



REQUEST FOR PROPOSALS (RFP)

GENERAL CONTRACTOR

Request for written proposals for addition and remodel of the Iron County Senior Citizens Center located at 489 E 200 S Cedar City Utah

RFP Due: by 9:00 Am on September 21, 2020

CONSTRUCTION DOCUMENTS

Construction Documents are available at the Iron County Building and Zoning Department located at 82 North 100 East, Suite 102, Cedar City, Utah.

BACKGROUND

The Iron County Senior Center was built in 1988 with an addition in 2005. Due to COVID 19 it has become necessary for an addition to the building in order to serve the need of Iron County.

Mandatory pre-bid meeting

September 11, 2020 9:00 am at Iron County Visitor Center 581 N Main Street Cedar City Ut 84720 west conference room

PROJECT DESCRIPTION

Design and Build 2600sq foot addition with 2600sq foot basement. Project will include conference area with movable divider for smaller meeting rooms, offices bathrooms and elevator. Will need to remove existing bathroom and closets for new layout and relocate roof mounted equipment for new roof line. A rough floor plan will be available by pre-bid meeting.

1. Design
 - a. The Contractor will work with Iron County Deputy Building Official and end users to determine the final plans and scope of project.
 - b. It will be the Contractors responsibility to hire architect and engineer as need for building plans and specifications.
2. Construction
 - a. This project may be built and permitted in stages in order to expedite construction time.

- b. Contractor will be responsible to coordinate all sub-contractor, Geologic engineer, deliveries, material, inspections and special inspections as needed.
- c. Contractor will follow approved plans and specifications.
- d. This project will be funded with Federal funds, Contractor and sub-contractor will need to follow the Davis-Bacon act and supply all documentation need per guidelines.

SCOPE OF WORK

The scope of work will include, but not be limited to, the following functions:

- Contractor is responsible for all measurements to determine material quantities.
- The buildings and grounds will be occupied during construction. It is the contractor's responsibility to coordinate work.
- Contractor is responsible to transport and disposal of all construction debris to an approved disposal site other than the County Dumpsters.
- Meet and work with Deputy Building Official, and end users to determine and meet the objectives of the project.
- Any changes to project or products being used from bid documents will need to be approved in writing by the Iron County Deputy Building Official.

Project completed by times

- Project start time will be as soon as possible after contractor is selected preference will be given to contractor with the earliest availability.
- Substantial completion December 31, 2020.
 - Due to time frame of project some area of project may not be completed in set time frame, due to product availability and weather. Final schedule will be completed after construction documents area submitted.

Successful bidder must be able to complete the work in the time that has been set. Protect materials from inclement weather. Disruption of offices and parking must be kept to a minimum. Work area must be blocked off to prevent harm to employees and visiting patrons. There shall be nothing implied in the project that indicates future work for the awarded contractor beyond the scope of this single project.

Information Required in the Proposal

- Name, Telephone number, Email address and physical address of contractor.
- Bid documents
 - Detailed cost estimate showing labor and materials cost.
 - Rough floor plan will be provided at pre-bid meeting.

- Allowances for floor coverings and finish material (Doors, trim, Lights, plumbing, Etc.)
 - Final contract price can be negotiated when plans and scope have been approved.
 - Estimated time for construction
 - Available start date.
 - Construction time line
 - Time line will be finalized when building plans and scope is approved.
 - Bonding
 - Ability for construction Bond.
- Provide any information you feel is unique to your company in conducting this type of work in regards to value, pricing, etc.

Successful bidder will need to

- Provide an explanation of warranties for materials and labor.
- Provide a copy of the company’s Utah State Contractors license number.
- Provide a copy of the company’s or individual’s business license.
- Provide proof of liability insurance two million (2,000,000) min.
- Provide evidence of Worker’s Compensation.
- Successful bidder must be an equal opportunity employer that does not discriminate against any individual due to race, color, religion, gender, age or national origin in regards to employment, compensation, promotion and discipline.

Discussions may be conducted with responsible contractors who submit a proposal determined by the Iron County Deputy Building Official to be reasonably susceptible of being selected for award for the purpose of assuring a full understanding of and responsiveness to solicitation requirements.

Contractors shall be accorded fair and equal treatment with respect to any opportunity for discussion and revision of proposals. Revisions may be permitted after submission prior to the closing date and time when bids will be accepted.

In conducting discussions, there shall be no disclosure of any information derived from a proposal submitted by competing contractors.

RFP RESPONSE SCHEDULE

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| • Release of RFP | September 4, 2020 |
| • Mandatory pre-bid meeting | September 11, 2020 |

- Deadline for submission of questions September 18, 2020
- RFP due September 21, 2020
- Review of RFP September 21, 2020
- Notification to selected firm September 21, 2020

SUBMITTAL INFORMATION

Any questions pertaining to the RFP should be directed to Lester Ross, Iron County Deputy Building Official (contact information below). All Bid materials shall be in an 8.5 x 11 format. All information requested in the RFP must be addressed in the proposal. Proposals are due by **9:00 am on September 21, 2020**, and shall be submitted to:

Lester Ross
 Iron County Deputy Building Official
 82 North 100 East, Suite 102,
 Cedar City, Utah 84720
 Lester.ross@ironcounty.net

Contact phone numbers are (435) 865-5350.

Review of Bids

Iron County Commission Chambers 68 S 100 E Parowan UT at
 9:30 am. On September 21, 2020.

Reserved Rights

Preference to contractors that attended site inspection

Award of contract shall be made to the submitter whose bid is determined to be the most responsible and advantageous to the County, considering pricing, materials, and the evaluation factors set forth in the request for bid. The request for bid is not to be considered a commitment of any kind, for payment or costs incurred in the submission of a bid or for any cost incurred prior to the execution of a formal contract with Iron County.

Iron County reserves the right to accept or reject any or all bids or proposals.