



REQUEST FOR PROPOSALS (RFP)

Contractor Services

Cedar Mountain Winter Recreation Parking Lot

Concrete Slab Installation – Cedar City, Utah

RFP Due: 4:00 PM (MST), May 4, 2026

1. AREA TO BE CONSIDERED

Cedar Mountain Winter Recreation Motorized Parking Lot, specifically the apron area in front of and northwest of the vaulted toilet, located off SR-14, Cedar City, Utah.

2. BACKGROUND

The motorized Cedar Mountain Winter Recreation Parking Lot was constructed in 2025 to provide safe winter parking for recreation enthusiasts. The parking area was designed to allow vehicles to park safely without creating hazards for highway traffic on SR-14.

In 2025, Iron County, in cooperation with the Dixie National Forest, installed a vaulted toilet to provide services to individuals utilizing the area for motorized winter recreation activities. To improve safe pedestrian access from the asphalt parking surface to the vaulted toilet, and to a future kiosk located northwest of the toilet, Iron County is soliciting proposals for installation of a concrete slab.

3. PROJECT DESCRIPTION

Iron County is requesting written proposals from qualified contractors to frame and pour a reinforced concrete slab to provide pedestrian access from the asphalt parking surface to the existing vaulted toilet facility.

4. SCOPE OF WORK

The selected contractor shall:

1. Frame and pour a concrete slab measuring:
 - 6 feet (72 inches) wide by 15 feet 5 inches (185 inches) long by 4 inches thick; and
 - 72 inches long by 65 inches wide by 4 inches thick from the asphalt surface to the vaulted toilet continuing northwest to the proposed kiosk location.
2. Provide a concrete mix meeting the following specifications:
 - Minimum 4000 PSI Exterior Concrete Mix
 - 6%–8% air entrainment (higher than standard to allow for air loss during placement and finishing while maintaining protection against freeze/thaw conditions)
 - 4-inch slump \pm 1 inch
3. Ensure proper site preparation, forming, placement, finishing, and curing consistent with industry standards for exterior concrete in freeze/thaw climates.
4. Seal the finished slab with a water based non-yellowing acrylic compound sealant.
5. Coordinate work with the Dixie National Forest, Skyler Maynes, to minimize disruption to public use of the recreation area.

The contractor shall be responsible for all labor, materials, equipment, and incidentals necessary to complete the project.

5. PROJECT TIME FRAME

Start Date:

Work may begin after June 1, 2026, and must commence before July 1, 2026.

Completion Date:

All work must be completed no later than August 15, 2026.

6. INFORMATION REQUIRED IN THE PROPOSAL

Proposals must include the following:

- Detailed cost breakdown of materials and labor
- Contractor's name, physical address, and telephone number
- Estimated project completion timeline
- Description of contractor qualifications and experience performing similar work
- Any information unique to your company regarding value, pricing, or expertise

The successful bidder must be an equal opportunity employer and shall not discriminate against any individual due to race, color, religion, gender, age, or national origin in regard to employment, compensation, promotion, or discipline.

7. DISCUSSIONS AND REVISIONS

Discussions may be conducted with responsible contractors whose proposals are determined by the Natural Resource Specialist to be reasonably susceptible of being selected for award, for the purpose of clarifying and assuring responsiveness to solicitation requirements.

Contractors shall be accorded fair and equal treatment with respect to any opportunity for discussion and revision of proposals. Revisions may be permitted after submission and prior to the closing date and time.

No information derived from competing proposals shall be disclosed during the evaluation process.

8. RFP RESPONSE SCHEDULE

- Release of RFP: April 13, 2026
 - Deadline for Submission of Questions: April 20, 2026
 - RFP Due: May 4, 2026, by 4:00 PM MST
 - Review of Proposals: May 8, 2026
 - Notification to Selected Firm: May 12, 2026
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9. SUBMITTAL INFORMATION

All proposals must be submitted in 8.5 x 11 format and must address all information requested in this RFP.

Proposals are due no later than **4:00 PM (MST) on May 4, 2026**, and may be submitted via mail, email, or in person to:

Brandon Barrow

Iron County Natural Resource Specialist

82 North 100 East, Suite 104

Cedar City, Utah 84720

Email: bbarrow@ironcountyut.gov

Phone: (435) 865-5381

RESERVED RIGHTS

Preference to contractors that attended site inspection. Award of contract shall be made to the submitter whose bid is determined to be the most responsible and advantageous to the County, considering pricing and the evaluation factors set forth in the request for bid. The request for bid is not to be considered a commitment of any kind, for payment or costs incurred in the submission of a bid or for any cost incurred prior to the execution of a formal contract with Iron County.

Iron County reserves the right to accept or reject any or all bids or proposals.