

CONNECTING PEOPLE
BUILDING COMMUNITY



RED LODGE AREA
community foundation

A Request for Proposals

ROOSEVELT CENTER ELEVATOR & EXIT STAIR PROJECT

**Issued by:
Red Lodge Area Community Foundation**

December 9th, 2023

**Request for Proposals
Table of Contents**

SECTION 1: GENERAL INFORMATION

SECTION 2: INTRODUCTION AND OBJECTIVES

SECTION 3: SCOPE OF WORK

SECTION 4: RFP EVALUATION AND PROCESS

SECTION 5: INFORMATION FOR GENERAL CONTRACTOR

ATTACHMENT A – VALIDATION QUESTIONS FOR GENERAL CONTRACTOR

ATTACHMENT B – TERMS AND CONDITIONS

ATTACHMENT C – DESIGN DEVELOPMENT DRAWINGS

ATTACHMENT D – CONDITIONS AND NON-COLLUSION FORM

ATTACHMENT E – MASTER Q & A FORM

ATTACHMENT F – TIMELINE OF EVENTS AND HISTORY

Section 1: General Information

Request for Proposals (RFP) – General Contractor selection for the Roosevelt Center in Red Lodge, MT for construction of an elevator and secondary fire exit stairs.

THE ABOVE DESCRIPTION MUST APPEAR ON ALL PROPOSALS AND RELATED CORRESPONDENCE.

All proposers must respond in detail to each element of this RFP in order to be considered for contract award.

NOTICE: RLACF and Simonsen Architect will provide project management and oversight. The general contractor will interface with the RLACF and Simonsen Architect.

**Grant monies will be used to fund contracts executed under this RFP.
Total project budget is \$1.4M.**

THIS IS NOT AN ORDER

<p>RFP INITIATIVE:</p> <p>ROOSEVELT CENTER ELEVATOR AND EXIT STAIR PROJECT</p>		<p>All consultants must respond in detail to each element of this RFP in order to be considered for contract award.</p> <p>Five (5) copies of the proposal should be mailed to contact person at the address below with the budget in a separate sealed envelope as well as an email copy sent to kat@rlacf.org.</p>
<p>SUBMITTAL DEADLINE:</p> <p>January 9th, 2024 4:00 pm MT</p>		<p>SEND ALL CORRESPONDENCE TO THE CONTACT BELOW:</p> <p>ROOSEVELT CENTER ELEVATOR AND EXIT STAIR PROJECT Attn: Kathleen Healy, Roosevelt Center Director PO Box 1871 122 Hauser Avenue S Red Lodge, Montana 59101</p> <p>Phone: (406) 546-0729 Email: kat@rlacf.org</p>

Section 2: Introductions, Background and Objectives

Introduction

This RFP is issued by the Red Lodge Area Community Foundation (RLACF) for the purpose of engaging a Montana licensed General Contractor to construct a new elevator, exit stair and miscellaneous remodeling for the Roosevelt Center in Red Lodge, Montana. The General Contractor will remodel the building to provide space for a new elevator, adding corridors and related doors to access a new exit path, construct a new stair enclosure from the top floor to grade; work with structural engineering; mechanical, plumbing, and electrical engineering to complete the required elements of the project.

The selected company will be expected to work with Simonsen Architect and RLACF to finalize construction design, prepare construction bid documents, bid the project, complete the construction within the desired timeline. Simonsen Architect will monitor construction activities. Disadvantaged business enterprises (DBEs) are encouraged to apply.

Background

The Roosevelt Center was purchased by the Red Lodge Area Community Foundation in 2017 and since then has been updating the building to make it compliant to current building code and standards.

Objectives

The project objectives are to secure the services of a Montana licensed General Contractor to install an elevator and secondary fire escape on the 1921 side of the historic building.

The General Contractor will:

- Bid the project according to the construction documents.
- Offer Value engineering suggestions and potential cost saving options.
- Install an elevator & secondary fire exit enclosed stairway to open the existing third floor to the public.
- Complete the construction within the timeline for the project.

It is our intent to select a qualified contractor through a selection and negotiated pricing and construction process to determine if the response from qualified firms will achieve the objectives and meet the needs of the proposed Scope of Work.

RFP Submission

Upon the submission of the RFP response, the consultant acknowledges that all information is accurate and complete.

RFP Process Timeline

	<u>Dates</u>
Issue RFP:	December 9 th , 2023
Proposals due:	January 9 th , 2024
Rank, Interview, Select, sign contract with general contractor:	February 9, 2024
Pricing/bidding of project:	February 16-March 14, 2024
Start project:	April 1, 2024
Estimated Construction timeline:	April 1, 2024-December 18, 2024

Section 3: Scope of Work:

ROOSEVELT CENTER ELEVATOR AND EXIT STAIR PROJECT & MISCELLANEOUS REMODELING

All submissions must be from professional General Contractors licensed to conduct business in the State of Montana.

Proposals will be submitted for the construction for the new elevator, exit stair and miscellaneous remodeling for the Roosevelt Center in Red Lodge, Montana. Proposals will be based on remodeling the building to provide space for a new elevator, adding corridors and related doors to access a new exit path, a new stair enclosure from the top floor to grade.

All submissions must be from General Contractors with previous experience installing elevators in historic buildings or similar experience. Please list the projects with references which you have completed that involve installation of elevators in historic buildings.

Simonsen architect to coordinate all structural engineering; mechanical, plumbing, and electrical engineering to complete the required elements of the project. Construction administration services include time to coordinate elevator equipment to ensure proper placement and installation and all construction necessary to open the 1921 side for use. Construction includes time to coordinate elevator equipment to ensure proper placement and installation.

General Contractor to submit to Simonsen Architect required submittals and shop drawings; lead weekly or bi-weekly construction progress virtual meetings and provide onsite construction review and site visits; answer subcontractor questions and develop any required drawings or directives to provide further detail on construction drawings.

If the RFP does not provide required information, or enough information in order for the Grant Review Committee to make a reasonable decision, the application process may be canceled or delayed.

Performance Measurement: RLACF will assess the Contractor's performance and progress towards expected results. Assessments and program monitoring will be based on:

- 1.) Monthly progress review meetings/conference calls between the Contractor and RLACF project contact person and Simonsen Architect.
- 2.) Written monthly reports prepared by the Contractor.
- 3.) Overall progress towards final completion of the project.

The monthly in-person progress review meetings will serve as checkpoints to ensure the project is staying on track and provide an opportunity to clarify any portions of the Scope of Work as needed. However, the Contractor is encouraged and expected to make contact with RLACF and/or Simonsen Architect for any portions of the Scope of Work that need further information or clarification as those conditions arise.

Personnel – The General Contractor will assemble a team with the required knowledge and experience in order to deliver the Scope of Work and meet the project objectives. The structure of the team and an organizational chart shall be included in the proposal with the name, position and resumes of proposed personnel. The general contractor shall identify who will be considered key personnel.

Performance Monitoring – The contractor's performance shall be evaluated based on the completion of specific tasks outlined in the Scope of Work and monthly written reports submitted to RLACF.

Deliverables and Completion

Deliverables:

- Monthly Progress Reports.
- Bid the project according to the construction documents.
- Offer Value engineering suggestions and potential cost-saving options.
- Install an elevator & secondary fire exit enclosed stairway to open the existing third floor to the public.
- Complete the construction within the timeline for the project.

Budget

- Not to exceed \$1.4M
- To be paid in monthly installments

Completion Date

- December 18, 2024, dependent on ordering and delivery of equipment and materials.

Section 4: RFP Evaluation and Selection Processes

Initial Evaluation

Proposals received will undergo an initial review to determine:

- Compliance with instructions stated in the RFP.
- Compliance with proposal submittal date.
- Submission of all required documents listed in the RFP.

Evaluation Criteria

Red Lodge Area Community Foundation reserves the right to award the contract solely upon the contractor's submitted materials. However, RLACF also reserves the right to request oral interviews with the highest ranked firms to allow expansion upon the written responses. If interviews are conducted, a maximum of three firms will be selected, with the final determination to be made through a qualification-based selection.

The Proposals being requested will be scored on the following criteria:

Qualifications and ability to perform requested services (50 points total):

- | | |
|--|-----------|
| A. Past experience with historic buildings and elevator installation | 20 points |
| B. References | 10 points |
| C. Firm/personnel qualifications | 10 points |
| D. Capacity to assume new business | 5 points |
| E. Location as it relates to provision of services | 5 points |

Execution of the scope of work (50 points total):

- | | |
|--|------------------|
| A. Description of proposed scope of work | 20 points |
| B. Description of processes, successes in developing preliminary and final budgets for project | 10 points |
| C. Deliverables and completion schedule | <u>20 points</u> |

Within fourteen (14) calendar days after the date the Professional Services Contract is sent to the successful firm, the successful firm must fully execute and deliver the contract to Kathleen Healy at the RLACF. Contract delivery may be completed through a scanned copy of the executed document sent to Kat@rlacf.org, followed by a fully executed original copy sent via mail or other delivery service to RLACF Attn: Kathleen Healy P.O. Box 1871 Red Lodge, MT. If the successful firm fails to execute the contract, RLACF reserves the right to cancel the recommended award and reject the proposal. RLACF may then proceed with the next most responsive firm.

Only one contract will be awarded for the Roosevelt Center Elevator & Exit Stair Project.

Section 5: Information for Proposers or Proposing Companies

PROPOSAL CONTENTS

Proposing companies are expected to uniquely prepare proposals that address the contents and requests of this RFP. Furthermore, each proposal must include the following elements as part of its structure:

- Summary of experience with historic buildings and installation of elevators.
- Breadth of services available.
- Company's ability and success at project budgets and estimating during design and final pricing prior to construction
- Capacity to assume new business and complete this project in a timely manner stated in the schedule listed in this RFP
- Proposing company's abilities, processes, and successes at managing budgets through the course of construction.
- References from other communities or similar customers.
- Personnel qualifications.
- Complete Attachment A – Validation Questions for proposing company
- Execution of Scope of Work – Provide a Work Plan that comprehensively addresses the Scope of Work. The Work Plan should also include a timeline by task and proposed reporting.

DISCLAIMER

This RFP does not form or constitute a contractual document. The Entity issuing this RFP shall not be liable for any loss, expense, damage or claim arising out of the advice given or not given or statements made or omitted to be made in connection with this RFP. The Entity also will not be responsible for any expenses which may be incurred in the preparation of this RFP.

A contract for construction will be required of the selected firm and if the contract fails to be negotiated in a timely manner, RLACF reserve the right to contract with another qualified firm.

NON-RESPONSIVE PROPOSALS

Proposing companies are expected to provide their best and most competitive proposal. Proposals that offer no response or a response “to be determined” to any item will be deemed “non-responsive” and returned to the submitted without being scored.

EXAMINATION OF DOCUMENTS

Before submitting the proposals, the proposer shall:

- (a) Carefully review the terms of this request as well as the attachments;
- (b) Fully inform yourself of the existing conditions and limitations;
- (c) Include with the proposal sufficient information to cover all items required in the specifications and evaluation.

PROPOSAL MODIFICATIONS

In addition to any other information and documentation requested in this RFP, any forms provided herein shall be included in the submitted proposal. Modifications, additions or changes to the terms and conditions of this request for proposals may be cause for rejection of the proposal. Proposals submitted without required forms may be rejected. No oral, telephone, email, fax or telegraphic proposals or modifications will be considered.

CERTIFICATION OF ALTERATION OR ERASURE

A proposal shall be rejected should it contain any material alteration or erasure, unless, before the proposal is submitted each such alteration or erasure has been initialed in INK by the authorized agent signing the proposal.

SIGNATURE

All proposals shall be typewritten or prepared in ink and must be signed in longhand by the proposer or proposer’s agent or designee, with his/her usual signature. A proposal submitted by a partnership must be signed with the partnership name to be followed by the signature and designation of the partner signing. Proposals by corporations must be signed with the legal name of the corporation, followed by the name and signature of an authorized agent or officer of the corporation. Proposals submitted by a proprietorship must be signed by the owner and the name of each person signing shall be typed or printed legibly below the signature.

