



STATE OF UTAH - DEPARTMENT OF ADMINISTRATIVE SERVICES

Division of Facilities Construction and Management

DFCM

**MULTI-STEP BIDDING PROCESS
FOR
CONTRACTORS**

**Request For Solicitation For
Construction Services**

**Open-Ended Multi-Step Pre-Qualified
General Contractors**

August 22, 2019

**MID-ZONE REMODEL
GUNTHER TRADES BUILDING**

**UTAH VALLEY UNIVERSITY
OREM, UTAH**

DFCM Project No. 15125790

Method Studio Inc.
360 Aspen Avenue
Salt Lake City, Utah 84101

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Current copies of the DFCM General Conditions dated May 25, 2005 and all Supplemental General Conditions are available upon request at the DFCM office and on the DFCM web site at <https://dfcm.utah.gov/wp-content/uploads/DFCM-General-Conditions.pdf>, and are hereby made part of these contract documents by reference.

SciQuest Contact Information:

- **Project Specific Questions:** Refer to Project Schedule for deadline. All questions are to be submitted through SciQuest at (<https://bids.sciquest.com/apps/Router/PublicEvent?CustomerOrg=StateOfUtah>).
- **SciQuest Technical/Bidding Questions:** sciquestadmin@utah.gov.

INVITATION TO BID

ONLY FIRMS PRE-QUALIFIED DURING STAGE I OF THE RFS ARE ALLOWED TO BID ON THIS PROJECT

The State of Utah - Division of Facilities Construction and Management (DFCM) is requesting bids for the construction of the following project:

MID-ZONE REMODEL - GUNTHER TRADES BUILDING
UTAH VALLEY UNIVERSITY - OREM, UTAH
DFCM PROJECT NO.: 15125790

Project Description: See Project Description on page 4 for contact information and list of pre-qualified general contractors.

Construction Cost Estimate: \$3,500,000

The bid documents will be available at 3:00 PM on Thursday, August 22, 2019 on the DFCM web page at <http://dfcm.utah.gov>.

A **MANDATORY** pre-bid meeting and site visit will be held at 11:00 AM on Wednesday, August 28, 2019 Gunther Trades Building Room 618, Utah Valley University, Orem, Utah. All pre-qualified prime contractors wishing to bid on this project must attend this meeting.

Bids are to be submitted electronically until 3:00 PM on Wednesday, September 4, 2019 through a secure mailbox at SciQuest (<https://bids.sciquest.com/apps/Router/PublicEvent?CustomerOrg=StateOfUtah>). It is the sole responsibility of the contractor to ensure their bid reaches SciQuest before the closing date and time. There is no cost to the contractor to submit electronic bids via SciQuest. Electronic bids may require the uploading of electronic attachments. The submission of attachments containing embedded documents (i.e., zip files, .mov, wmp, and mp3 files, etc.) is prohibited. All documents should be attached as separate files. For questions relating to SciQuest, please email sciquestadmin@utah.gov.

A bid bond in the amount of five percent (5%) of the bid amount, made payable to the Division of Facilities Construction and Management on the AIA Document A310 – 2010 Bid Bond, or equivalent, shall accompany the bid submission and uploaded in SciQuest. **If the bid bond is not furnished with the bid through SciQuest, the BID is NONRESPONSIVE.**

The Division of Facilities Construction & Management reserves the right to reject any or all bids or to waive any formality or technicality in any bid in the interest of the State.

DIVISION OF FACILITIES CONSTRUCTION AND MANAGEMENT
Room 4110 State Office Building
Capitol Hill Complex
450 North State Street
Salt Lake City, Utah 84114

PROJECT DESCRIPTION

Contact Information:

Project Specific Questions: Refer to Project Schedule for deadline. All questions are to be submitted through SciQuest at (<https://bids.sciquest.com/apps/Router/PublicEvent?CustomerOrg=StateOfUtah>).

SciQuest Technical/Bidding Questions: sciquestadmin@utah.gov.

