

**CENTRAL DAVIS SEWER DISTRICT
(CDSD or District)**

**Request for Proposal for
Construction Management and
General Contractor (CMGC) Services**

January 07, 2026

**South Farmington Pump Station
Relocation Project**

Description of Work – South Farmington Pump Station Relocation:

CDSD is seeking to hire a qualified and motivated firm to provide construction management/general contractor services for the relocation of a sewage pump station in Farmington, Utah. This pump station will connect to existing gravity sewer lines and two existing pressure lines. This sewer line carries existing and future sewage flows from an area of Farmington City. The project will include installation of equipment and materials provided by the CMGC and by the District. The Work will require extensive interface with the District since the existing pump station must remain operation during the entire construction period. In addition live connections to the existing systems will be required

The CM/GC must be capable and willing to work closely with the Owner and Design Consultants. The Project Engineer is J-U-B Engineers. The CM/GC will work through the design phase, providing cost estimates, schedules, and feedback on constructability of design details and availability of materials selected.

It is anticipated that plans will be complete by March 2026. Construction is expected to commence on or before that date with completion by July of 2027.

CDSD estimates a total cost construction budget of between \$1 - \$3 million for the project.

The selection criteria will include the following:

75% Qualifications of Proposed Superintendent, Proposed Project Manager, and qualification of the proposer including work previously completed with the District.

25% Evaluation of Proposed Fees.

The District may consider as incomplete, any proposal not prepared and submitted in accordance with the provisions hereof, and may waive any informalities or reject such proposal for lack of formality.

Proposed Schedule for Selection Process:

Advertisement for RFP	January 7, 2025
Preproposal Submission Meeting	January 14, 2026, at 2:00 pm
Last Day to Submit Questions	January 20, 2026 EOB
Proposals Due *Must be submitted to Jill Jones at District Office or electronically to jillj@cdsewer.org	February 04, 2026, at 10:30 am
Selection of Preferred CM/GC	February 12, 2026

Immediately after selection the District will provide a proposed contract and negotiate a final contractual document. The selected CM/GC must be able to begin work within 2 weeks of the contract agreement.

*Locations and Contacts can be found on the last page of this document

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. The CM/GC shall monitor the bid climate and make recommendations to the design team as to the most advantageous bidding time and then solicit bids from subcontractors and suppliers.

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 District will be procuring some of the equipment and materials directly and providing them to the CM/GC for installation. The District will pay for direct installation costs of the District supplied equipment but will not pay any fees to the CM/GC for the District provided equipment.

Please address the following information in Proposal:

- **Guaranteed Maximum Price (GMP):** The CM/GC will provide a Guaranteed Maximum Price (GMP) at the 100% construction drawing level. 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 this RFP, as well as the costs for General Conditions and all work as required in the Contract Documents. The final GMP is normally determined at the completion of the Contract Documents and receipt of subcontractor's bids. However, a GMP may be negotiated at an earlier point if agreed to by the CM/GC and the District.
- **Project Resume** for projects in similar size and scope for the proposed Project Superintendent.
- **Project Resume** for projects in similar size and scope for the proposed Project Manager.
- **Project Resume** for projects in similar size and scope for the proposed Project Executive.
- Clearly identify all personnel that will be considered a Construction Supervision Cost under the per month fee.
- **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 includes overhead, profit, and home office personnel who will be managing the project during bidding, construction, and closeout, including the warranty period.
- **Cost of Bonds.** This is the cost of payment and performance bonds based on an amount equal to 100% of the final construction estimate 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 receptionists, 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 the District.

- Provide a list of all potential subcontractors the CM/GC may be considering using. First tier subcontractors must be procured using a competitive method consistent with Part 4 of the Uniform Procurement Code for Utah.

Proposal Submission Rate Sheet

Central Davis Sewer District
South Farmington Pump Station Relocation

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 the 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 no 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. I/We agree to perform the estimate for the lump sum of:

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

Location and Contacts:

All meetings will be held at the District Office at

**2200 South Sunset Drive,
Kaysville UT 84037**

Please refer to the Schedule for times and dates.

General Manager/Owner

Jill S. Jones

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801-451-2190

801-209-3463

Assistant Manager/Owner

Manjot K. Masson

mkaur@cdsewer.org

801-451-2190

801-898-1145

Engineer

J-U-B Engineers

Gary Vance/Katie Reams

gvance@jub.com

kreams@jub.com

801-547-0393

50% Design Drawings are available at the following:

<https://www.cdsewerut.gov/procurement-2/>