WITHDRAWAL OF PROPOSALS

Proposers may withdraw their proposal either personally or by written request at any time prior to the due date set for receiving proposals. No proposal may be withdrawn or modified after the due date and time, unless and until the award of the contract is delayed for a period exceeding ninety (90) days.

CERTIFICATION

The proposer certifies that the proposal has been arrived at independently and has been submitted without any collusion designed to limit competition. The proposer further certifies that the materials, products, services and/or goods offered herein meet all requirements of the stated specifications and are equal in quality, value and performance with highest quality, nationally advertised brand and/or trade names.

INSURANCE REQUIREMENTS

The proposer certifies that it/they must maintain in good standing the insurance described in this Section. Prior to rendering any services, the awarded firm must furnish RLACF with a completed W-9, proof of insurance in accordance with this section and must certify that it/they can comply with minimum insurance requirements and workers' compensation and employer's liability coverage as required by Montana law, including:

1. Commercial general liability, including contractual and personal injury coverages in the amount of \$1,000,000 per occurrence and \$2,000,000 aggregate per year.
2. Professional liability in the amount of \$1,000,000 per claim.

DISPOSITION OF PROPOSALS

All materials submitted in response to this RFP become the property of RLACF. One copy of each proposal submitted shall be retained for the official files of each entity and will become public record after award of the Contract. Price proposals submitted, but not reviewed by the Entity, do not become a public record and shall only be retained for official files.

QUESTIONS

Questions regarding the Request for Proposals contents may be sent to the contact person listed in Section 1 via email no later than five business days prior to due date for proposals. The issuing Entity will make every effort to provide a written response within five business days. Whenever responses to inquiries would constitute a modification or addition to the original RFP, the reply will be made in the form of an addendum to the Request for Proposals, a copy of which will be forwarded to all Consultants who have received an RFP packet.

Consultants must submit their questions using the "Master Q & A" form found in **Attachment E**, and provide, at a minimum, the following:

- Supplier's name, requester, and appropriate contact information.
- The question, clearly stated.
- Specific reference to the applicable Request for Proposals section(s).

ATTACHMENT A

VALIDATION QUESTIONS FOR GENERAL CONTRACTOR

GENERAL INFORMATION

- 1) Company Name
Address:
Contact Name:
Contact Phone:
Contact Email:
Website/URL:
- 2) How many years has your company been doing business?
- 3) Total full-time employees.
- 4) Do you have a City of Red Lodge Business License? If yes, can you provide documentation?
- 5) What are your standard payment terms?
- 6) References - Please attach a word document with all contact information for at least three references:
 - a) Clients you have worked for in the last three years and/or
 - b) Former clients you have conducted community planning services for in the last two years.
- 7) Can you provide documentation that your firm can meet the issuing Entity's minimum insurance requirements?

FUNCTIONALITY

- 1) A certificate of insurance must be provided prior to signing the contract, commencing on the day contract begins. Are you willing to comply with these requirements?
- 2) You must instruct your insurance broker/carrier to notify the issuing Entity should your coverage change. Are you willing to do this?

QUALITY AND SERVICE

- 1) Do you have a quality assurance program? If yes, please attach a copy.
- 2) Are your employees required to take a mandatory drug test?

LEGAL ISSUES

- 1) Are there any pending lawsuits against your company? (Include current mediation or arbitration matters.) If yes, please explain.

ATTACHMENT B

STANDARD TERMS AND CONDITIONS

In case of default by the successful proposer or failure to deliver the goods or services within the time specified, the issuing Entity, after written notice, may procure them from other sources and hold contractor responsible for excess costs occasioned thereby.

The specifications attached to the instructions to proposers establish a standard of quality desired by the issuing Entity. Any proposer may submit quotations on any article-which substantially complies with these specifications as to quality, workmanship and service. The issuing Entity reserves the right to make its selections of materials or services purchased, based on its best judgment as to which articles substantially comply with the requirements of the specifications.

No alteration in any of the terms, conditions, delivery, quality, or specifications will be effective without prior written consent of the issuing Entity.

No exception to delivery or service dates shall be allowed unless prior written approval is first obtained from the issuing Entity.

The contractor warrants all articles supplied under this contract to conform to specifications herein. The contractor will deliver a warranty stating that all articles supplied under the contract are fit and sufficient for the purpose manufactured, merchantable, and free from defects.

The contractor agrees not to be discriminate against any client, employee or applicant for employment or for services, because of race, creed, color, national origin, sex or age with regard to, but not limited to, the following: employment upgrading; demotion or transfer; recruitment or recruitment advertising; layoffs and termination; rates of pay or other forms of compensation; selection for training; rendition of services. It is further understood that any contractor who is in violation of this shall be barred forthwith from receiving awards of any contracts for the issuing Entity unless a satisfactory showing is made that discriminatory practices have terminated and that a reoccurrence of such acts are unlikely.

The issuing Entity reserves the right to cancel and terminate this contract forthwith upon giving 10 days written notice to the contractor. (This provision does not apply to the purchase of materials and equipment. A purchase order for materials and equipment is a binding contract.)

Should either party employ an attorney or attorneys or utilize the services of in-house attorneys to enforce any of the provisions hereof or to protect its interest in any manner arising under this contract, the non-prevailing party in any action pursued in a court of competent jurisdiction agrees to pay to the prevailing party all reasonable costs, damages, expenses, and attorneys' fees, including fees for in-house attorneys, expended or incurred in connection therewith.

Where applicable, possible or required, the proposer is required to submit past work. Failure to submit required items may result in rejection of the proposal or termination of contract.

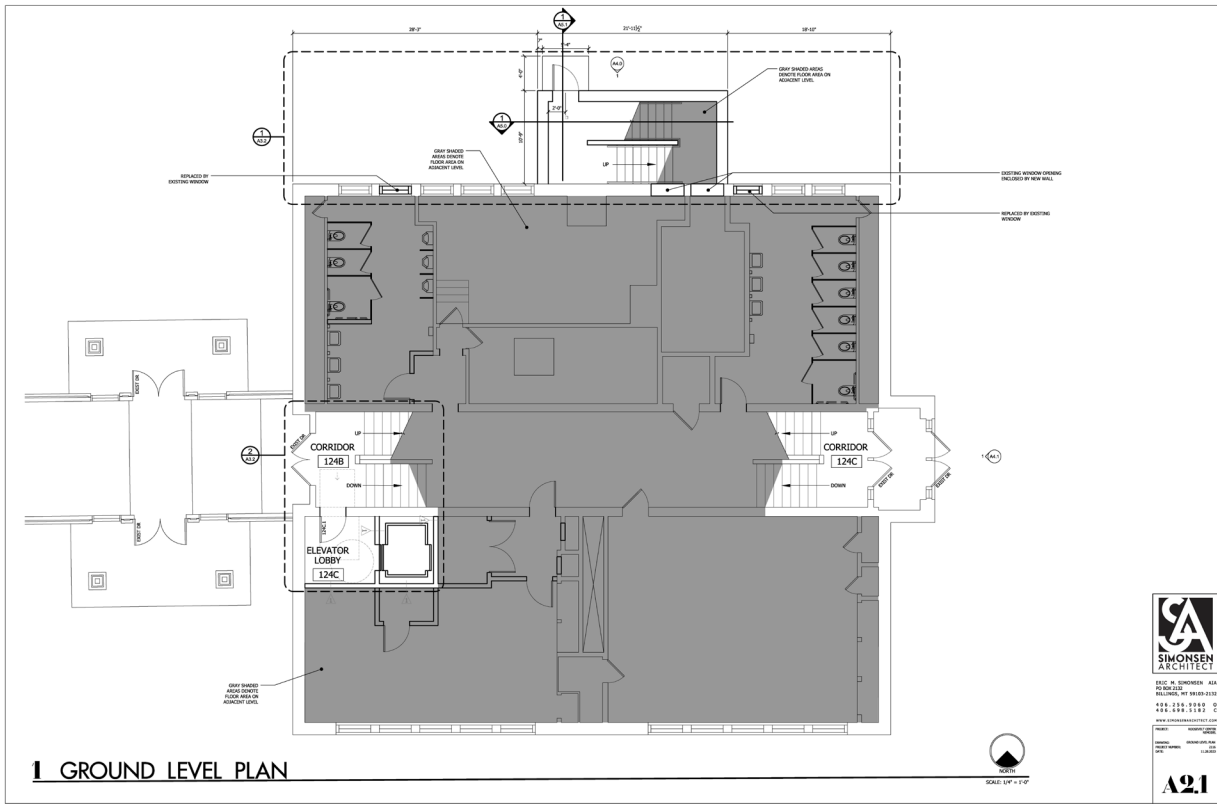
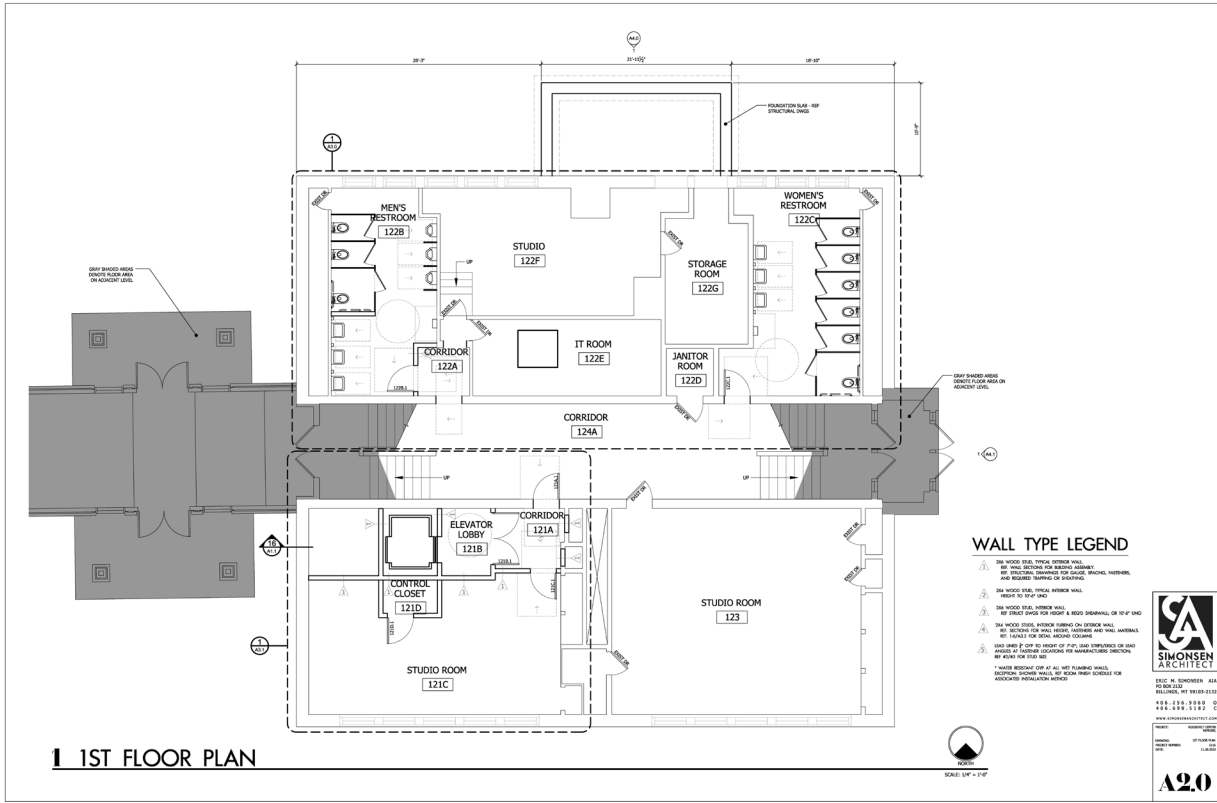
The successful proposer may not make any advertising or sale use of the fact that contract items are being used by purchaser and other approved agencies, under penalty of contract termination. News releases pertaining to the award resulting from the RFPs shall not be made without prior written approval of the issuing Entities.

