
Gramoll Construction CM/GC
Request for Proposals for Construction Services

Value Based Selection Method for Framing & Drywall, Mechanical, and Electrical.

All other scopes of work will be selected through the standard bidding process.

Utah State University
Salt Lake Campus – East Entrance Remodel
Taylorsville, Utah

June 7, 2022
Revised by Addendum #1 06/02/22

Method Studio
Gramoll Construction



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NOTICE TO CONTRACTORS

Gramoll Construction CM/GC and Utah State University is requesting proposals for the construction of the following project:

USU Salt Lake Campus – East Entrance Remodel **Taylorsville, Utah**

The project budget is estimated to be \$1,400,000, including Pre-Construction Services.

The Request for Proposals (RFP) documents, including the selection requirements, the selection schedule, and construction documents will be available at 4:00 PM on Friday, May 20th on the Gramoll Construction web page at <https://www.gramoll.com/bidding/>

All questions for questions regarding this project must be directed to Aaron Nielsen, Gramoll Construction, at 801-295-2341 (801-651-5156 Cell). aaron.nielsen@gramoll.com. No others are to be contacted regarding this project.

The procurement shall be under the Value Based Selection RFP method for Framing & Drywall, Mechanical, and Electrical. All other scopes of work will be selected through the standard bidding process.

A Pre-Proposal Meeting and Site Visit will be held at 10:00 AM on Thursday, May 26th at the project site located at 920 W Levoy Dr., Taylorsville, UT 84123.

All Bids and VBS Proposals (VBS Proposal include a cost proposal, management plan, references, statements of qualifications, etc.) must be submitted by 11:00 AM on June 7th, 2022, to Gramoll Construction, 155 South 750 West, North Salt Lake Utah, 84054 and/or emailed to aaron.nielsen@gramoll.com.

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

Utah State University and Gramoll Construction reserves the right to reject any or all proposals or to waive any formality or technicality in any proposal in the interest of the University.

Gramoll Construction
155 South 750 West
North Salt Lake, Utah 84054

DESCRIPTION OF WORK

Project Description:

The project consists of remodeling select portions of the US Salt Lake Campus building, including the relocation of the main entry and lobby, acoustical and lighting adjustments to the student lounge, Acoustical and lighting adjustments to the conference room, Modifications to the testing center including relocating the proctor's office, Mechanical upgrades to the existing office area.

Project Risk Factors:

1. *Meet the project delivery schedule*
2. *Meet the project budget*
3. *Ability to work with design team*
4. *Procurement of materials and locking in pricing*

Liquidated Damages: \$500.00 Per Day

BIDDING / PROCUREMENT PROCESS & INSTRUCTIONS

1. Request for Proposal Documents

The Request for Proposal (RFP) documents consist of all of the documents listed in the Table of Contents and all said documents are incorporated in this RFP by reference.

2. Availability of Requests for Proposals

The full contract documents will be available through the Gramoll website as stated on the Project Schedule.

3. Contact Information

Except as authorized by a Gramoll Representative, communication during the selection process shall be directed to the specified Gramoll Representative. In order to maintain the fair and equitable treatment of everyone, contractors shall not unduly contact or offer gifts or gratuities to Utah State University, any Board officer, employee or agent of the University, Gramoll Construction, 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.

4. Requests for Information and Questions

All requests for information regarding this project and questions must be submitted via email to aaron.nielsen@gramoll.com no later than the time and date listed on the Project Schedule.

5. Project Schedule

The Project Schedule lists the important events, dates, times and locations of meetings and submittals that must be met by the contractor.

6. Pre-Proposal Meeting and Registration

A pre-proposal meeting will be held on the date, time and at the location listed on the Project Schedule. A representative from each interested contractor is encouraged to attend. During the meeting, a presentation will be made to describe the overall scope of work and intended schedule. Interested contractors may ask questions and request clarification about the project and the procurement process.

7. Submittal Due Dates and Times

All required submittals must be delivered to and be received by Gramoll Construction prior to the date and time indicated in the Project Schedule. Submittals received after the specified time will not be accepted. Please allow adequate time for delivery. If using a courier service, the contractor is responsible for ensuring that delivery will be made directly to the required location.

8. Addendum

All responses to questions and requests for clarification will be in writing and issued as addenda to the Request for Proposals. The addenda will be posted on <https://www.gramoll.com/bidding/>

Any addenda issued prior to the submittal deadline shall become part of the Request for Proposals and any information required shall be included in your proposal.

9. Cost Proposal

Before submitting a proposal, each contractor shall carefully examine the RFP; shall fully inform themselves as to all existing conditions and limitations; and shall include in the proposal the cost of all items required by the RFP and the project documents. If the contractor 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 contractor shall promptly notify Aaron Nielsen aaron.nielsen@gramoll.com and the necessary changes shall be accomplished by Addendum. Late submittals will be considered nonresponsive and will be disqualified.

10. Compliance with Construction Budget

The University/Gramoll expects to receive cost proposals that are within the stated construction budget. While all contractors are generally encouraged to submit value engineering proposals as appropriate, Contractors may, however, submit cost proposals that exceed the budget.

After the deadline for submitting cost proposals, the University/Gramoll staff will open proposals to identify compliance of those contractors. Cost proposals will be kept confidential and will not be disclosed to the selection committee until after the interviews (if conducted) 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.

11. Interpretation of Drawings and Specifications

If any person or entity contemplating submitting a proposal is in doubt as to the meaning of any part of the drawings, specifications or other contract documents, such person shall submit to the specified Gramoll Construction representative a request for an interpretation thereof. The person or entity submitting the request will be responsible for its prompt delivery. Any interpretation of the proposed documents will be made only by addenda posted on <https://www.gramoll.com/bidding/> or interpretations of the proposed documents. A/E shall be deemed to refer to the architect or engineer hired by the University as the A/E or Consultant for the Project.

