



STATE OF UTAH - DEPARTMENT OF GOVERNMENT OPERATIONS

Division of Facilities Construction and Management

DFCM

Request for Proposals for Design/Build Services

SINGLE-STAGE COMPETITION

Value Based Selection Method

November 28, 2023

JORDANELLE STATE PARK DOCK REPLACEMENT

**DEPARTMENT OF NATURAL RESOURCES
DIVISION OF STATE PARKS**

HEBER CITY, UTAH

**DFCM PROJECT #23481510
U3P SOURCING EVENT #CR24036**

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The current DFCM General Conditions (“General Conditions”) and all Supplemental General Conditions (“also referred to as General Conditions”) are on file at the office of DFCM and available on the [DFCM website](#) under [DFCM Standard Construction Documents](#), and are hereby made part of these contract documents by reference.

The Division of Facilities Construction and Management is located at:

Taylorsville State Office Building

Division of Facilities Construction and Management
4315 S. 2700 W., 3rd Floor
Salt Lake City, Utah 84129-2128

USPS Mailing Address

Division of Facilities Construction and Management
P.O. Box 141160
Salt Lake City, Utah 84114-1160

Visitors, FedEx, UPS and Amazon deliveries:

Taylorsville State Office Building
Division of Facilities Construction and Management
4315 S. 2700 W., 3rd Floor
Salt Lake City, Utah 84129-2128

Utah Public Procurement Place (U3P)

The Utah Public Procurement has been re-branded as “U3P”. This is the same system you have known as SciQuest, Jaggaer, Utah Public Procurement Place, Utah Consortium, Utah SelectSite, and Utah Supplier Portal. The intent of the re-branding is to consolidate, into a single name, all references to how the U3P system is identified - U3P - Utah Public Procurement Place and does not change any vendor accounts, any sourcing events, or any system functionality.

U3P Contact Information:

- **Project Specific Questions:** Refer to Selection Schedule for deadline. All questions are to be submitted on the [Utah Public Procurement Place \(U3P\) website](#).
- **U3P Technical/Bidding Questions:** sciquestadmin@utah.gov.

NOTICE TO DESIGN / BUILD TEAMS SINGLE-STAGE COMPETITION

The Division of Facilities Construction and Management (DFCM) intends to hire a Design/Build Team comprised of a General Contractor supported by subcontractors and an A/E with supporting technical consultants to design and construct the following project:

JORDANELLE STATE PARK - DOCK REPLACEMENT
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF STATE PARKS
HEBER CITY, UTAH
DFCM PROJECT #23481510

The project estimated cost is \$1,200,000.

This design/build project will include: replacing the damaged docks at Jordanelle State Park and include a new 80 slip marina according to design specifications. This scope of work includes the engineering and manufacture of the floating docks and components, and the installation of the docks and utility systems.

The RFP documents will be available at **3:00 PM** on Tuesday, November 28, 2023 on the [Utah Public Procurement Place \(U3P\) website](#) and can also be accessed via the [DFCM website - Electronic Bidding](#). For questions regarding this project, please contact Brandon Andersen, DFCM, at 385-443-3143-bbandersen@utah.gov. No others are to be contacted regarding this project.

The Design/Build Team for this work will be selected by a Value Based Selection RFP method. A **MANDATORY** Pre-Proposal Meeting for all Design/Build Teams (A/Es and General Contractors) will be held at **11:00 AM on Friday, December 8, 2023**, at Jordanelle State Park (link to map provided in Project Schedule). All prime Contractors, Architects and Engineers wishing to submit on this project must attend this meeting.

The Management Plans, References, Statements of Qualifications, and Design Proposal must be submitted by **12:00 NOON on Thursday, December 21, 2023** to DFCM via email at dfcm_vbs@utah.gov. **DO NOT SUBMIT VIA U3P.**

Exception: An electronic copy of the design proposal is not necessary. Design proposals must be received at the DFCM Offices located in the Taylorsville State Office Building: 4315 S. 2700 W., Floor 3, Taylorsville, Utah 84129.

The Cost Proposal, Bid Bond, and Value Engineering Proposal are due **12:00 NOON on Thursday, December 21, 2023** to DFCM via email at dfcm_vbs@utah.gov. **DO NOT SUBMIT VIA U3P.**

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 cost proposal emailed to dfcm_vbs@utah.gov.

The Division of Facilities Construction and Management reserves the right to reject any or all proposals or to waive any formality or technicality in any proposal in the interest of the State.