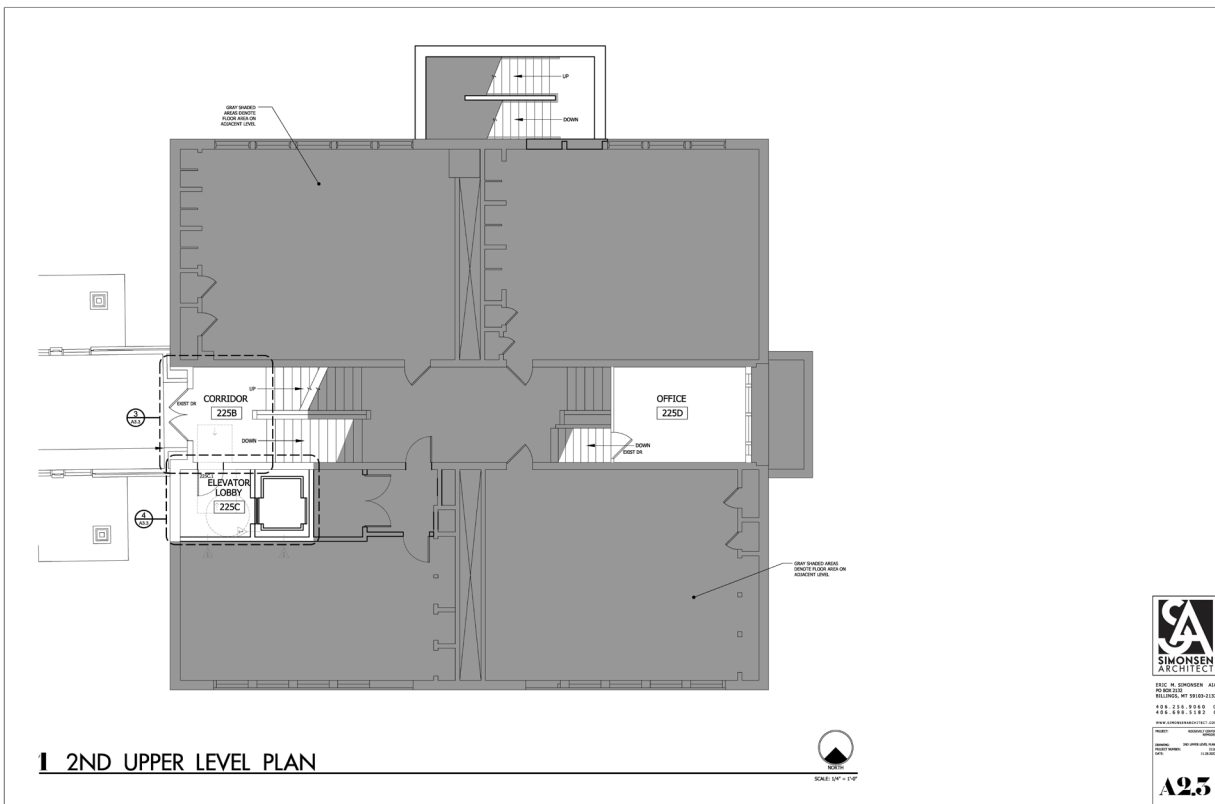
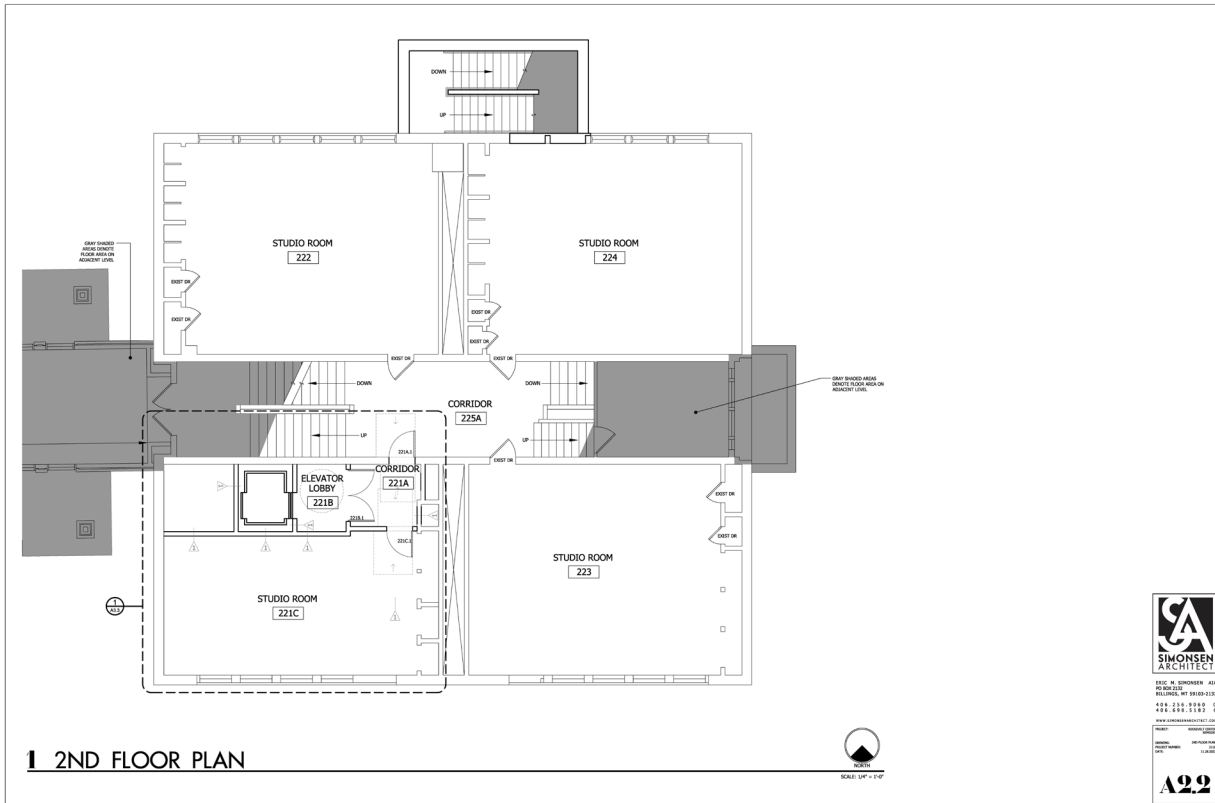
This Agreement shall be construed and enforced in accordance with the laws of the State of Montana. Venue for any suit between the parties arising out of this Agreement shall be the State of Montana Thirteenth Judicial District Court, Yellowstone County.

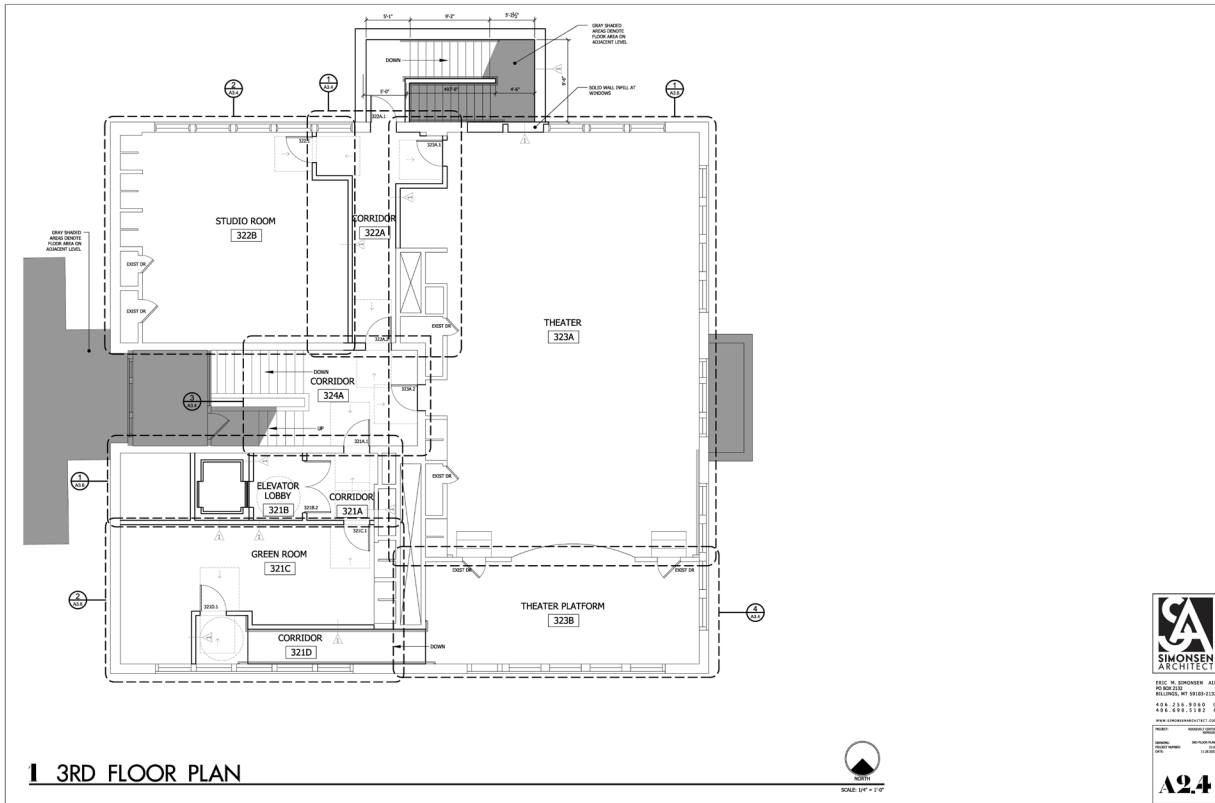
The contractor may not assign or subcontract the agreement, or the right to receive reasonable performance of any act called for by the contract, shall be deemed waived by a waiver by the issuing Entity of a breach thereof as to any particular transaction or occurrence.

Regardless of FOB point, contractor agrees to bear all risks of loss, injury, or destruction of goods and materials ordered herein and such loss, injury, or destruction shall not release contractor from any obligation hereunder.