DFCM Project Manager: Clint Bunnell **Phone:** 385-414-2314 **Email:** cbunnell@utah.gov

Project Description/Base Bid: Renovation work on GT levels 3, 4, 5, 6, 6M, and 7 of the existing UVU Gunther Trades Building. The majority of the base bid project scope for GT levels 3, 4, and 5 are partition wall modifications and finish updates for offices, classrooms, and visual arts labs/studios, and a new stair connection between level GT 5 and GT 6. Level GT 6 includes the renovation of the area adjacent to the new Noorda Center for the Performing Arts, with the replacement of a small theatre (ExBox Theatre) and associated theatrical production/support spaces; relocation of classrooms; and the addition of an art gallery below an existing mid-level office space. At the mid-levels between GT 6 and GT 7 is the addition of a production booth for the new ExBox theatre, as well as a new production booth for the existing Bastian Black Box theatre within the Noorda Center for the Performing Arts.

Additive Alternate No. 1: Dean's Suite and Marketing Area: Finishing of an existing shell space at level GT 7 with offices and conference room, and the scope includes to provide a connection from this space to the existing Noorda Center for the Performing Arts. The renovation of the existing, adjacent office area is also included within this alternate, and will be connected to the renovated shell space at level GT 7.

Additive Alternate No. 2: Bastian Theatre Dimmer System: Replacing the existing 96-dimmer rack at the existing Bastian Theatre dimmer room.

Additive Alternate No. 3: Ceramics Storage Addition: Construct a new storage room at level GT 3 and connect to the existing Ceramics Studio and Kilns Room.

Liquidated Damages: \$500 per day.

**Open-Ended Multi-Step Pre-Qualified
General Contractors List
July 29, 2019**

Firm Name	Address	Pre- Qualification Expiration Date
Acme Construction	North Salt Lake, Utah 84054	July 1, 2020
Advanced Construction & Design	Washington, Utah 84780	July 1, 2020
Archer Construction, Inc.	Salt Lake City, Utah 84116	July 1, 2020
Arnell-West Inc.	Salt Lake City, Utah 84119	July 1, 2020
Ascent Construction, Inc.	Centerville, Utah 84014	July 1, 2020
B H, Inc.	Vernal, Utah 84078	October 1, 2020
Barton Excavating, Inc.	Ephraim, Utah 84627	January 1, 2021
BODEC, Inc.	Price, Utah 84051	March 1, 2020
Broderick and Henderson Const., LC	Orem, Utah 84058	July , 2020
Brubaker Construction, Inc.	Salt Lake City, Utah 84047	January 1, 2020
Bud Mahas Construction, Inc.	Salt Lake City, Utah 84116	July , 2020
Busk Incorporated	Richfield, Utah 84701	January 1, 2021
Cameron & Company dba Cameron Construction	Salt Lake City, Utah 84115	April 1, 2020
Carter Enterprises, Inc.	Cedar City, Utah 84721	July , 2020
Cinnamon Creek Construction, LLC	Layton, Utah 84041	May 1, 2020
COP Construction, LLC	North Salt Lake, Utah 84054	January 1, 2021
Country Wide Builders, LLC	Spanish Fork, Utah 84660	January 1, 2021
CRC Construction, Inc.	Midvale, Utah 84047	July , 2020
Creative Times Day School dba Creative Times, Inc. (CTI Construction)	Ogden, Utah 84401	July , 2020
CSM Construction, Inc.	West Jordan, Utah 84081	January 1, 2021
Culp Commercial Construction, LLC	Salt Lake City, Utah 84115	January 1, 2021
Custom Construction & Design, Inc.	Herriman, Utah 84096	January 1, 2021
Double E Construction, Inc.	Green River, Utah 84525	January 1, 2020
DSB Construction	American Fork, Utah 84003	April 1, 2020
DWA Construction, Inc.	Logan, Utah 84323	January 1, 2021
E K Bailey Construction	Ogden, Utah 84404	July 1, 2020
Entelen Design-Build, LLC	Sandy, Utah 84070	July 1, 2020
Evans Grader & Paving, Inc.	Provo, Utah 84606	January 1, 2021
Guardian Construction, Inc.	Layton, Utah 84041	November 1, 2019
Geneva Rock Products	Murray, Utah 84107	January 1, 2020
Gramoll Construction Company	North Salt Lake, Utah 84054	July , 2020
Grand Enterprises, LLC	Layton, Utah 84041	January 1, 2021
Harward and Rees	Loa, Utah	November 1, 2019
HHI Corporation	Farmington, Utah 84025	July 1, 2020
High Desert Excavating, Inc.	Green River, Utah 84525	July 1, 2020
Hughes General Contractors	North Salt Lake, City 84054	April 1, 2020
Hydro-Tech, Inc.	Lehi, Utah 84043	January 1, 2021
Jardine Malaska Construction Services (JMCS)	Salt Lake City, Utah 84124	May 1, 2020
JC Construction, Inc.	Salt Lake City, Utah 84107	July 1, 2020
J. L. Hardy Construction, Inc.	Bountiful, Utah 84010	April 1, 2020
J. Lyne Roberts & Sons, Inc.	Provo, Utah 84604	January 1, 2021
Judd Construction	Draper, Utah 84020	July 1, 2020