***U3P Project Schedule Date Clarification:**

ALL proposals are due no later than the date and time listed on the Project Schedule. In a VBS U3P Advertisement, the "Close" and "Sealed Bid Open" dates do not identify the date or time proposals are due. These dates are used for internal closing of the U3P advertisement only, which is typically the day after the Announcement date. **The firm is responsible for ensuring that delivery to DFCM of all proposals is made by the deadlines established by the Project Schedule*.**

DESCRIPTION OF WORK

The Design/Build Team should include qualified marina dock engineering/manufacturing companies providing delivery of manufactured and factory-assembled marina dock components supported by qualified marine general contractor and subcontractors to complete the turnkey installation of the new dock system. Jordanelle State Park desires to purchase docks for a new 80 slip marina according to design specifications. This scope of work includes the engineering and manufacture of the floating docks and components, and the installation of the docks and utility systems. In October 2020, the lease docks located in the Jordanelle Marina of Jordanelle State Park sustained irreparable damage during a wind storm that swept through the state. The 80 slip marina was inspected and deemed unsafe. The docks were sold and removed from the park, leaving the park without lease docks. Jordanelle is one of the busiest reservoir parks in the Utah State Parks system. The marina along with our lease docks are a very popular amenity and results in a great deal of revenue for the park. The new dock system must be engineered, manufactured, and installed according to the included design specifications and drawings. Conceptual Design and Specifications and Design Criteria are included as a part of this scope of work.

The project estimated cost is \$1,200,000

Project Risk Factors

- Dock to be built to withstand seasonal wind and ice loads typical at Jordanelle State Park.
- Schedule
- New docks needs to be compatible with existing anchoring system.

The Design/Build Team will be selected using a Single Stage Value Based Selection method. Each Design/Build Team will submit a preliminary design and cost proposal that demonstrates compliance with project scope and budget as outlined in the RFP.

PROCUREMENT PROCESS

The State of Utah intends to enter into an agreement with a firm to provide Design/Build services as described. The selection of the Design/Build Team will be made using a Value Based Selection (VBS) system.

1. **Request for Proposals Documents for Design/Build Team**

The Request for Proposals for Design/Build Services (RFP) consists of all of the documents listed in the Table of Contents and all said documents are incorporated in this RFP by reference. The RFP will be available on the DFCM website as stated on the Project Schedule.

2. **Contact Information**

Except as authorized by the DFCM Representative or as otherwise stated in the RFP or the pre-proposal meeting, communication during the selection process shall be directed to the specified DFCM's Representative. In order to maintain the fair and equitable treatment of everyone, contractors shall not unduly contact or offer gifts or gratuities to DFCM, any Board officer, employee or agent of the State of Utah, users or selection committee members in an effort to influence the selection process or in a manner that gives the appearance of influencing the selection process. This prohibition applies before the RFP is issued as the project is developed, and extends through the award of a contract. Failure to comply with this requirement may result in a disqualification in the selection process. Contractors should be aware that selection committee members will be required to certify that they have not been contacted by any of the contractors in an attempt to influence the selection process.

3. **Requests for Information and Questions**

All requests for information regarding this project and questions must be submitted via U3P no later than the time and date listed on the Project Schedule.

4. **Addendum**

All responses to questions and requests for clarification will be in writing and issued as addenda to the RFP posted on U3P. Any addenda issued prior to the submittal deadline shall become part of the RFP and any information required shall be included in your proposal.

5. **Project Schedule**

The Project Schedule lists the important events, dates, times and locations of meetings and submittals. The terms of the project schedule are hereby incorporated by reference and must be met by the selected team.

6. **Mandatory Pre-Proposal Meeting**

A mandatory pre-proposal meeting will be held on the date and time and at the location listed on the Project Schedule. A representative from each interested general contractor firm and each interested prime design firm is required to attend. During the meeting, a presentation will be made to describe the overall scope of work and The intended schedule. Interested firms may ask questions and request clarification about the project and the procurement process. Sub-consultants and subcontractors are invited to attend this meeting, but it is not mandatory for them.

The prime construction and prime design firms absence from the pre-submittal meeting and/or failure to register precludes participation as a submitting firm on this project.

7. Proposal Requirements for Business Confidential Information

A Contractor wishing to claim that information in a proposal is a "trade secret" as that term is defined in Utah Code 63G-2-305 and a protected record under Utah Code 63G-2-305 or commercial information or non-individual financial information and a protected record under Section Utah Code 63G-2-305 shall, when submitting the Contractor's proposal, submit to DFCM:

- A. A **Claim of Business Confidentiality** form, which can be found on the [DFCM website – Construction Management - DFCM Standard Documents](#), and a concise statement of the reasons supporting the claim for business confidentiality on the Claim of Business Confidentiality form;
- B. in addition to the Contractor's unredacted proposal, a copy of the Contractor's proposal with the confidential business information redacted.

Provided that a Contractor complies with the requirements of Utah Code 63G-2-309 and UAR R23-1-703 for protecting confidential business information, in the event of a request for the Contractor's proposal under 63G-2-204, DFCM will provide the requestor with a copy of the Contractor's redacted proposal. Provided that a Contractor complies with the requirements of Utah Code 63G-2-309 and UAR R23-1-703 for protecting confidential business information, in the event of a request for the Contractor's proposal under Utah Code 63G-2-204, DFCM will not provide the requestor with a copy of the Contractor's unredacted proposal without notification to the Contractor as provided in Utah Code 63G-6a-309 and then only as provided in Utah Code 63G-2-309.