ATTACHMENT C
DESIGN DEVELOPMENT DRAWINGS





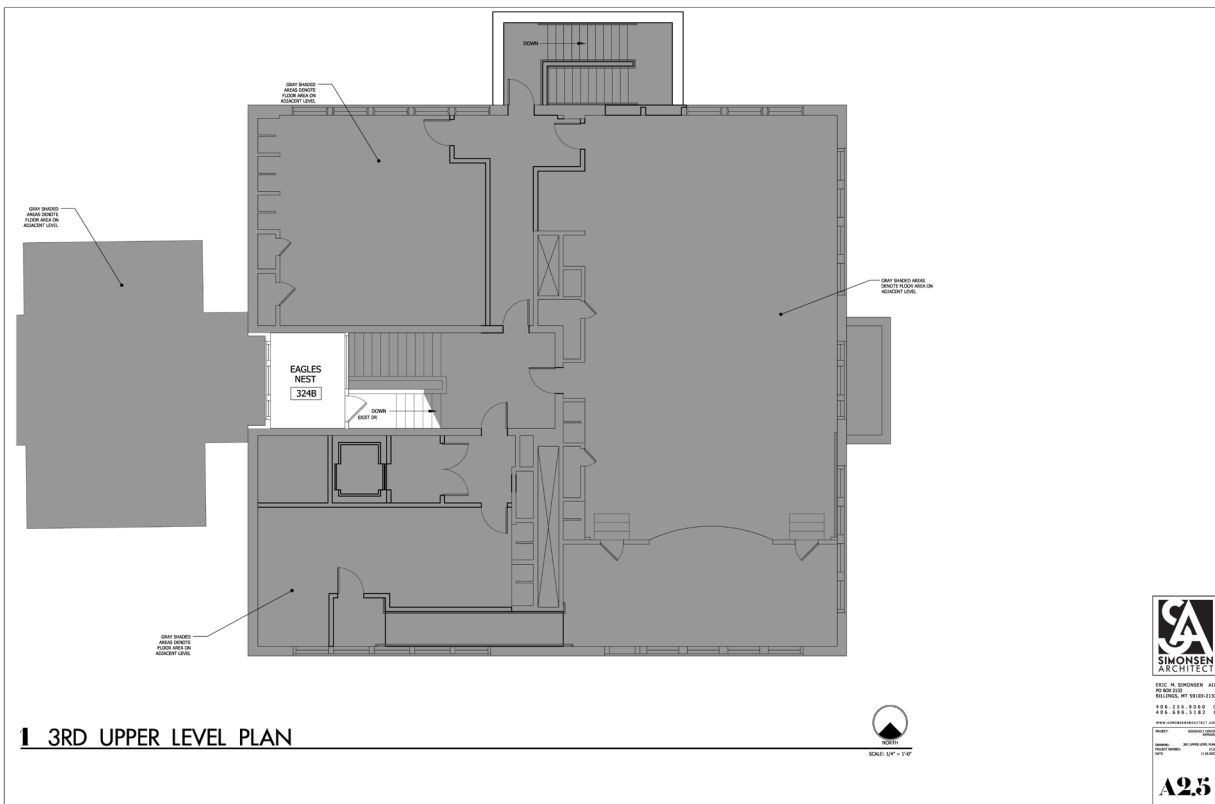


SIMONSEN ARCHITECT

ERIC M. SIMONSEN AIA
 200 BELL ST. #1000
 BOSTON, MA 02109-2100
 617.228.2982
 617.228.2187
 WWW.SIMONSENARCHITECT.COM

PROJECT: ROOSEVELT CENTER
 SHEET: 3RD FLOOR PLAN
 DATE: 08/14/12

A2.4

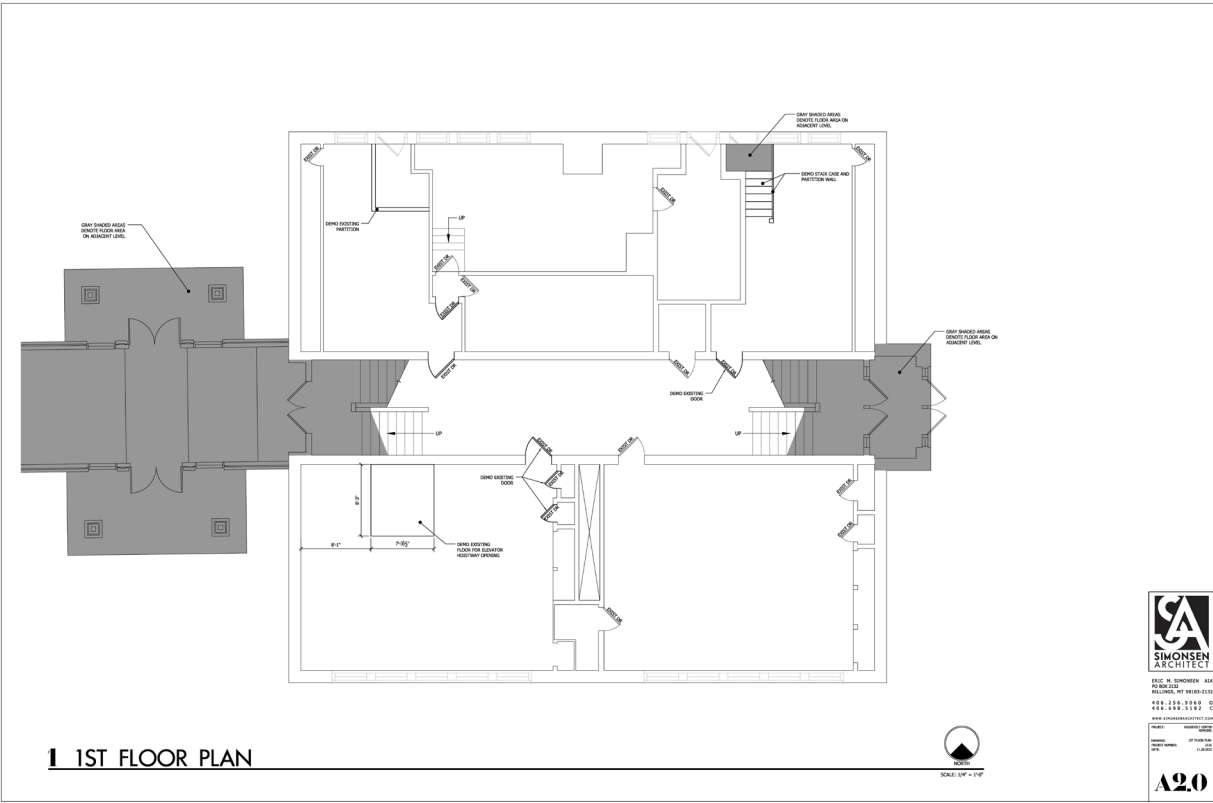


SIMONSEN ARCHITECT

ERIC M. SIMONSEN AIA
 200 BELL ST. #1000
 BOSTON, MA 02109-2100
 617.228.2982
 617.228.2187
 WWW.SIMONSENARCHITECT.COM

PROJECT: ROOSEVELT CENTER
 SHEET: 3RD UPPER LEVEL PLAN
 DATE: 08/14/12

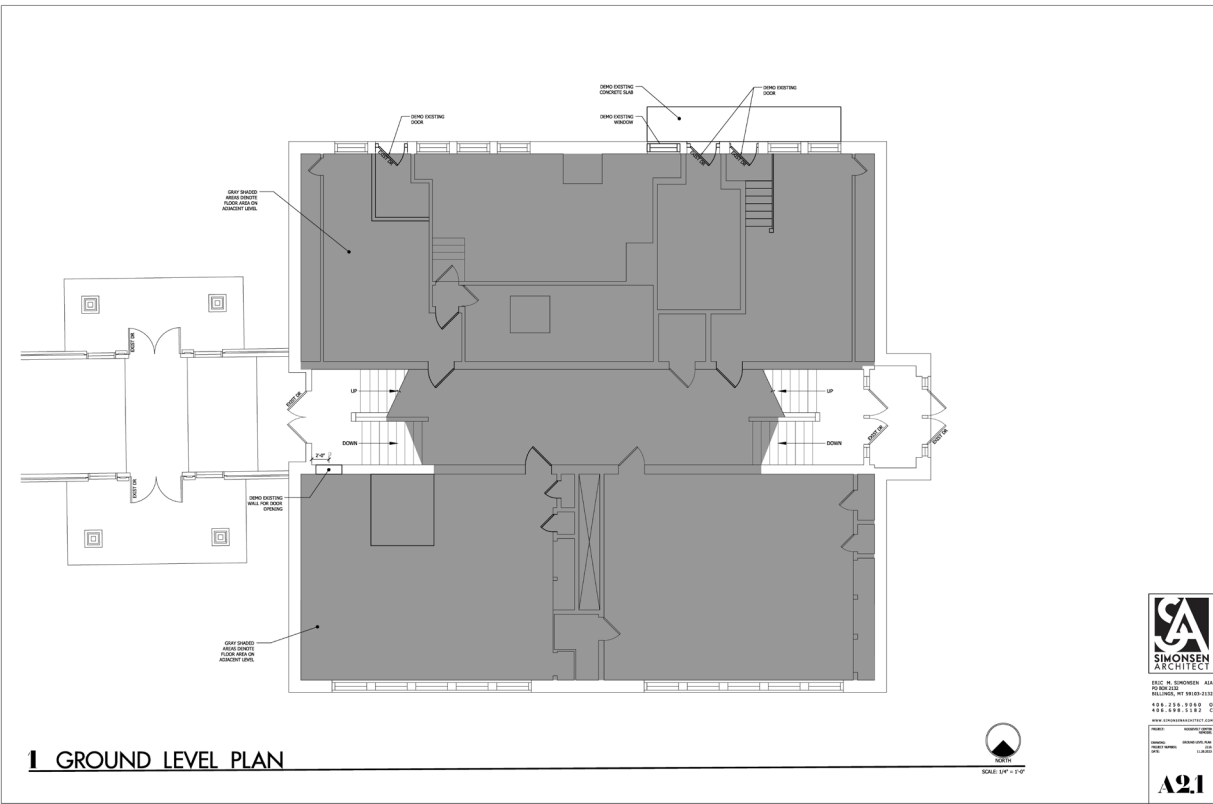
A2.5



SIMONSEN ARCHITECT
 ERIC M. SIMONSEN AIA
 200 BULLOCK RD.
 HILLSIDE, NY 10115-2102
 408.238.3982
 408.238.1582
 WWW.SIMONSENARCHITECT.COM

PROJECT: ROOSEVELT CENTER
 DRAWING: 1ST FLOOR PLAN
 DATE: 11/14/17

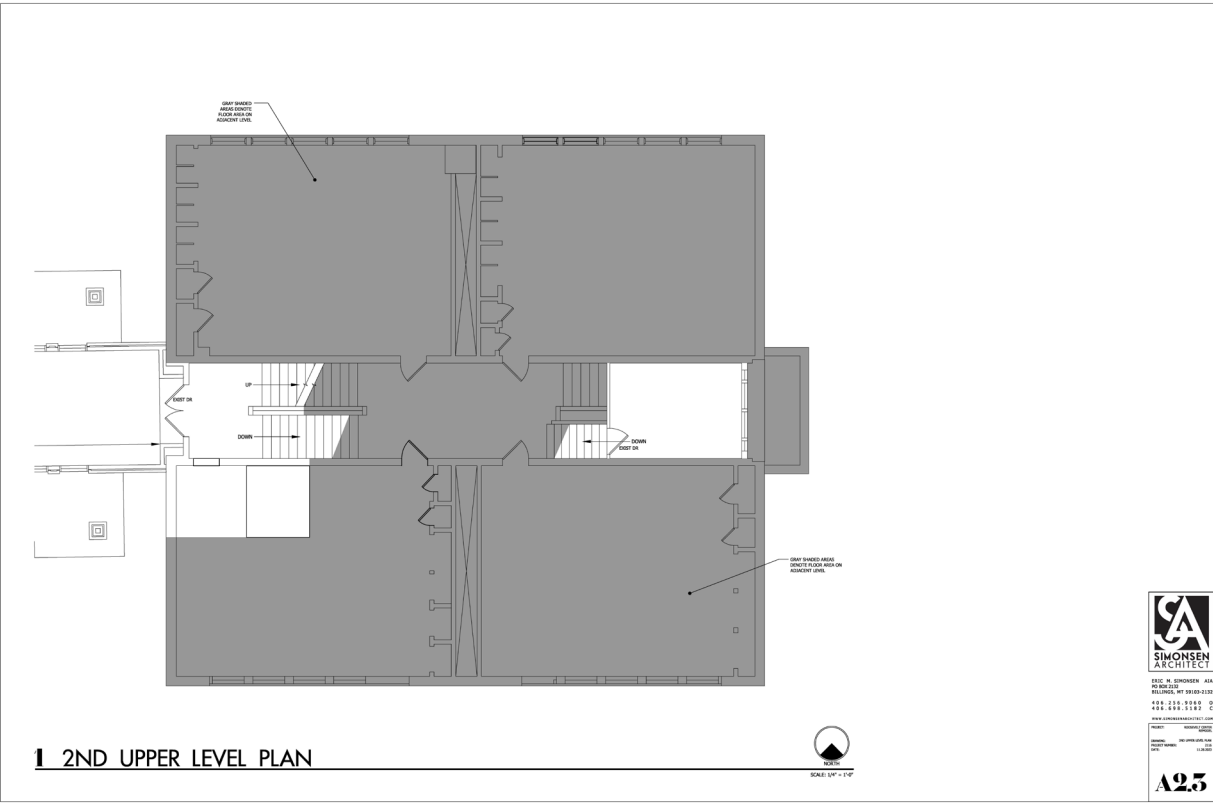
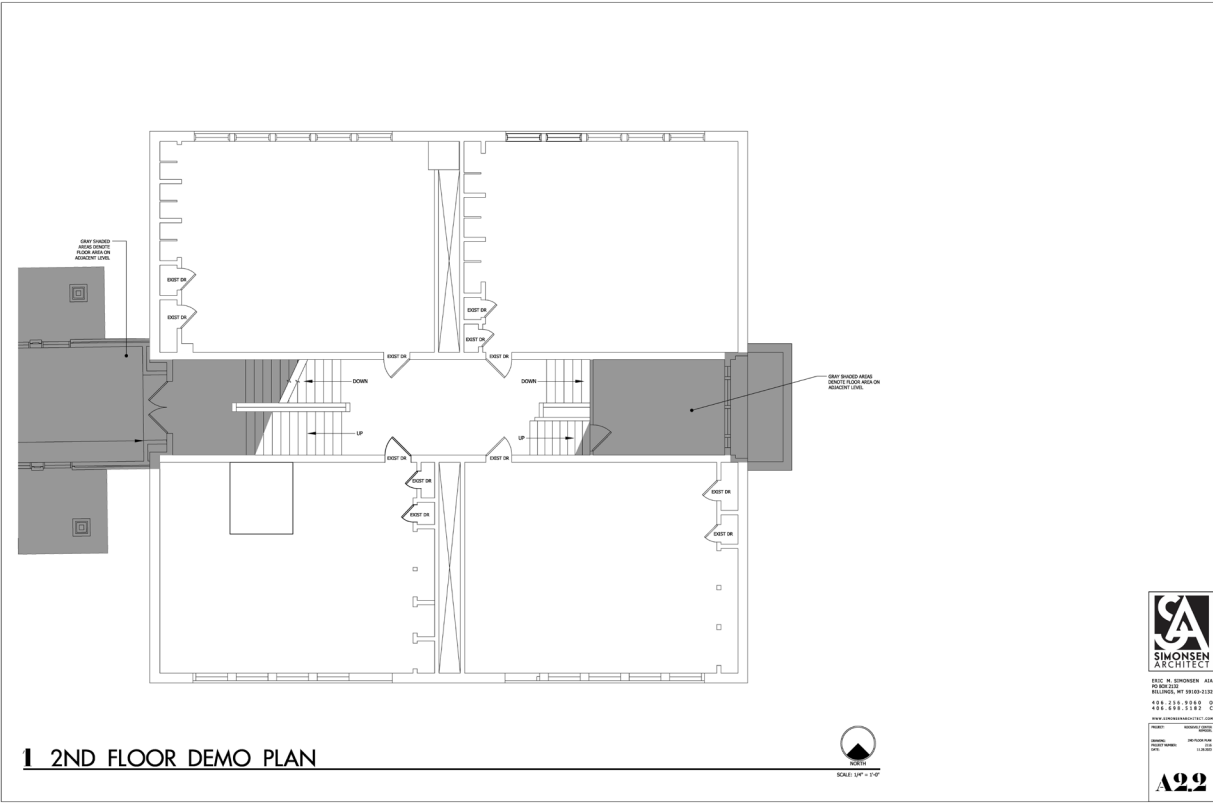
A2.0

