 2018 edition
- National Electrical Code, 2023 edition
- 2010 Americans with Disabilities Act
- NFPA 72, National Fire Alarm Code
- NFPA 101, Life Safety Code
- ANSI/TIA standards for communications systems
- BICSI Telecommunications Distribution Methods Manual (TDMM)
- BICSI & AVIXA standards and recommendations for audiovisual systems
- SIA standards and recommendations for electronic security systems

RTM requests that any known codes, standards, documentation, or regulations impacting the technology systems and acoustical considerations of the project not mentioned above be brought to the attention of design team and Owner.

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04 TECHNOLOGY SYSTEMS SCOPE OF WORK

Structured Cabling System (SCS)

I. Preface Comments

All communications design and installation shall comply with the National Electrical Code (NEC), EIA/TIA Standards, and BICSI recommendations. Sizes and capacities, unless notes otherwise, will be designed to accommodate current programmatic need plus 25% growth. Electrical and mechanical systems shall be provided to sufficiently support the Technology Systems program and installed equipment.

II. Communications Services

Communications services will be extended from the service providers to the new Telecom Room (TR) / MDF. An array of (3) 4" conduits will provide pathway from the service providers' infrastructure to the Telecom Room.

Services will land on provider-specific demarcation points within the TR/MDF.

III. SCS and Equipment Facilities

All walls in TR will be covered with ¾" AC-grade plywood. The room-side of the plywood backboard will be finished in fire-retardant paint.

TR will have the following electrical/mechanical support systems:

- One (1) 20-ampere, 120-volt twist-lock and one (1) 30-ampere, 208-volt, single-phase twist-lock receptacle, each on a dedicated circuit, mounted at the equipment cabinet in the TR
- Double-duplex, 20-ampere receptacles located at 6'-0" o.c. along the perimeter of the room, no less than one per wall.
- A dedicated HVAC solution with max/min alarms to condition the environment.
 - o Exhaust and air circulation may be all that is required to maintain reasonable operational temperatures in the TR.
- An ANSI/TIA-607 compliant grounding and bonding system shall be installed for protection of personnel and equipment.

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V. *Distribution Frames*

The Main Distribution Frame (MDF) will reside in the building's TR and will distribute voice/data services to nearby outlets.

Typical MDF infrastructure will consist of:

- Wall-mounted cabinets
- Rack-mounted patchpanels (Cat6 UTP)
- Associated cable management, cable runway, rungs, etc
- Cross-connect cabling and patch cords
- Networking equipment (OFE; switches, routers, etc)

VI. *Horizontal Cabling*

Horizontal cabling connects the MDF to the individual outlet or network-connected device.

Horizontal cabling will typically consist of 4-pair Cat6 UTP cable; with outlets having varying connector quantities and configurations, depending on the purpose.

Horizontal cabling will be arranged in a physical star topology radiating from the serving TR.

Horizontal cabling will be routed above accessible ceilings via appropriate cable pathways (J-hooks or Arlington LOOPS). Prefabricated fire-rated pathways will be installed where more than four (4) horizontal cables cross a fire rated partition. Cabling will be plenum-rated throughout.

VII. *Telecommunications Outlets*

Telecommunications outlets host the user-end termination, and jack for connection of end-user devices. These outlets will be located as program dictates throughout the extent of the work. The quantity of jacks in any given outlet will be determined by the intended program or use.

At the outlet, a 4-11/16" sq x 2-1/8" device box, with 3/8" single device ring, will be used. A 1" conduit sleeve will extend from the device box to above the accessible ceiling.

VIII. *Wireless Access Points*

Wireless access points (APs) will be located throughout public-use areas to offer 99% wireless internet access coverage, including out onto exterior program areas. Each location will have a surface-mount "biscuit jack" with (1) Cat6 cable homerun to the serving MDF.

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Audiovisual Systems (AV)

I. Preface Comments

All audiovisual design and installation shall comply with the National Electrical Code (NEC). Electrical and mechanical systems shall be provided to sufficiently support the Technology Systems program and installed equipment.

Structured cabling systems (SCS) requirements to support Audiovisual systems will be coordinated with the SCS design.

II. Living Room – Home Theater

The Living Room area of the living quarters will be outfitted with basic home theater equipment, such as a larger-format 4K/UHD TV, attached sound bar, and in-ceiling speakers extended into the kitchen area.

III. Gym / Fitness Center

The Gym area will have a TV mounted on the wall, with audio available via in-ceiling speakers. Speakers will also be provided out onto the outdoor program area.

Emergency Communications Systems

I. Preface Comments

All Emergency Communication systems design and installation shall comply with the National Electrical Code (NEC), EIA/TIA Standards, and general industry "best practices". Electrical and mechanical systems shall be provided to sufficiently support the Technology Systems program and installed equipment.

II. Fire Station Alerting System (FSAS)

A fire station alerting system will be deployed throughout the facility, with guidance from NFPA 1550 – Standard for Emergency Responder Health and Safety. Functionally, this system will:

- Provide alerting tones, pre-recorded messages, and active dispatch communications via overhead speakers
- Provide visual notification at select locations
- Integrate with lighting control system for graduated lighting control upon alert/dispatch (coord with Electrical Engineer)
- Zoned alerting within the building is *not* expected at this time

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Speakers will be located throughout the facility, including:

- In-ceiling speakers in living quarters or other finished ceiling areas (AtlasIED or sim)
- Pendant- or wall-mounted speakers in areas without ceilings (AtlasIED or sim)
- Multidirectional speaker in apparatus bays (Soundsphere or sim)
- Wall-mounted speakers directed toward driveway/wash pads (AtlasIED or sim)

This system will be coordinated with input and operation from District Computer Aided Dispatch (CAD) or other radio equipment, as necessary.

Volume controls will be carefully considered with the District, as muting of the audio system can have disastrous consequences.

Electronic Safety & Security Systems (ESS)

I. Preface Comments

All Electronic Security systems design and installation shall comply with the National Electrical Code (NEC), EIA/TIA Standards, and SIA standards and recommendations. Electrical and mechanical systems shall be provided to sufficiently support the Technology Systems program and installed equipment.

Structured cabling systems (SCS) requirements to support Electronic Security systems will be coordinated with the SCS design.

II. Security Camera System

The Security Camera System will be deployed to provide limited real-time monitoring of the facility and surrounding site; primarily, it will be used to record security and safety events for forensic review, and as a visual deterrent for unlawful activity.

The camera system will be comprised of network-connected, IP-based security cameras, network-connected PC-based workstations, mobile device access, and an on-premises VMS/NVR server, operating across a Local Area Network in the building.

Cameras will be located to provide general viewing coverage as follows:

- Building Exterior
 - o Building Entry Points & Perimeter
 - o Plazas and Gathering Areas
 - o Parking Areas

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- Building Interior
 - o Apparatus Bays
 - o Other entry points
 - o Other locations as directed by the District

Security cameras will primarily be fixed dome-type cameras, either single-sensor, multi-sensor, or fisheye, to achieve the desired coverage (Axis, Avigilon, or similar). Cameras will be configured to record on motion, and include on-board recording capability. Supplemental audio recording is not expected. Camera resolution will be at least 5MP for each sensor, with increased resolution for cameras requiring greater coverage distance.

VMS/NVR applications will be hosted via on-premises server hardware by the security camera system platform manufacturer. Cloud-based resources and hosting and compatible cameras will be explored with the District during design.

VMS client software will be installed on a yet-to-be-determined quantity of Owner-provided PC workstations and mobile devices.

III. Electronic Access Control System

The Electronic Access Control System will be utilized to provide physical access control, scheduled locking, audit, and ease of modifying access level for select doors or portals throughout the building. It will be combined with physical lock-and-key access on other doors to comprise a complete access control paradigm.

The Electronic Access Control system will be comprised of electronic credential readers, door position sensors, request-to-exit devices, modular door controllers, and an access control database; these components will interface with locking mechanisms and other door hardware components specified as part of the Door Hardware package.

Controlled portals will be located at:

- Building Exterior
 - o Entry Doors
- Building Interior
 - o Doors to rooms with desired audit trail

Additionally, all non-controlled exterior doors, and any exterior overhead doors, will have door position monitoring only.

Access Control Panels (ACP) will be modular, card-based configuration; network connected for distributed panel location and database access. Panels will be located in the TR. All control

MONTROSE FIRE PROTECTION DISTRICT
NEW FIRE STATION #4
City of Montrose, CO
Schematic Design Package

devices at the door location will be homerun back to the ACP with hybrid “banana-peel” security cabling.

Card readers (Schlage, HID, or sim) will be multi-technology proximity/smartcard readers, mounted on the wall adjacent to the controlled portal, or in the mullion adjacent to the door in aluminum storefront applications.

Request-to-exit (REX) devices are not utilized unless required to unlock a controlled door from the inside.

Door position sensors will be magnetic switches placed in the door leaf and door frame. Overhead door position sensors may be reflective sensors or integrated into the overhead door motor.

IV. Intrusion Detection System

The Intrusion Detection System will monitor the building for unauthorized entry, and alert authorities upon an event.

The system will be comprised of motion sensors, arming/control keypads, and a headend control panel.

Motion sensors (Honeywell) will be passive infrared type, located to cover areas that someone must pass through to enter the applicable zone. Keypads (Honeywell) will be alphanumeric keypads with an LCD status display, used to arm or disarm the system. Keypads will be located typically in each zone, near where occupants are expected to enter the applicable area when system is armed. The main panel (Honeywell) will be located in the TR, with all devices homerun back to that location. Upon alarm, the main panel will communicate out to District personnel via telephone or SMS, or to local authorities.

Alternatively, intrusion detection capabilities may be integrated into functionality of the security cameras system.

V. Electronic Security System Support

Most security systems expected for the project will have spatial needs in the form of wall-mounted equipment, with the exception being rack-mounted patchpanels and network switches for security cameras. Electrical or mechanical support of security systems will be covered by the electrical and mechanical systems supporting the building’s TRs.

MONTROSE FIRE PROTECTION DISTRICT
NEW FIRE STATION #4
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Schematic Design Package

Wall-mounted devices will be mounted in appropriate device boxes and conduit sleeves where applicable, similar to those noted for Structured Cabling Systems, above. Devices such as mullion-mounted card readers will be mounted directly to the surface. Security system cabling will be installed using the same methods as SCS, with individual pathway details to be developed for particular configurations.

Where security equipment is mounted to structure or walls/partitions, structural methods will be provided to support the expected weight of the equipment plus appropriate safety factors. Mounts and appurtenances will be utilized to facilitate installation, mobility, maintenance, and removal (if necessary).

MONTROSE FIRE PROTECTION DISTRICT
NEW FIRE STATION #4
City of Montrose, CO
Schematic Design Package

11. Project Team

Owner:	Montrose Fire Protection District (MFPD) Tad J. Rowan, Fire Chief 441 S. Uncompahgre Ave. Montrose, CO 81401 970.349.5333
Architect of Record:	BG+co. Peter Icenogle, AIA 622 Rood Avenue Grand Junction, CO 81501 970-249-9181
Civil Engineering/Land Surveyor:	Del-mont Consultants, Inc. David Schieldt 125 Colorado Ave. Montrose, Co 81401 970.249.2251
Landscape Architecture:	Mitch Rewold Landscape Architect (MRLA) Mitch Rewold 386 ½ 34 ½ Road Palisade, Co 81526 970.361.4345
Structural Engineer:	HCL Engineering and Surveying, LLC Neal Bohnen 5975 S. Quebec Street, Suite 200. Centennial, Co 80111 970.549.1940.
Mechanical and Electrical Engineering:	Bighorn Consulting Engineers Shawn Brill 386 Indian Road Grand Junction, CO 81501 970-241-8709
IT / Low Voltage:	RTM Engineering Consultants Eric Rubottom 251 Linden St., Suite 200 Fort Collins, Co 80524 970.549.1940.