Failure to provide a Claim of Business Confidentiality form or redacted proposal shall result in the Contractor's proposal being classified as an unprotected public record. In the event proposal documents are GRAMA requested, DFCM will not contact Contractors to provide a second opportunity to submit redacted proposal. This opportunity is only available up until the due date and time listed on the Project Schedule. If the Contractor has chosen not to submit a redacted version of their proposal, the non-redacted version will be released as required by law.

Pricing may not be classified as business confidential and will be considered public information. An entire proposal may not be designated as "PROTECTED", "CONFIDENTIAL" or "PROPRIETARY".

8. Submittal Due Dates and Times

All required submittals must be delivered to, and be received by DFCM prior to the date and time indicated in the Project Schedule. Submittals received after the specified time will not be accepted. If using a courier service, the Design/Build Team is responsible for ensuring that delivery will be made directly to the required location. It is your responsibility to allow for the time needed to park, check in with building security, and arrive at the DFCM 3rd floor office.

9. Cost Proposal

Bidder shall make every effort to submit cost proposals within the stated design/build budget of \$1,200,000. Before submitting a proposal, each Design/Build Team shall carefully examine the RFP, visit the site of the work, fully inform themselves as to all existing conditions and limitations, and shall include in the Cost Proposal the cost of all items required by the RFP. The Design/Build Team is responsible for complying with all applicable laws, building codes, rules, and regulations.

The Cost Proposal Form provided in the procurement documents must be downloaded, completed, and submitted via email to dfcm_vbs@utah.gov by the date and time indicated on the Project Schedule. Late submittals will be considered nonresponsive and will be disqualified. **DO NOT SUBMIT VIA U3P.**

A bid bond properly signed by a qualified surety, in the amount of 5% of the bid, shall accompany the bid submission emailed to dfcm_vbs@utah.gov. THIS BID BOND MUST BE ON THE AIA DOCUMENT A310-2010 OR EQUIVALENT IN ORDER TO BE CONSIDERED AN ACCEPTABLE BID BOND 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:

DFCM VBS Design-Build Services Single Stage, updated 4.10.2023

- 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. Compliance with Construction Budget

The stated budget is an estimate and DFCM hopes to receive Cost Proposals that are within the stated construction budget. Contractors may, however, submit Cost Proposals that exceed the budget but they will be addressed in the manner explained below. Bids must include tax and delivery freight to site.

DFCM staff will open proposals received prior to the deadline for submitting to identify those contractors whose Cost Proposals, net of any potentially acceptable Value Engineering Proposals, are within the stated budget. Cost Proposals will be kept confidential and will not be disclosed to the selection committee until after the interviews and preliminary deliberations are completed. No information regarding a contractor's Cost and Value Engineering Proposals will be disclosed to competing contractors prior to the completion of the selection process.

If no proposals are received from responsive and responsible contractors whose Cost Proposal, less any potentially acceptable Value Engineering Proposals, are within the stated budget for the contract, DFCM will determine which of the following actions to take:

- A. DFCM may increase the stated budget for the contract and proceed with the selection process with only those contractors whose Cost Proposals, less any potentially acceptable Value Engineering Proposals, are within the revised budget for the contract. The determination of sources of additional funding and how much the budget will be increased is solely at the discretion of DFCM.
- B. DFCM may reduce the scope or requirements of the contract. This will be evidenced in an addendum to the RFP which will also set a new deadline for submitting revised Cost Proposals and Value Engineering Proposals. Only qualified contractors who had previously submitted a Cost Proposal in accordance with the RFP may be considered in this extended procurement process.
- C. DFCM may reject all proposals.

11. Value Engineering Proposals

Design/Build Teams may submit Value Engineering Proposals via email to dfcm_vbs@utah.gov by the deadline indicated on the Project Schedule. Sufficient description of the adjustment as well as the impact on the Cost Proposal must be provided to allow for evaluation by the Selection Committee of the impact on scope, functionality, durability, long term cost efficiency and initial cost. The amount shown on the base Cost Proposal should not include the impact of the Value Engineering Proposals.

The Value Engineering Proposals will be evaluated by DFCM and the user to determine if they are potentially acceptable. Prior to the interviews, each contractor will be notified as to which of their Value Engineering Proposals are determined to be potentially acceptable and which ones will not be considered in the selection process. Only those Value Engineering Proposals that are determined to be potentially acceptable may be presented in the interview. Design/Build Teams may not submit additional Value Engineering Proposals after the

deadline. Any new Value Engineering Proposal that is raised in the interview process that was not submitted prior to the deadline will not be considered in the selection process. The Value Engineering Proposals that are accepted will be included in the original contract. DFCM retains the right that, if it determines that a Value Engineering Proposal is desirable but the proposed change is so substantial that its consideration in the selection process would not allow for the fair and equitable treatment of all contractors, DFCM may, at its option, include the proposed change of contract requirements in an addendum and allow all qualified contractors to submit a new proposal.