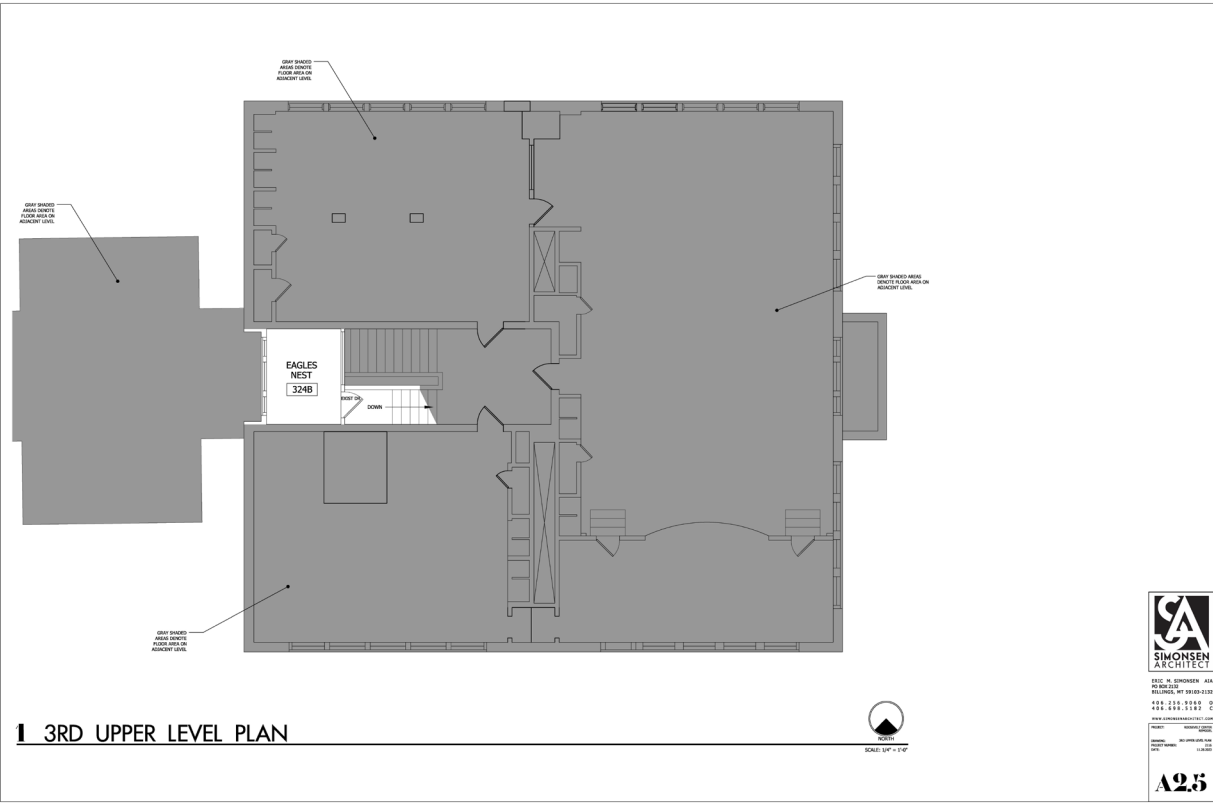
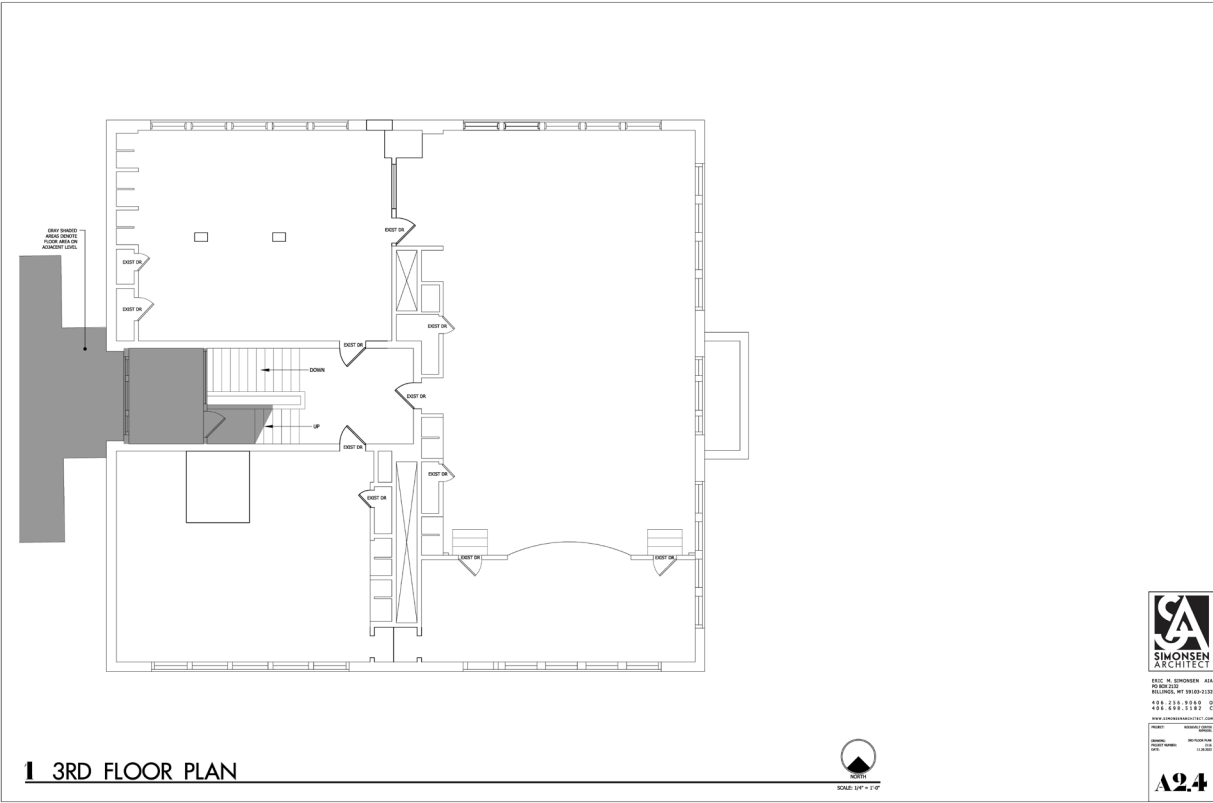


SIMONSEN ARCHITECT
 ERIC M. SIMONSEN AIA
 200 BULLOCK RD.
 HILLSIDE, NY 10115-2102
 408.238.3982
 408.238.1582
 WWW.SIMONSENARCHITECT.COM

PROJECT: ROOSEVELT CENTER
 DRAWING: GROUND LEVEL PLAN
 DATE: 11/14/17

A2.1







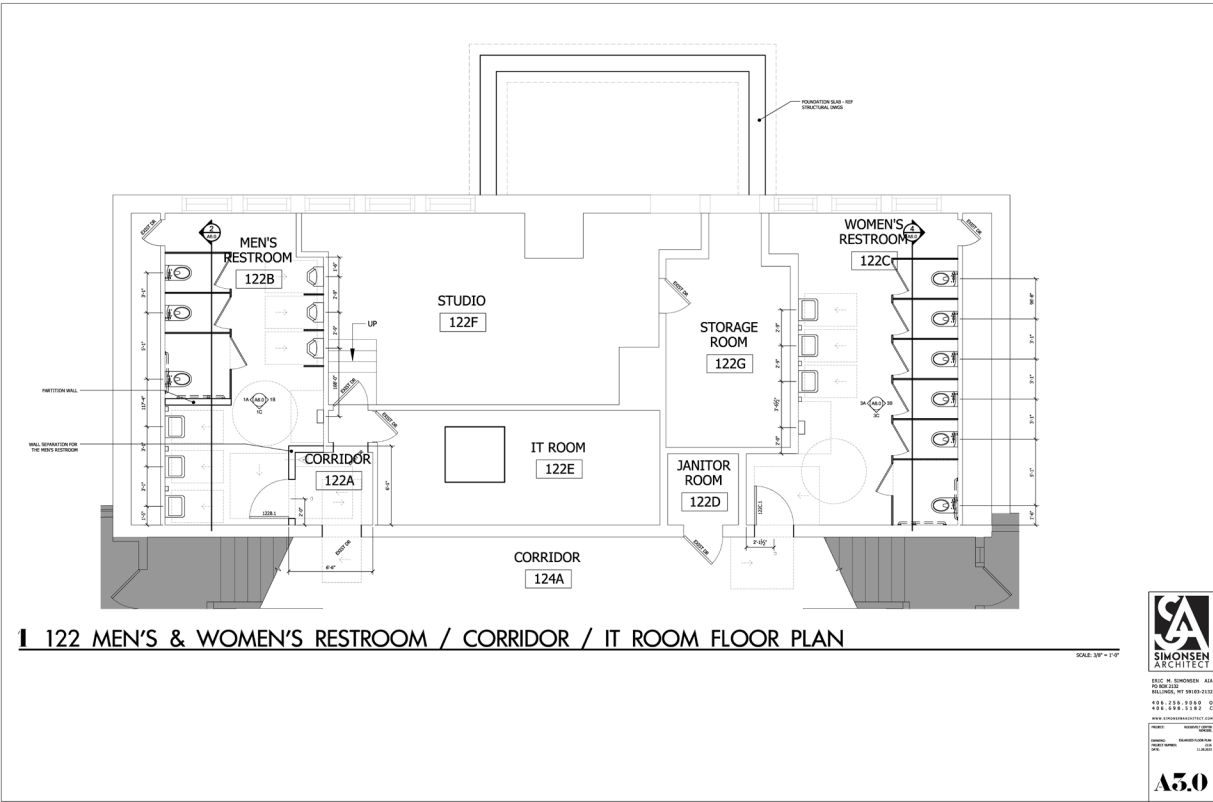
1 NORTH EXTERIOR WALL DEMO ELEVATION

SCALE: 1/4" = 1'-0"