MONTROSE FIRE PROTECTION DISTRICT
NEW FIRE STATION #4
City of Montrose, CO
Schematic Design Package

Construction Cost Estimating:

Parametrix, Inc.
7186 South Highland Drive, Suite #200
Salt Lake City, UT 84121

Specialty Consultants Provided By Owner

Geotechnical Analysis

Lambert and Associates
Daniel R. Lambert, PE
P.O. Box 45
Montrose, CO 81402
Phone: 970.249.2154

12. List of Drawings

Refer to Appendix A for the following drawing sheets from the Schematic Design Package:

1	Preliminary Site Plan
L1-0	Overall Landscape Plan
G0-1	Title Sheet
G1-1	Life Safety Plan
AS-1	Architectural Site Plan
A1-1	Floor Plan
A1-2	Roof Plan
A2-1	Exterior Elevations
A2-2	Building Sections
A3-1	Wall Sections
A4-1	Enlarged Floor Plans

MONTROSE FIRE PROTECTION DISTRICT

NEW FIRE STATION #4

City of Montrose, CO

Schematic Design Package

13. Project Manual Table of Contents

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- 00 01 10 TABLE OF CONTENTS
- 00 01 15 LIST OF DRAWING SHEETS

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- 01 10 02 SUBSTITUTION REQUEST FORM
- 01 10 03 ELECTRONIC DRAWING RELEASE FORM
- 01 20 00 PRICE AND PAYMENT PROCEDURES
- 01 22 00 UNIT PRICES
- 01 30 00 ADMINISTRATIVE REQUIREMENTS
- 01 50 00 TEMPORARY FACILITIES AND CONTROLS
- 01 60 00 PRODUCT REQUIREMENTS
- 01 70 00 EXECUTION AND CLOSEOUT REQUIREMENTS

DIVISION 03 - CONCRETE

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- 03 35 43 POLISHED CONCRETE - PROSOCO

DIVISION 04 - MASONRY

- 04 26 13 MASONRY VENEER

DIVISION 05 - METALS

- 05 50 00 METAL FABRICATIONS
- 05 51 33 METAL LADDERS

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- 06 10 53 MISCELLANEOUS ROUGH CARPENTRY
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- 07 21 00 THERMAL INSULATION
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- 07 27 00 AIR BARRIERS
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- 08 14 16 FLUSH WOOD DOORS
- 08 31 00 ACCESS DOORS AND PANELS
- 08 36 13 SECTIONAL DOORS - OVERHEAD DOOR
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- 08 51 13 ALUMINUM WINDOWS
- 08 71 00 DOOR HARDWARE

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- 09 21 16 GYPSUM BOARD ASSEMBLIES
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- 09 51 00 ACOUSTICAL CEILINGS
- 09 65 66 RESILIENT ATHLETIC FLOORING
- 09 68 16 SHEET CARPETING
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- 10 14 19 DIMENSIONAL LETTER SIGNAGE
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- 10 75 00 FLAGPOLES
- 10 82 13 EXTERIOR GRILLES AND SCREENS

DIVISION 11 - EQUIPMENT

- 11 30 13 RESIDENTIAL APPLIANCES

DIVISION 12 - FURNISHINGS

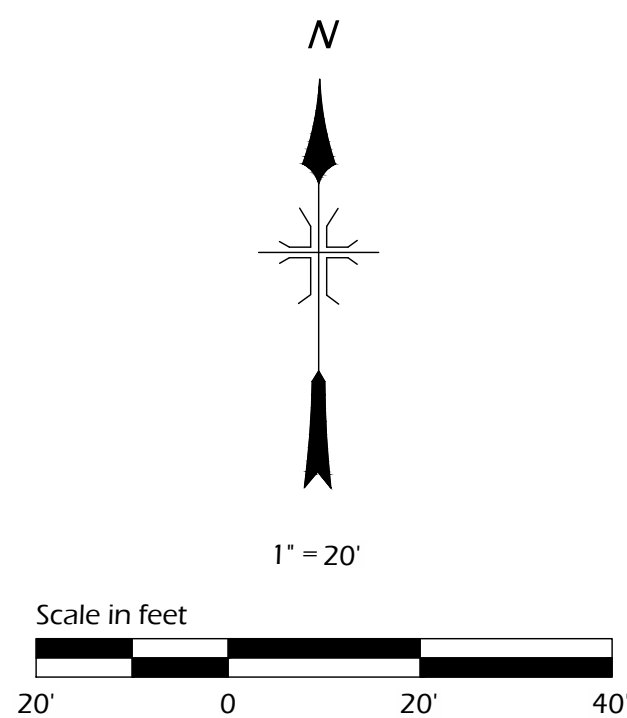
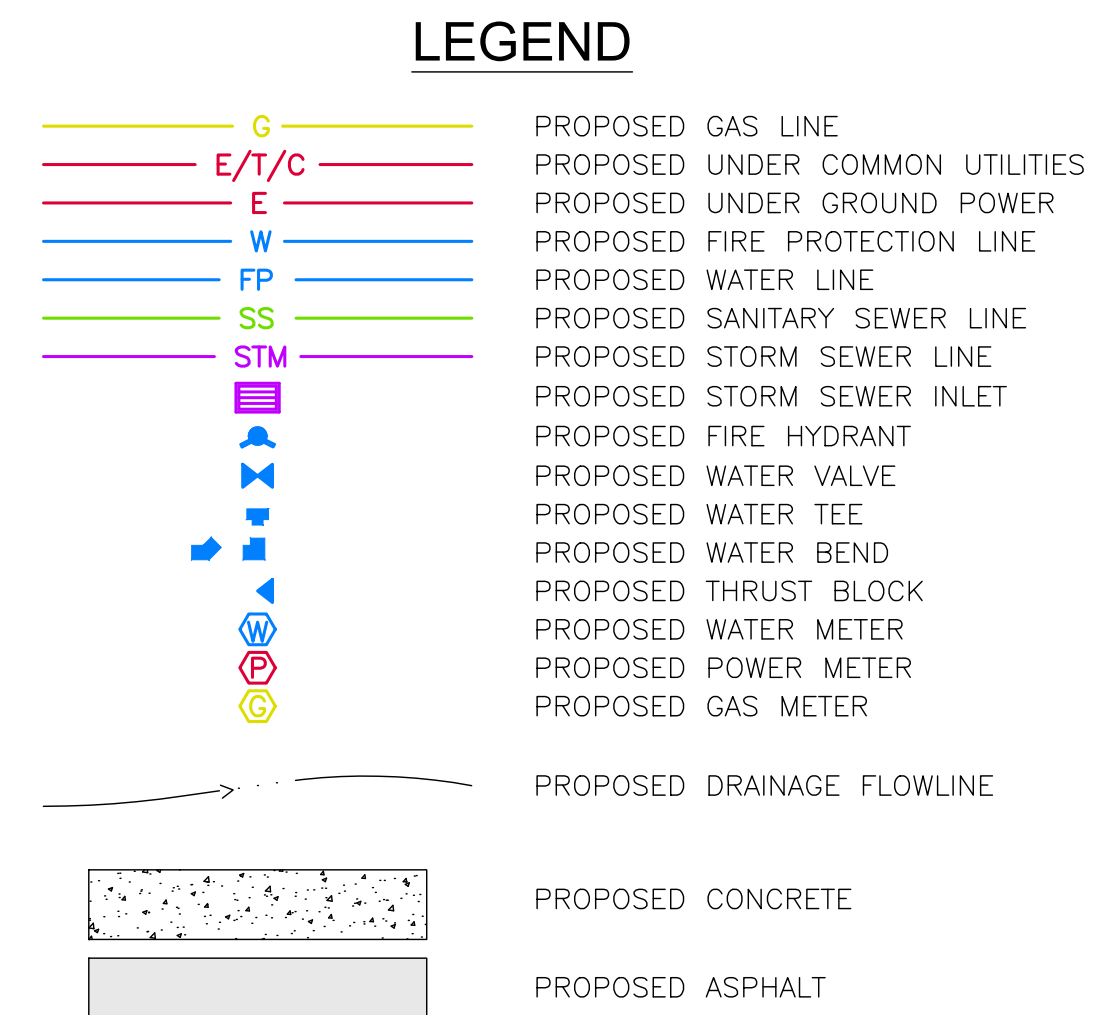
- 12 32 00 MANUFACTURED WOOD CASEWORK

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- 13 34 19 METAL BUILDING SYSTEMS

MONTROSE FIRE PROTECTION DISTRICT
NEW FIRE STATION #4
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Schematic Design Package

APPENDIX A



PRELIMINARY

[illegible]

	DEL-MONT CONSULTANTS, INC. ENGINEERING & SURVEYING 125 Colorado Ave. ■ Montrose, CO 81401 ■ (970) 249-2251 www.del-mont.com ■ survey@del-mont.com		DWS	
	DESIGNED BY	SCALE 1"=20'	ORIGINATED BY	DATE ISSUED 2026-04-01
DRAWN BY:	RDD	FILE NAME:	20RDC_01E.DWG	
CHECKED BY:	RDD			

MONTROSE FIRE DISTRICT STATION 4
MONTROSE, COLORADO

PRELIMINARY SITE PLAN

DMC JOB NO.: 26018

SHEET NO.: 1

R-3 RESIDENTIAL ZONING - LANDSCAPE REQUIREMENTS AND CALCULATIONS

- CODE REQUIREMENT:
- FOR LOTS IN RESIDENTIAL ZONING DISTRICTS, A MINIMUM OF 15 PERCENT OF THE ENTIRE LOT SIZE NOT COVERED BY BUILDINGS SHALL BE LANDSCAPED.
 - EACH LANDSCAPE AREA SHALL INCLUDE A VARIETY OF PLANT TYPES WHICH ARE REGARDED AS SUITABLE FOR THIS CLIMATE. CREATIVE AND ATTRACTIVE DESIGN IS ENCOURAGED. ADDITIONALLY, THE FOLLOWING MINIMUM QUANTITIES OF TREES AND SHRUBS SHALL BE REQUIRED FOR ALL SITE DEVELOPMENTS.
- (1) ON ALL FRONTAGE PROPERTY SUBJECT TO THE 25 PERCENT REQUIREMENT SET FORTH IN SUBSECTION (B)(1) OF THIS SECTION, ONE TREE SHALL BE PLANTED FOR EVERY 30 LINEAR FEET OF FRONTAGE, SUBJECT TO THE VISIBILITY REQUIREMENTS IN SUBSECTION (E) OF THIS SECTION.
- (2) NO LESS THAN ONE TREE AND THREE SHRUBS SHALL BE REQUIRED FOR EVERY 800 SQUARE FEET OF THE ENTIRE LANDSCAPE AREA. THIS REQUIREMENT REPRESENTS AN OVERALL MINIMUM TREE REQUIREMENT, AND SHALL BE INCLUSIVE OF TREES PLANTED IN FRONTAGE AREAS PURSUANT TO SUBSECTION (C)(1) OF THIS SECTION AND TREES PLANTED IN PARKING LOT ISLANDS PURSUANT TO SUBSECTION (B)(4) OF THIS SECTION.

PROPOSED PLANT LIST

#	Sym.	Common Name/ Biological Name	Planting Size/ Remarks	Mature Size
Deciduous Shade Trees:				
ABM		Autumn Blaze Maple/ Acer x freemanii 'Jeffersred'	2" cal./ B&B	50' Ht. & 40' Spd.
KCT		Kentucky Coffeetree/ Gymnocladus dioicus	2" cal./ B&B	60' Ht. & 50' Spd.
HAC		Hackberry/ Celtis occidentalis	2" cal./ B&B	60' Ht. & 40' Spd.
RHC		Red Horse Chestnut/ Aesculus x carnea 'Briotii'	2" cal./ B&B	25' Ht. & 25' Spd.
JAZ		Japanese Zelkova/ Zelkova serrata 'Green Vase'	2" cal./ B&B	60' Ht. & 40' Spd.
BKL		Black Locust/ Robinia pseudoacacia 'Purple Robe'	2" cal./ B&B	30' Ht. & 20' Spd.
Deciduous Ornamental Trees:				
HCT		Cockspur Thornless Hawthorn/ Crataegus crus-galli 'Inermis'	1.5 cal./ B&B	20' Ht. & 15' Spd.
NEW		Newport Plum/ Prunus cerasifera 'Newport'	2" cal./ B&B	15' Ht. & 10' Spd.
RBU		Eastern Redbud/ Cercis canadensis	8' Clump/ B&B	20' Ht. & 15' Spd.
Evergreen Trees:				
CBS		Colorado Blue Spruce/ Picea pungens	8' Tall/ B&B	60' Ht. & 25' Spd.
FIR		White Fir/ Abies concolor	8' Tall/ B&B	50' Ht. & 25' Spd.
45 Total Trees				
Deciduous Shrubs:				
ATR		Althea- Rose of Sharon / Hibiscus syriacus	18" -24" Spread/ #5	10' Ht. & 5' Spd.
BMS		Blue Mist Spirea/ Caryopteris x clandonensis	18" -24" Spread/ #5	3' Ht. & 3' Spd.
BRB		Burning Bush/ Euonymus alatus	18" -24" Spread/ #5	5' Ht. & 4' Spd.
CPB		Common Ninebark/ Physocarpus opulifolius 'Little Devil'	18" -24" Spread/ #5	3' Ht. & 3' Spd.
CPL		Common Purple Lilac/ Syringa vulgaris	2'-3' Tall/ #7	15' Ht. & 8' Spd.
ELA		English Lavender/ Lavandula angustifolia 'Munstead'	18"-24" Spread/ #5	18" Ht. & 24" Spd.
FOR		Forsythia/ Forsythia x intermedia 'Spring Glory'	18"-24" Spread/ #5	8' Ht. & 5' Spd.
MKL		Miss Kim Lilac/ Syringa patula 'Miss Kim'	18"-24" Spread/ #5	5' Ht. & 5' Spd.
APP		Apache Plume/ Fallugia paradoxa	18"-24" Spread/ #5	4' Ht. & 4' Spd.
SRB		Serviceberry/ Amelanchier alnifolia	18"-24" Spread/ #5	8' Ht. & 8' Spd.
SCB		Scotch Broom/ Cytisus x Lena'	18"-24" Spread/ #5	3' Ht. & 3' Spd.
PFG		Red Ace Potentilla/ Potentilla fruticosa 'Red Ace'	18"-24" Spread/ #5	2' Ht. & 3' Spd.
RGB		Black Chokeberry/ Aronia melanocarpa 'Iroquois Beauty'	18"-24" Spread/ #5	3' Ht. & 4' Spd.
RSA		Russian Sage/ Perovskia artilipicifolia	18"-24" Spread/ #5	4' Ht. & 4' Spd.
LPT		Lead Plant/ Amorpha canescens	18"-24" Spread/ #5	3' Ht. & 2' Spd.
SMK		Purple Smoke Tree/ Cotinus coggygria	18"-24" Spread/ #5	15' Ht. & 8' Spd.
SMO		Smooth Sumac/ Rhus glabra 'Laciniata'	18"-24" Spread/ #5	8' Ht. & 6' Spd.
Evergreen and Broadleaf Shrubs:				
YRE		Red Yucca/ Hesperaloe parviflora	18"-24" Spread/ #5	3' Ht. & 3' Spd.
GMJ		Green Mound Juniper/ Juniperus procumbens 'Green Mound'	18"-24" Spread/ #5	1' Ht. & 8' Spd.
MUG		Mugo Pine/ Pinus mugo 'Mops'	18"-24" Spread/ #5	3' Ht. & 3' Spd.
Perennials:				
DAY		Daylily/ Hemerocallis hybrids	#1	24" Ht. & 24" Spd.
YAM		Moonshine Yarrow/ Achillea 'Moonshine'	#1	18" Ht. & 36" Spd.
135 Total Shrubs and Perennials				

*VERIFY ALL PLANT TOTALS WITH THE PLANTS SHOWN ON THE LANDSCAPE PLANS.

