NORTHERN ARIZONA FIRE DISTRICT

2600 E Northern Avenue, Kingman, AZ 86409
Administration Phone (928) 757-3151

INVITATION FOR BIDS (IFB)
SOLICITATION NO. 2026-FS35-IFB02
FIRE STATION 35 INTERIOR REMODEL & SITE IMPROVEMENTS

ISSUING AGENCY:	Northern Arizona Fire District
LOCATION:	9667 Concho Dr, Kingman, AZ 86409
PROJECT MANAGER:	Fire Chief Brian Grant
CONTRACT DURATION:	120 Calendar Days to Substantial Completion
MAXIMUM BUDGET:	$300,000.00 (Base Bid + Prioritized Alternates)

SECTION 1: PROCUREMENT SCHEDULE & INSTRUCTIONS

1.1 SCHEDULE OF EVENTS:

Legal Advertisement Dates:	October 26 & November 2, 2026
Mandatory Pre-Bid Walk-Through:	November 10, 2026, at 10:00 AM MST
Deadline for Written RFIs:	November 17, 2026, by 5:00 PM MST
Final Addendum Issued:	November 20, 2026
Sealed Bid Submission Deadline:	December 3, 2026, at 2:00 PM MST
Public Bid Opening:	December 3, 2026, at 2:05 PM MST
Board Contract Award Date:	December 16, 2026

1.2 ELIGIBLE CONTRACTOR LICENSES:

Bidders must hold an active Arizona Registrar of Contractors Commercial or Dual License in good standing: Class B-1 (General Commercial), Class B-2 (Small Commercial), Class KB-1 (Dual Building), or Class KB-2 (Dual Building). Residential-only licenses (Class B, B-3, or R-series) are prohibited and non-responsive.

1.3 SUBMISSION REQUIREMENTS:

Bids must be submitted in a sealed envelope marked:
"SEALED BID — IFB NO. 2026-FS35-IFB02: STATION 35 REMODEL"
Deliver to: Northern Arizona Fire District, Attn: Chief Brian Grant, 2600 E Northern Ave, Kingman, AZ 86409.

SECTION 2: DETAILED SCOPE OF WORK

The Contractor shall furnish all labor, materials, equipment, tools, commercial building permits, and supervision required to execute the following scope of work at Station 35:

2.1 BASE BID SCOPE (INTERIOR RENOVATIONS, FINISHES & SYSTEMS)

1. Permitting & Regulatory: Pull all required commercial building permits from Mohave County Development Services. All work must comply with local commercial building, electrical, mechanical, and plumbing codes.
2. Demolition & Wall Alterations:
    - Demolish designated non-structural interior partitions and fixtures.
    - Saw-cut and trim one (1) open pedestrian walkthrough passage through an existing non-bearing CMU wall. (Zero structural or load-bearing modifications).
    - Gear Room Exterior Wall: Remove existing exterior garage door at the Gear Room location, in-fill and wall off the opening matching exterior construction, and install one (1) standard exterior commercial pedestrian door in the new wall.
3. Exterior Door Modification: Replace one (1) existing exterior door assembly with a code-compliant commercial outward-swinging exterior door with panic hardware/weather-stripping.
4. Framing, Drywall, Paint & Trim (Facility-Wide):
    - Bunk Rooms: Frame, drywall, tape, texture, prime, paint, and trim four (4) individual crew bunk rooms. Saw-cut/frame exterior wall openings and install four (4) new exterior windows (one per bedroom) with exterior trimming/flashing.
    - Gear Room: Remove garage door. Reframe to match exterior wall. Install single exterior swing door to framed wall.
    - Kitchen & Day Room: Complete remodel including drywall, tape, texture, prime, paint, baseboard/casing trim, new cabinetry, commercial/heavy-duty residential countertops, plumbing fixtures, and appliances.
    - Report Room & Gym: Complete finish remodel including drywall repairs, tape, texture, prime, paint, and trim. Gym subfloor shall be floated and leveled to align smoothly with adjacent finished floor elevations.
    - Restrooms: Remove one (1) existing restroom completely; frame, drywall (moisture-resistant cement/greenboard in wet zones), tape, texture, prime, paint,

and trim two (2) new full bathrooms (requiring floor slab trenching) and reconfigure one (1) existing restroom into a half bathroom.

