

REQUEST FOR QUALIFICATIONS (RFQ)

General Contractor Services

Construction of the Hurricane Valley Fire Special Service District Fire Station

Issue Date: July 30, 2026

SOQ Due Date: August 13, 2026, at 3 p.m. (Mountain Time)

1. Introduction

The Hurricane Valley Fire Special Service District ("District") is requesting Statements of Qualifications (SOQ) from qualified and licensed General Contractors interested in providing construction services for a new fire station located within the District.

The purpose of this RFQ is to identify the most qualified contractor based on demonstrated experience, technical capability, financial stability, safety performance, and successful completion of similar public safety facilities.

The District will select the highest qualified firms based on their SOQs to proceed to the bidding phase of the project. Final selection of the General Contractor will be value-based, with heavy emphasis on the bid price. It is the intent of the District to enter into a stipulated sum contract and may opt to use the AIA A101 and A201 contract documents.

The District reserves the right to reject any or all submissions and to waive informalities in the procurement process.

2. Project Overview

The proposed project includes the construction of a new approximately 30,000-square-foot fire station and administrative headquarters situated on approximately four acres near the entrance to Sand Hollow State Park in Hurricane, Utah.

The project is anticipated to include:

- Apparatus bays
- Administrative offices
- Living quarters
- Training and conference rooms
- Fitness facilities
- Emergency power systems

- Site improvements
- Parking and circulation
- Utility infrastructure
- Landscaping

The estimated construction value is approximately \$14–15.5 million.

Construction is anticipated to begin in the fall of 2026 following completion of design and permitting.

3. Scope of Services

The selected contractor will provide all labor, materials, equipment, supervision, and coordination necessary for successful completion of the project including:

- Construction management
 - Scheduling
 - Cost control
 - Quality control
 - Site supervision
 - Coordination with design professionals
 - Safety management
 - Subcontractor management
 - Commissioning support
 - Warranty services
 - Closeout documentation
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4. Minimum Qualifications

Respondents shall demonstrate:

- Current Utah General Contractor License
 - Minimum ten (10) years of commercial construction experience
 - Successful completion of at least three (3) fire stations, public safety facilities, or comparable municipal projects within the last ten years
 - Experience constructing occupied public facilities
 - Bonding capacity sufficient for a project of this size
 - Ability to provide required insurance coverage
 - No unresolved litigation that would impact project performance
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5. Statement of Qualifications Requirements

Responses shall include the following sections with a maximum of 12 pages total:

A. Cover Letter

Include:

- Firm name
 - Address
 - Contact person
 - Phone
 - Email
 - Utah contractor license number
 - Signature of authorized representative
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B. Company Information

Provide:

- Company history
 - Ownership structure
 - Office locations
 - Number of employees
 - Years in business
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C. Relevant Experience

Provide descriptions of at least five comparable projects completed within the last ten years including:

- Project name
- Owner
- Construction value
- Delivery method
- Completion date
- Reference contact information
- Photos (optional)

Special consideration will be given to:

- Fire stations
- EMS facilities
- Public safety buildings
- Government facilities

Note any experience with construction projects in the Southern Utah region, and in working with local subcontractors, unique soil conditions of the Sand Hollow and surrounding areas, and regional climate considerations

D. Project Team

Identify:

- Project Executive
- Project Manager
- Superintendent
- Safety Manager
- Key Personnel

Include resumes highlighting relevant experience.

E. Safety Program

Submit:

- EMR for the previous three years
 - OSHA citations (if any)
 - Safety program overview
 - Training procedures
 - Incident rates
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F. Financial Qualifications

Provide:

- Bonding capacity letter
 - Surety information
 - Banking reference
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G. References

Provide a minimum of five owner references for similar projects completed within the last ten years.

H. Claims and Litigation

Disclose any of the following for the past five years:

- Pending litigation
 - Claims
 - Defaults
 - Contract terminations
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I. Proposed Project Approach

Describe your firm's approach to:

- Quality management
 - Cost control including managing escalation, inflation, tariffs, and other project risks like change orders and communication with the owner and design team
 - Schedule management
 - Communication
 - Public agency coordination
 - Managing long-lead equipment
 - Maintaining safety throughout construction
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6. Evaluation Criteria

Statements of Qualifications will be evaluated using the following criteria:

Criteria	Points
Experience with Fire Stations/Public Safety Facilities	30
Qualifications of Key Personnel	20
Project Approach	15
Safety Record	15
References	10
Financial Capacity	10

Total Possible Score: **100 Points**

The District may invite the highest-ranked firms for interviews before making a final selection.

7. Tentative Schedule

Milestone	Date
RFQ Issued	July 30, 2026
Questions Due	August 10, 2026
Responses to Questions	August 12, 2026
SOQ Due	August 13, 2026 3:00 P.M.
Evaluation	August 18, 2026
Interviews (if required)	August 24, 2026

8. Submission Requirements

Submit five (5) printed copies, and one electronic PDF version of the Statement of Qualifications.

Submissions shall be clearly marked:

Statement of Qualifications – General Contractor Services
Hurricane Valley Fire Special Service District Fire Station Project

Deliver to:

Hurricane Valley Fire District
Attn: Chief Joe Decker
202 E State Street
Hurricane UT, 84737

Late submissions will not be accepted.

9. Questions

Questions regarding this RFQ shall be submitted in writing to:

Chief Joe Decker
Hurricane Valley Fire District
Email: jdecker@hvfssd.org

No verbal interpretations shall be considered binding.

10. Reservation of Rights

The District reserves the right to:

- Reject any or all submissions
 - Waive minor irregularities
 - Request additional information
 - Conduct interviews
 - Negotiate with the highest-ranked respondent
 - Cancel or modify this solicitation at any time
 - Award a contract in the manner deemed to be in the District's best interest
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11. Attachments

The following documents may be included with this RFQ:

- Preliminary Site Plan
- Conceptual Floor Plan





