



TOOELE CITY CORPORATION
PUBLIC WORKS DEPARTMENT

PROJECT NAME: TOOELE CITY SALT SHED

Request for Proposal
for
Construction Management
and
General Contractor Services

PROPOSALS DUE PRIOR TO:

September 30, 2024 at 3 PM

DESCRIPTION OF WORK – [Parcel 087-0-0012 located west of the intersection of 1000 West and Rogers St.]

Tooele City Public Works Department is seeking proposals for Construction Management and General Contractor (CM/GC) services for the construction of a Salt Shed facility in Tooele City. The proposed salt shed site will include a 60-foot by 60-foot prefabricated metal building with concrete foundation and concrete apron. Site improvements will also include a 20-foot access road, electrical for site lighting, electric gates and service for block heaters for four trucks. Project specifics and details are subject to change. This project aims to enhance the city's infrastructure and improve storage capabilities for road salt, ensuring efficient winter maintenance operations. See attached Concept Plan.

The selected CM/GC will collaborate closely with the Owner and Design Consultants. The Project Engineer overseeing this endeavor is J-U-B Engineers. Responsibilities include guiding the project through its design phase, offering guaranteed maximum prices (GMPs) at key milestones with contingencies corresponding to design development, developing schedules, and providing feedback on the constructability of design details, as well as the availability of selected materials.

Plans are projected to be finalized by November 2024, with construction scheduled to commence on or before that date, aiming for completion by March 2024.

Tooele City may consider incomplete any proposal not prepared and submitted in accordance with the provisions noted herein and may waive any informalities at the city's discretion.

CRITERIA SELECTION FOR CM/GC

- 75% Qualifications of Proposed Superintendent, Proposed Project Manager, Proposed Project Executive.
- 25% Evaluation of Proposed Fees

PROPOSED SCHEDULE FOR SELECTION PROCESS

Advertisement for RFP	September 9, 2024
Last Day to Submit Questions	September 24, 2024
Proposals Due	September 30, 2024 at 3 pm
Selection of Preferred CM/GC	October 9, 2024

Immediately after selection, Tooele City will provide a proposed contract and negotiate a final contract agreement with the CM/GC. The selected CM/GC must be able to begin work within 2 weeks of the executed agreement and Notice to Proceed.

RFP DOCUMENTS

RFP documents will be posted by Tooele City. Please contact Laura at laurab@tooelecity.org for an electronic copy of the RFP documents.

REQUESTS FOR INFORMATION

All requests for information regarding this project shall be submitted to J-U-B Engineers:

Lizel Allen
lallen@jub.com
385-226-8334

LAST DAY TO SUBMIT QUESTIONS

Questions must be received no later than the time and date listed on the Project Schedule. All questions will be answered via addendum.

ADDENDUM

Responses to questions and requests for clarification will be in writing and issued as addenda to the Request for Proposals. Only those who have their name on the plan holders list will receive addenda. 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.

SUBMITTED RESPONSE DUE DATES AND TIMES

Required submittals must be delivered to Tooele City Purchasing (Suite 227) in a sealed envelope prior to the date and time indicated in the Project Schedule. Submittals received after the specified time will not be accepted.

Tooele City Hall
Recorders Office – Suite 227
90 North Main St
Tooele, UT 84074

CM/GC WORK PHASES

The CM/GC Work for the project consists of two (2) phases: Pre-Construction and Construction.

- Pre-Construction Phase: This phase of the Work includes, but is not limited to attending design meetings, estimating and cost control, schedule development, and drawing/constructability reviews. The CM/GC shall provide a full construction estimate prior to bidding the project to subcontractors.
- Construction Phase: This phase of Work consists of the CM/GC furnishing and installing all Work as required in the Contract Documents. Please note that the Work of the Construction Phase may be bid in several packages, such as excavation, footings and foundations, structural steel, etc.

