



**Request for proposal (RFP) for
Exterior Improvements to the Exhibit Hall
at the Iron County Fair Grounds**

Iron County is accepting proposals from licensed, bonded, insured, and qualified contractor companies to conduct improvements to the exterior and roof at the Iron County Fairs Grounds Exhibit Hall Building:

- Iron County Fair Grounds 68 North 300 East Parowan, Utah 84761

Proposals will be accepted at the Iron County Building Department until 3:00 p.m., April 18, 2024. LATE PROPOSALS WILL NOT BE ACCEPTED. Bidders should submit both a hard copy and an electronic copy of the proposal. Electronic copies may be emailed to building.group@ironcounty.net.

The Iron County Building Department is located on the first floor of the Justice Center at 82 North 100 East Suite 102, Cedar City, Utah. Proposal review will be after the proposal deadline in the conference room of the Justice Center, located at 82 North 100 East Suite 102, Cedar City, Utah. The bid award will be made after a staff review and analysis of the proposals.

Questions pertaining to the request for proposal (RFP) may be directed to the Iron County Building Department, located at 82 North 100 East Suite 102, Cedar City, Utah 84720, (435) 865-5350 or building.group@ironcounty.net.

Site Inspections

There will be a scheduled tour of the site on April 2, 2024 at 10:00 a.m., at the Iron County Fair Grounds Parowan. You will be required to furnish your own transportation. Please contact the Iron County Building Department to RSVP for the tour at (435) 865-5350.

1. Description of the proposed work:

1. Repair all holes and cracks in the exterior stucco and prepare for painting;
2. Paint exterior stucco a tan (Owner to choose color);
3. Remove old blue metal roofing; Stack and save for owner;
4. Remove old blue parapet cap metal;
5. Build new cricket/sloped roof to get proper drainage where roof drains into perpendicular wall;

6. Reinstall new brown parapet wall cap metal (Color chosen by owner);
7. Reinstall new roof weather barrier material (Code compliant);
8. Install TPO roofing on the crickets/slope area, extended up the wall 12". Flash and seal in an approved method according to manufacturer's requirement;
9. Install new brown metal roofing (Color chosen by owner);
10. Sand and prime all blue structural steel, rain gutters, down spouts, and prep for painting;
11. Paint structural steel, rain gutter and downspouts brown to match roofing (Color chosen by owner);
12. Sand, prep, prime, and paint the 4 concrete columns. Paint brown to match other items being painted brown (Color chosen by owner);
13. Install heavy duty rusted corrugated metal and install a J-Metal over top edge on the west wall under the 10 windows (39" tall);
14. Install cultured stone on all outside corners on the west facing side of the building. 24" wide from bottom of the wall to the top of wall. (A tan/brown color. Submit color samples for owner to choose);
15. Install cultured stone 10" to 12" wide around the west 10 4'x4 window around the 3 edges (2 sides and top);
16. Build a new awning on the south side of structure, extending out 24" from the building, with a roof pitch to match the existing roof;
17. Install brown metal roofing, fascia and soffit on the awning (Color chosen by owner);
18. Install 8 decorative metal wheels provided by owner. Install one on each side of the concrete column at top of column and underside of metal beam.

PROPOSALS SHOULD INCLUDE THE SUBMISSION OF COLORS TO IRON COUNTY FOR THE OWNERS TO CHOOSE FROM

Proposals May also Include the Following Bid Options:

Bid # 1 (Gutters/Downspouts Less Paint Cost)

Remove old rain gutters and downspouts.

Reinstall new brown rain gutters and down spouts that are sized to handle the anticipated rainwater discharge.

Subtract the cost of painting from the overall bid

Bid # 2 (Stucco Less Paint Cost)

Cost to recoat the stucco on the building.

Subtract the cost of painting the stucco from the overall bid.

2. Length of Contract

The length of the approved contract will be for the time necessary to complete the project. There shall be nothing implied in the contract that indicates future work for the awarded contractor beyond the approved contract for this proposal.

