



Additions and Renovations to
Vestavia Hills Alberto C. Zaragoza Jr. Fire Station No. 4

Vestavia Hills, AL

Owner – City of Vestavia Hills

Construction Manager – Doster Construction Company

Architect – Williams Blackstock Architects

Project Location – 13041 Liberty Parkway, Vestavia Hills, AL 35242

- Prequalification package due to Construction Manager – July 16th, 2026
- Pre-qualified contractors will be notified by no later than - July 23rd, 2026
- Only pre-qualified Prime General Contractors will be allowed to bid on this project

Project Summary:

The project consists of the renovation and addition of the existing Fire Station #4 in Liberty Park totaling approximately 11,736 square feet of gross building area. Work includes demolition of the existing living quarters portion of the building and construction of new foundations and slab-on-grade systems to support the renovated and expanded facility. Structural improvements will include new metal stud framing, structural framing members, CMU masonry construction, and wood truss roof framing with a new asphalt shingle roofing system. The exterior building envelope will include brick veneer systems, cast stone masonry, new thermal / weather resistant systems, metal wall panels, sheet metal flashing and trim, and installation of all new doors, windows, glazing, and storefront systems. Interior construction will include complete buildout of new and renovated spaces with updated finishes, specialties, and associated architectural components necessary to support fire station operations and living quarters. The project also includes complete replacement and upgrade of plumbing, mechanical, and electrical systems, including new HVAC equipment and distribution systems, plumbing infrastructure and fixtures, electrical distribution, lighting, fire alarm, communications, and associated controls. Site improvements will consist of new asphalt and concrete paving, sidewalks, utility infrastructure, grading, irrigation systems, and landscaping necessary to support the overall development and operation of the facility.

CRITERIA FOR PREQUALIFICATIONS

The purpose of having criteria is to set a measure by which contractors shall be judged to be prequalified and to ensure compliance with Code of Alabama Title 39-2-4. This is a set of criteria that shall be added to or taken away from depending on the construction job being bid. Per the Code of Alabama (1975), "any awarding authority that proposes to prequalify bidders shall establish written prequalification procedures and criteria that (1) are published sufficiently in advance of any affected contract so that a bona fide bidder may seek and obtain prequalification prior to preparing a bid for that contract, such publication to be accomplished by the methods specified in subsection (a) of Section 39-2-2; (2) are related to the purpose of the contract or



contracts affected; (3) are related to contract requirements or the quality of the product or service in question; (4) are related to the responsibility, including the competency, experience, and financial ability, of a bidder; and (5) will permit reasonable competition at a level that serves the public interest. The prequalification publication is included with the publication required under subsection (a) of Section 39-2-2, provided it produces the above required advance notice".

Below are the criteria that shall be used to prequalify contractors. Failure to submit all and complete answers will be grounds for the Owner to not qualify said contractor. All answers shall be in the order below. Use as many pages to submit as needed. **This form shall be returned with your answers.**

Company Information

Provide proof that you are currently licensed by the State of Alabama to do the type of work for which you are requesting prequalification.

1. List formal name of organization submitting and office address with telephone and e-mail.
2. Identify the Project Name for which contractor is prequalifying.
3. How long has your organization been in business under said name?
4. List formal company structure (Corporation, Partnership, Individual, or Other) and the date it was organized as such, and license numbers.
5. List officers' names and how long they have been continuously employed at company listed in #1.

Bonding, Financial, and Insurance

The Owner wants assurance that any Surety or Insurance Company used are sound companies and that Financial Statements are current and prepared according to GAAP and that the company has proper liquidity and no serious liabilities.

6. List name of your Surety with name, address and contact information of your agent.
 - How long have you been with this particular Surety company?
 - Give your bonding capacity per project and in the aggregate.
 - List how much of that aggregate is currently in use.
 - Provide letter from Surety stating they will provide bonding for this project of \$7,000,000.00.
7. Please be prepared to provide a current Financial Statement for the organization shown in #1 above along with Auditor's Report and Footnotes. This should be a two (2) year comparative Statement. If not, include the previous year's Statement for comparative purposes. Audited or Reviewed statements are preferred.
8. Insurance – List what companies you have used for the past five (5) years and their Best's Financial Size Category and Best's Financial Strength Rating. List any coverage that has been cancelled by an insurance company in the past five (5) years and the reason for such cancellation. Provide current Certificate of Insurance for the required coverages.