PLEASE ADDRESS THE FOLLOWING INFORMATION IN PROPOSAL

- **Guaranteed Maximum Price (GMP):** The CM/GC shall provide preliminary guaranteed maximum prices (GMPs) at key milestones with contingencies corresponding to design development. The CM/GC shall provide a final Guaranteed Maximum Price (GMP) at the 100% Bid Set Milestone Deliverable. The GMP is the final price that the CM/GC agrees to accept in full performance of the attached Construction Manager/General Contractor Agreement (CM/GC Agreement) and is based on the final contract drawings and specifications. The GMP shall include all fees and percentages required by the RFP, as well as the costs for General Conditions and all the work as required in the Contract Documents. The final GMP is normally determined at the completion of the Contract Documents and receipt of subcontractor bids.
- **Project Resume for three projects in similar size and scope:**
 - Project Superintendent
 - Project Manager
 - Project Reference
- **Pre-Construction Fee:** This lump sum fee consists of all costs for the CM/GC to provide the required services of the Pre-Construction Phase. No other reimbursable costs will be allowed or considered in addition to this fee.
- **Construction Management Fee:** This lump sum fee shall consist of and include overhead, profit, and home office personnel who will be managing the project during bidding, construction and closeout, including the warranty period. This fee does include General Conditions.
- **Cost of Bonds:** This is the cost of payment and performance bonds based on an amount equal to 100% of the GMP amount.
- **Construction Supervision Cost:** This is a per month cost to the project from notice to proceed to final completion for the CM/GC's on-site management/supervision team. All services and personnel not specifically identified as a Construction Supervision Cost will be considered to be part of the lump sum Construction Management Fee. This includes receptionist, accountants, safety officers, expeditors, commissioning agents, etc. This cost does not include General Conditions or people performing the actual construction activities.
- **Contractor Change Order Markup:** This is the fixed percentage markup that the CM/GC may apply to a change order for scope increase to the Agreement.
- **Self-Performed Work Mark-Up:** This is a fixed percentage markup that will be applied to the cost for the CM/GC's actual labor plus burden cost, material costs, and equipment costs for self-performed work. Actual costs for self-performed work will be subject to audit. No billing rates will be allowed. The CM/GC may be required to bid self-performed work against other subcontractors at the discretion of Tooele City.
- **Provide a list of all potential subcontractors the CM/GC may be considering using.**

PROPOSAL SUBMISSION RATE SHEET

Tooele City
Salt Shed Project

DATE _____

Name of Proposer _____

I/We acknowledge receipt of the following Addenda: _____

A. Pre-Construction Fee: For all work during the pre-construction period, I/We agree to perform for the lump sum of:

_____ DOLLARS (written amount shall govern) (\$_____)

B. Construction Management Fee: For all work during the construction phase of the contract for the management of the project, I/We agree to perform for the lump sum of:

_____ DOLLARS (written amount shall govern) (\$_____)

C. Cost of Bonds: The cost of payment and performance bonds based on the amount of preliminary estimates.

_____ DOLLARS (written amount shall govern) (\$_____)

D. Construction Supervision Cost: For project supervision and support team costs not covered in the above management fee, I/We agree to perform for the sum of:

_____ Per month.

E. Contractor Change Order Markup: For all work added to the contract by change order, I/We agree to add not more than _____% to the subcontractor/supplier costs for the additional work.

F. Self-Performed Work Markup: For all self-performed work, I/We agree to add not more than _____% to our labor and material costs to perform the work. The labor burden, including benefits adds _____% to the labor rate.

G. The CM/GC will provide a Guaranteed Maximum Price (GMP) at the 100% construction drawing level.

LOCATION AND CONTACTS

All meetings will be held at Tooele City offices at

90 North Main Street
Tooele, Utah 84074

Please refer to the Schedule for times and dates.