3. Information Required in the Proposal

- Name, telephone number and physical address of the business
- Name and address of the business owner (if different than above)
- Provide a copy of the company's current business license for Parowan, or immediately after an approved contract is signed
- Provide a cost breakdown of labor only, and a breakdown of the materials.
- Provide any information you feel is unique to your company in conducting this type of work in regards to value pricing, institution type work, supervision of employees, and how you intend to communicate with County staff regarding the services you will provide and addressing any complaints that may arise regarding these services, also include ability to meet with County staff for routine site inspections of work
- Indicate in the proposal that the company is an equal opportunity employer and does not discriminate against any individual due to race, color, religion, gender, age or national origin in regards to employment, compensation, promotion and discipline.
- Provide evidence of workers' compensation
- Provide evidence of liability insurance for theft, injury, damage, etc. in the amount of (one million dollars) \$1,000,000.00 or your ability to obtain such insurance if awarded the contract
- Provide information on what efforts you take to conduct criminal background checks on your employees, or indicate that you are not opposed to the County conducting criminal background checks on any of your employees or yourself
- Provide references for doing similar contracts

4. Revision of Proposals

Should the Iron County Building Department determine that a proposal has a reasonable opportunity of being selected for award, discussions may be conducted with the submitter for the purpose of assuring a full understanding of, and response to, the solicitation requirements.

5. Anticipated Schedule

Once a contract is awarded, work will begin at your earliest convenience and be completed before August 1, 2024. Contractor must be willing to work around other events that may be scheduled for the building and fair grounds in general.

6. Reserved Rights

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

7. Written Contract

The selected party must be willing to enter into a written contract with Iron County. A binding agreement between Iron County and the selected party is dependent upon the negotiation, preparation, and execution of a formal contract. At any time prior to the execution of a binding agreement executed by both parties, Iron County may, in its sole discretion, stop the selection process and decline to enter into an agreement for the subject matter herein. A final contract is subject to approval by the Iron County Commission.

