Request for Bid/Proposal for Eden Bowery Restroom Addition
2100 N 5600 E, Eden, UT 84310
Eden, Utah

October 23, 2026

Invitation to Bid:

You are invited to submit a proposal for the construction of Eden Bowery Restroom Addition located at 2100 N 5600 E, Eden, UT 84310 Eden, Utah. Anticipated commencement of construction is early spring 2027 pending weather and contractor availability.

Summary of project scope:

1) Selective demolition and site preparation.
2) Utility connections – on site and tied to existing bowery building.
3) 298 SF addition and 394 SF paved walkway.
4) Addition will house restrooms, utility room, and storage.
5) Minor related landscaping and irrigation work.

Owner:

Emily Phillips, Chair OVPSA Council
Ogden Valley Parks Service Area

Architect:

Angela Dean, AIA
AMD Architecture
amd@amdarchitecture.com
801-322-3053

Proposal Schedule:

Tuesday, October 23, 2026	Plans distributed and bidding commences
Friday, November 6, 2026	Project Walk – 3 PM at Eden Park Bowery
Friday, November 13, 2026	Questions/Clarifications due by noon to AMD Architecture by **email** only to amd@amdarchitecture.com
Wednesday, November 18, 2026	All questions will be answered and distributed to bidding contractors
Tuesday, November 24, 2026	Proposals to be submitted electronically via email in PDF format **before 5:00 pm** to: AMD Architecture amd@amdarchitecture.com
Tuesday, December 8, 2026	Anticipated bid award

1. Introduction: Ogden Valley Parks Service Area (OVPSA) is a sub-set of Weber County tasked to maintain and upgrade municipal parks in the Ogden Valley. Our parks consist of Liberty Park, Eden Park, and Huntsville Park. Our mission: Our valley forefathers were community minded. It is within our stewardship to maintain and improve our regional parklands to provide enrichment and enjoyment for generations to come. Eden Park has acquired funds thru RAMP and OVPSA to upgrade the Eden Bowery with a bathroom addition. This document provides the requirements and evaluation criteria for General Contractors to bid on the full scope of requirements.

2. Project Scope: Construct a restroom addition to the existing Eden Park Bowery based on the plans and engineering provided by AMD Architecture. The addition shall include three (3) family restrooms, 1 ADA restroom, janitorial closet, an exterior drinking fountain, small storage closet, everything identified per the plans and engineering, and a supporting septic system. In addition, the addition shall provide new sidewalks that support an ADA walking path to three (3) sides of the building based on the plan. The project shall provide a safe and accessible restroom for all park users. Last, the addition to the bowery shall provide year-round service eliminating porta potties.

3. Bowery Bathroom Addition Plans and Engineering: Use the following link for viewing Restroom Addition Plans and Engineering. The plans and engineering on the below link are considered a bid set and will be stamped after General Contractors agree with the plans as is.
https://drive.google.com/drive/folders/1Bh64Q-T5fi76EonzN3T52LVO9nymgkI1?usp=sharing

Updates will be provided by AMD Architecture as needed through the bidding/permitting process. The point of contact for AMD Architecture is Angela Dean, AIA of AMD Architecture. Neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete Bidding Documents.

4. Bidding Requirements:

Before submitting a cost proposal, each bidder shall carefully examine the Contract Documents, shall visit the site, shall fully inform themselves as to all of the existing conditions and limitations, and shall include in the proposal the cost of all items required by the Contract Documents. The bid shall be based upon the materials, equipment and systems required by the bidding documents. Value engineering proposals that provide cost savings, schedule improvements, or enhanced project outcomes without compromising quality are welcomed. Provide list of major sub-contractors included in bid proposal.

The contractor selection will be based on a best fit for the project with consideration of cost estimate, schedule, qualifications, and understanding and addressing the unique needs of the project. The proposal shall include the following:

<u>BUDGET & TEAM</u>

- Schedule of values for labor and materials according to each major subcontractor category

- List of sub-contractors by trade
- List of services/trades self-performed by Contractor
- Identify project manager/superintendent and describe his/her involvement in the project (i.e. how frequently will he/she be on site? etc.)

PROCEDURES

- Procedures to ensure projects are completed in a timely manner
- Beginning date and timeline for construction
- Approach to this project, including a staging plan

EXPERIENCE & RESUME

- Prior relevant project experience

5. Selection Criteria:

- Contractor's qualifications, including overall experience, and experience relevant to the project
- Project cost proposal
- Proposed construction schedule
- Project management

The Construction Documents will be submitted for plan review to Ogden Valley City by AMD Architecture. Permit fees will be paid by OVPSA and shall be excluded from Bid Proposal. Commencement of construction is anticipated in early spring 2027, pending weather and selected contractor availability.

OVPSA reserves the right to reject any or all proposals or to waive any formality or technicality in any proposal in their best interest.

Thank you for your time and interest in this project.

Sincerely,

Angela Dean, AIA
AMD Architecture, LC
1324 South 1100 East
SLC, UT 84105
801-322-3053
www.amdarchitecture.com
amd@amdarchitecture.com