12. Listing of Subcontractors

A listing of subcontractors is not required at the time of submission in a design/build delivery, but is required to be submitted to DFCM at the time subcontractor selection is completed by the general contractor or within 24 hours of written notice from the DFCM representative. The Subcontractors List shall be emailed to dfcmcontracts@utah.gov. The subcontractors required to be listed are as specified in the Instructions and Subcontractors List Form which are included as part of this RFP. Requirements for listing additional subcontractors are as follows: **NO ADDITIONAL REQUIREMENTS**

As additional subcontractors are identified, the subcontractor list shall be updated and emailed to the DFCM at dfcmcontracts@utah.gov. 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 is subject to a debarment hearing and may be debarred from consideration for award of contracts for a period of up to three years.

13. Past Performance and References

DFCM rates the performance of each firm on every project worked (rating scale: 1 = low; 5 = high). These ratings may include input from agencies. Ratings on all completed DFCM projects over the past five years will be averaged and included in the evaluation of each firm. **It is the firm's responsibility to confirm and review for accuracy their DFCM performance rating prior to the proposal due date.** Discrepancies found in DFCM performance ratings after proposals have been submitted will be reflected in future selections.

Past performance ratings for DFCM projects are available for review upon request. Please contact the DFCM VBS Coordinator via email at dfcm_vbs@utah.gov.

If a firm has not completed at least three DFCM projects in the past five years, they shall submit a minimum of three references for non-DFCM projects of comparable type, scope and size that have been completed within the past five years. **All reference information must be submitted on the provided DFCM Performance References Form.** All references must be for projects in which the firm was the prime firm and held a contract directly with the owner. Incomplete reference information will result in a firm's disqualification from the selection process.

References provided for non-DFCM projects will be contacted to collect performance ratings that will be used in conjunction with any active DFCM ratings for a collective total of at least three performance ratings which will be averaged and used in the scoring matrix.

It is the firm's responsibility to provide complete and adequate references by the date and time required on the project schedule and on the provided DFCM Performance References Form to be compliant with this RFP. Firms that fail to meet these requirements or a minimum of three collective ratings will be disqualified.

14. Management Plan and Statement of Qualification Submittal

The submittal for the management plan and statement of qualifications shall be combined into **one document** and shall be limited to 20 pages maximum, and delivered to DFCM via email at dfcm_vbs@utah.gov are required by the date and time listed on the project schedule. Late submittals will be considered nonresponsive and will be disqualified. **DO NOT SUBMIT VIA U3P.**

The submittal shall be organized as follows:

COVER PAGE: Shall include the project name and project number as well as the prime contractor/AE's name. The cover page may have a picture on it with a brief description of the picture.

TAB ONE: Letter of Introduction – including point of contact information.

TAB TWO: Organizational Chart – including Design/Build Team Resumes, Project Roles, and individual Architectural/ Engineering license numbers.

TAB THREE: Statement of Qualifications - The statement of qualifications is a short document that indicates the experience and qualifications of the Design/Build Team, the construction project manager, the lead designer, and other critical members of the team. It describes what talents their team brings to the project, how their knowledge of the subject will provide benefit to the process, how the team has been successful in the past and how that relates to this project. It should include information on similar projects that have been completed by the Design/Build Team, construction project manager, lead designer, and other team members. Include the experience and special qualifications that are applicable to this project and/or are part of the project specific selection criteria.

TAB FOUR: Project Schedule – 11" x 17" pages may be utilized for the proposed project schedule. Indicate critical dates and other information in sufficient detail for the selection committee to determine if the time frames are reasonable.

TAB FIVE: Project Risks – Address project specific criteria, risks that have been identified by the RFP, and additional risks that the team has identified. State how those risks will be mitigated.

TAB SIX: Management Plan - The Management Plan should demonstrate how the Design/Build Team is organized, the role of team members, and how the team will work together to achieve the objectives of the project. It should identify decision making authority and point of contact. The Management Plan should address in a general manner how the Design/Build Team will accomplish the objectives of the project, mitigate the project risks that are noted in the RFP as well as others identified by the Team, and address any other selection criteria not addressed. The management plan shall contain sufficient information for evaluation by the selection committee.

TAB SEVEN: Termination and Debarment Statement and Miscellaneous Information - The general contractor and prime design firm of the Design/Build Team must submit a certification that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from soliciting work by any governmental department or agency. These firms must also certify that neither the firm nor its principals have been terminated during the performance of a contract or withdrew from a contract to avoid termination. If the firm cannot certify these two statements, the firm shall submit a written explanation of the circumstances for review by DFCM. Design/Build Teams are to submit these certifications with their Statement of Qualifications.