Firm Name	Address	Pre- Qualification Expiration Date
Keller Construction, Inc.	Salt Lake City, Utah 84119	July 1, 2020
Kier Construction Corp.	Ogden, Utah 84403	June 1, 2020
KW Robinson Construction, Inc.	Duchesne, Utah 84021	July 1, 2020
Landmark Companies, Inc.	Logan, Utah 84323	July 1, 2020
Lundahl Building Systems	Logan, Utah 84321	April 1, 2020
Mel Clark, Inc.	Cedar City, Utah 84721	July 1, 2020
Merrill Sheriff Construction	Centerville, Utah	January 1, 2021
Modern Construction	South Jordan, Utah 84095	January 1, 2020
MW Construction, Inc.	Paradise, Utah 84328	July 1, 2020
Nelson Brothers Construction Company	Salt Lake City, Utah 84115	July 1, 2020
New Star General Contractors	Salt Lake City, Utah 84119	October 1, 2020
North Ridge Construction, Inc.	Park City, Utah 84068	July 1, 2020
Northern Construction, LLC	Ogden, Utah 84401	April 1, 2020
NorthFace Construction, Inc.	Kamas, Utah 84036	August 1, 2020
OMA Construction Company, LLC	Orem, Utah 84057	January 1, 2021
One West Construction, LLC	Kaysville, Utah 84037	July 1, 2020
OnSite Development, Inc.	Ogden, Utah 84404	January 1, 2021
Patriot Construction	Ogden, Utah 84404	July 1, 2020
Paulsen Construction	Salt Lake City, Utah 84115	July 1, 2020
Pentalon Construction, Inc.	Salt Lake City, Utah 84107	January 1, 2021
R. B. Construction	Spanish Fork, Utah 84660	April 1, 2020
R. Ray Ward Constructions Company	Farr West, Utah	January 1, 2020
Raymond Construction	Logan, Utah 84341	July 1, 2020
Rod Lewis Construction, LLC	Orem, Utah 84058	January 1, 2021
Rueckert Construction	Salt Lake City, Utah 84157	July 1, 2020
Saunders Construction, Inc.	Ogden, Utah 84404	July 1, 2020
Schmidt Construction, Inc.	Cedar City, Utah 84721	July 1, 2020
Shaw Construction, LLC	Grand Junction, Colorado	July 1, 2020
SIRQ, Inc.	Lehi, Utah 84043	October 1, 2020
Slider Construction, Inc.	West Jordan, Utah 84088	August 1, 2020
Spindler Construction Corp.	Logan, Utah 84321	July 1, 2020
Stacey Enterprises, Inc.	Ogden, Utah 84405	July 1, 2020
Stallings Construction, Inc.	Murray, Utah 84107	October 1, 2020
South Mountain Builders, Inc.	Riverton, Utah 84065	January 1, 2021
Stout Building Contractors, LLC	Centerville, Utah 84014	January 1, 2021
Tri-Hurst Construction	Blanding, Utah 84511	July 1, 2020
Tushar Contracting, Inc.	Beaver, Utah 84115	January 1, 2021
United Contractors, Inc.	Salt Lake City, Utah 84713	January 1, 2021
VanCon, Inc.	Springville, Utah 84663	July 1, 2020
Valley Design & Construction	Layton, Utah 84041	April 1, 2020
Veritas, Inc.	Draper, Utah 84020	January 1, 2021
Wade Payne Construction, Inc.	Orem, Utah 84059	January 1, 2021
Wadman Corporation	Ogden, Utah 84401	July 1, 2020
Warner & Associates Construction, Inc.	Spanish Fork, Utah 84660	July 1, 2020
Watts Construction, Inc.	St. George, Utah 84790	January 1, 2021
XCEL General Contracting	Bountiful, Utah 84101	July 1, 2020
Zwick Construction	Midvale, Utah 84047	January 1, 2020