Experience Modification Rate

9. Provide your organization's documented EMR (Mod) rate for the current year.
10. Provide your organization's documented EMR (Mod) rate for the past five years.



Litigation and Claims

The Owner wants to make sure any litigation and claims will not have an adverse effect on this project should your company be awarded the job through the competitive bid process.

11. Does your organization or any of its officers have any judgments, claims, arbitration or mediation proceedings pending or outstanding? If yes, please give pertinent details and outcome(s).
12. Has your organization within the past five (5) years been a party to any lawsuits or requested arbitration or mediation proceedings in regard to any of its construction contracts? If yes, please give pertinent details and outcome(s).

Past Experience

The intent of this section is to verify that the submitting general contractor has successfully completed multiple projects as the Prime Contractor that are similar in size and scope.

13. Has your organization ever failed to complete any work awarded to it? If yes, please give pertinent details and outcome(s).
14. Has any officer in your organization within the past five (5) years ever been an officer of an organization that failed to complete a construction contract? If yes, please give pertinent details.
15. Has your organization or any current officer of your organization, if not a corporation, filed bankruptcy under Chapter (s) 7, 11, or 13 as defined by the IRS? If yes, please give pertinent details.
16. Give the annual contracted volume of construction work performed by your organization during the past five (5) years.
 - a. 2021: \$ _____
 - b. 2022: \$ _____
 - c. 2023: \$ _____
 - d. 2024: \$ _____
 - e. 2025: \$ _____
17. List all projects contracted under your Alabama Contractor's license in the past five (5) years and how those jobs ended (i.e. on time, failure to complete, etc.) including contract amounts (awarded & final), project construction duration, and actual completion dates relative to initial contracted completion date.

Current Capacity and Ability to Complete this Project

The intent of this section is to verify that submitting contractor not only has the relevant project experience for the project for which they are requesting prequalification, but that the contractor will not be over-extended in relation to resources including but not limited to project staffing and bonding capacity. The reviewer will evaluate the information provided for each of these questions in conjunction with the anticipated contract value, contract start date, contract completion date and possible resource needs of the project. The information will also be utilized to complete reference checks.

18. Please list major construction projects currently in progress as the Prime Contractor. Please copy Attachment A for each project and use for answering this requirement.
19. Give total amount of work currently under contract and state the percentage of work remaining to be completed.



Relevant Experience

The Owner recognizes that contractors who have completed similar type projects bring a certain advantage to the completion of the construction process.

20. List all comparable projects your organization has completed within the past five (5) years that are of similar type and scope to the work needed for the Project listed in #2 above. Please copy Attachment B for each project and use for answering this requirement. List a minimum of three (3) projects.
21. List your organization's proposed field and project management personnel, along with resumes, who are competent in supervising and performing this specific type of construction on this size project, including working on an occupied campus.

Drug and Safety Programs

As part of their Contractor Prequalification process, the Owner requires contractors to provide proof of their corporate position on drugs and safety in their field of business. The Owner believes that a company with a strong drug and safety program will also reflect favorably on other areas such as quality control.

22. Drug and Criminal Background Checks - Provide a description of your written programs.
23. Safety Program – Provide a description of your written program.

Scheduling and Quality Control Program (QAQC)

The Owner believes that scheduling and quality control are very important components to ensuring a successful construction project. Please explain in detail your corporate position relating to these components. Applicants should define what means or methods are utilized when scheduling projects (i.e. out sourced service, in-house), describe means for schedule recovery and provide any examples of projects where schedule challenges were overcome. The Program should exhibit organization and prosecution of work plans, and facilitate the contractor's ability to diligently prosecute work.

24. Project Scheduling – Provide a description of your company's proactive program including procedures and requirements.
25. Quality Assurance/Quality Control (QAQC) Program – Provide a description of your company's proactive program including procedures and requirements.