Public Works Director

Jamie Grandpre

jamiieg@tooelecity.gov

435-843-2130

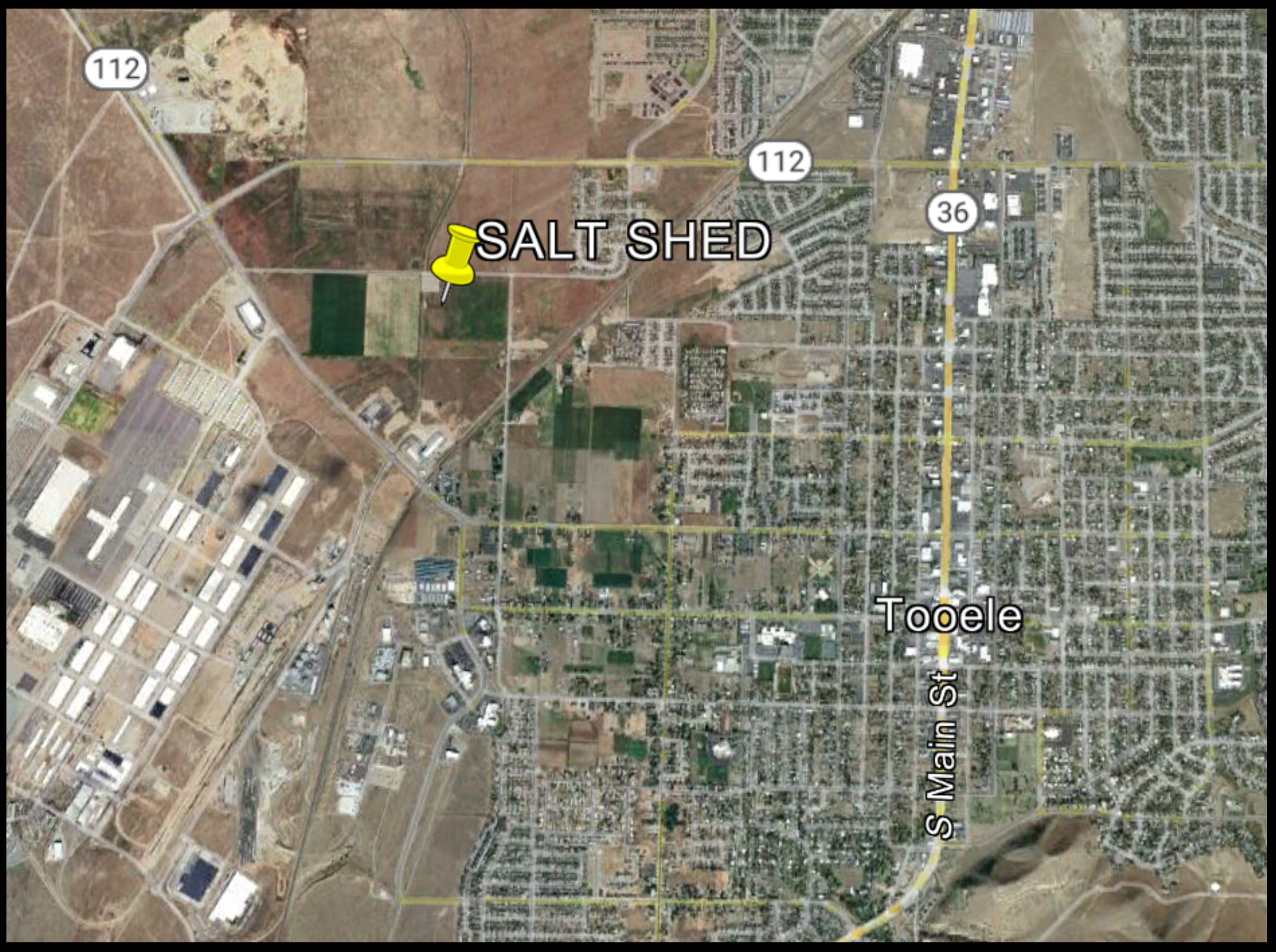
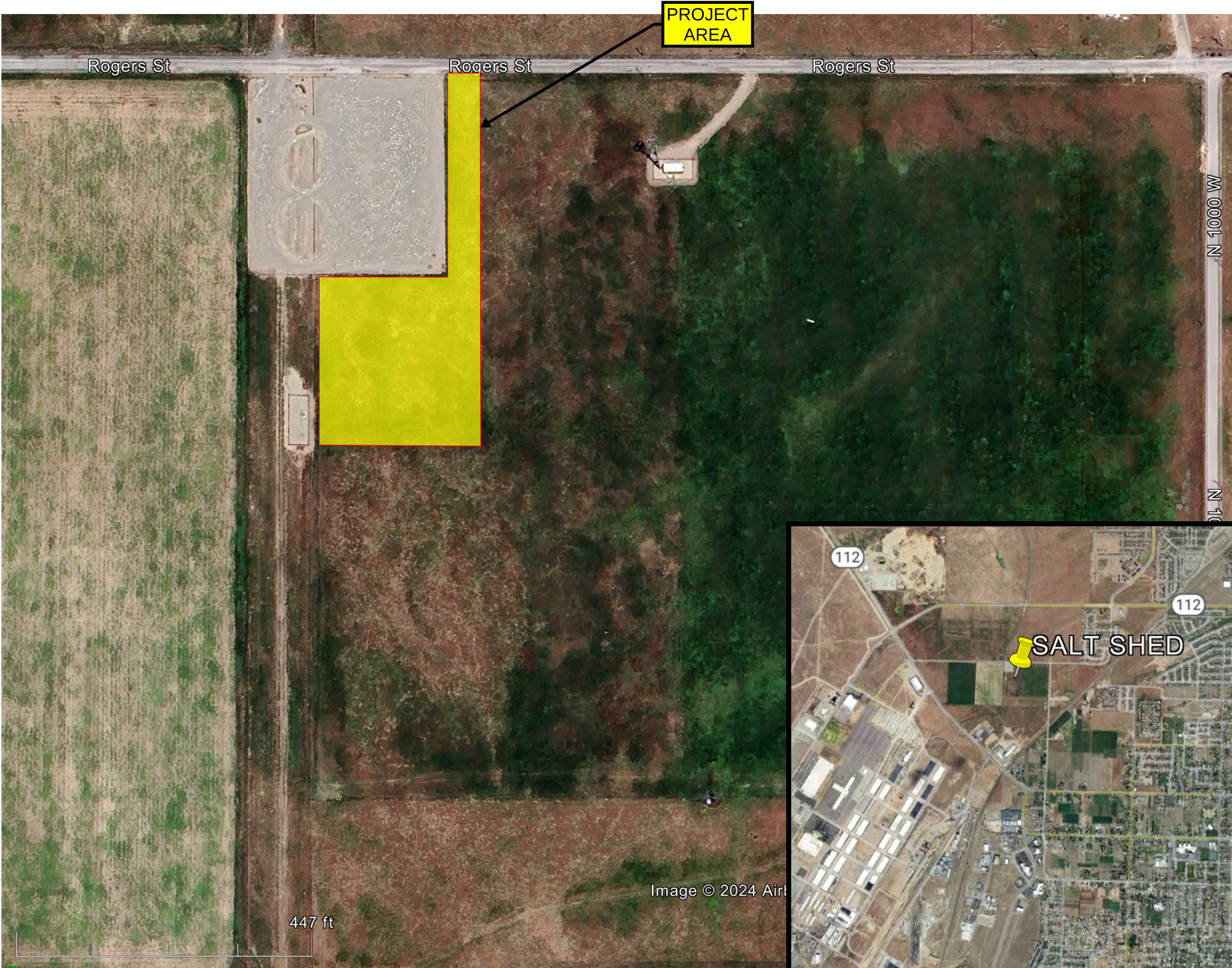
Engineer