15. Design Proposal

The following is a list of all items to be submitted electronically by the Design Proposal due date on the project schedule:

- Overhead layout of complete marina dock system, including proposed anchoring system design
- Elevation detail of gangway system including anchoring components, section connections, and utility installations and connections
 - With summary descriptions of engineering and material specifications
- Elevation detail of typical floating dock sections including anchoring components and dock section connections
 - With summary descriptions of engineering and material specifications

- Elevation detail of typical floating dock electrical, water, and sewer installations
- Summary of engineering and material specifications for all Gangway components, floating dock components, dock electrical components and dock water and sewer components.

A complete set of engineered (stamped) manufacturing and construction drawings should be submitted for final approval within three months (prior to any manufacturing) by company(s) receiving final Bid Award.

16. Time

One of the selection criteria will be proposed contract time. The Design/Build Team will include in the Management Plan the schedule for completing the work including any items required by DFCM or the A/E. A Substantial Completion date prior to **May 23, 2025** is requested but not mandatory.

It is anticipated that an Agreement will be given to the contractor for signature following concurrence of the design and accepted scope of work, including any accepted deviations from the program and accepted cost adjustment if required. The actual notice to [proceed will be promptly issued following the return of the signed Agreement and bonds by the contractor. The actual completion date will be based on the contractor's proposed schedule and any adjustments that are required due to the refined scope of work established following award, which is documented in the Agreement; all as agreed to by the DFCM.

All plans, schedules, and cost proposals are required to reflect the proposed design and construction time. Non-compliance with the schedule will not result in automatic disqualification; it will be evaluated by the Selection Committee in determining the final selection.

17. Selection Committee

The Selection Committee may be composed of individuals from DFCM, the User Agency/Institution, and representatives from the design or construction disciplines.

18. Interviews

Interviews will be conducted with all responsive and responsible Design/Build Teams except as follows. If more than **four** Design/Build Teams submit proposals and meet other requirements, DFCM may convene the Selection Committee to develop a list of contractors to be invited to interviews. This evaluation will be made using the selection criteria noted below. The information provided by the past performance/references, Management Plan and Statement of Qualifications will be the basis for this evaluation.

The purpose of the interview is to allow the Design/Build Team to present its qualifications, past performance and management plan. It will also provide an opportunity for the Selection Committee to seek clarification of the Team's proposal.

The proposed primary project management personnel, including the project manager and architect, should be in attendance. The project manager is the Design/Build Team's representative who will have full responsibility for the design and construction of the project. The project manager has overall job authority, will be in attendance at all job meetings, and is authorized by the contractor to negotiate and sign any and all change orders in the field, if necessary. Unless otherwise noted, the attendance of sub-consultants and subcontractors is at the discretion of the contractor. The method of presentation is at the discretion of the Design/Build Team. The interviews will be held on the date and at the place specified in the Project Schedule.

19. Selection Criteria

The following criteria will be used in arriving at the successful design/build team. The criteria are not listed in any priority order. The Selection Committee will consider all criteria in performing a comprehensive evaluation of the proposal.

The following criteria will be used in ranking each of the construction firms. The firm that is ranked the highest will represent the best value for the state. The criteria are not listed in any priority order. The selection committee will consider all criteria and determine how much weight to give to each item in performing a comprehensive evaluation of the proposal. Weights have been assigned to each criteria in the form of points.

- A. Design Proposal. 30 POINTS. The Design/Build Team's design as presented in the drawings and specifications as clarified in the interviews will be evaluated as to how well it meets the objectives of the project.
- B. Schedule. 25 POINTS. The contractor's schedule will be evaluated as to how well it meets the objectives of the project. Unless other objectives are stated the shorter the construction duration that is evaluated to be feasible while maintaining safety and quality in conformance with the construction documents is preferred. The contractor shall discuss during the interview the project schedule identifying major work items with start and stop dates that are realistic and critical subcontractors and if they have reviewed and agree to the schedule. The overall completion date shown on the schedule will be used in the contract as the contract completion date.
- C. DFCM Past Performance Rating. 10 POINTS. Each construction firm will be given a past performance rating. The rating will be based first on how well the firm did on past projects with DFCM. If the DFCM past performance ratings are not available a rating will be established using any DFCM past performance ratings that are available, supplemented by references supplied by the contractor at the time the proposals are submitted.
- D. Strength of Contractor's/Manufacturer's Team. 20 POINTS. Based on the statements of qualifications, the interview, and management plan, the Selection Committee shall evaluate the expertise and experience of the construction firm the project manager and the superintendent as it relates to this project in size, complexity, quality and duration. Consideration will also be given to the portions of the project that the contractor will self-perform and the strength brought to the team by critical subcontractors including how they were selected and the success the contractor has had in working with them.
- E. Project Management Approach. 15 POINTS. Based on the information provided in the construction and management plan and information presented in the interview the Selection Committee shall evaluate how each team has planned the project and determined how to construct the project in the location and in the time frames presented. The firm should present how they plan to move material and people into and out of the site. Keep the site safe; minimize disruption to the facility, etc. The construction firm shall also discuss what portions of the project they plan to self perform. The Selection Committee will also evaluate the degree to which risks to the success of the project have been identified and a reasonable solution has been presented. This may include cost reduction ideas or proposals.
- F. Cost. 40 POINTS. The contractor's proposal will be considered with all other criteria to determine the ranking of firm.