- Dedicated Rooms: Construct dedicated Turnout Gear and Laundry rooms, complete with drywall, tape, texture, prime, paint, baseboard trim, and utility rough-ins (exhaust airflow and washer/extractor connections).
- General Drywall & Finish Standard: Install new drywall across all new framed additions and replace damaged/existing drywall facility-wide as needed. Apply smooth or light orange-peel texture, one (1) coat of commercial primer, and two (2) coats of washable commercial-grade paint (semi-gloss/satin).
- Furnish and install commercial-grade baseboards, door casings, and trim throughout all remodeled spaces.

5. Mechanical, Electrical & Low-Voltage Audio:
    - Electrical & Receptacles: Ensure full electrical service, commercial LED lighting, and duplex/GFCI receptacles in EVERY newly framed or remodeled room and space.
    - Ceiling Fans: Furnish and install heavy-duty commercial ceiling fans with wall-mounted speed controls in all four (4) crew bunk rooms.
    - HVAC: Ensure conditioned HVAC supply and return air is present in ALL living and sleeping spaces.
    - Station Paging/Audio System: Furnish and install commercial ceiling-flush speakers wired to the station audio/paging system in the following locations:
        i. 4 Crew Bunk Rooms (each equipped with individual wall-mounted rotary attenuator volume controls)
        ii. 1 Gym Room
        iii. 3 Bathrooms
        iv. Kitchen
        v. Day Room
        vi. Main Entryway / Lobby

    (Speakers and wiring must interface seamlessly with District alerting/paging head-end equipment).

6. Epoxy Flooring:

- Surface prep, grinding, subfloor patching/leveling, and application of seamless commercial concrete epoxy flooring throughout living, operational, and transitional spaces.

7. Operational Continuity: Station 35 remains fully operational 24/7/365. Contractor must install dust and noise containment barriers and maintain zero obstruction to active emergency response egress or apparatus bay doors.

2.2 ADDITIVE BID ALTERNATES (EXTERIOR & SITE IMPROVEMENTS)

Alternates will be evaluated and awarded in numerical order up to the available $300,000.00 budget cap:

- ***ADDITIVE ALTERNATE NO. 1:***
  - Apparatus Bay Concrete Apron Replacement. Complete demolition and re-pour of heavy-duty reinforced concrete apparatus bay apron pad.
- ***ADDITIVE ALTERNATE NO. 2:***
  - Exterior Station & Bay Door Painting. Complete exterior surface prep, pressure washing, priming, and painting of the main station structure, including all exterior trim and two (2) main apparatus bay overhead doors.
- ***ADDITIVE ALTERNATE NO. 3:***
  - Asphalt Paving, Parking Lot & Driveway Improvements
  - Construct/pave new asphalt driveway extending from the main road to the employee parking area.
  - Construct/pave new asphalt parking lot structured to accommodate 7 to 8 employee/visitor vehicles.
  - Perform asphalt repairs, crack sealing, leveling, and seal-coating from the concrete apparatus pad to the main road.
- ***ADDITIVE ALTERNATE NO. 4:***
  - Concrete Side Exterior Crew Patio Form, reinforce, and pour concrete side exterior patio pad for off-duty firefighter crew use.

SECTION 3: STATUTORY & LEGAL TERMS

1. BID SECURITY (A.R.S. § 34-201): Bids must be accompanied by a Bid Bond, Certified Check, or Cashier's Check equal to 10% of the total combined bid amount, payable to Northern Arizona Fire District.

2. PERFORMANCE & PAYMENT BONDS (A.R.S. § 34-221): The awarded contractor must provide 100% Performance and 100% Payment Bonds prior to contract execution.
3. STATUTORY RETENTION (A.R.S. § 34-221): 10% retention withheld from monthly progress payments.
4. CONTRACT AWARD METHODOLOGY: Contract awarded to the lowest responsive and responsible bidder for the Base Bid plus as many Additive Alternates 1–4 as fit strictly within the $300,000.00 budget cap.