



**Request for Proposal - Included Addendum No. 1
Demolition Project – Lamplighter Property
Vernal City, Utah**

Originally Released: December 9, 2025

**Addendum No. 1 Released January 6, 2026
Proposals Due: January 16, 2026 – 10:00 a.m. (MST)
Site Visit: January 6, 2026**

Invitation to Submit Proposals

Vernal City is soliciting proposals from qualified demolition contractors to provide demolition services at the **Lamplighter property**, located in Vernal, Utah. Responses must be submitted by **January 16, 2026 at 10:00 a.m.** Proposals may be submitted via email or delivered to:

Vernal City Finance Department
Attn: Nick Rousseau
374 East Main
Vernal, UT 84078

Email submissions will be accepted. It is the contractor's responsibility to confirm receipt.

A **site visit** is scheduled for **January 6, 2026**. Contractors are highly encouraged to attend, but it is **not mandatory** to be eligible to submit a proposal. If additional access is required we request a 48 hour notice. Request access by contacting Wayne Smith at wsmith@vernal.gov. A site visit is strongly encouraged prior to submitting a bid.

Background-Vernal Downtown Revitalization Effort

Vernal City is in the process of revitalizing the downtown area with pedestrian-welcoming spaces and to provide an environment for successful small businesses. Vernal City, along with numerous community partners, has developed a Downtown Plan to guide redevelopment and other efforts to accomplish these goals. Information about the Downtown Plan and a link to the plan can be found on the city's website at [Vernal Downtown Plan | Vernal, UT \(vernal.gov\)](https://vernal.ut.gov/downtown-plan).

Vernal City acquired the Lamplighter property as part of ongoing redevelopment and infrastructure improvement efforts. The city intends to remove all existing structures and restore the parcel to a safe, cleared condition in preparation for future use.

Asbestos testing and abatement have been addressed by the city under a separate contract. All hazardous materials identified have been removed.

Utility disconnections (water, sewer, gas, and electricity) will be coordinated by Vernal City. The contractor must verify that utility disconnections are complete prior to starting work.

Project Scope of Work

This project includes **full demolition and removal** of the Lamplighter building complex and associated site elements. This work does not include the red brick hotel. The following work is required:

1. General Requirements

1. Contractor must hold an active Utah contractor's license.
2. Contractor is responsible for all labor, equipment, materials, services, and disposal fees.

2. Demolition Scope - Attachment A Map of Demolition Area.

1. Obtain all relevant permits and clearances.
2. Demolition and removal of all building structures on the southern portion of the Lamplighter property.
3. Removal of all concrete foundations, slabs, footings, and associated features.
4. Existing asphalt parking lot with internal curb and gutter to remain.
5. Removal of all debris, loose materials, and any remaining non-hazardous items left in the building.
6. ~~Backfill and Compaction to rough grade areas disturbed by removal of foundations.~~
 - a. ~~Fill Material will be provided by Vernal City. Trucking and Loading is the responsibility of the contractor from Vernal City's site located on 1500 East and 400 North~~
7. Maintain dust control and traffic control consistent with local standards.
8. Follow all safety, environmental, and regulatory requirements.

3. Additional Requirements

1. Protect adjacent sidewalks and public rights-of-way throughout demolition activities.
 2. Maintain safe pedestrian conditions or install “sidewalk closed” barricades as required.
 3. Work with surrounding businesses to coordinate special conditions of vehicles that may park on roadways adjacent to property
 4. Obtain and file all required DEQ demolition permits.
 5. Contractor is responsible for removal and disposal of any remaining liquids or non-hazardous materials inside the structure.
 6. Project completion date must be included in the proposal.
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Salvage Rights

The contractor will have salvage rights to all items within and attached to the building **as of the date of contract execution**, unless otherwise designated by Vernal City. The city will identify any items excluded from salvage rights prior to notice to proceed.

Timeline

- **December 9, 2025** – Request for Proposals Released
 - **January 6, 2026 – 10:00 a.m.** Presubmittal meeting with Site visit to follow
 - **January 6, 2026 - Addendum No. 1 Released**
 - **January 16, 2026 – 10:00 a.m.** – Proposals due
 - **January 21, 2026** – Target for award at city council meeting
 - **Spring 2026** – Anticipated project completion (contractor must propose specific date)
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Submittal Requirements

Proposers must submit one original copy of their proposal. Submittals are to be delivered in an envelope marked “Proposal - Demolition Project” and received at the city no later than Friday, January 16, 2026 at 10:00 am OR the proposal can be emailed to edilworth@vernal.gov It is the responsibility of the contractor to verify that the email submission was received.

Mailed or delivered proposals must be delivered to the following address:

Vernal City Finance Department
Attn: Nick Rousseau

374 East Main
Vernal, Utah 84078

Mailed responses that arrive after 10:00 am on January 16, 2026 will not be considered. Vernal City will not be responsible for delays in the mail or email systems.

Proposal responses must include the following components. A submission form is provided in this packet. A custom form can be used.

1. Contractor information (company name, address, Utah license number).
2. Point of contact with phone and email.
3. List of subcontractors, if applicable.
4. Experience with similar demolition projects and two references.
5. A lump-sum cost proposal for full scope of work.
6. Proposed timeline and completion date.
7. Acknowledgment of required permits and compliance responsibilities.

Selection Process and Evaluation Criteria

Vernal City will form a review committee to evaluate the statements of qualifications. The proposals will be evaluated on the following criteria:

- Experience in similar demolition projects – **25%**
- Completeness and accuracy of proposal – **5%**
- Proposed cost – **60%**
- Proposed schedule and completion date – **10%**

Questions regarding this RFP should be submitted to Eric Dilworth at edilworth@vernal.gov . No Later than January 10, 2026.

PROPOSAL for Demolition Project - Vernal City
150 East Main Street - Lamplighter Motel

Contractor

Address, CSZ

Contact person

Title

Email

Cell phone

Subcontractors for this project: _____

% of work completed by subcontractors: _____ %

Two references for similar completed projects:

Reference #1

Phone

Reference #2

Phone

Cost for scope of work: _____ (lump sum)

Completion Date: _____

Additional considerations or comments: _____

- _____
☐ I acknowledge that I have read and reviewed the entire Request for Proposal
☐ I am a licensed Utah contractor capable of performing the Scope of Work
☐ I have experience submitting the necessary paperwork for the Department of Environmental Quality with the State of Utah
☐ Contractor has liability and workers compensation insurance. I understand I will enter a services agreement with the City that requires insurance.
☐ Acknowledgment of Addendum 1. Removal of Backfill Requirement.

Authorized signature

Date

Attachment A
Map of Area to be Demolished







Addendum No. 1

RFP Demolition Project – Lamplighter Property Addendum No. 1

Removal of Backfill Requirement

This addendum is issued to clarify the scope of work for the Lamplighter Demolition Project RFP.

The requirement for the Contractor to provide backfill has been **REMOVED** from the RFP. Vernal City will be responsible for hauling and placing backfill material following completion of demolition activities.

All other terms, conditions, and requirements of the RFP remain unchanged. Proposers shall revise their bids accordingly to exclude backfill work from their scope and pricing.

This addendum shall be considered part of the RFP documents and must be acknowledged by all proposers.
