

REQUEST FOR PROPOSALS (RFP)

Exterior Entry and Security Door Replacement

Warrenton Fire Protection District (WFPD) Station 2

26625 S State Highway 47, Warrenton, MO 63383

1. Introduction

Warrenton Fire Protection District is requesting proposals from qualified contractors for the replacement of exterior entry and security doors (non-apparatus bay doors) at Warrenton Fire Protection District Station 2.

The purpose of this project is to enhance:

- Security for personnel and equipment
 - Durability under heavy use
 - Energy efficiency
 - Code compliance and life safety
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2. Project Overview

The Contractor shall provide all labor, materials, tools, and supervision necessary to remove existing exterior doors and frames and install new commercial-grade door assemblies suitable for a 24/7 emergency response facility.

Work areas may include:

- North Bay man door
 - West Bay man door
 - Kitchen French doors
 - All door closers
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3. Scope of Work

3.1 General Requirements

- Remove and properly dispose of existing doors, frames, and hardware
- Furnish and install new door and frame assemblies

- Coordinate work to maintain **continuous station operation and security**
 - Provide temporary security measures if doors are removed during work
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3.2 Door and Frame Specifications

- Doors shall be **heavy-duty, insulated steel** (minimum 18-gauge)
 - Frames shall be **welded steel frames** anchored to existing structure
 - Doors shall be designed for **high-cycle use** typical of emergency facilities
 - Provide **vision panels** (tempered or laminated safety glass) where required
 - Fire-rated assemblies shall be provided where applicable
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3.3 Hardware Requirements

All hardware shall be **commercial-grade, heavy-duty**, and suitable for emergency service environments:

- Heavy-duty ball-bearing hinges
 - Closers (adjustable, heavy-duty, with backcheck)
 - Panic hardware for egress doors
 - Keyed cylinders compatible with WFPD master key system
 - Electric strikes or magnetic locks (if specified)
 - Card reader/key fob access integration (coordinate with existing system if applicable)
 - Door position switches (if tied to security system)
 - Weatherstripping, thresholds, and door sweeps
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3.4 Security and Access Control

- Integrate with existing **access control systems** where applicable
 - Ensure doors automatically secure upon closing
 - Provide fail-safe/fail-secure hardware as required by code
 - Coordinate with Owner for keying and electronic access requirements
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3.5 Installation Requirements

- Verify all field measurements prior to fabrication
 - Install assemblies plumb, level, and square
 - Ensure tight weather seals and proper drainage
 - Adjust doors for smooth, reliable operation
 - Minimize downtime of critical access points
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3.6 Finishes

- Factory-finished doors and frames (color selected by WFPD)
 - Corrosion-resistant coatings suitable for exterior exposure
 - Touch-up and repair any installation damage
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4. Codes and Standards

All work shall comply with:

- International Building Code (IBC)
 - NFPA 101 – Life Safety Code
 - ADA accessibility requirements
 - Local building and fire codes
 - UL requirements for fire-rated assemblies (if applicable)
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5. Contractor Qualifications

Contractors must:

- Have **minimum 3–5 years experience** installing **commercial door systems**
 - Provide **references for similar completed projects**
 - Be **licensed and insured**
 - Provide proof of **general liability and workers compensation insurance**
 - Use **manufacturer-approved installation methods**
 - Certificate of prevailing wage
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6. Proposal Requirements

Proposals shall include:

- Company qualifications and relevant project experience
 - Detailed description of materials and door systems proposed
 - Hardware specifications and manufacturers
 - Project schedule and estimated duration
 - Itemized cost proposal
 - Warranty information (materials and labor)
 - References
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7. Schedule

- RFP Issued: April 22, 2026
- Proposal Due Date: May 14, 2026

- Anticipated Award: May 19, 2026
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8. Evaluation Criteria

Proposals will be evaluated based on:

- Experience with similar facilities
 - Quality of materials and hardware
 - Cost
 - Project schedule
 - References
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9. Special Considerations for Fire Station Operations

- Work must not interfere with **emergency response readiness**
 - Maintain secure access for on-duty personnel at all times
 - Coordinate closely with station staff for scheduling
 - Limit noise and disruption in sleeping quarters where possible
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10. Warranty Requirements

Contractor shall provide a **minimum warranty** :

- **Material/Manufacturing Defects** – Covers defects in the door panel, frame, or hardware caused by faulty materials or workmanship.
 - **Finish/Coating** – Covers paint, powder coat, or other surface finishes peeling, cracking, or fading.
 - **Hardware/Components** – May include hinges, locks, closers, and other mechanical parts.
 - 1–5 years for general defects.
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11. Terms and Conditions

- Warrenton Fire Protection District reserves the right to reject any or all proposals
 - Warrenton Fire Protection District may waive informalities in proposals
 - Contractor shall comply with all applicable laws, codes, and regulations
 - Request additional information
 - Negotiate with selected contractors
 - Cancel the RFP at any time
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12. Submission Instructions

Proposals must be submitted no later than:

Deadline: May 14, 2026 4pm

Submit proposals to:

Contact Name:

Christy Benn

Organization:

Warrenton Fire Protection District

Email:

cortega@warrenton-fire.org

Phone:

(636)456-8935 ext. 100

13. Board Authorization

This Request for Proposals is issued by authority of the Warrenton Fire Protection District Board of Directors.

Board Chair Signature: Rob Vogelgsang

Date: 4.21.26