LANDSCAPE CALCULATIONS:

DOUGLAS FIR LANE - STREET FRONTAGE
221 LF/ 30 = 8 STREET TREES REQUIRED (8 PROVIDED)
8(3)= 24 SHRUBS REQUIRED (24 PROVIDED)

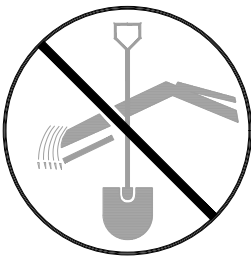
6720 ROAD - STREET FRONTAGE
460 LF/ 30 = 16 STREET TREES REQUIRED (16 PROVIDED)
16(3)= 48 SHRUBS REQUIRED (48 PROVIDED)

SUNNYSIDE ROAD - STREET FRONTAGE
245 LF/ 30 = 9 STREET TREES REQUIRED (9 PROVIDED)
9(3)= 27 SHRUBS REQUIRED (27 PROVIDED)

1 TREE AND 3 SHRUBS FOR EVERY 800 SQ.FT. OF LANDSCAPE AREA.
LANDSCAPE AREA = 62,136 SQ. FT.
LANDSCAPE AREA 62,136 SQ. FT. (15%)= 9,321 SQ. FT.
9,321/ 800= 12 TREES REQUIRED (12 PROVIDED)
12(3)= 36 SHRUBS REQUIRED (54 PROVIDED)

LANDSCAPE LEGEND

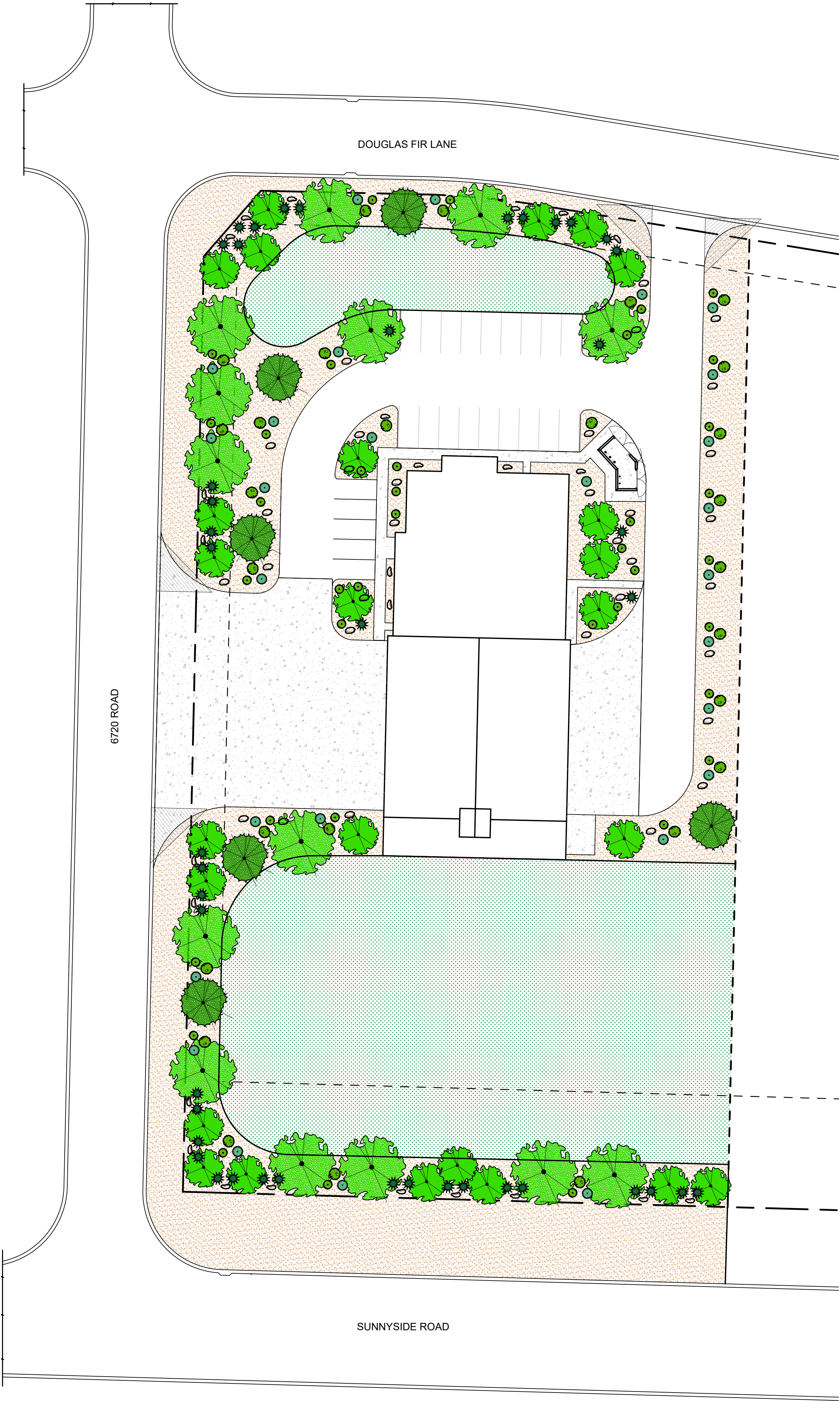
- DECIDUOUS TREES
- EVERGREEN TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- LANDSCAPE BOULDERS
- LANDSCAPE ROCK
- SEEDED AREAS



UTILITY NOTIFICATION
CENTER OF COLORADO
CALL 811
LOCATION OF UTILITIES SHOWN HEREON
WAS PROVIDED BY OTHERS. CONTRACTOR
MUST VERIFY LOCATION OF ALL EXISTING
UTILITIES PRIOR TO CONSTRUCTION.

LANDSCAPE PLAN NOTES

1. Planting areas are to have three inches of Granite Landscape Rock or Washed River Rock over landscape fabric. All plant material shall have a planting ring at the base of each plant with 3" of Western Red Cedar mulch over landscape fabric. Approve landscape rock samples with owner before installation.
2. An underground, pressurized irrigation system will be provided. All planting beds are to be irrigated with an automatic drip system. All seed areas are to be irrigated with an automatic pop-up spray system
3. Metal landscape edging is to be installed along the edge of the landscape rock areas. Approve color with owner before installation.
4. The landscape contractor shall collect soils samples and run soils testing for the proposed planting areas. Add soil amendments and fertilizers as recommended in the soil testing report to ensure a good planting medium. Any imported planting soil shall also be tested and be three parts screened topsoil and one part manure.



1
L1-0
1" = 30'-0"

OVERALL LANDSCAPE PLAN



MRLA

MITCH REWOLD LANDSCAPE ARCHITECT
LANDSCAPE ARCHITECTURE AND
LAND PLANNING

386 34 1/2 Road
Pallisade, Colorado 81526 (970) 361-4345

MONTROSE FIRE PROTECTION
DISTRICT STATION #4

14810 6720 RD
MONTROSE, CO 81401

OVERALL
LANDSCAPE PLAN

SCHEMATIC DESIGN

REV. DESC. DATE:

DATE: 04/10/2026

PROJECT #: 26004

SHEET #:

L1-0

RFQ Appendix D

Schematic Design Report

VICINITY MAP



MONTROSE FIRE PROTECTION DISTRICT STATION #4

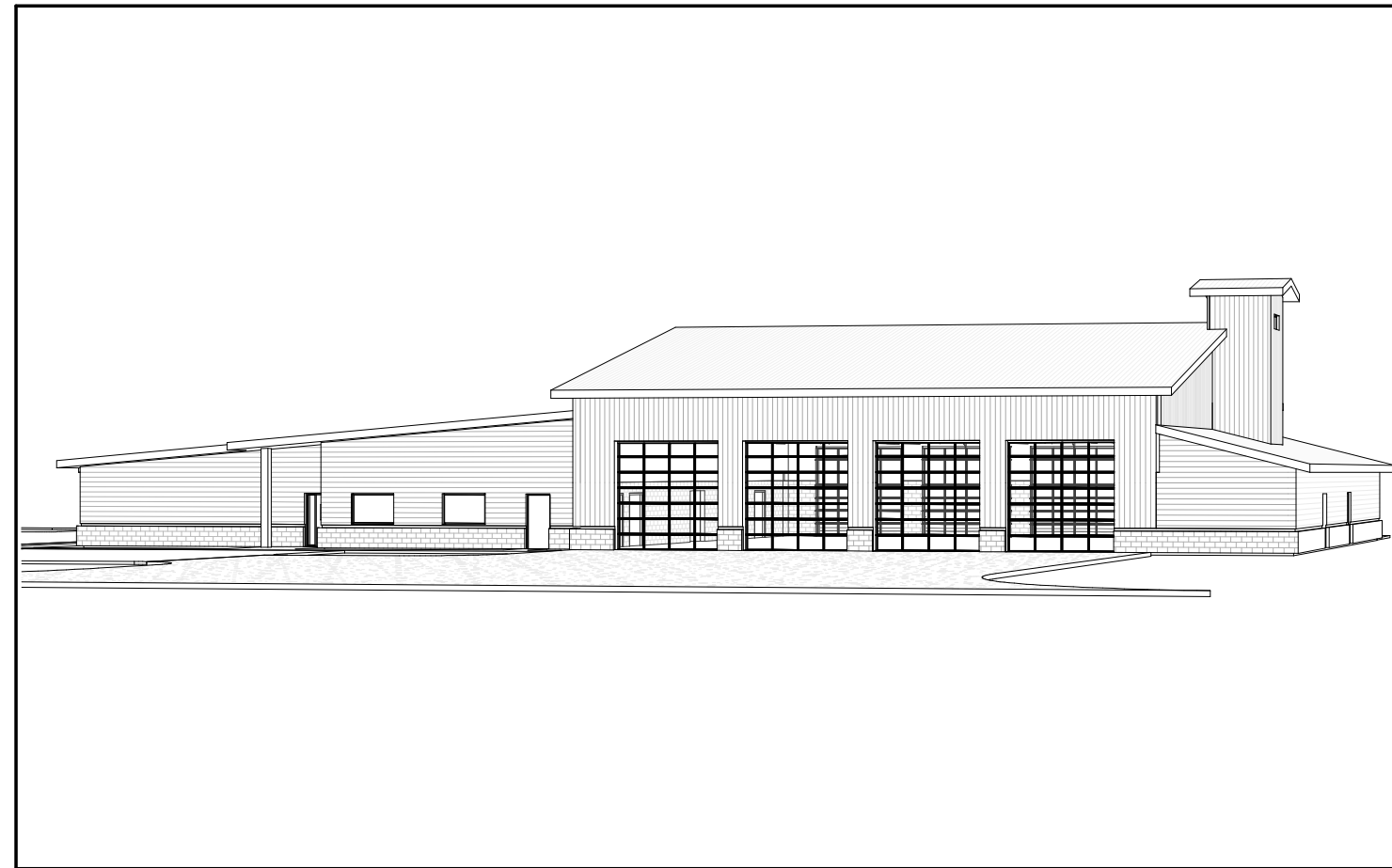
14810 6720 RD, MONTROSE, CO 81401

BG+co. PROJECT # 26004

04/03/2026 SCHEMATIC DESIGN
06/30/2026 DESIGN DEVELOPMENT
09/30/2026 CONSTRUCTION DOCUMENTS

SCHEMATIC DESIGN

CIVIL / LANDSCAPE / IRRIGATION / ARCHITECTURAL / STRUCTURAL / MECHANICAL / PLUMBING / ELECTRICAL / AUDIO VISUAL

MONTROSE FIRE PROTECTION
DISTRICT STATION #414810 6720 RD
MONTROSE, CO 81401

TITLE SHEET

SCHEMATIC DESIGN

REV. DESC. DATE:

DATE: 04/03/2026

PROJECT #: 26004

SHEET #:

G0-1

ACCEPTANCE

I have received and reviewed the attached Schematic Design package from the BG + co. I have found it to be acceptable and to meet the requirements of this project phase. I hereby authorize the BG + co. and their team of Consultants to proceed into the Design Development phase of the project.