J-U-B Engineers

Lizel Allen

lallen@jub.com

385-226-8334





J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.
392 E. Winchester St., Suite 300
Salt Lake City, UT 84107
Phone: 801.547.0393
www.jub.com

Subconsultant:

REUSE OF DRAWINGS

JUB SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RIGHTS IN ANY DESIGN OR DRAWING. NO PART OF ANY DESIGN OR DRAWING SHALL BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF JUB. ANY REUSE WITHOUT WRITTEN CONSENT BY JUB WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO JUB.

REVISION			
NO.	DESCRIPTION	BY	DATE

TOOELE CITY
PUBLIC WORKS DEPARTMENT

SALT SHED PROJECT
VICINITY MAP

FILE:

JUB PROJ. #:

DRAWN BY: JTB

DESIGN BY: AJH

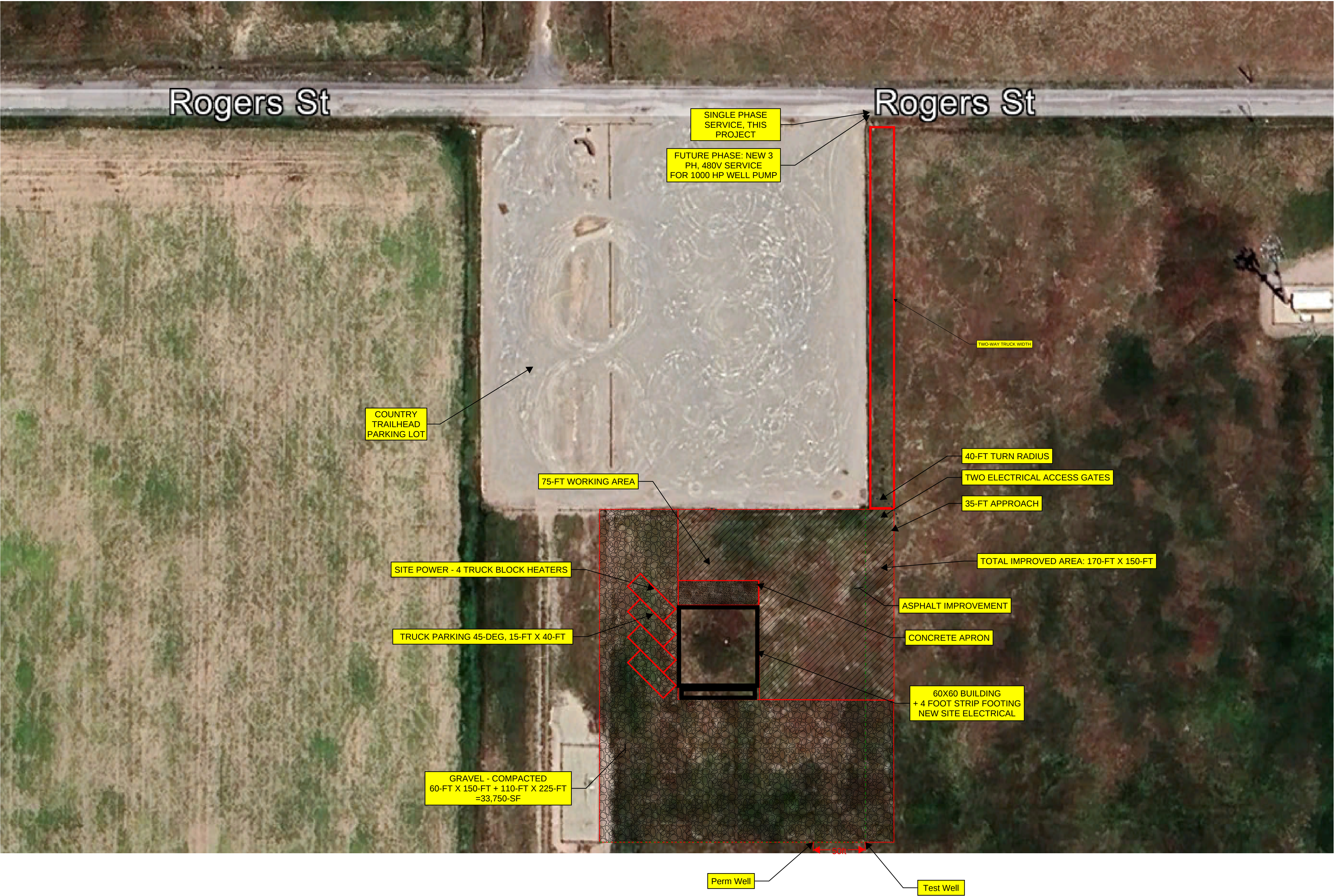
CHECKED BY: GMV

AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY

LAST UPDATED:

DRAWING:

SHEET: OF





J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.
392 E. Winchester St., Suite 300
Salt Lake City, UT 84107
Phone: 801.547.0393
www.jub.com

Subconsultant:

REUSE OF DRAWINGS

JUB SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RIGHTS IN ANY DESIGN OR DRAWING. NO PART OF ANY DESIGN OR DRAWING SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF JUB. ANY REUSE WITHOUT WRITTEN CONSENT BY JUB WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO JUB.

REVISION			
NO.	DESCRIPTION	BY	DATE

TOOELE CITY
PUBLIC WORKS DEPARTMENT

SALT SHED PROJECT
SITE LAYOUT

FILE: JUB PROJ. #: DRAWN BY: JTB DESIGN BY: AJH CHECKED BY: GMV

ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: DRAWING:

SHEET: OF