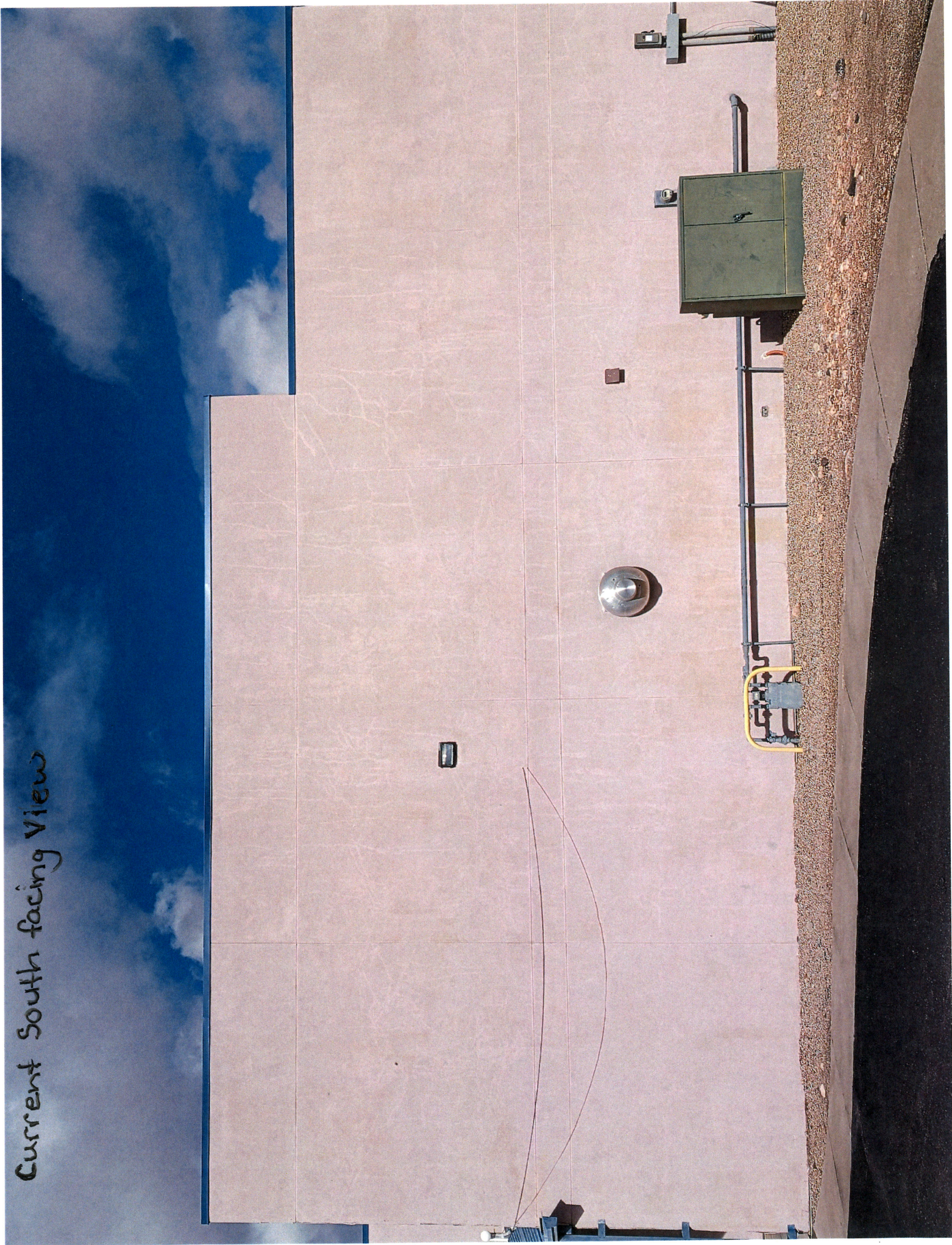
8. Termination of RFP Process

Iron County may terminate the RFP process regarding this RFP for any reason and at any time prior to the execution of a contract by a proposer and Iron County regarding the services sought through this RFP. Moreover, Iron County may decide not to enter into a contract with any proposer to provide the services sought through this RFP.

Current West facing View



Current South facing View



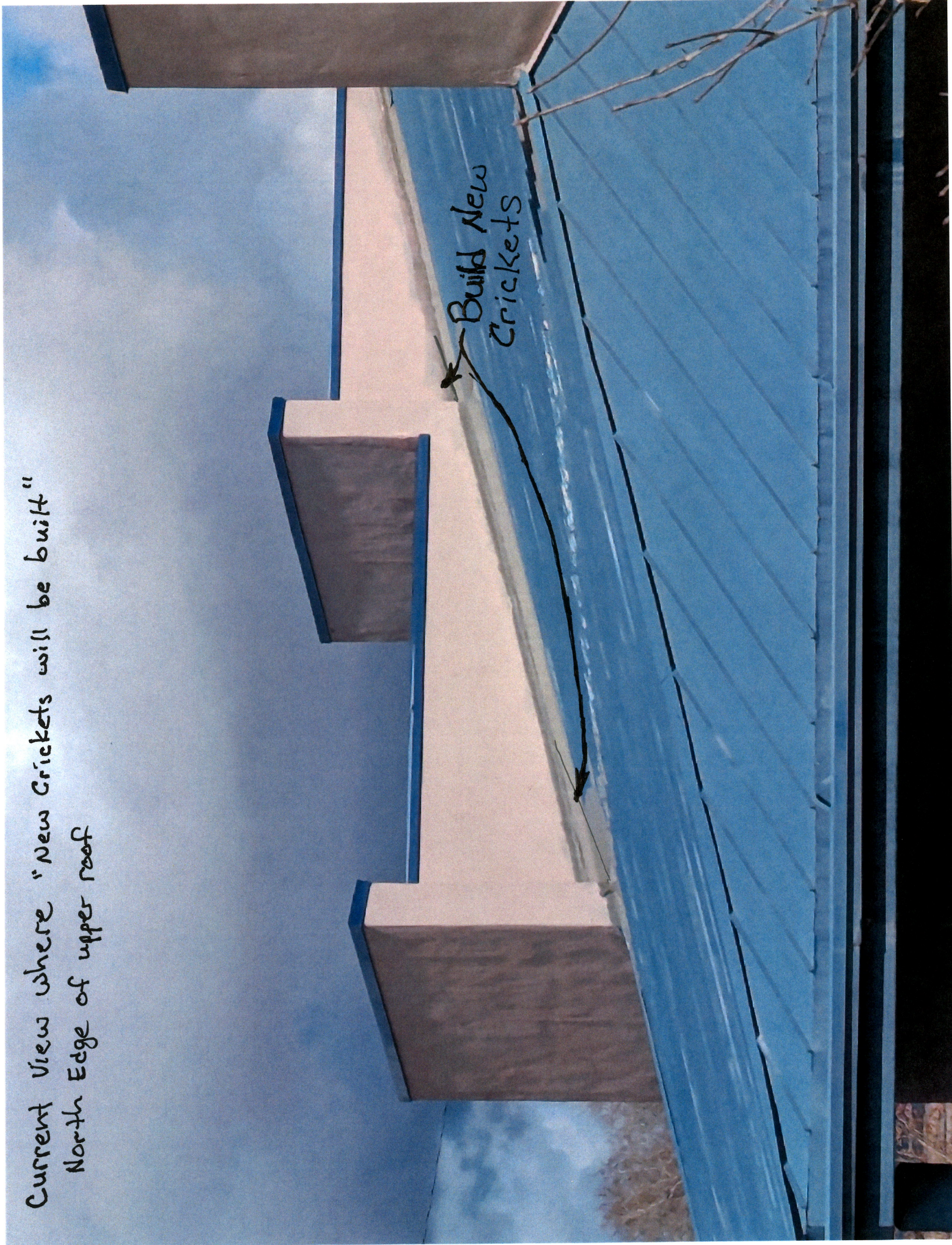
current view where "New Crickets will be built"
South Edge Upper Roof