This document is intended to create awareness of the impact to both design and construction schedules and design fees should major design changes occur after this phase.

Approved to proceed to Design Development Phase:

Owner / Owner's Representative

Date

PROJECT DESIGN TEAM

ARCHITECTURE / INTERIOR DESIGN:



AUDIO / VISUAL DESIGN:



CIVIL ENGINEERING:



LANDSCAPE ARCHITECTURE:



STRUCTURAL ENGINEERING:



MECHANICAL PLUMBING AND ELECTRICAL ENGINEERING:



ABBREVIATIONS

AC	APPLIANCE CABINET	GA	GAGE	SB	SINK BASE CABINET
ACT	ACOUSTIC CEILING TILE	GALV	GALVANIZED	SC	SEALED CONCRETE
ADD-X	ADDENDUM NO. X	GL	GLAZING	SCHED	SCHEDULE (D)
AFF	ABOVE FINISH FLOOR	GL-X	GLAZING TYPE X	SECT	SECTION
AHU	AIR HANDLING UNIT	GWB	GYPSPUM WALL BOARD	SF	SQUARE FEET
AL	ALUMINUM	H	HIGH / HEIGHT	SFT	STORE FRONT
ALT	ALTERNATE	HC	HANDICAPPED	SIM	SIMILAR
ALT-X	ALTERNATE NO. X	HDW	HARDWARE	SPEC	SPECIFICATION
AM	ACOUSTIC CEILING MATERIAL	HDWD	HARDWOOD	SQ	SQUARE
AM-X	(BAFFLE / PANEL)	HM	HOLLOW METAL	SS	STAINLESS STEEL
AP	ACOUSTIC MATERIAL TYPE X	SSM	SOLID SURFACE MATERIAL	ST	STONE
ARCH	ARCHITECT / ARCHITECTURAL	HR	HANDRAIL	STL	STEEL
ATH	ATHLETIC FLOORING	HVAC	HEATING VENTILATING & AIR CONDITIONING	STN	STAIN
ATTEN	ATTENUATION	IBC	INTERNATIONAL BUILDING CODE	STRUCT	STRUCTURAL
AVE	AVENUE	ID	INSIDE DIAMETER	SV	SHEET VINYL
AVG	AVERAGE	INCL	INCLUDED	T&G	TONGUE & GROOVE
B	DRAWER-DOOR BASE CABINET	INSUL	INSULATION	TA	TOILET ACCESSORY
BG	BUMPER GUARD	INT	INTERIOR	TB	TRASH BASE CABINET
BIT	BITUMINOUS	JT	JOINT	TL	TILE
BLDG	BUILDING	L	LONG / LENGTH	T.O.	TOP OF
BLKG	BLOCKING	LAV	LAVATORY	TEMP	TEMPORARY
B.O.	BOTTOM OF	LLH	LONG LEG HORIZONTAL	TV	TELEVISION
C/L	CENTER LINE	LLV	LONG LEG VERTICAL	TYP	TYPICAL
CEM	CEMENT / CEMENTITIOUS	LVT	LUXURY VINYL TILE	UNO	UNLESS NOTED OTHERWISE
CG	CORNER GUARD	MAS	MASONRY	VCG	VINYL COVERED GYPSPUM
CJ	CONTROL JOINT	MATL	MATERIAL	VCT	VINYL COMPOSITION TILE
CLG	CEILING	MAX	MAXIMUM	VERT	VERTICAL
CLR	CLEAR	MC	MAIL SLOT CABINET	VFY	VERIFY
CMU	CONCRETE MASONRY UNIT(S)	MECH	MECHANICAL	VIF	VERIFY IN FIELD
CONC	CONCRETE	MFR	MANUFACTURER	VWC	VINYL WALL COVERING
CONT	CONTINUOUS	MIN	MINIMUM	W	WITH
CPT	CARPET	MISC	MISCELLANEOUS	W/O	WITHOUT
CTR	CENTER	MO	MASONRY OPENING	W	WIDE / WIDTH
D	DEEP / DEPTH	MTD	MOUNTED	WB	WALL BASE
DB	DOOR BASE CABINET	MTL	METAL	WC	WALL CABINET
DBL	DOUBLE	NA	NOT APPLICABLE	WCR	WALL CORNER CABINET
DEMO	DEMOLISH / DEMOLITION	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION	WM	WALL MICROWAVE CABINET
DEPT	DEPARTMENT	NIC	NOT IN CONTRACT	WO	WALL OPEN SHELF CABINET
DF	DRINKING FOUNTAIN	NO	NUMBER	WP	WALL PROTECTION
DIA / Ø	DIAMETER	NRC	NOISE REDUCTION COEFFICIENT	WR	WALL REFRIGERATOR CABINET
DIM(S)	DIMENSION(S)	NTS	NOT TO SCALE	WST	WAINSCOT
DN	DOWN	OB	OPEN SHELF BASE CABINET	WT	WINDOW TREATMENT
DTL	DETAIL	OC	ON CENTER	WD	WOOD (PLANK / TRIM / BASE / CEILING)
DW	DISHWASHER	OD	OUTSIDE DIAMETER		
DWB	DRAWER BASE CABINET	OPNG	OPENING		
DWG	DRAWING	OPP	OPPOSITE		
EA	EACH	PC	POLISHED CONCRETE		
EJ	EXPANSION JOINT	PERF	PERFORATED		
EL	ELEVATION	PLAM	PLASTIC LAMINATE		
ELEC	ELECTRICAL	PLBG	PLUMBING		
EQ	EQUAL	PLYWD	PLYWOOD		
EQUIP	EQUIPMENT	PNT	PAINT		
EW	ELECTRIC WATER COOLER	PREFAB	PREFABRICATED		
EXIST	EXISTING	PREFIN	PREFINISHED		
EXT	EXTERIOR	PW	PADDED WALL (PANEL / PROTECTION)		
F.O.	FACE OF	QTY	QUANTITY		
FAAB	FLUID APPLIED AIR BARRIER	QTZ	QUARTZ		
FAFP	FIRE ALARM ANNUNCIATOR PANEL	R	RADIUS		
FACP	FIRE ALARM CONTROL PANEL	RCP	REFLECTED CEILING PLAN		
FBO	FURNISHED BY OWNER	REF	REFERENCE / REFER TO		
FC	FULL HEIGHT CABINET	REFR	REFRIGERATOR		
FCO	FULL HEIGHT OPEN SHELF CABINET	REINF	REINFORCE (D) (ING)		
FD	FLOOR DRAIN	REQD	REQUIRED		
FDN	FOUNDATION	RES	RESILIENT		
FE	FIRE EXTINGUISHER	RSF	RUBBER FLOORING		
FEC	FIRE EXTINGUISHER CABINET	RO	ROUGH OPENING		
FF	FINISHED FLOOR	ROW	RIGHT OF WAY		
FFIN	FACTORY FINISH	RTU	ROOF TOP UNIT		
FRP	FIBERGLASS REINFORCED PANEL				
FTG	FOOTING				
FURN	FURNISHING / FURNITURE				

DRAWING INDEX

GENERAL INFORMATION SHEETS
G0-1 TITLE SHEET
G1-1 LIFE SAFETY PLAN

ARCHITECTURAL SHEETS

AS1-1 SITE PLAN
A1-1 FLOOR PLAN
A1-2 ROOF PLAN
A2-1 EXTERIOR ELEVATIONS
A2-2 BUILDING SECTIONS
A3-1 WALL SECTIONS
A4-1 ENLARGED FLOOR PLANS

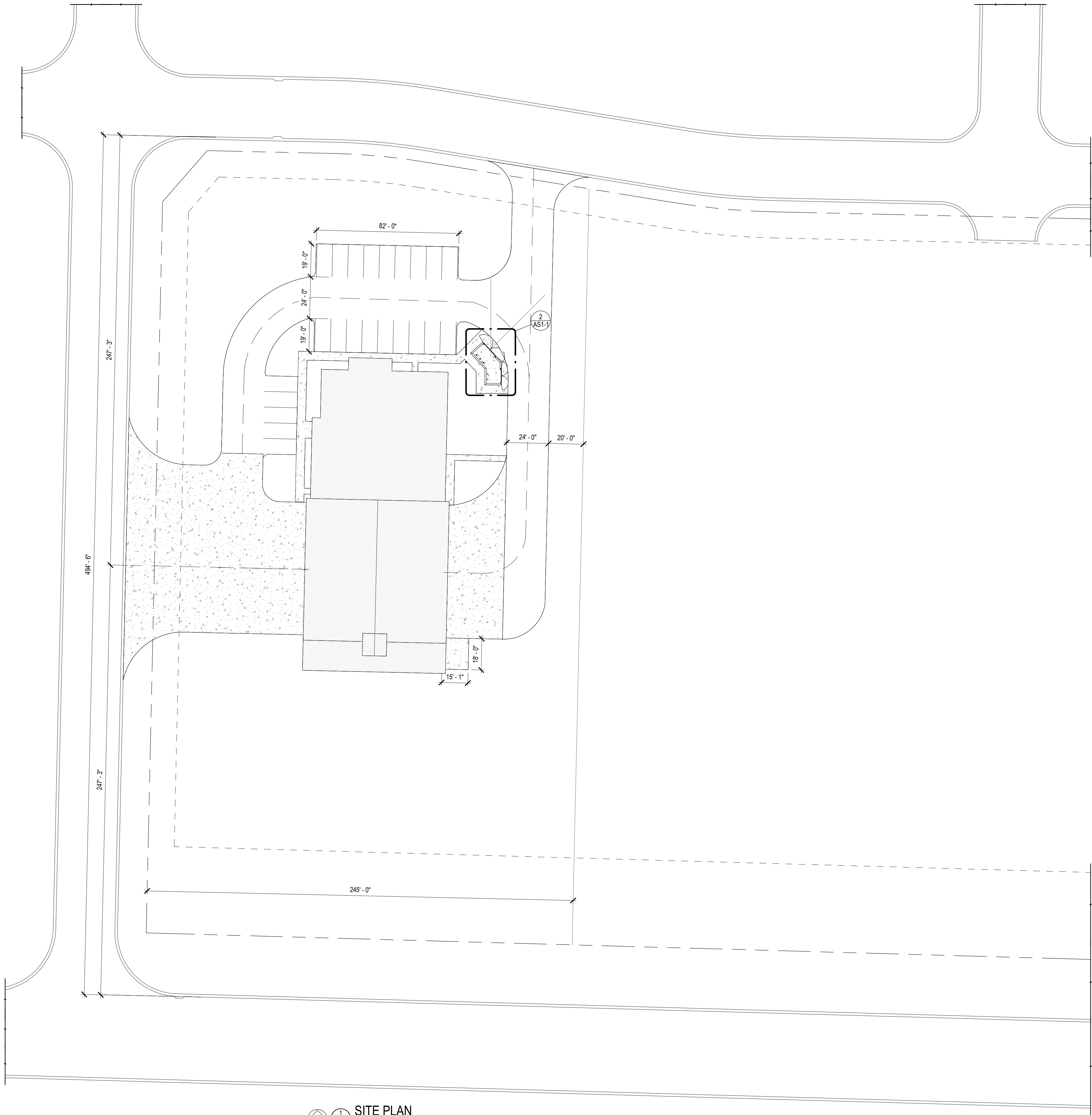
MATERIALS LEGEND

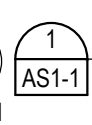
	EXISTING CONSTRUCTION
	ASPHALT PAVING (SECTION)
	EARTH (PLAN & SECTION)
	GRANULAR FILL (SECTION)
	STRUCTURAL FILL (SECTION)
	SAND (SECTION)
	CONCRETE (PLAN & SECTION)
	BRICK VENEER (SECTION)
	CONCRETE MASONRY UNITS (CMU) (PLAN & SECTION)
	PRECAST CONCRETE (SECTION)
	MORTAR NET (SECTION)
	STEEL (SECTION)
	WOOD BLOCKING (CONTINUOUS) (SECTION)
	WOOD BLOCKING (INTERMITTENT) (SECTION)
	WOOD SHEATHING
	WOOD (FINISH) (SECTION & ELEVATION)
	INSULATION (FIBROUS) (PLAN & SECTION)
	INSULATION (RIGID) (PLAN & SECTION)
	STUCCO (SECTION)
	STUCCO (ELEVATION)
	GYPSPUM WALL BOARD (GWB) (REFLECTED CEILING PLAN)