STAGE II - OPEN-ENDED MULTI-STEP PRE-QUALIFIED BIDDING PROCESS

ONLY FIRMS PRE-QUALIFIED DURING STAGE I OF THE RFS ARE ALLOWED TO BID ON THIS PROJECT

1. Invitational Bid Procedures

Each pre-qualified firm will be notified via e-mail from SciQuest when a project is ready for Construction Services to invite them to bid on the project.

2. Drawings and Specifications and Interpretations

Drawings, specifications and other contract documents may be obtained as stated in the Invitation to Bid. If any firm is in doubt as to the meaning or interpretation of any part of the drawings, specifications, scope of work or contract documents, they shall submit a request for interpretation through SciQuest's web site at <https://bids.sciquest.com/apps/Router/PublicEvent?CustomerOrg=StateOfUtah> by the question deadline identified in the schedule. Answers to questions and interpretations will be made via addenda issued by DFCM. Neither DFCM or the designer shall be responsible for incorrect information obtained by contractors from sources other than the official drawings/specifications and addenda issued by DFCM.

3. Product Approvals

Where reference is made to one or more proprietary products in the contract documents, but restrictive descriptive materials of one or more manufacturer(s) is referred to in the contract documents, the products of other manufacturers will be accepted, provided they equal or exceed the standards set forth in the drawings and specifications and are compatible with the intent and purpose of the design, subject to the written approval of the Designer. Such written approval must occur prior to the deadline established for the last scheduled addendum to be issued. The Designer's written approval will be included as part of the addendum issued by DFCM. If the descriptive material is not restrictive, the products of other manufacturers specified will be accepted without prior approval provided they are compatible with the intent and purpose of the design as determined by the Designer.

4. Mandatory PreBid Site Meeting

If a firm fails to attend a pre-bid site meeting labeled "Mandatory" they will not be allowed to bid on the project. At the mandatory meeting, contractors may have an opportunity to inspect the site, receive additional instructions and ask questions about the project. The schedule contains information on the date, time, and place of the mandatory pre-bid site meeting.

5. Addenda

All clarifications from DFCM will be in writing and issued as an addendum to the RFS. Addenda will be posted on SciQuest's web site. Contractors are responsible for obtaining information contained in each addendum from the web site. Addenda issued prior to the submittal deadline shall become part of the bidding process and must be acknowledged when the bid is submitted electronically through SciQuest. Failure to acknowledge addenda shall result in disqualification from bidding. DFCM shall not be responsible for incorrect information obtained by contractors from sources other than official addenda issued by DFCM.

6. Financial Responsibility of Contractors, Subcontractors and Sub-subcontractors

Contractors shall respond promptly to any inquiry in writing by DFCM to any concern of financial responsibility of the Contractor, Subcontractor or Sub-subcontractor. Failure to respond may result in suspension from DFCM's list of pre-qualified contractors.