TOTAL POSSIBLE POINTS: 140 POINTS.

**** Points will be totaled and the highest point total will determine the best value to the state****

20. Award of Contract

The selection of the Design/Build Team will be made using the VBS method. The award of the contract shall be in accordance with the criteria set forth in the RFP. The State of Utah intends to enter into an agreement with the prime contractor to construct the project as outlined. Individual contractors or alliances between two or more contractors are allowed in this process. The State will contract with only one legal entity.

21. Contract and Bond

The Design/Build Agreement will be in the form included in the RFP documents. The contract time will be as indicated in the proposal. The selected contractor, 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 emailed to dfcm_ybs@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 Utah Code Ann. §63G-6a-1103 in the requisite forms. Subcontractors are not required to be bonded unless a specific requirement for such is included in the RFP documents.

22. Licensure

The Design/Build Team shall comply with and require all of its A/Es consultants, sub-consultants, and subcontractors to comply with the license laws as required by the State of Utah.

23. Permitting

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.

24. Financial Responsibility of Contractors and Subcontractors

Contractors shall respond promptly to any inquiry in writing by DFCM to any concern of financial responsibility of the contractor or subcontractor.

25. Withdrawal of Proposals

Proposals may be withdrawn on written request received from proposer until the notice of selection is issued.

26. Time is of the Essence

Time is of the essence in regard to all the requirements of the contract documents.

27. Right to Reject Proposals

DFCM reserves the right to reject any or all proposals.



PROJECT SCHEDULE

REVISED PER ADDENDUM 002-DATED 01/02/2024

VBS DESIGN/BUILD SINGLE STAGE

U3P SOURCING EVENT #CR24036

| PROJECT NAME: JORDANELLE STATE PARK - DOCK REPLACEMENT DEPARTMENT OF NATURAL RESOURCES / DIVISION OF STATE PARKS HEBER CITY, UTAH DFCM PROJECT #: 23481510 | | | | |
|--|-----------|-------------------|------------|---|
| Event | Day | Date | Time | Place |
| RFP for Design/Build Teams Available | Tuesday | November 28, 2023 | 3:00 PM | U3P website |
| MANDATORY Pre-Submittal Meeting | Friday | December 8, 2023 | 11:00 AM | 515 UT-319 Heber City, Utah https://maps.app.goo.gl/13LAVdiUE42ZWoSz7 |
| Last Day to Submit Questions | Thursday | January 4, 2024 | 3:00 PM | U3P website |
| Addendum Deadline (exception for bid delays) | Friday | January 5, 2024 | 3:00 PM | U3P website |
| *Management Plans, References, Statements of Qualifications, and Termination/Debarment Certifications Document Due ***** Design Proposal Due ***** Cost Proposal, Bid Bond, Value Engineering Proposal Due | Monday | January 22, 2024 | 12:00 NOON | Emailed to dfcm_vbs@utah.gov DO NOT SUBMIT VIA U3P ***** DFCM State Office Building 4315 S. 2700 W., FL 3 Taylorsville, Utah 84129-2128 ***** Emailed to dfcm_vbs@utah.gov DO NOT SUBMIT VIA U3P |
| Shortlisting meeting | Monday | January 29, 2024 | TBA | Virtual |
| Interviews | Tuesday | February 6, 2024 | TBA | To Be Announced |
| Announcement of Selection | Wednesday | February 7, 2024 | | U3P Web site** |

***U3P Project Schedule Date Clarification:**

ALL proposals are due no later than the date and time listed on the Project Schedule. In a VBS U3P Advertisement, the "Close" and "Sealed Bid Open" dates do not identify the date or time proposals are due. These dates are used for internal closing of the U3P advertisement only, which is typically the day after the Announcement date. **The firm is responsible for ensuring that delivery to DFCM of all proposals is made by the deadlines established by the Project Schedule*.**

PROPOSAL FORM
PAGE NO. 2

The Bid Bond attached, in the amount not less than five percent (5%) of the above bid sum, shall become the property of the Division of Facilities Construction and Management as liquidated damages for delay and additional expense caused thereby in the event that the contract is not executed and/or acceptable 100% Performance and Payment bonds are not delivered within the time set forth.

Type of Organization:_____ (Corporation, Partnership, Individual, etc.)