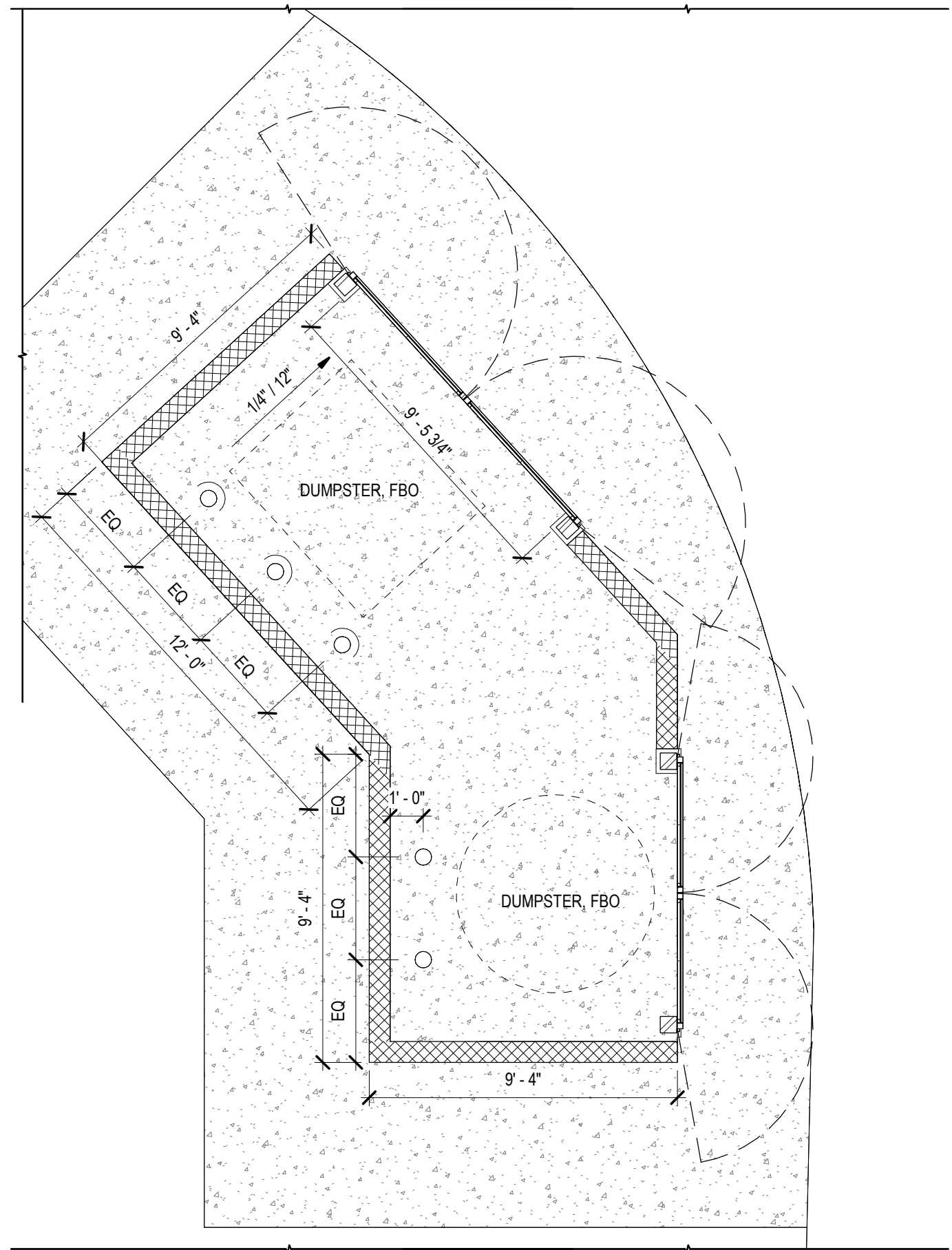
NOTE: SOME MATERIALS SHOWN MAY NOT BE USED ON THIS PROJECT.

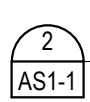
SYMBOLS LEGEND

ROOM TAG	ROOM NAME A202A
DOOR TAG	D220A
ASSEMBLY TAG	27
NEW COLUMN GRID LINE	0
EXISTING COLUMN GRIDLINE	0
KEY NOTE	?
WINDOW / FRAME TYPE	#
DRAWING REFERENCE	1 A1-1 1/8" = 1'-0"
BUILDING SECTION INDICATOR	ELEVATION OR DETAIL NUMBER 00 SECTION OR DETAIL AD-00
WALL SECTION INDICATOR	ELEVATION OR DETAIL NUMBER 00 SECTION OR DETAIL AD-00
SIGN TAG	ID Type
ELEVATION INDICATOR	Name Elevation
DIMENSION LINES	1"
NEW CONTOUR	####
EXISTING CONTOUR	####
HIDDEN LINE	----
OVERHEAD OBJECT	----
CENTER LINE	----
MATCH LINE	----
LIMITS OF CONSTRUCTION	----
DEMOLISHED ITEMS	----



  **SITE PLAN**
1" = 30'-0"



 **ENLARGED PLAN - TRASH ENCLOSURE**
1/4" = 1'-0"

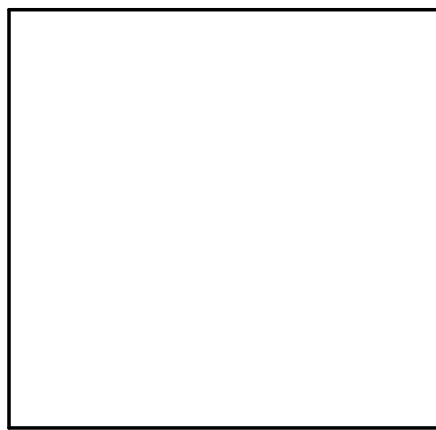


**MONTROSE FIRE PROTECTION
DISTRICT STATION #4**

**14810 6720 RD
MONTROSE, CO 81401**

SITE PLAN

SCHEMATIC DESIGN



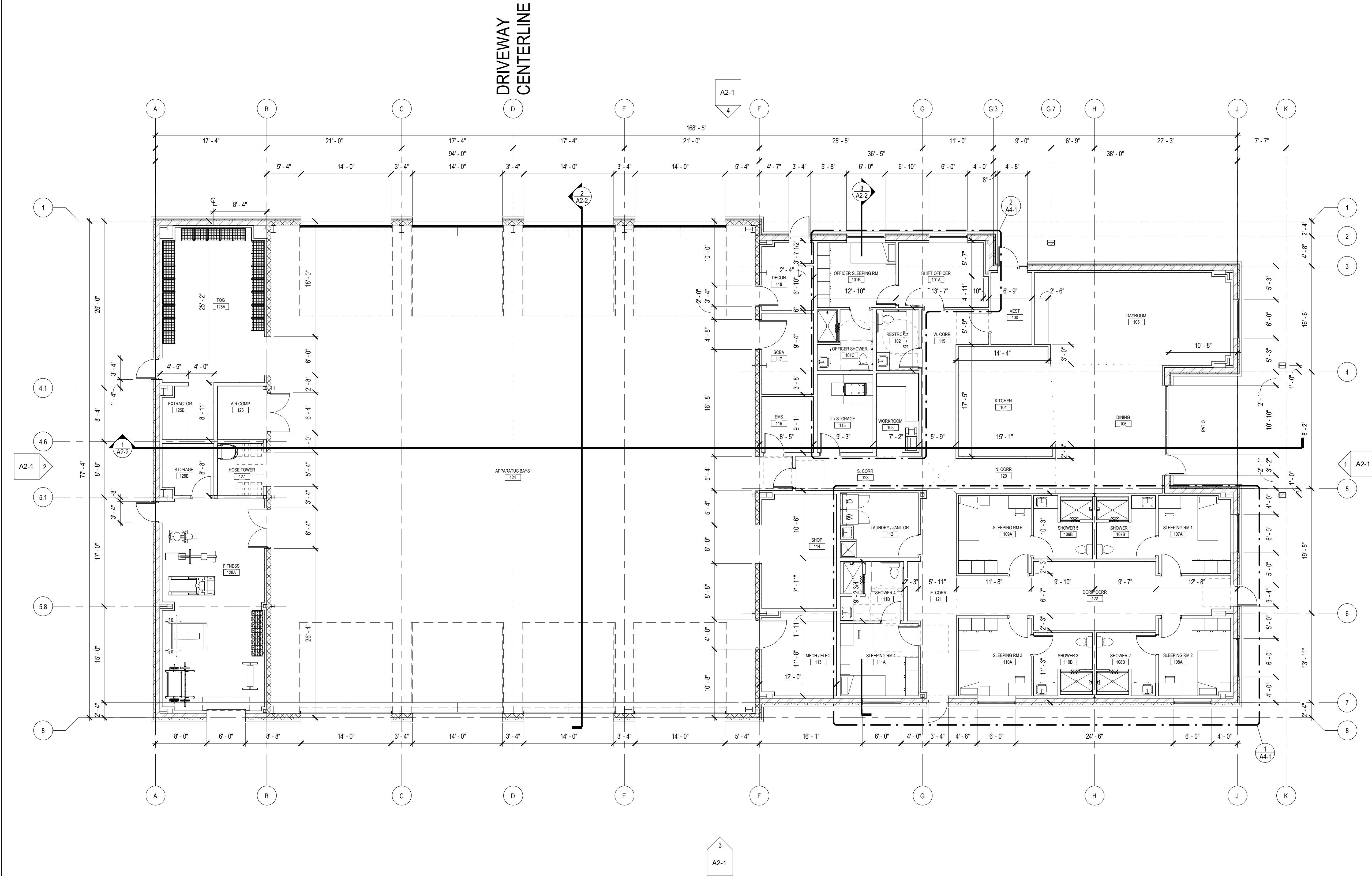
REV. DESC. DATE:

DATE: 04/03/2026

PROJECT #: 26004

SHEET #:

AS1-1



FLOOR PLAN
NORTH
A1-1
1/8" = 1'-0"

KEYNOTE LEGEND

LEGEND

	EXIST WALL		NEW WALL
	EXIST DOOR		NEW DOOR
	NO ARCHITECTURAL RENOVATION WORK		NEW CMU WALL

GENERAL NOTES

- ALL INTERIOR PARTITIONS ARE TYPE 1, UNO. REFERENCE ASSEMBLIES DRAWING FOR ADDITIONAL WALL TYPES & CONSTRUCTION.
- WALLS LOCATED ON GRID LINES ARE CENTERED ON THE GRID LINE UNO.
- INTERIOR DIMENSIONS ARE TO F.O. STUD, UNO.
- EXTERIOR DIMENSIONS ARE TO F.O. STUD, MASONRY, OR CONC, UNO.
- REFERENCE FINISH DRAWINGS FOR INTERIOR FINISHES.



**MONTROSE FIRE PROTECTION
DISTRICT STATION #4**

**14810 6720 RD
MONTROSE, CO 81401**

FLOOR PLAN

SCHEMATIC DESIGN

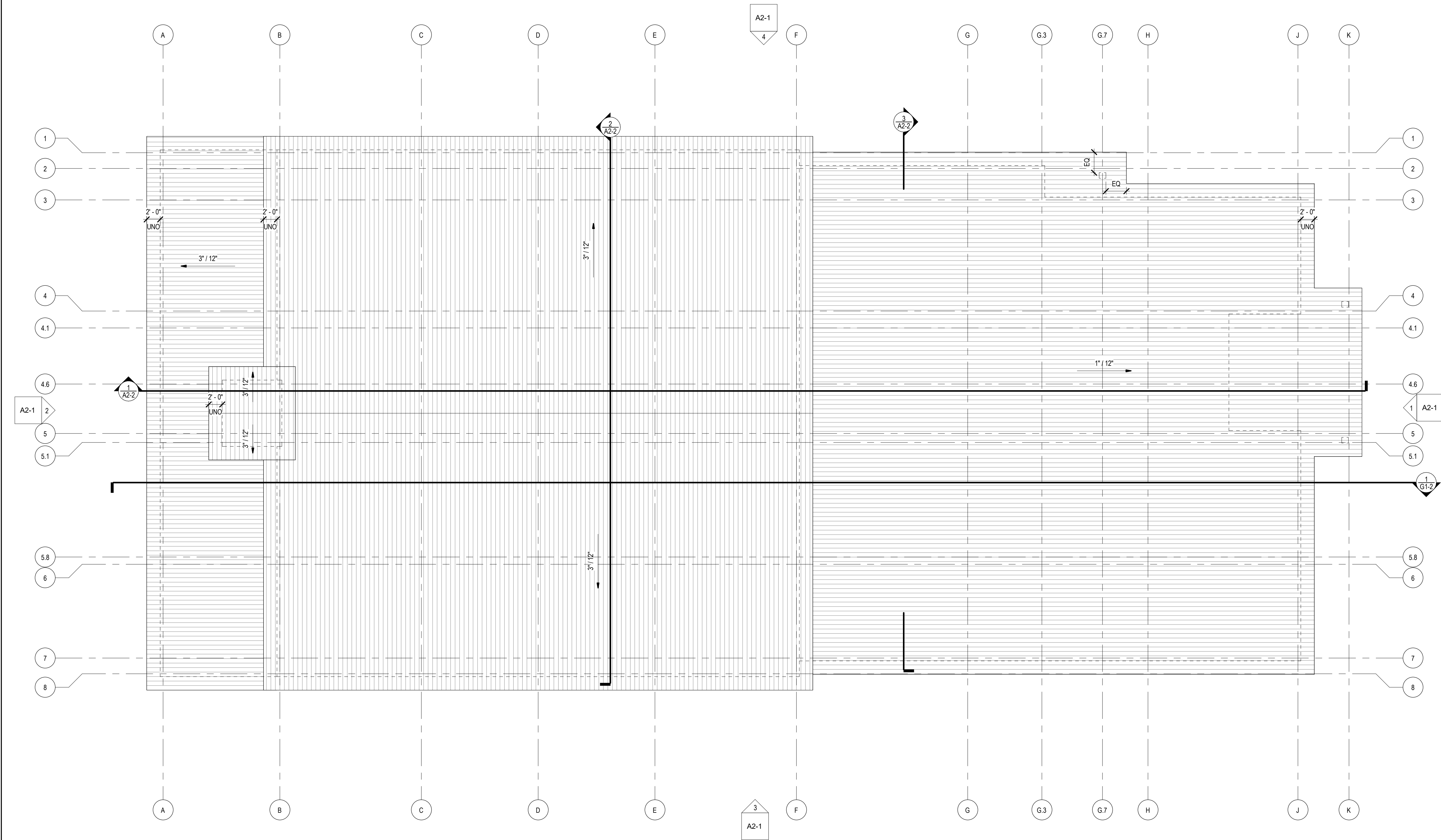
REV. DESC. DATE:

DATE: 04/03/2026

PROJECT #: 26004

SHEET #:

A1-1



 NORTH
 A1-2
1/8" = 1'-0"



MONTROSE FIRE PROTECTION
DISTRICT STATION #4

14810 6720 RD
MONTROSE, CO 81401

ROOF PLAN

SCHEMATIC DESIGN

REV. DESC. DATE:

DATE: 04/03/2026

PROJECT #: 26004

SHEET #:

A1-2

MONTROSE FIRE PROTECTION
DISTRICT STATION #4

14810 6720 RD
MONTROSE, CO 81401

EXTERIOR ELEVATIONS

SCHEMATIC DESIGN

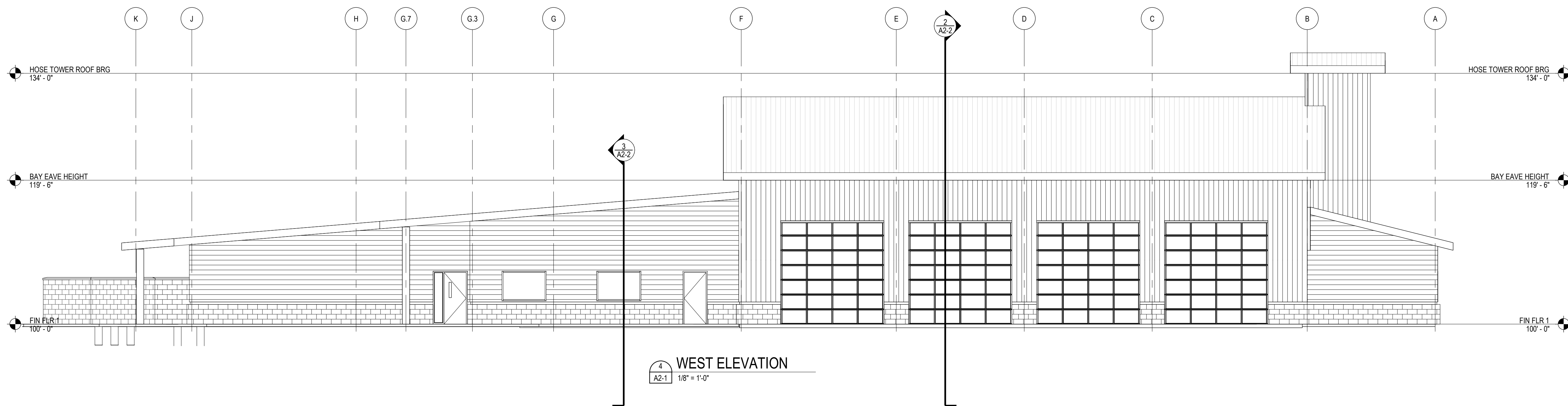
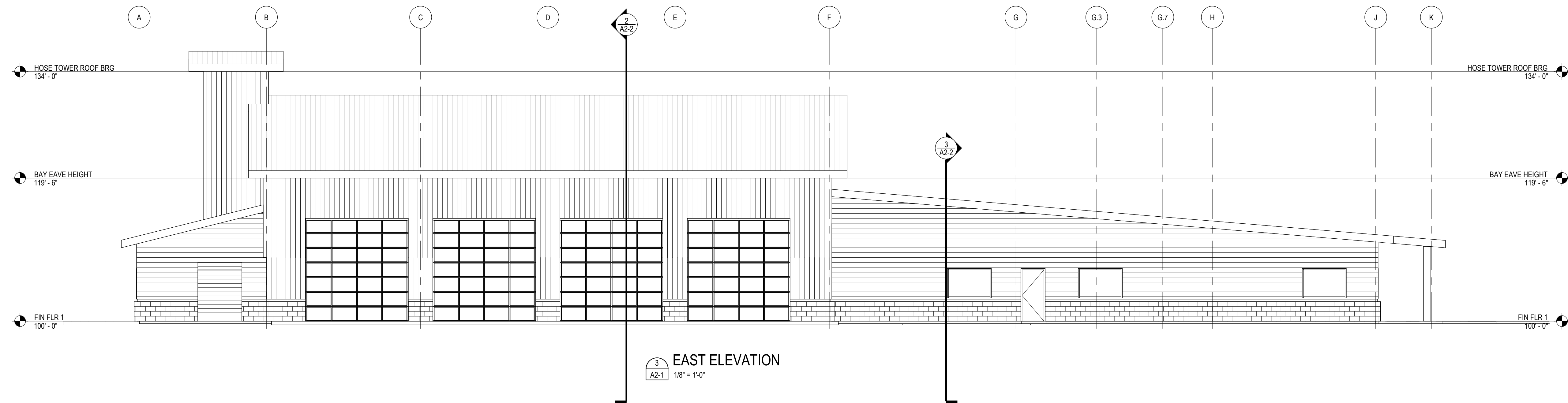
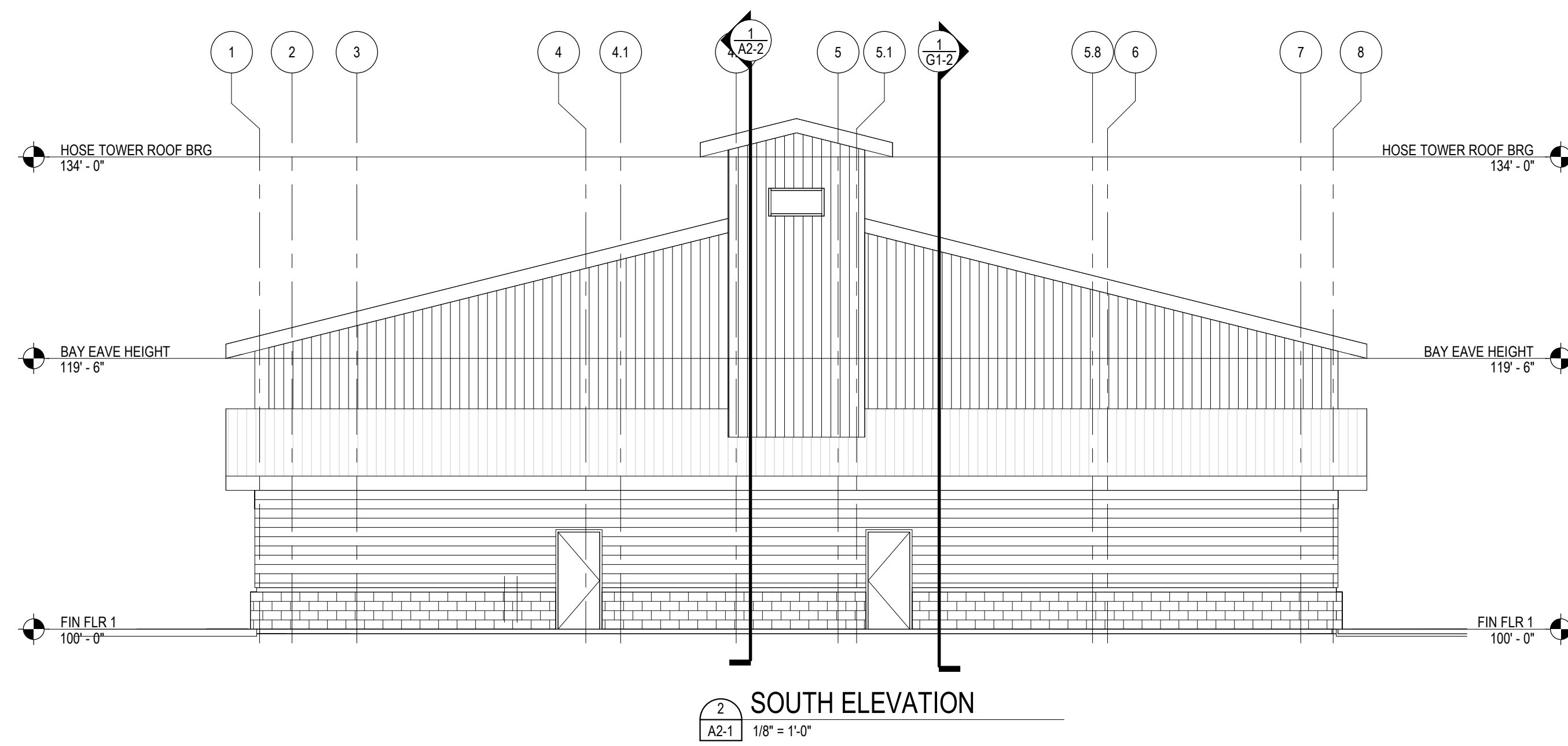
REV.	DESC.	DATE:
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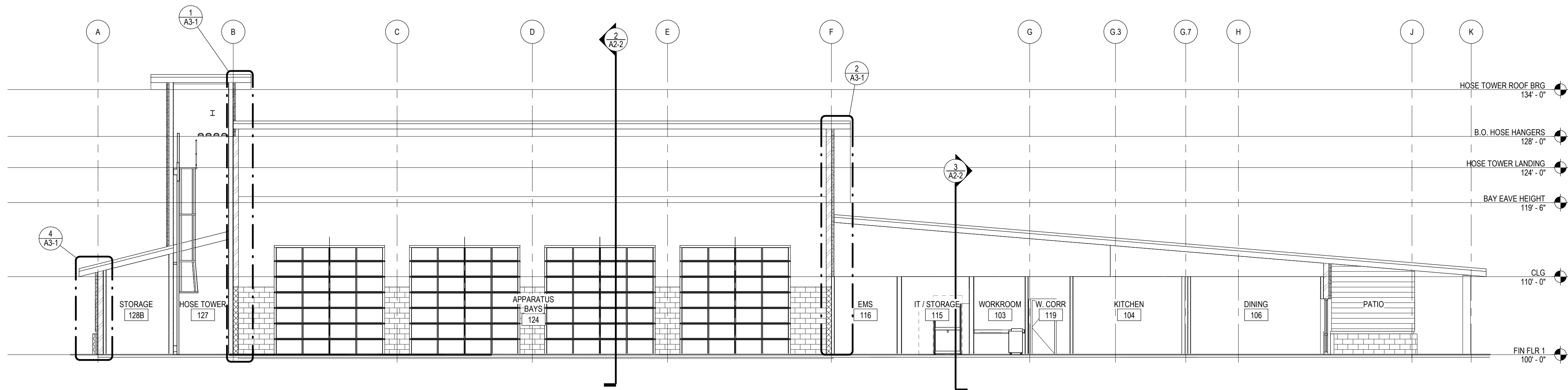
DATE:	04/03/2026
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PROJECT #:	26004
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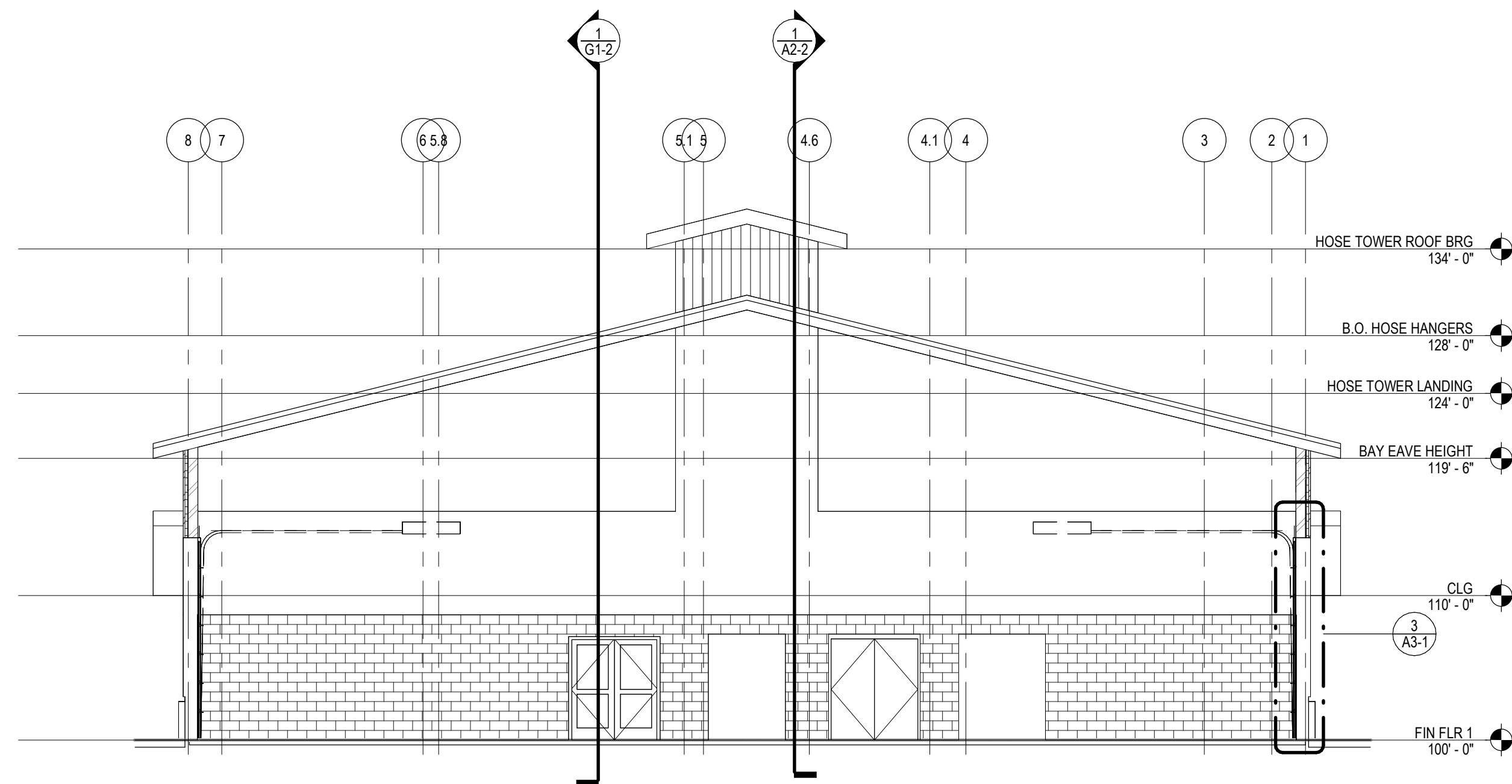
SHEET #:	
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A2-1