**SIMONSEN
ARCHITECT**
ERIC M. SIMONSEN AIA
100 BUCKLE
BURLINGTON, VT 05403-2103
404.239.3968 C
404.239.1583 F
WWW.SIMONSENARCHITECT.COM

PROJECT: ROOSEVELT CENTER
DATE: 08/11/2014
DRAWN BY: JAC
CHECKED BY: JAC

A21



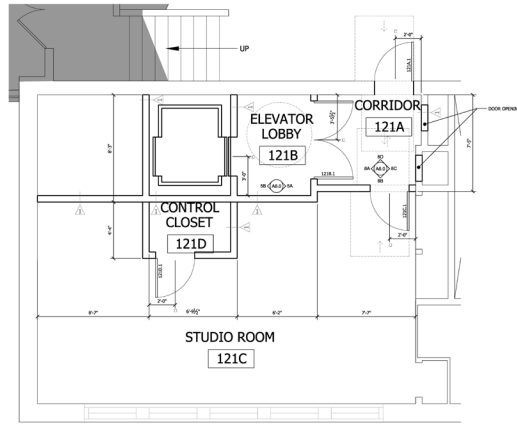
1 122 MEN'S & WOMEN'S RESTROOM / CORRIDOR / IT ROOM FLOOR PLAN

SCALE: 1/4" = 1'-0"

**SIMONSEN
ARCHITECT**
ERIC M. SIMONSEN AIA
100 BUCKLE
BURLINGTON, VT 05403-2103
404.239.3968 C
404.239.1583 F
WWW.SIMONSENARCHITECT.COM

PROJECT: ROOSEVELT CENTER
DATE: 08/11/2014
DRAWN BY: JAC
CHECKED BY: JAC

A5.0

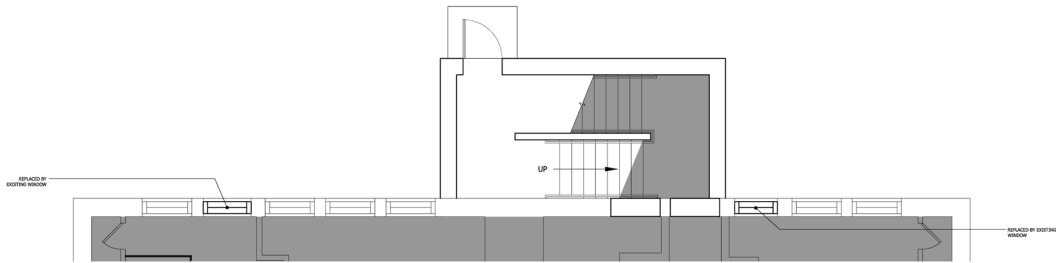


1 121 CORRIDOR/ELEVATOR LOBBY/STUDIO ROOM/CONTROL CLOSET FLOOR PLAN
SCALE: 3/8" = 1'-0"

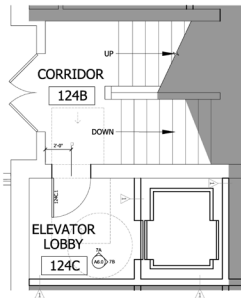
SIMONSEN ARCHITECT
 EDIC M. SIMONSEN AIA
 PRINCIPAL
 428.238.3368
 428.238.3182
 WWW.SIMONSENARCHITECT.COM

PROJECT: ROOSEVELT CENTER
 SHEET: 121
 DATE: 08/14/13

A5.1



1 GROUND LEVEL STAIR CASE
SCALE: 3/8" = 1'-0"

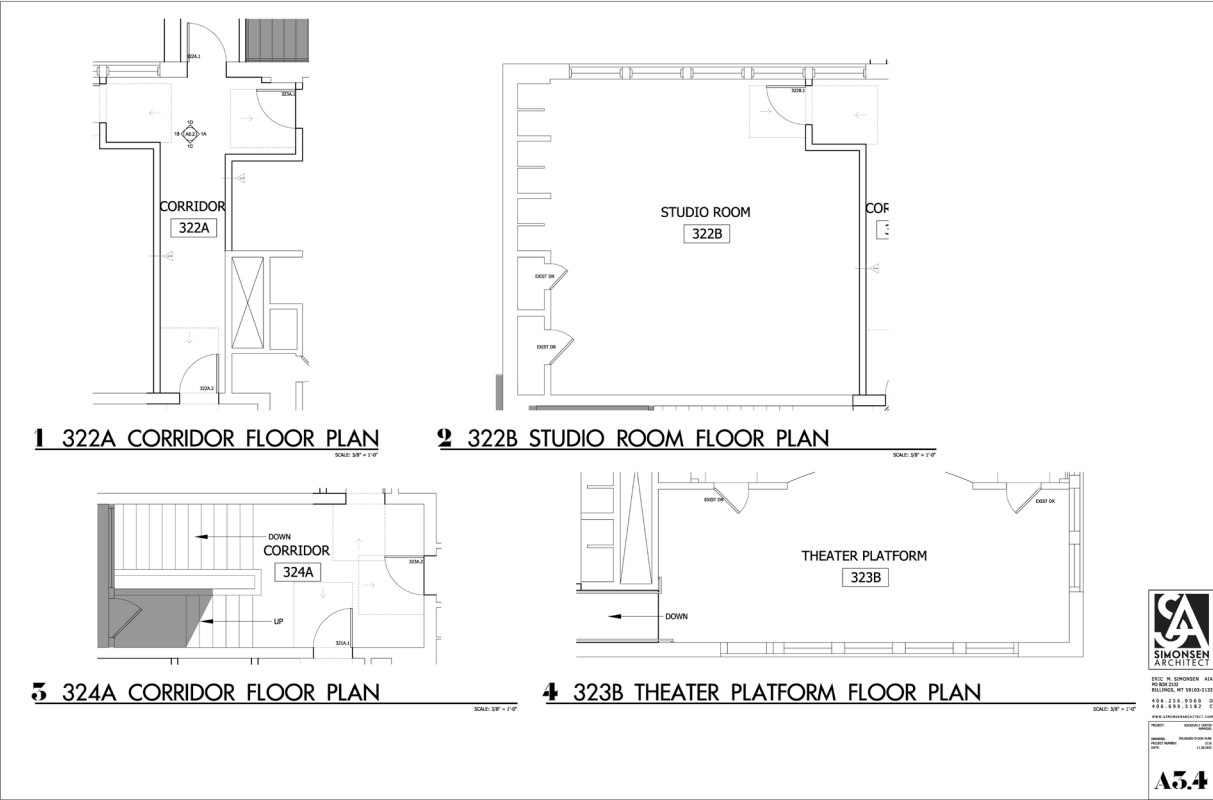
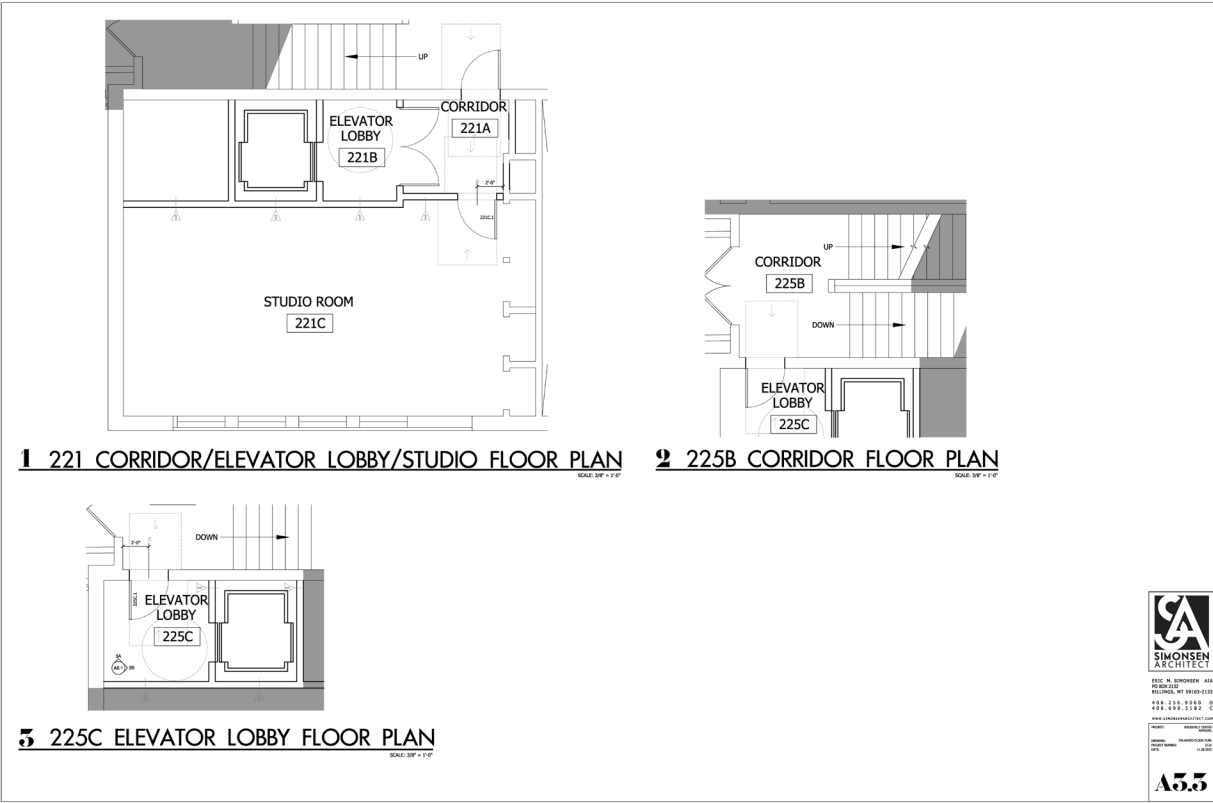