12. 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.

13. Time is of the Essence

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

14. Taxes

This project has tax-exempt status.

15. Right to Reject

The University/Gramoll Construction reserves the right to reject any or all proposals. The University also reserves the right to cancel contract during or following pre-construction services.

Item Numbers 16 through 24 Apply to the Value Based Selection process for Framing & Drywall, Mechanical and Electrical contractors only.

16. Past Performance and References

Provide at least 3 references from past projects of comparable size which includes the following information:

Point of Contact:	Person who will be able to answer any customer satisfaction questions.
Phone Number:	Phone number of the contact we will be surveying.
Email Address:	Email address of the contact we will be surveying.
User Name:	Name of the Company / Institution that purchased the construction work.
Project Name:	Name of the project.
Date Completed:	Date of when the work was completed.
Address:	Street, city and state where the work was performed.
Size:	Size of project in dollars.
Duration:	Duration of the project / construction in months.
Type:	Type of the project (i.e.: School, Offices, etc.)

17. Time

One of the selection criteria will be proposed contract time. The contractor will include in the management plan the schedule for completing the work including any items required by the University/ Gramoll or the A/E. Of particular interest and concern are the management team and the ability of the contractors to deliver the project within the construction time. Contractors will need to demonstrate the competency of the individuals who will manage its successful completion.

18. Management Plan and Statement of Qualification Submittal

The submittal of your management plan to complete your scope of work and statement of qualifications shall be combined into **four 8 ½ x 11 pages (single sided)**. *An electronic copy shall be emailed to aaron.nielsen@gramoll.com by the required date and time listed on the project schedule.* Late submittals will be considered nonresponsive and will be disqualified.

- 1) Project team
- 2) Qualifications for this project.
- 3) References.
 - a. Provide references from at least three other clients of similar scope that have been installed by the contractor in the last three (3) years.

- 4) License number
 - a. The proposing Installation Contractor(s) must be properly licensed to conduct business in the State of Utah.
- 5) Bidders must submit at least the following with their bid(s):
 - a. Budget and Cost Control
 - b. Risk mitigation
 - c. Schedule
 - d. References
 - e. Debarment certification

19. Termination or Debarment Certifications

The contractor 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. The contractor must also certify that neither it nor its principals have been terminated during the performance of a contract or withdrew from a contract to avoid termination. If the contractor cannot certify these two statements, the firm shall submit a written explanation of the circumstances for review by the University. Firms are to submit these certifications with their Statement of Qualifications.

20. Selection Committee

The Selection Committee may be composed of four individuals from the University, the Design Team, or Gramoll Construction.

21. Interviews.

Interviews MAY be conducted with all responsive and responsible contractors except as follows. If more than four contractors submit proposals and meet other requirements, the University/ Gramoll may convene the selection committee to develop a short list of contractors to be invited to interviews. This evaluation will be made using the selection criteria noted below except that cost will not be considered. 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 contractor to present its qualifications, past performance, and management plan for the project. It will also provide an opportunity for the selection committee to seek clarification of the contractor's proposal.

22. Selection Criteria for VBS Construction

Selection Criteria for Metal Building Contractor Solicited Value Based Selection:

1. The following criteria will be used in ranking each submittal/firm. The submittal that is ranked the highest will be considered for the justification statement. The selection committee will consider all criteria in performing a comprehensive evaluation of the proposal. Weights have been assigned to each criterion in the form of points.
 - a. 60 Points – Cost
 - b. 25 Points – Schedule
 - c. 15 Points – Qualifications/References
2. Total Possible Points: 100 Points -- **Points will be totaled, and the highest point total will determine the best value to the city**

23. Award of Contract

The selection of the contractor will be made using the Value Based Selection system (VBS). The award of the Contract shall be in accordance with the criteria set forth in the Request for Proposals (RFP). Gramoll Construction intends to enter into an agreement to construct the metal building as outlined.

24. Withdrawal of Proposals

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

PROJECT SCHEDULE

This Schedule has been Revised/Clarified via Addendum #1.

This will be a phased project with different completion dates as indicated in the revised schedule below (changes are noted by bolded text).

PROJECT NAME: USU Salt Lake Center East Entrance Remodel				
Event	Day	Date	Time	Place
Request for Proposals and Construction Documents Available	Friday	5/20/2022	4:00 PM	http://gramoll.com/bidding/
Pre-Proposal Meeting	Thursday	5/26/2022	10:00 AM	Project Site 920 W Levoy Dr. Taylorsville, UT 84123
Last Day to Submit Questions prior to submittal of Statements of Qualifications	Monday	5/30/2022	12:00 PM	aaron.nielsen@gramoll.com
Final Addendum Deadline (if needed)	Wednesday	6/1/2022	4:00 PM	http://gramoll.com/bidding/
Contractors Submit References, Statements of Qualifications, Management Plans, Cost proposal and Termination/Debarment Certifications	Tuesday	6/7/2022	11:00 AM	aaron.nielsen@gramoll.com or Gramoll Office 155 South 750 West NSL Utah 84054
Interviews (if necessary) Schedule	Thursday	6/9/2022		TBD
VBS Announcements	Friday	6/10/2022	12:00 PM	Email
Construction Kickoff Meeting	Wednesday	6/15/2022		
New East Entry/Lobby, Student Lounge & Testing Center Substantial Completion Date	Friday	9/12/2022		
Existing Office Modifications & Conference Room Modifications Substantial Completion Date	Wednesday	11/30/2022		