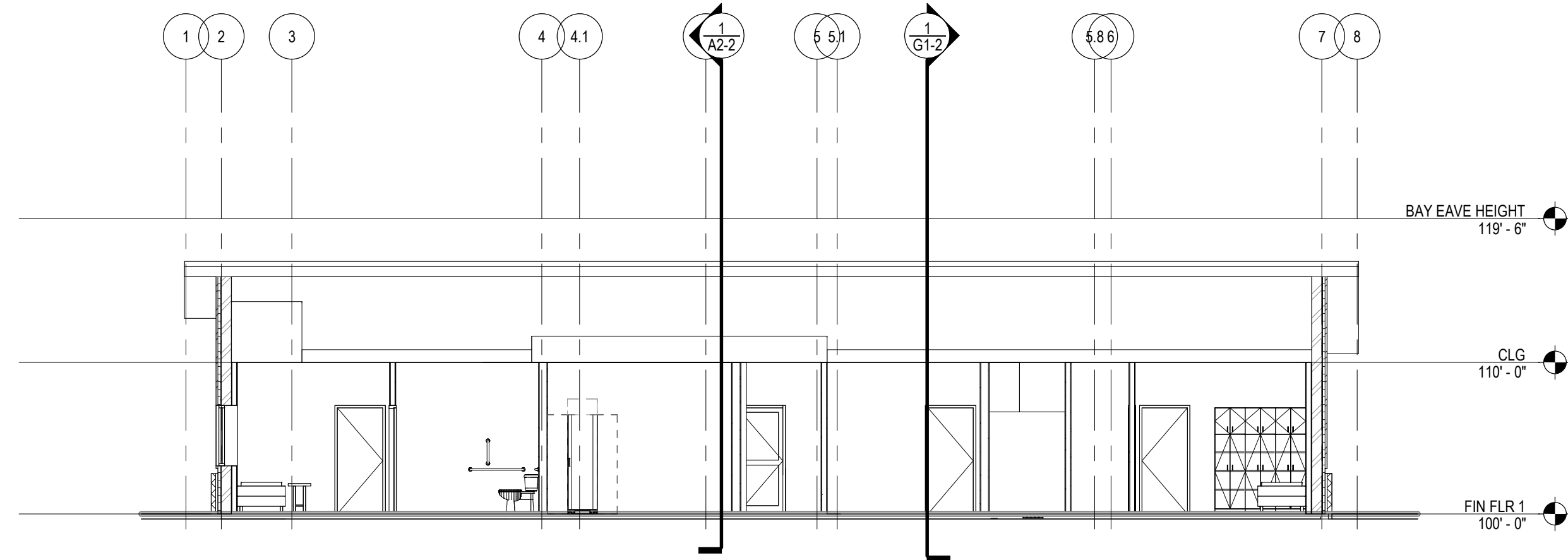




1
A2-2
1/8" = 1'-0"



2
A2-2
1/8" = 1'-0"



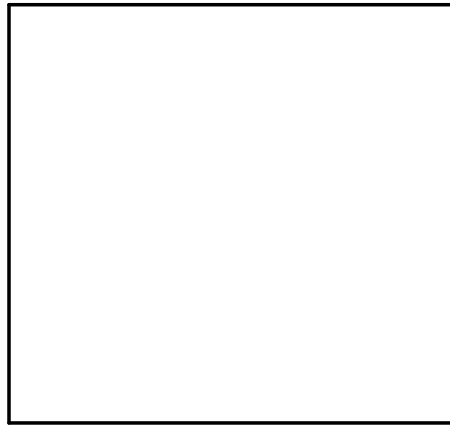
3
A2-2
1/8" = 1'-0"

MONTROSE FIRE PROTECTION
DISTRICT STATION #4

14810 6720 RD
MONTROSE, CO 81401

WALL SECTIONS

SCHEMATIC DESIGN



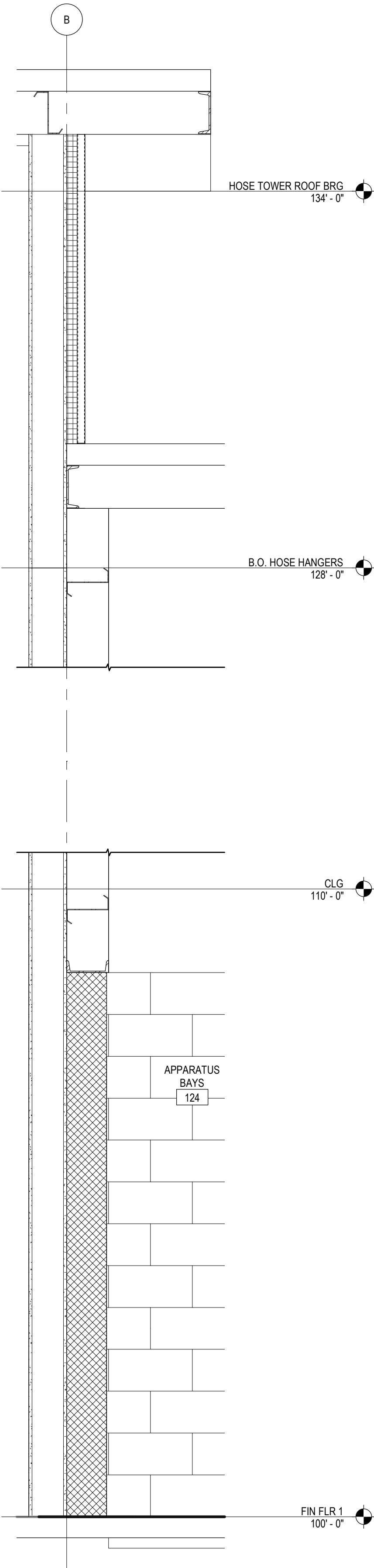
REV.	DESC.	DATE:
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DATE: 04/03/2026

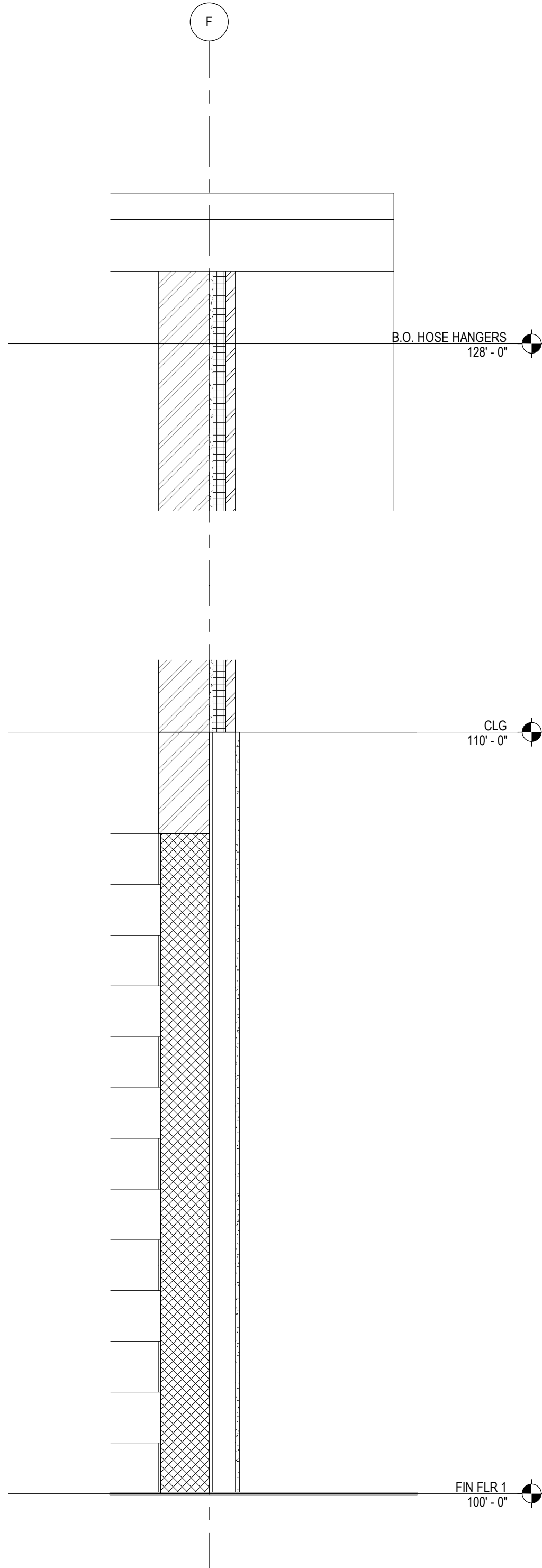
PROJECT #: 26004

SHEET #:

