



Thursday, June 13, 2024

Request for Proposals

Wasatch County Administration Building CM/GC Design Services

Wasatch County Administration Building

25 N Main St Heber City, Utah 84032

Open 6/13/2024 12:00 PM MDT

Close 7/2/2024 5:00 PM MDT

INTRODUCTION AND BACKGROUND

Through this Request for Proposals (RFP), Wasatch County is hereby soliciting professional qualifications from all qualified, licensed firms to provide Construction Management/General Contractor services for the Wasatch County Administration Building project. Architectural design services for this project will be provided by EDA Architects, Inc. based in Salt Lake City. This project will be located on property southwest of UT-113 and 1140 West (South Field Road) in Heber City, Utah, including parcels 08-4298, 09-0592, and 20-9116.

The Wasatch County Administration Building will unify and improve county services. Wasatch County is Better by Nature. Tucked away behind the Wasatch Mountains, Wasatch County brings out the best in people by making it easy to share and enjoy a beautiful natural setting. Since 1859, our pioneering families have built a strong sense of community and connection that continues today. From old-timers to newcomers, we invite everyone here to serve their families and neighbors, spend time outdoors, respect the land and one another, and honor the heritage of the place we call home.

Wasatch County completed a facility needs assessment and departmental adjacency study in April 2023 and intends to build the administration and combined DMV facility outlined therein with some modifications. That study is included as an attachment to this RFP for informational purposes. The Existing Facility Analysis and the Site Considerations sections may be disregarded. The project will be built on the indicated parcels, which consist of largely undeveloped land, after annexation into Heber City, and will integrate with adjacent park facilities and accommodate planned UDOT transportation corridors. The built project will differ from the study based on the scope of work.

Responses to this RFP should include details about Proposal Requirements described herein. Wasatch County anticipates selecting one of the responding firms and entering a single agreement with that firm, but there is no guarantee that any responding firm will be selected. The County reserves the right to reject any and all submissions. Wasatch County intends to compare and evaluate all qualifying submittals and select the most qualified firm based on submitted materials.

GENERAL PROVISIONS

- A. Wasatch County will award a contract in reliance upon the information contained in proposals submitted in response to the RFP. Wasatch County will be legally bound only when and if there is a signed agreement entered into between Wasatch County and the awarded Proposer.
- B. It is vitally important that any person who signs an application or agreement on behalf of a respondent certifies that he or she has the authority to so act. The proposer who has its application accepted may be required to answer further questions and provide further clarification of its proposal and responses.
- C. Receiving this RFP or responding to it does not entitle any entity to participate in services or transactions resulting from or arising in connection with this RFP. Wasatch County shall have no liability to any person or entity under or in connection with this RFP, unless and until Wasatch County and such person have executed and entered into an agreement pursuant to the terms of this RFP.
- D. By responding to this RFP each responding party acknowledges that neither Wasatch County nor any of its representatives is making or has made any representation or warranty, either express or implied, as to the accuracy or completeness of any portion of the information contained in this RFP. The responding party further agrees that neither Wasatch County nor any of its representatives shall have any liability to the responding party or any of its representatives as a result of this RFP process or the use of the information contained in this RFP. Only the terms and conditions contained in an agreement when, as, and if executed, and subject to such limitations and restrictions as may be specified therein, may be relied upon by the respondent in any manner as having any legal effect whatsoever.

SCOPE OF WORK

The selected CM/GC must produce a completed Wasatch County Administration building with a current total project budget estimated to be \$34 million based on the previously completed study plus modifications. Modifications currently include the addition of a vehicle garage, DMV-adjacent office space to house the Utah State Driver's License Division, and minor changes to previously identified spaces. The current total estimated construction cost is \$28 million. The built project scope and budget may differ from this estimate until such time as the design phases are complete and a Guaranteed Maximum Price (GMP) agreed upon. A Fixed Limit Cost of Construction (FLCC) will be set at the conclusion of the schematic design phase. Additionally, Wasatch County requires the following services:

1. **Preconstruction Phase Services:** This phase includes, but is not limited to, schedule development, drawing and constructability reviews, cost control, material lead time estimating and support, and construction estimates at the Schematic Design, Design Development and 90% Construction Document phases. The services in this phase should regularly contribute to the architect's Target Value Design process and the formation of a GMP and FLCC. This phase is expected to follow a design schedule of 44 weeks, concluding in May 2025.

2. Construction Phase Services: This phase includes the CM/GC furnishing and installing all work as required in the Contract Documents and may include several bid packages. The construction phase is expected to begin near May 2025 and end in the time required by the selected CM/GC to complete the expected 2-3 story, 45,000-60,000 square foot building and its footprint.
3. 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 CM/GC Agreement based on the final contract drawings and specifications. The GMP shall include all fees and percentages required by this RFP, as well as the cost for General Conditions and all work required in the Contract Documents, including preconstruction fees and any maximum price associated with any individual phase or package.

PROPOSAL REQUIREMENTS

Submitted proposals should provide the Selection Review Committee with an understanding of the CM/GC's ability to undertake and complete the proposed project in a thorough and timely manner. Proposals should be limited to no more than 15 pages. Application Materials will be accepted via email until 5:00 pm on July 2, 2024. Questions or requested clarifications should be submitted before 5:00 pm on June 25, 2024. Wasatch County recommends any firm interested in submitting express their intent early so that responses to any questions or clarifications can be distributed to all firms who have expressed intent before June 25, 2024. All questions and submissions should be directed to:

Dustin Grabau

dgrabau@wasatch.utah.gov

Submissions should include the following:

1. Company name, contact information, and background.
2. Project Vision Statement that includes the proposed organizational and project approach for both preconstruction and construction phases.
3. Statement of Qualifications that includes overall qualifications in providing the above Scope of Work, as well as the experience and credentials of the Prime Contractor and the proposed project teams.
4. Statement of Experience that includes three (3) example projects with references which demonstrate qualifications for providing the above Scope of Work, ideally reflecting experience in the type of project and use of CM/GC construction methods.
5. Schedules including a proposed Project Schedule and Fee Schedule, including at least fees for preconstruction services, construction management costs, general conditions and general requirements costs, change order and profit markup fees, bond costs, and rates for self-performed work.

EVALUATION CRITERIA

Wasatch County will perform an initial administrative review to facilitate standardized analysis and identify the most competitive proposals. Oral interviews with a selection committee may then be requested with one or more prospective firms. Wasatch County will utilize the following score ratings throughout the evaluation and selection process:

1. Project vision that demonstrates understanding of this project's construction context and ability to execute Wasatch County's vision as a partner on this unique community landmark. (26% score rating)
2. Competence of the proposed team reflected by technical training, education, and direct experience in providing similar services. (23% score rating)
3. Ability to perform the work as shown in the firm's history of effective management for similar projects. (23% score rating)
4. The best value cost of the offered services. (28% score rating)

Wasatch County intends to conduct interviews during the week following the application deadline, July 8th-12th. This RFP will be awarded to the highest scoring, responsive and responsible vendor meeting the stated requirements. The decisions of the county's selection committee shall be final and conclusive. Final award of the RFP is anticipated to be done at a County Council meeting on July 17, 2024.