Build New
Crickets



Current View where "New Crickets will be built"
North Edge of upper roof

Build New
Crickets



Current Northwest facing view



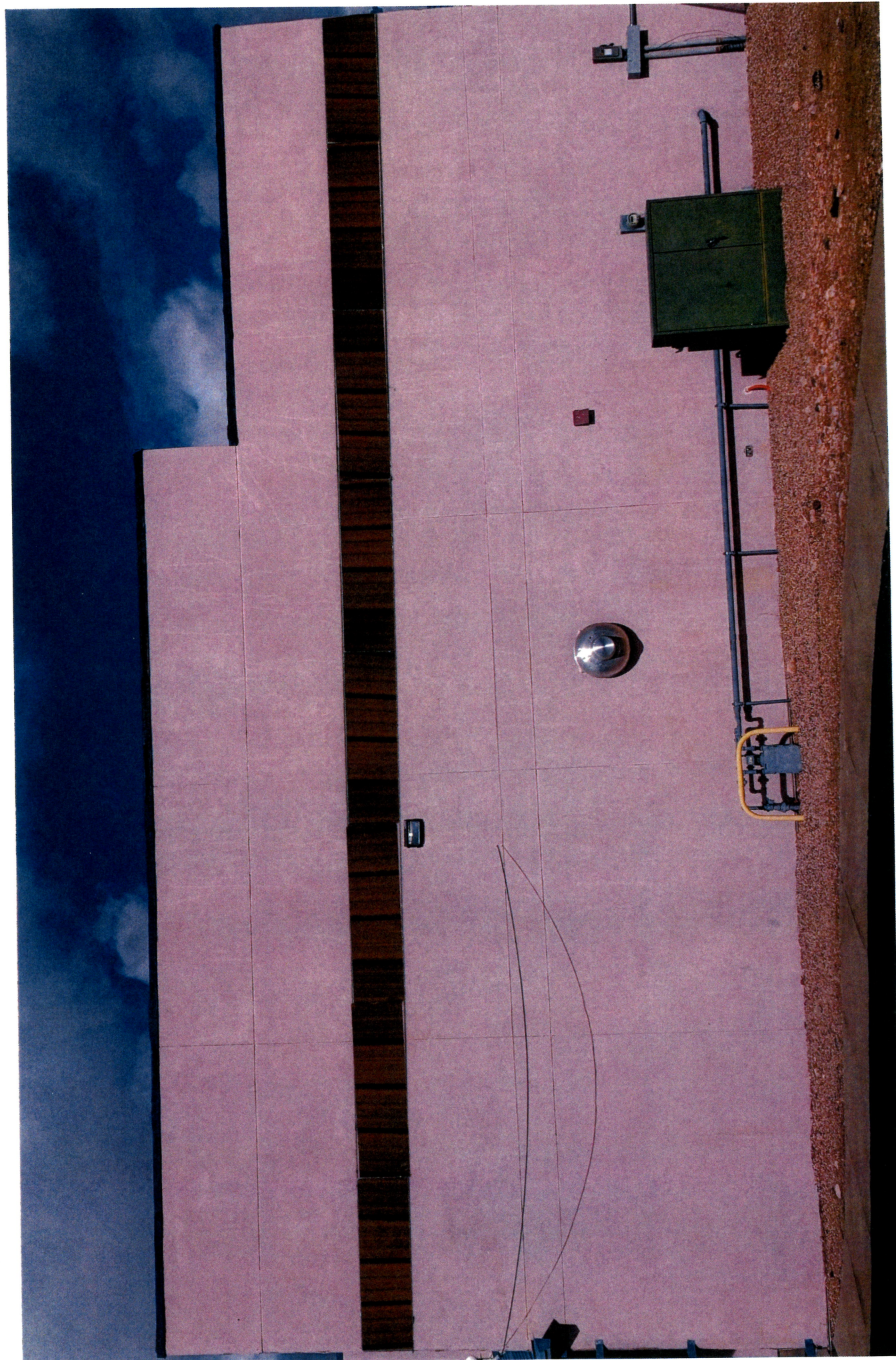


* Current View
"Blue Structural
Steel"

West facing- "Rendering"



South facing - "Rendering"



Location(s) where crickets are to be built (4 locations)



Northwest facing- "Rendering"