Any request and information related to Utah Preference Laws:

Respectfully submitted,

Name of Proposer

ADDRESS:

Authorized Signature

| Item | Description | Qty. | Unit | Unit Cost | Total Cost |
|----------------------------|--|------|------|-----------|------------|
| 1 | Total cost of all Gangway components including tax and delivery freight to site | | | | |
| 2 | Total cost of all floating dock components including tax and delivery freight to site | | | | |
| 3 | Total cost of all dock electrical components including tax and delivery freight to site | | | | |
| 4 | Total cost of all dock water and sewer components including tax and delivery freight to site | | | | |
| 5 | Total cost of gangway and floating docks assembly and installation | | | | |
| 6 | Total cost of electrical system installation | | | | |
| 7 | Total cost of water and sewer systems installation | | | | |
| 8 | Miscellaneous items not covered above | | | | |
| Base Proposal Total | | | | | |



- -Is it a 3ft Hmax or Hs ?
3 ft Hmax
- -If awarded the job, will our engineer be able to exercise judgement of the actual design period/wave height?
In conjunction with the DFCM and our consultant, options can be discussed as value based engineering with the winning bidder.
- -If we get into a valued engineered option will our engineer be able to discuss with the owner the requirements?
Yes

suck waste from boats or porta potties and pushes it directly to shore connection for both stations.

- If connected back to the Peristaltic PumpOut do they want it controlled via an Electric Actuated Valve, or a Manual Valve to divert suction between the PumpOut and Dump Station? **Controls on the kenco pumps control pump out procedures.**
- What diameter Piping is connecting between the PumpOut System(s) and their Discharge connection? **2 " pipe**
- What is the linear distance connecting between the PumpOut system(s) and the Discharge connection? **Varies, Pump described will pump sewage for expected distance**
- What is the maximum elevation difference between the PumpOut system(s) and the Discharge connection? **Varies, Pump described will pump sewage for expected distance**
- What is the available Power Supply for the PumpOut system(s) **Distribution panel will need to provide power to pumps. Kenco pump is 220 volt single phase.**

Q: should it be an LM16 or HM16 based on 200'? The LM16 specs does not allow 200' of capacity with 5/8" cable. The HM16 does. Please clarify what is more important – 200' of capacity or specifically the LM16?

A: Winch capacity is most important given the potential water depths and cable lengths . . . I would recommend HM 16 or HM 24 Winches depending on winch location relative to cable length and potential water depth

Q: The first dock is calling out two different widths on the end finger pier (southwest dock as you are looking at the paper). Please clarify width.

A: 3' wide finger note is a typo . . . the Conceptual Design calls for 4' wide End Fingers on all docks

Q: What dimension are the corner walks?

A: Conceptual Design illustrates 3'x3' corner gussets / walks – Actual proposed dock design is at the discretion, as needed, by the dock manufacturer to provide a strong and durable dock system, but given the design dock slip dimensions a 3'x3' corner would be optimal.

Q: Does the decking have to be "Broom finish", or can it be a pattern of another sort?

A: Actual proposed dock deck design is at the discretion of the dock manufacturer, as needed to provide a strong and durable dock system . . . Composite board decking is probably preferred given the potential winter weather conditions

- How much movement is allowed in the floating docks?
This could vary depending on design and engineering.

- What shore power receptacles will be required? Will there be pedestals located at the T-Heads of the docks? Is the owner looking to design/build team to make recommendations? ? **Utility pedestal locations and type are noted on "MBA – Jordanelle SPM Dock Design & Specifications v072522" . . . brand selection is at the discretion of the manufacturer / bidder.**
- Can we have the existing drawings shown on page 3 of the "MBA – Jordanelle SPM Design Criteria w/ Photos v072522"? If not, what is the elevation of the existing electrical panel? **The only power concerns for this contract are for the marina and the bridge. No land utilities will need to be provided just the quick connections points described in the plan.**
- What is the size of the existing electrical, water, sewer, etc. lines running through the utility ramp? **Water 1" HDPE with Cam lock fittings. Sewer 2" rubber or HDPE Electrical 208/120 volt 3 Phase. These are the utilities in the shore side trenches.**
- Page 4 of "MBA – Jordanelle SPM Design Criteria w/ Photos v072522" mentions a "dry" fire-water system. Is this referring to a dry standpipe fire protection system? Is there currently a fire line run in the utility ramp or will this need to be added as part of this work? **There is NO fire system water run to the docks . . . IF DESIRED BY UTAH PARKS< a dry-standpipe system should be incorporated into the dock design**
- Does the scope of this work include conduits to access gate for low-voltage controls? Is the cabling to the access gate in scope? If so, what cabling is existing **Gate control system has not been specified by Utah State Parks . . . a manual "key" lock or solar powered controls are probably the most viable options**
- Is access gate to be provided and installed by contractor or owner furnished contractor installed? **Contractor will need to provide all things associated with the access gate including numbered code locking latch**
- Additional information on the quick-connect types/requirements for all utilities? **Answered above**
- Is there any need for electric boat charging? **No**
- Is there or will there be a Lift Station Installed on the Floating Dock? **Yes 2 ea. One stand alone for boat suction and one with porta potty dump location and boat suction hose capability.**
 - If So what is the Make/Model **Keko 900 series Remote mount Peristaltic pump 220Volt model 900R-34 with all applicable hardware and covers.**
 - If So will the PumpOut system(s) discharge into the lift station? **Manhole in parking lot. This proposal will provide piping from dock pump to the land end of bridge for marina only.**
 - If So, where does the Lift Station Discharge into? **Not your concern**
 - Are there any flowrate Requirements or Restrictions? **Pump described above will provide needed flow and pressure needed for this proposal.**
- I see Two PumpOut systems in the design. Are two independent systems required, or will they consider a Single unit? **Two pumps will need to be provided but only one 2 " main line from pump dock to quick connection point on land end of bridge is required.**
 - a. Was/Is the Edson PumpOut system functional, or was it decommissioned when the Keco PumpOut system was installed? **Two Keko systems will need to be provide, one with porta potty capability.**
- The existing Edson PumpOut seen in the photos incorporated a Dump Station for Porta Pottee disposal. Is this Deisred/Required, or will a Potty Wand attachment for the PumpOut hose suffice? **Porta potty pump out is required for proposal.**
 - If a Dump Station is required shall it be plumbed for discharge into a lift station, or connected back to the Peristaltic PumpOut to act as a Forward Lift Station? **Keko pumps**