7. Licensure

The Contractor shall comply with and require all of its Subcontractors to comply with the license laws as required by the State of Utah.

8. Permits

In concurrence with the requirements for permitting in the general conditions, it is the responsibility of the contractor to obtain the fugitive dust plan requirements from the Utah Division of Air Quality and the SWPPP requirements from the Utah Department of Environmental Quality and submit the completed forms and pay any permit fee that may be required for this specific project. Failure to obtain the required permit may result in work stoppage and/or fines from the regulating authority that will be the sole responsibility of the contractor. Any delay to the project as a result of any such failure to obtain the permit or noncompliance with the permit shall not be eligible for any extension in the Contract Time.

9. Bid and Bid Bond

Before submitting a bid, each bidder shall carefully examine the contract documents; shall visit the site of the work; shall fully inform themselves as to all existing conditions and limitations; and shall include in the bid the cost of all items required by the contract documents including those added via addenda. If the bidder observes that portions of the contract documents are at variance with applicable laws, building codes, rules, regulations or contain obvious erroneous or uncoordinated information, the bidder shall promptly notify the DFCM Project Manager. Changes necessary to correct these issues will be made via addenda issued by DFCM.

Bids are to be submitted electronically through a secure mailbox at SciQuest until the date and time on the Project Schedule. It is the sole responsibility of the contractor to ensure their bid reaches SciQuest before the closing date and time. There is no cost to the contractor to submit electronic bids via SciQuest. Electronic bids may require the uploading of electronic attachments. The submission of attachments containing embedded documents (i.e., zip files, .mov, wmp, and mp3 files, etc.) is prohibited. All documents should be attached as separate files.

A bid bond properly signed by the contractor and a qualified surety, on the AIA Document A310 – 2010 Bid Bond, or equivalent, in the amount of 5% of the bid, shall accompany the bid submission and uploaded in SciQuest. **If the bid bond is not furnished with the bid through SciQuest, the BID is NONRESPONSIVE.** THIS BID BOND MUST BE ON THE AIA DOCUMENT A310 – 2010 BID BOND, OR EQUIVALENT IN ORDER TO BE CONSIDERED AN ACCEPTABLE BID unless only one bid is received by DFCM, or the failure to comply with the bid bond requirements is determined by the Director of DFCM to be nonsubstantial based on the following:

- A. the bid bond is submitted on a form other than DFCM’s required Bid Bond form and the bid bond meets all other requirements including being issued by a surety firm authorized to do business in the State of Utah and be listed in the U.S. Department of the Treasury Circular 570, Companies Holding Certificates of Authority as Acceptable Securities on Federal Bonds and as Acceptable Reinsuring Companies for an amount not less than the amount of the bond to be issued. A co-surety may be utilized to satisfy this requirement; and
- B. the contractor provides a bid bond properly signed by a qualified surety and on the required DFCM Bid Bond form by the close of business of the next succeeding business day after the DFCM notifies the bidder of the defective bid bond.

A CASHIER’S CHECK CANNOT BE USED AS A SUBSTITUTE FOR A BID BOND.

10. Listing of Subcontractors

Listing of Subcontractors shall be as summarized in the “Instructions and Subcontractor’s List Form”, included as part of the contract documents. The subcontractors list shall be e-mailed to dfcmcontracts@utah.gov within 24 hours of the bid opening. Requirements for listing additional subcontractors will be listed in the contract documents.

DFCM retains the right to audit or take other steps necessary to confirm compliance with requirements for the listing and changing of subcontractors. Any contractor who is found to not be in compliance with these requirements may be suspended from DFCM’s list of pre-qualified contractors.

11. Contract and Bond

The Contractor's Agreement will be in the form provided in this document. The Contract Time will be as indicated in the bid. The successful bidder, simultaneously with the execution of the Contract Agreement, will be required to furnish a performance bond and a payment bond on the AIA Document A312 - 2010 Performance and Payment Bond, or equivalent. These fully executed/signed bonds are to be e-mailed to dfcmcontracts@utah.gov.