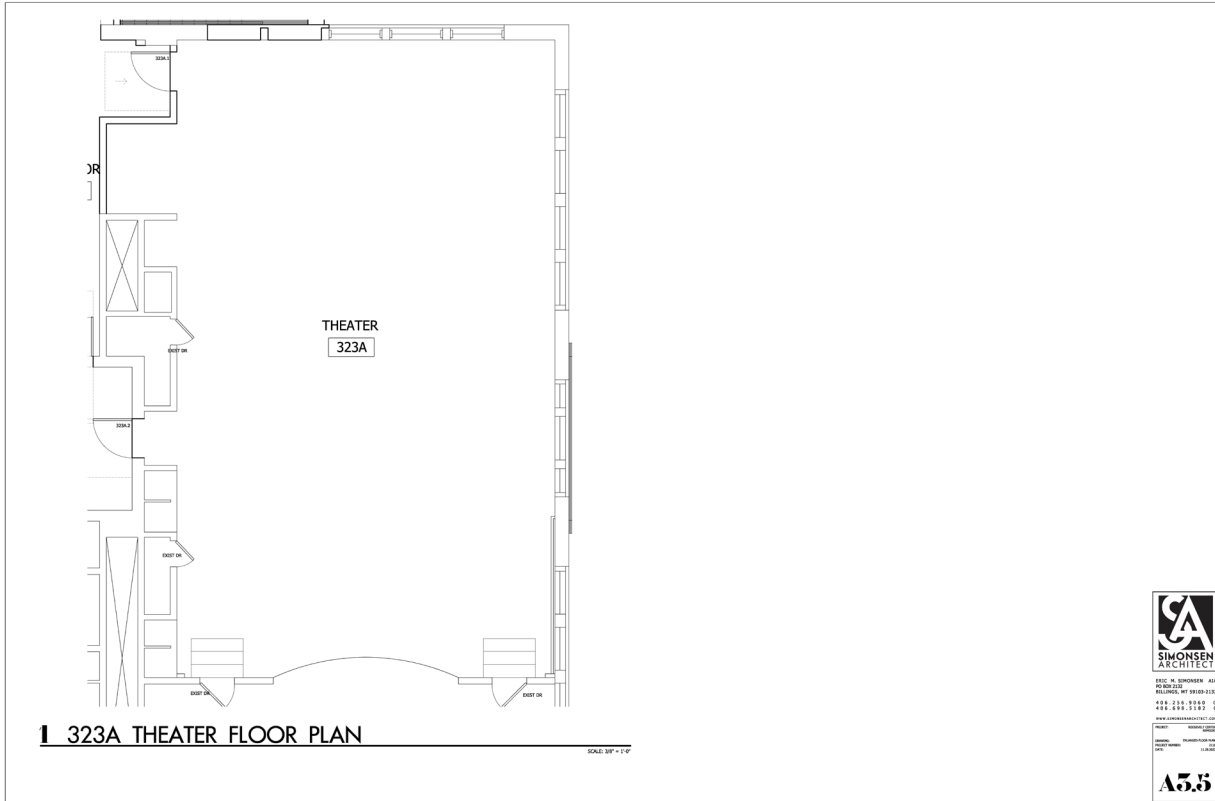
2 124 CORRIDOR/ELEVATOR LOBBY FLOOR PLAN
SCALE: 3/8" = 1'-0"

SIMONSEN ARCHITECT
 EDIC M. SIMONSEN AIA
 PRINCIPAL
 428.238.3368
 428.238.3182
 WWW.SIMONSENARCHITECT.COM

PROJECT: ROOSEVELT CENTER
 SHEET: 124
 DATE: 08/14/13

A5.2



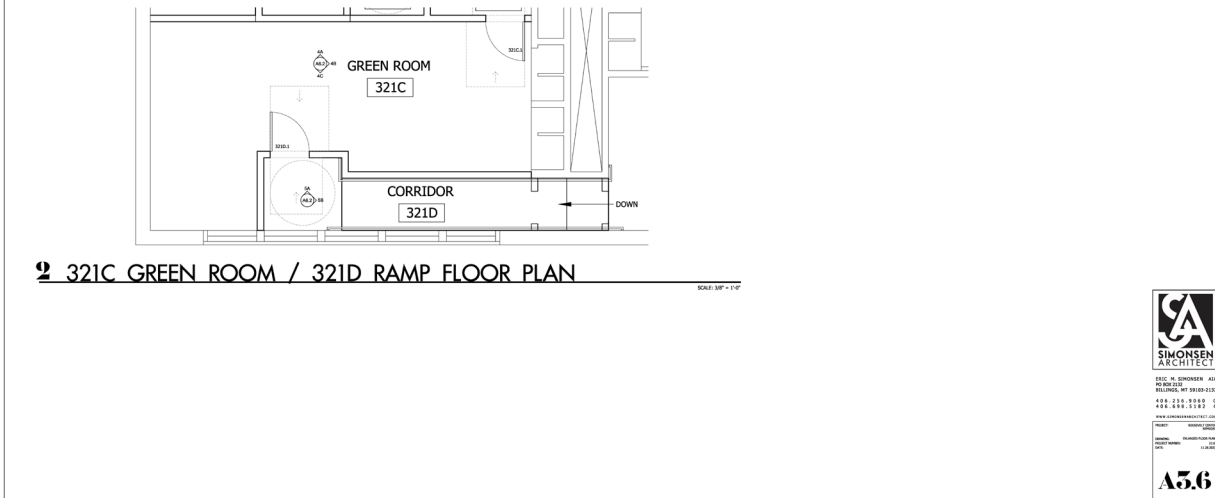
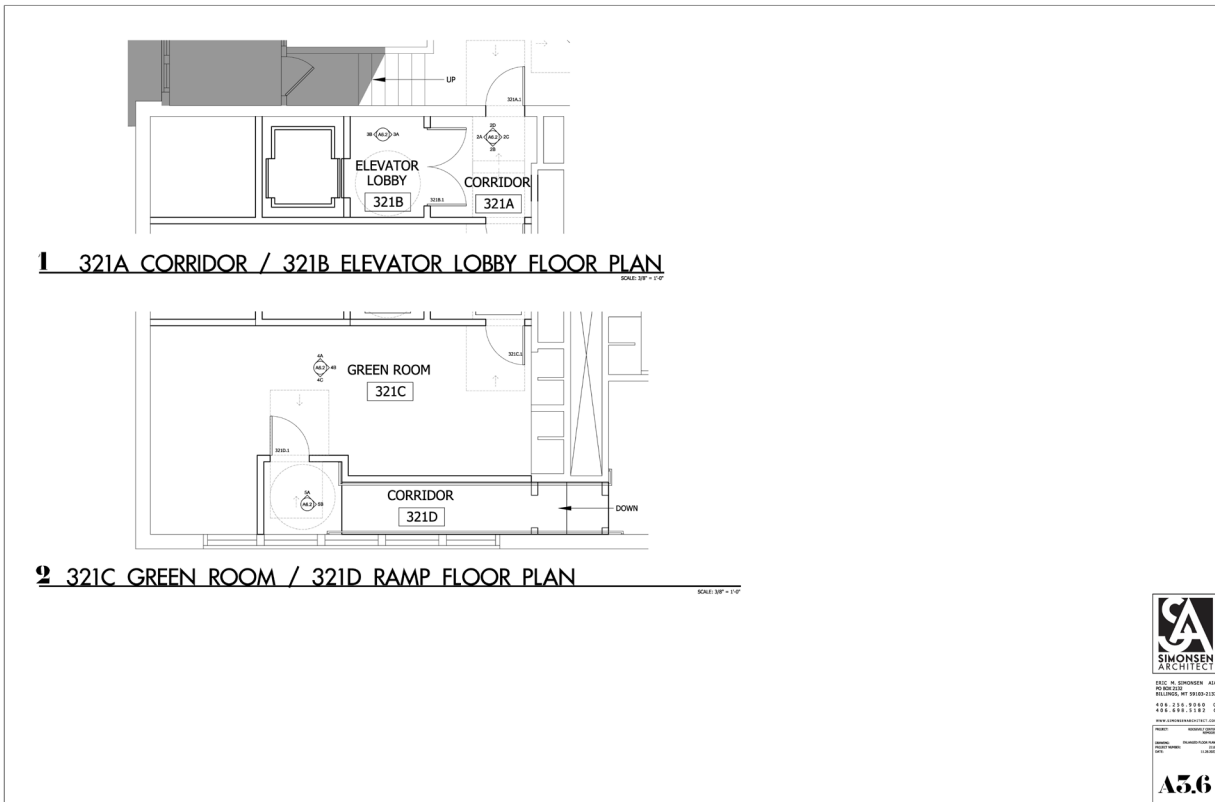


**SIMONSEN
ARCHITECT**

ERIC M. SIMONSEN AIA
PRINCIPAL
ROCHESTER, NY 14618-2225
424.239.3949
424.488.1187
WWW.SIMONSENARCHITECT.COM

PROJECT: ROOSEVELT CENTER
DATE: 08/14/14
DRAWN: [unintelligible]
CHECKED: [unintelligible]

A5.5



**SIMONSEN
ARCHITECT**

ERIC M. SIMONSEN AIA
PRINCIPAL
ROCHESTER, NY 14618-2225
424.239.3949
424.488.1187
WWW.SIMONSENARCHITECT.COM

PROJECT: ROOSEVELT CENTER
DATE: 08/14/14
DRAWN: [unintelligible]
CHECKED: [unintelligible]

A5.6



1 EAST SIDE WALL ELEVATION

SCALE: 1/4" = 1'-0"

CA
SIMONSEN
ARCHITECT

ERIC M. SIMONSEN AIA
30 BROAD ST.
BELLINGHAM, WA 98220-2101
425.229.3988
425.229.1882
WWW.SIMONSENARCHITECT.COM

PROJECT: ROOSEVELT CENTER
DATE: 11/16/16
DRAWN: JAC
CHECKED: JAC

A4.0



1 NORTH SIDE WALL ELEVATION

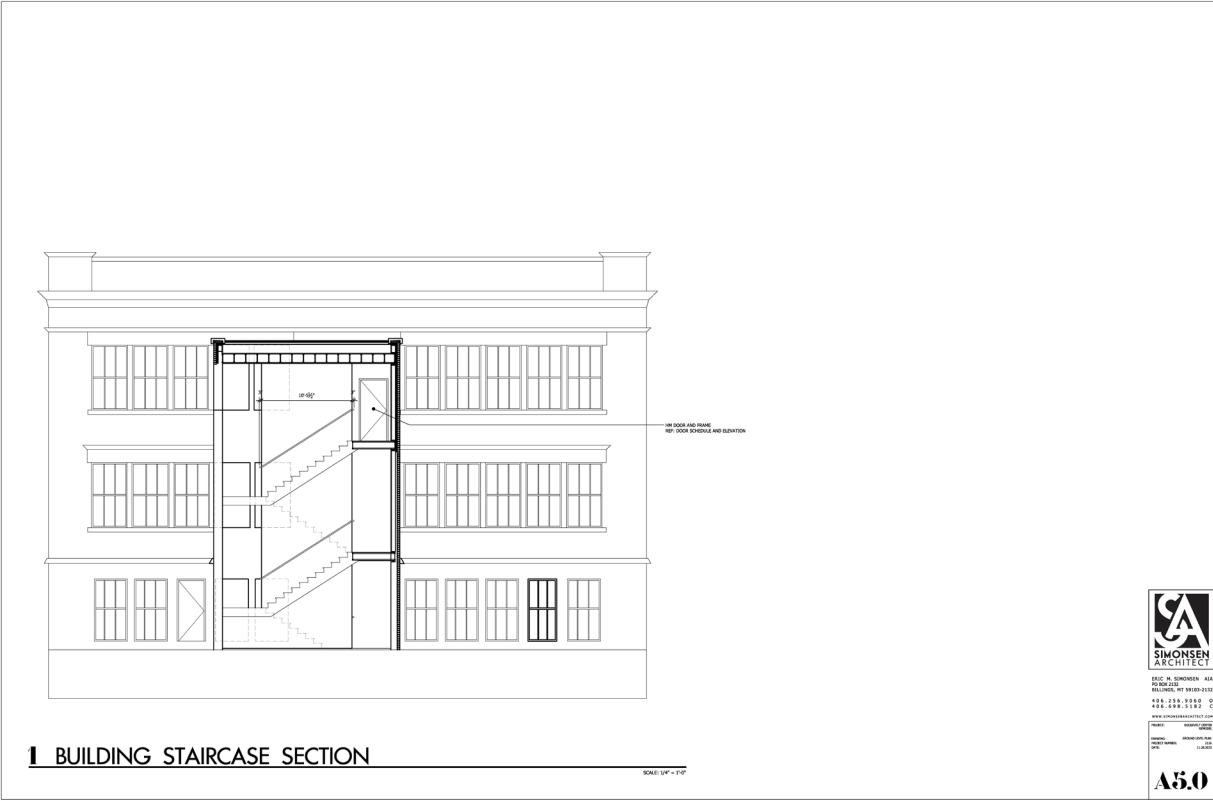
SCALE: 1/4" = 1'-0"