- Was the wave information provided based on experience, calculations, or both?
 - The wave data was compiled from detailed daily wind data for the period of January 2020 thru June 2022 provided by www.winfinder.com . . . see “MBA – Jordanelle SPM Design Criteria w/Photos v072522” attached to and included with Project Solicitation
 - We are concerned about the 3’ wave mentioned for wind-driven wave action.
- We would need additional in-house engineering time for those 3’ waves. We have no issues with the other wave information provided. Extra time has been given

Melanie mentioned that there was a discussion about relocating the site. Is that an option to help reduce wave action? No there is not a possibility to relocate as there is no funding to do so.

- I have reviewed the electrical and plumbing layout for the dock with 30 slips. It is a common practice to share them between two slips.
 - Please review the Drawings and Specifications @ “MBA – Jordanelle SPM Dock Design & Specifications v072522” attached to and included with Project Solicitation . . . Those Drawings specify 40 slips with utility pedestals providing water and electric service to TWO slips from one pedestal. No preferred brand or manufacturer is noted and selection is at the discretion of the Bidder
 - The only comment I would have is the possibility of having stubs up at the heads of the other three docks so that if someone wanted to wash down quickly, they could run a hose. Additional locations for stubs would need to be authorized by risk management.
- Based on prior projects for the size boats, a configuration that best serves them is two water spigots, 2- 30-amp 125 v, and one double GFCI receptacle. You will need 3 phases, 220v, for the pump-out system. Three phase 208/120volt is the power that will be supplied to the marina via the main distribution panel through provided electrical cord.
- We do not feel Under Water Bracing is needed on any slips except for the 30’. But we could put in additional stiffeners to avoid using UWB. We try to avoid those as much as possible in areas where you get hard freezes. YES, at the discretion of the manufacturer and acceptable engineering
- On the gangway, there is a float landing where you would have a 5th wheel on each side. Understanding that the gangways would like to be removed and floated to shore for the winter, we would need to add some floating to each side of the gangway to aid in this process. Correct, floatation would need to be added on the marina connection side of the bridge to allow for disassembly at that connection point and a float will need to be provided to state parks that will be installed by state parks under the land connection to make the bridge completely floatable for winter configuration, see “MBA – Jordanelle SPM Dock Design & Specifications v072522” for suggested design
- Decking Materials were not specified. Reviewing the old photos, I see that wood was previously used. We have options for wood, composite, or concrete tiles. Decking options are specified in “MBA – Jordanelle SPM Dock Design & Specifications v072522”
- Dock Accessories: 10” S Style Cleat (Wood or Composite) or 10” side mount (Concrete), Double 2” x 6” skirting to cover the frame, and HD Vinyl Edging. Those would be my recommendations for the dock system. . Given the potential ice and snow buildup, S-Cleats mounted to the top of the dock decking may not be the best option.



DFCM SOLICITATION ADDENDUM COVER PAGE

DFCM Addendum No.#003

Date: January 5, 2024
To: BIDDING CONTRACTORS
From: BRANDON ANDERSEN- DFCM PROJECT MANAGER
Reference: JORDANELLE STATE PARK DOCK REPLACEMENT
DFCM Project #23481510

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| Total Pages: | 8 |
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Note: This Addendum shall be included as part of the Contract Documents. Items in this Addendum apply to all drawings and specification sections whether referenced or not involving the portion of the work added, deleted, modified, or otherwise addressed in the Addendum. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject the Bidder to Disqualification.

1.1 Schedule Changes: NO SCHEDULE CHANGES

1.2 General Items: Q/A's ATTACHED

PROJECT SCHEDULE ATTACHED- JUST AS A REMINDER TO CONTRACTORS AND A/E's OF THE DESIGN PROPOSALS BEING DUE 01/22/2024. NO NEW SCHEDULE CHANGES HAVE BEEN MADE.