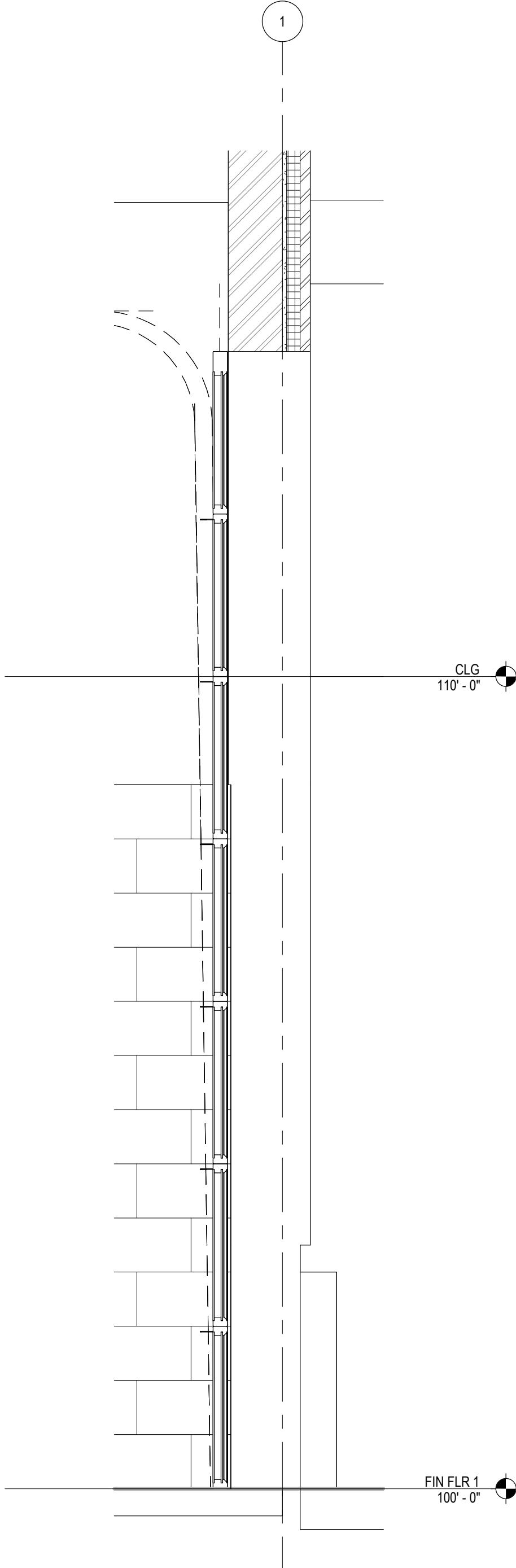
A3-1



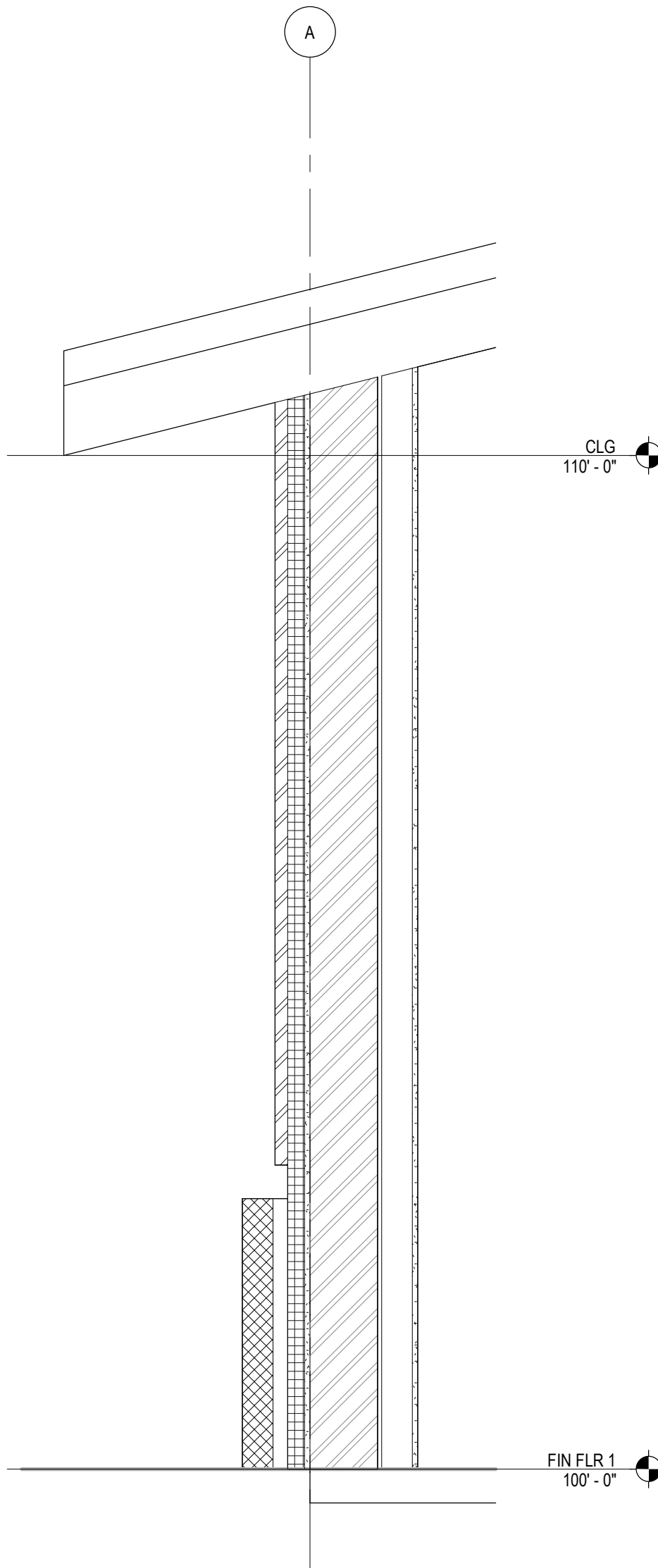
1
A3-1
WALL SECTION
3/4" = 1'-0"



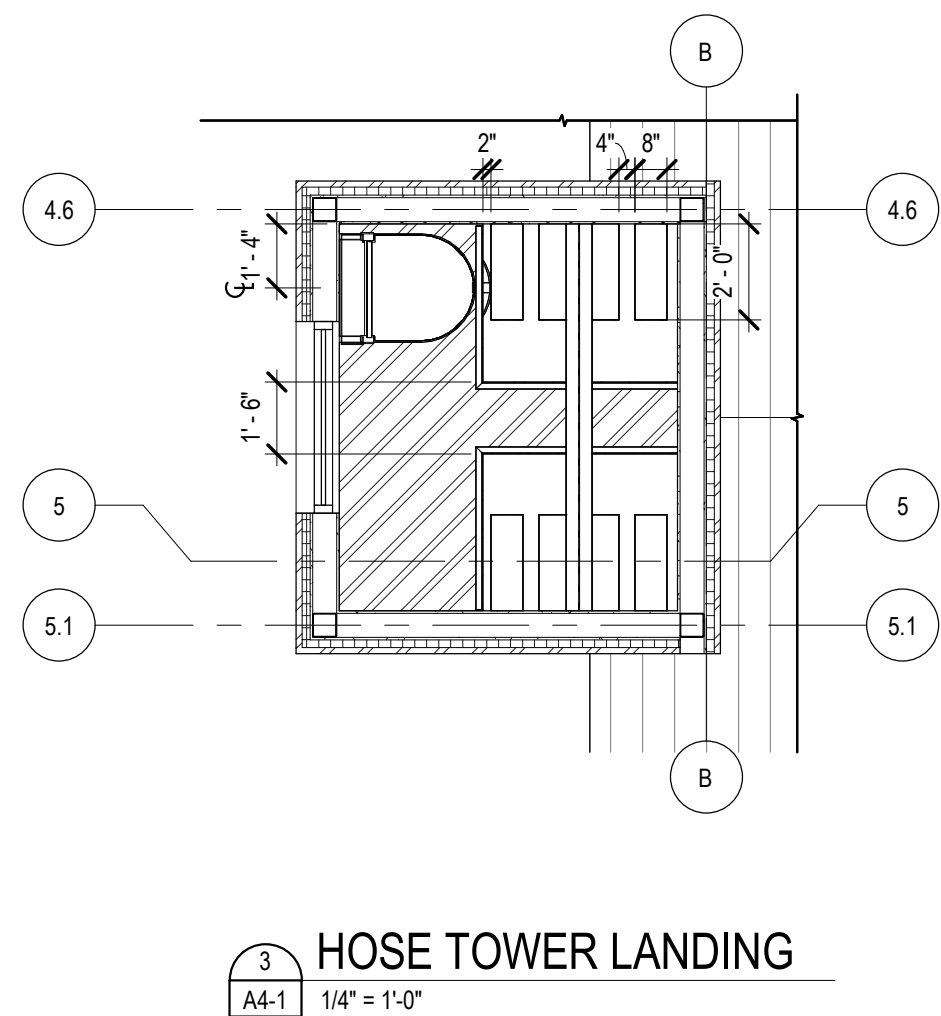
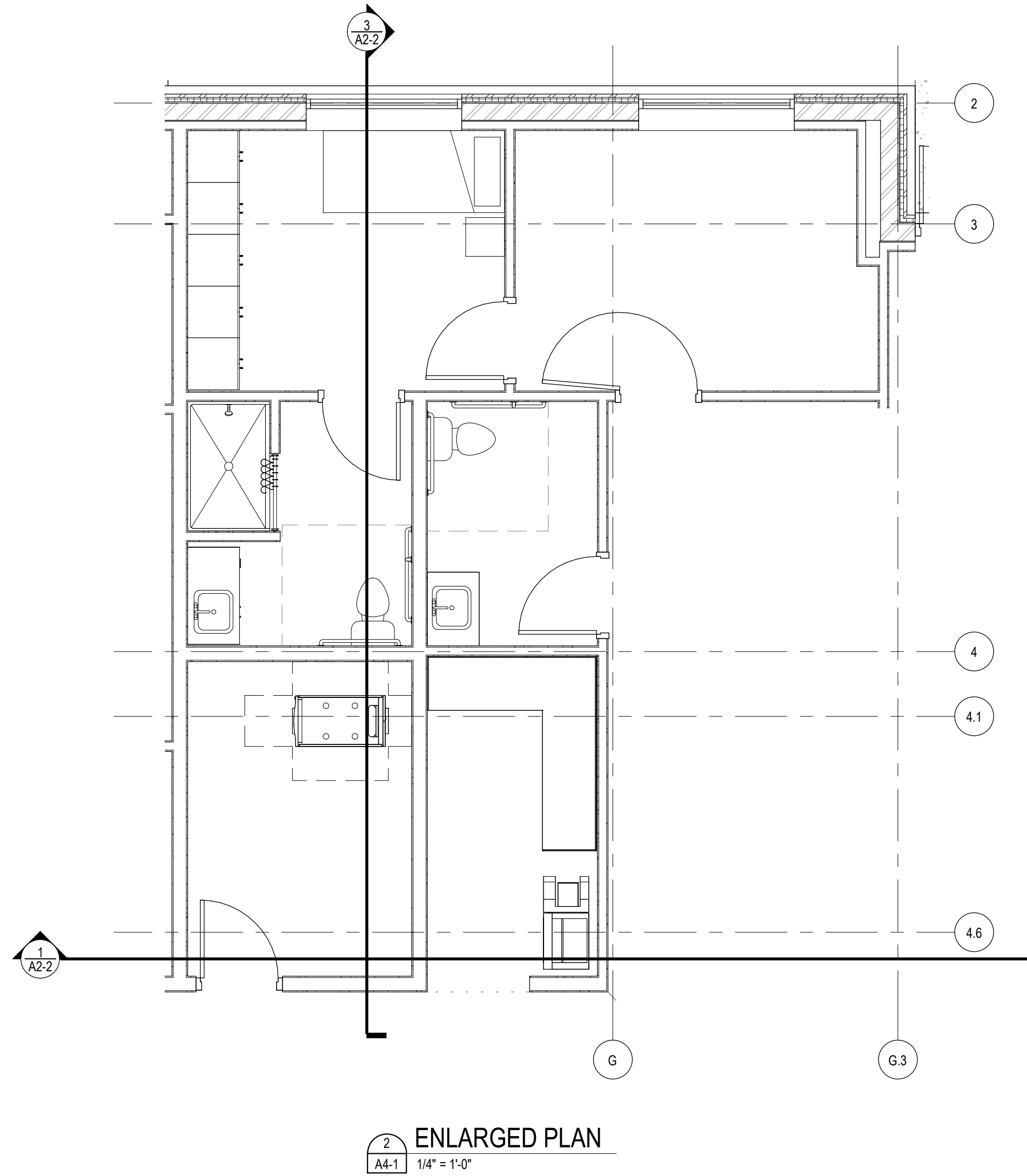
2
A3-1
WALL SECTION
3/4" = 1'-0"



3
A3-1
WALL SECTION
3/4" = 1'-0"



4
A3-1
WALL SECTION
3/4" = 1'-0"



APPENDIX E – Proposal Submittal Form
PROPOSAL FORM

CM/GC SERVICES PROPOSAL FOR THE

NEW FIRE STATION #4

SUNNYSIDE ROAD / 6720 ROAD INTERSECTION

MONTROSE, OK

BG+co JN: 26004

Montrose Fire Protection District

441 South Uncompahgre Ave.

Montrose, CO 81401



To Whom it May Concern:

Having carefully examined the Request For Proposal (RFP) for the new Fire Station #4 in Montrose Colorado, the undersigned proposes to furnish all Work called for by said documents for the sums set forth as follows:

PRINT OR TYPE INFORMATION BELOW:

PROPOSAL SUBMITTED BY:

Contractor Name

Date

Contractor Address

Contact Person

Title

Phone

Email address

TOTAL PROJECT COST:

Initial Estimate of Construction Cost

1. Initial, non-binding estimate of construction cost based on the RFP information including any design and construction contingencies but exclusive of fees included below.

\$ _____

Preconstruction Phase Fees

2. CM Preconstruction Fee \$ _____

Construction Phase Fees

1. CM/GC Construction Fee \$ _____ %
2. Anticipated General Conditions \$ _____
3. Other Reimbursable General Conditions \$ _____
4. Bonding \$ _____ %
5. Other (include list) \$ _____ %

Total GC Fee \$ _____

Sub-Contractor Mark-up:

1. Indicate the value, up to but not-to-exceed, in a percentage format of CM/GC mark-ups on scope changes to any sub-contractor: _____ %
2. Percentage if scope reduction is different from scope increase: _____ %

Addenda

The undersigned acknowledges receipt of ____ Addenda issued during the proposal period and that the changes included therein are included in this proposal.

Modification or Withdrawal of Proposal:

The undersigned agrees that this Proposal will not be modified nor withdrawn for a period of thirty (30) calendar days from the date hereof.

Respectfully Submitted:

DATE

PROPOSER PRINTED

SEAL (IF PROPOSED BY A CORPORATION)

PROPSER TITLE

PROPOSER SIGNATURE