CA
SIMONSEN
ARCHITECT

ERIC M. SIMONSEN AIA
30 BROAD ST.
BELLINGHAM, WA 98220-2101
425.229.3988
425.229.1882
WWW.SIMONSENARCHITECT.COM

PROJECT: ROOSEVELT CENTER
DATE: 11/16/16
DRAWN: JAC
CHECKED: JAC

A4.1

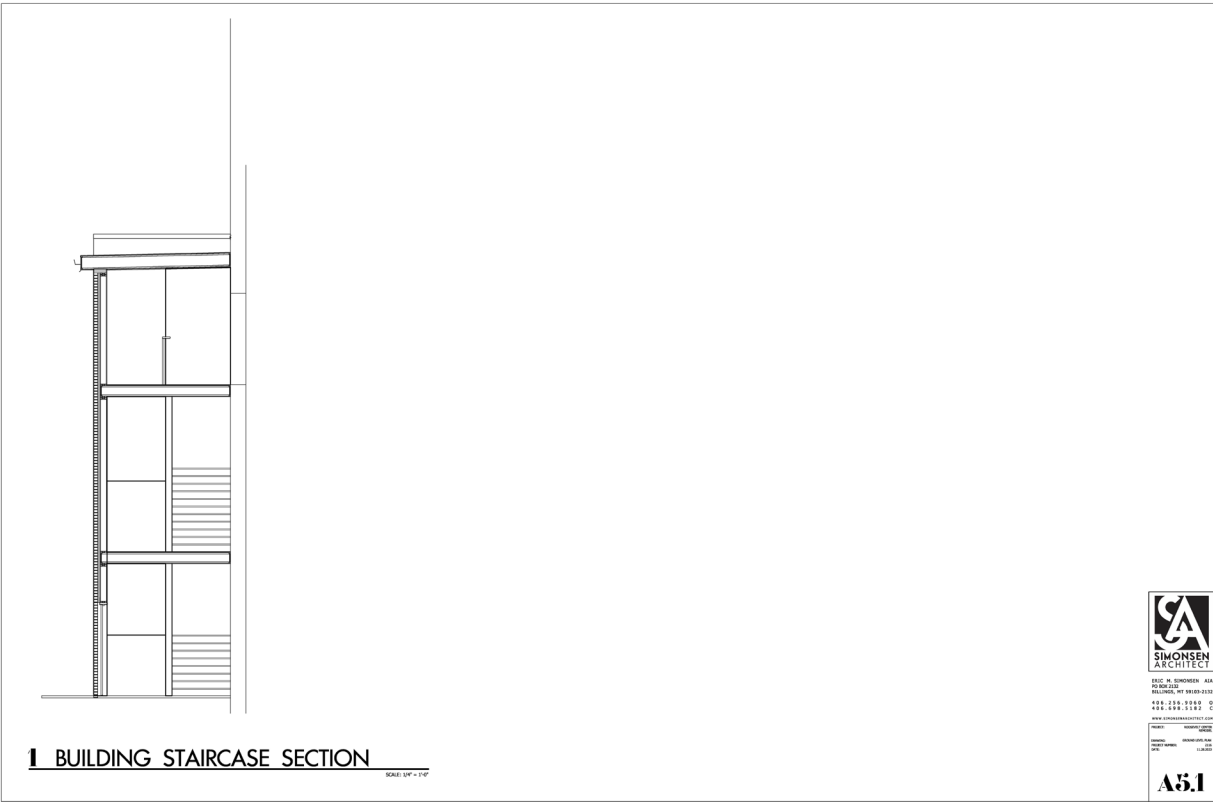


**SIMONSEN
ARCHITECT**

ERIC M. SIMONSEN AIA
200 BOND ST.
MILWAUKEE, WI 53102-2122
414.224.2442 C
414.224.2442 F
WWW.SIMONSENARCHITECT.COM

PROJECT: ROOSEVELT CENTER
DATE: 10/14/14
DRAWN BY: JAC
CHECKED BY: JAC

A5.0



**SIMONSEN
ARCHITECT**

ERIC M. SIMONSEN AIA
200 BOND ST.
MILWAUKEE, WI 53102-2122
414.224.2442 C
414.224.2442 F
WWW.SIMONSENARCHITECT.COM

PROJECT: ROOSEVELT CENTER
DATE: 10/14/14
DRAWN BY: JAC
CHECKED BY: JAC

A5.1

1 BUILDING ELEVATOR HOISTWAY SECTION
SCALE: 1/4" = 1'-0"

SIMONSEN ARCHITECT
ERIC M. SIMONSEN AIA
1000 BLDG. 1000 BLDG. 1000 BLDG.
408.238.3988
408.238.3187
WWW.SIMONSENARCHITECT.COM

PROJECT: ROOSEVELT CENTER
DATE: 08/14/13
DRAWING NO.: A5.2

2 122B MEN'S RESTROOM ELEVATION
SCALE: 1/4" = 1'-0"

3 122C WOMEN'S RESTROOM ELEVATION
SCALE: 1/4" = 1'-0"

4 122C WOMEN'S TOILET WALL
SCALE: 1/4" = 1'-0"

5 121B ELEVATOR LOBBY ELE
SCALE: 1/4" = 1'-0"

6 122A CORRIDOR ELEVATION
SCALE: 1/4" = 1'-0"

7 124C ELEVATOR LOBBY ELE
SCALE: 1/4" = 1'-0"

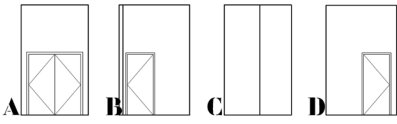
8 121A CORRIDOR ELEVATION
SCALE: 1/4" = 1'-0"

9 ACCESSORY MOUNTING HEIGHTS
SCALE: 1/4" = 1'-0"

NOTES:
1. ALL MOUNTING HEIGHTS ARE TO FACE UNLESS NOTED OTHERWISE.
2. ALL MOUNTING HEIGHTS ARE TO FACE UNLESS NOTED OTHERWISE.
3. ALL MOUNTING HEIGHTS ARE TO FACE UNLESS NOTED OTHERWISE.
4. ALL MOUNTING HEIGHTS ARE TO FACE UNLESS NOTED OTHERWISE.
5. ALL MOUNTING HEIGHTS ARE TO FACE UNLESS NOTED OTHERWISE.
6. ALL MOUNTING HEIGHTS ARE TO FACE UNLESS NOTED OTHERWISE.
7. ALL MOUNTING HEIGHTS ARE TO FACE UNLESS NOTED OTHERWISE.
8. ALL MOUNTING HEIGHTS ARE TO FACE UNLESS NOTED OTHERWISE.
9. ALL MOUNTING HEIGHTS ARE TO FACE UNLESS NOTED OTHERWISE.
10. ALL MOUNTING HEIGHTS ARE TO FACE UNLESS NOTED OTHERWISE.

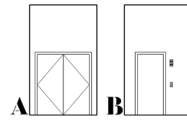
SIMONSEN ARCHITECT
ERIC M. SIMONSEN AIA
1000 BLDG. 1000 BLDG. 1000 BLDG.
408.238.3988
408.238.3187
WWW.SIMONSENARCHITECT.COM

PROJECT: ROOSEVELT CENTER
DATE: 08/14/13
DRAWING NO.: A6.0



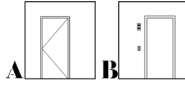
1 221A CORRIDOR ELEVATION

SCALE: 1/4" = 1'-0"



2 221B ELEVATOR & LOBBY ELEVATION

SCALE: 1/4" = 1'-0"



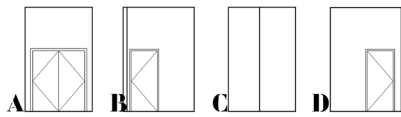
5 225C ELEVATOR & LOBBY ELEVATION

SCALE: 1/4" = 1'-0"



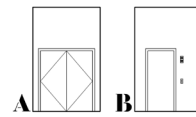
1 322A CORRIDOR ELEVATION

SCALE: 1/4" = 1'-0"



2 321A CORRIDOR ELEVATION

SCALE: 1/4" = 1'-0"



5 321B ELEVATOR & LOBBY ELEVATION

SCALE: 1/4" = 1'-0"



4 321C GREEN ROOM ELEVATION

SCALE: 1/4" = 1'-0"



5 321D CORRIDOR ELEVATION

SCALE: 1/4" = 1'-0"



ATTACHMENT D

CONDITIONS AND NON-COLLUSION FORM

To receive consideration, this form must be signed in full by a responsible, authorized agent, officer, employee or representative of your firm.

CONDITIONS AND NON-COLLUSION AGREEMENT

We have read and agree to the conditions and stipulations contained herein and to the Standard Terms and Conditions contained on the attached.

We further agree to furnish the services specified at the prices stated herein, to be delivered to the location and on that date set forth herein.

In signing this proposal, you also certify that you have not, either directly or indirectly, entered into any agreement or participated in any collusion or otherwise taken any action in restraint of free competition; that no attempt has been made to induce any other person or firm to submit or not to submit a proposal; that this proposal has been independently arrived at without collusion with any other proposer, competitor or potential competitor; that this proposal has not been knowingly disclosed prior to the due date and time to any other proposer or competitor; that the above statement is accurate under penalty of perjury.

Legal Name of Firm/Corporation

Authorized Signature

Address

Printed Name

City/State/Zip

Title

Date

Telephone Number

ATTACHMENT E

MASTER Q & A FORM

PROJECT: Elevator & Exit Stair Project

Master Q&A	Any questions regarding this Request for Proposals should be submitted according to the process outlined below. The issuing Entity will make every effort to answer within five (5) days of receiving the questions.
Q&A Process	<ol style="list-style-type: none"> 1. Prepare questions or concerns on the template provided. 2. Complete the table in full, providing a date for each question and a section of the RFP to reference (if applicable). 3. Submit the completed form via email to Kathleen Healy, Kat@rlacf.org. Attach associated documents as necessary. <p>Please contact Kathleen Healy (406) 546-0729 with any questions regarding this process.</p>

Questions from: _____ **Company:** _____

Email Address: _____

#	Date	Reference Section	Question or Comment	Issuing Entities' Response
1				
2				
3				
4				

ATTACHMENT F – TIMELINE OF EVENTS AND HISTORY

Restore, Reuse, Revitalize Roosevelt Timeline

As of December 2023, the following building renovations have been completed:

- Completed an occupancy review permitting us to use the spaces.
- Installation of the new heating system for the building.
- ADA parking installed at the building.
- Retrofitted fireproof doors.
- Removed lockers, bleachers, and basketball hoops from the space.
- Installed Wi-Fi in the building.
- Chain-link fence removed.
- Hallways painted in the East Wing.
- Created a conference room complete with Wi-Fi, tables & chairs, and teleconferencing abilities, purchased AV/Audio and commercial projector.
- Created capacity for STEAM (Science, Technology, Engineering, Art, and Math) Maker Space.
- Commissioned a high school intern, Gracie Andrews, to design and execute a mural in the building.
- Opened the doors for conferences and performance spaces.
- Upgraded water line to 4-inch on Hauser for fire suppression system.
- The Fire Suppression system installed throughout the entire building.
- Developed an overall outdoor site plan for community, performances, and art.
- Added an outdoor mural on the sides of the building designed by a local artist.
- Engage artists for sculptures throughout the space.
- Purchased a convertible stage, risers, seating for 350.
- Interior Design Plan finalized by Steering Committee.
- Parking Access Study completed.
- New Logo for the Roosevelt Center created and re-branding rolled out.
- New flooring installed on West side first floor.
- New ceiling tiles installed on West side first floor.
- Lobby entrance renovated.
- Rotating gallery installed on first, second, and lower level floors, conference room, and auditorium.
- Irrigation well for outdoor space installed.
- New roof on the 1921 side completed.
- Seven destroyed studios rebuilt after the flood in 2022.
- Boiler from 1921 dismantled.
- Replaced main water line from curb stop to Broadway Avenue.
- Demolished old sidewalk entry leading to entry that is not ADA in preparation for sprinkler installation.