The performance and payment bonds shall be for an amount equal to one hundred percent (100%) of the contract sum and secured from a company that meets the requirements specified in the requisite forms. Any bonding requirements for subcontractors will be specified in the Supplementary General Conditions.

12. Award of Contract

The Contract will be awarded as soon as possible to the lowest, responsive and responsible bidder, based on the lowest combination of base bid and acceptable prioritized alternates, provided the bid is reasonable, is in the interests of DFCM to accept and after applying the Utah Preference Laws in U.C.A. Title 63, Chapter 56. DFCM reserves the right to waive any technicalities or formalities in any bid or in the bidding. Alternates will be accepted on a prioritized basis with Alternate 1 being highest priority, Alternate 2 having second priority, etc. Alternates will be selected in prioritized order up to the construction cost estimate.

13. Right to Reject Bids

DFCM reserves the right to reject any or all Bids.

14. Withdrawal of Bids

Bids may be withdrawn on written request received from bidders within 24 hours after the bid opening if the contractor has made an error in preparing the bid.

15. DFCM Contractor Performance Rating and Pre-Qualification Status

As a contractor completes each project, DFCM will evaluate project performance based on the enclosed “DFCM Contractor Performance Rating” form. The ratings issued on this project may affect the firm’s “pre-qualified” status and their ability to obtain future work with DFCM. Contractors shall remain on DFCM’s list of pre-qualified contractors provided: (a) they receive a performance rating of 4.0 or greater on each DFCM project. If a rating less than 4.0 is received on any single project the contractor will be removed from the pre-qualified list and will not be eligible to re-apply for a minimum of 12 months, (b) they are not suspended for failure to comply with requirements of their contract, (c) the firm has not undergone a significant reorganization involving the loss of key personnel (site superintendents, project managers, owners, etc.) to a degree such that the firm no longer meets the pre-qualification requirements outlined in Stage I, (d) the financial viability of the firm has not significantly changed, and (e) the firm is not otherwise disqualified by DFCM. Note: If a contractor fails to comply with items (a) through (e) above, they may be removed from DFCM’s list of pre-qualified contractors. Pre-qualified contractors are ONLY authorized to bid on projects within the discipline that they were originally pre-qualified under.



Stage II - PROJECT SCHEDULE SCIQUEST SOURCING EVENT # MW20013

PROJECT NAME:		MID-ZONE REMODEL - GUNTHER TRADES BUILDING UTAH VALLEY UNIVERSITY - OREM, UTAH		
DFCM PROJECT NO.:		15125790		
Event	Day	Date	Time	Place
Bidding Documents Available	Thursday	August 22, 2019	3:00 PM	DFCM web site *
Mandatory Pre-Bid Site Meeting	Wednesday	August 28, 2019	11:00 AM	Gunther Trades Bldg Room 618 Utah Valley University Orem, UT
Last Day to Submit Questions	Friday	August 30, 2019	3:00 PM	SciQuest Web site**
Addendum Deadline (exception for bid delays)	Wednesday	September 4, 2019	3:00 PM	SciQuest Web site**
Prime Contractors Turn In Bid and Bid Bond ***	Wednesday	September 11, 2019	3:00 PM	SciQuest Web site**
Sub-contractor List Due	Thursday	September 12, 2019	3:00 PM	E-Mail dfcmcontracts@utah.gov
Substantial Completion Date	Tuesday	June 30, 2020		

* DFCM's web site address is www.dfc.utah.gov.

** SciQuest's web site address <https://bids.sciquest.com/apps/Router/PublicEvent?CustomerOrg=StateOfUtah>

SciQuest Contact Information:

* **Project Specific Questions:** Refer to Project Schedule for deadline. All questions are to be submitted through SciQuest at (<https://bids.sciquest.com/apps/Router/PublicEvent?CustomerOrg=StateOfUtah>).

** **SciQuest Technical/Bidding Questions:** sciquestadmin@utah.gov.