

**NOTICE INVITING PROPOSALS FOR  
CM/GC CONTRACTORS  
FOR THE DISTRICT OPERATIONS AND MAINTENANCE FACILITY PROJECT**

**REQUEST FOR CM/GC PROPOSALS & CONTRACTOR PREQUALIFICATION**

**RECEIPT OF PROPOSALS:** Technical and qualification proposals will be received from interested contractors (“Contractors”) at the office of General Manager of the Central Utah Water Conservancy District, 355 West University Parkway, Orem, Utah 84058, until 11:00 A.M. on Friday, February 2nd, 2018, for preconstruction phase services including design review, cost estimation and preparation of a Guaranteed Maximum Price (GMP) to furnish materials, equipment and labor and performing all work for construction of the District Operations and Maintenance Facility Project (“Project”) for the Central Utah Water Conservancy District (“Owner” or “District”). The award, if made, will be within forty-five (45) days after receipt of the proposals.

**CM/GC PROJECT DELIVERY:** The Owner intends to enter into a CM/GC agreement with the selected Contractor for preconstruction phase services, including design review and construction cost estimates at the 30, 60, and 90 percent design levels as well as preparing a GMP. If the Owner and Contractor agree on the GMP, the Owner will issue a Notice to Proceed for the construction of the Project.

**PRE-QUALIFICATION:** CONTRACTORS ARE REQUIRED TO SUBMIT QUALIFICATIONS AS PART OF THEIR PROPOSAL TO THE OWNER. The Owner will prequalify Contractors based on the qualifications provided in the proposals. In the event that the Owner and the selected Contractor cannot agree on the GMP, the Owner reserves the right to solicit bids for construction of the Project from the previously pre-qualified general contractors and only the prequalified contractors will be allowed to submit a bid.

**DESCRIPTION OF WORK:** The anticipated scope of work for this project includes reviewing preliminary and final designs, cost estimation and GMP preparation for a new Operations and Maintenance Building, and other associated items and appurtenant work in Utah County, UT. Experience with this type of building construction is essential. If GMP negotiations are acceptable, the construction phase of the work will be awarded to the selected Contractor.

**SITE OF WORK:** The proposed building site is located at 750 North 1550 East in Orem, Utah on approximately 12 acres of land owned by the District

**COMPLETION OF WORK:** Work under this contract will begin on or before the tenth day after receiving written Notice to Proceed from the Owner.

The Pre-Construction Services Phase of work is anticipated to occur between February and August of 2018. The Construction Phase is anticipated to last approximately 14 months beginning in September 2018.

**RECEIPT OF PROPOSALS:** The proposals will be received until **11:00 a.m. on Friday, February 2<sup>nd</sup>, 2018.** Any proposal received after the closing time for receipt of proposals

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will be returned unopened. Contractors shall submit both hard copies and electronic copies of the RFP as follows:

Hard Copy Submission (Required). Three (3) hard copies of the proposal shall be delivered to the District.

Electronic Submission (Required). One electronic copy of the proposal shall be submitted on a suitable USB flash drive. Provide one PDF copy combined into a single electronic file (compatible with Adobe Reader 10.0 or later) of original documents generated electronically from the software application (not scanned) on an unencrypted USB flash drive. Also include an electronic copy of Attachment C on the USB drive in Excel software format.

**SELECTION OF CONTRACTOR:** A Selection Committee composed of District employees and Board Trustees will review the proposals. The Selection Committee may invite selected CONTRACTORS to make a 20-minute presentation to the Committee on Wednesday, February 14, 2018, beginning at 10:00 A.M. Selection of a Contractor is anticipated to occur on February 16, 2018. The successful Contractor will be required to prepare and submit a cost proposal no later than 4:00 P.M, February 21, 2018 for negotiation with the District. Award of a contract for pre-construction services for the Project is anticipated to occur at the District Board meeting on February 28, 2018.

**OBTAINING RFP DOCUMENTS:** The Request for Proposal Documents are entitled "DISTRICT OPERATIONS & MAINTENANCE FACILITY PROJECT". The Request for Proposal Documents will be available Monday, January 8<sup>th</sup>, 2018 after 12:00 P.M., on [www.questcdn.com](http://www.questcdn.com) and may be downloaded for a \$5 fee. The project number is 5487317. The Owner will not provide any hard copies of the Request for Proposal Documents.

**MANDATORY SITE VISIT:** A *mandatory* site visit will be held on **THURSDAY, JANUARY 18, 2018** to field review the proposed construction area, which will include a question and answer period. This *mandatory* site visit will start at **1:00 pm at the Central Utah Water Conservancy District offices at 355 West University Parkway, Orem, Utah.**

The purpose of this meeting will be to clarify the intent of the Request for Proposal Documents and to answer any questions contractors and/or suppliers may have on the project. ***Only those Contractors who have attended the mandatory site visit will be allowed to submit proposals.***

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**PROJECT ADMINISTRATION:** All communication related to the Project shall be directed to the Project Manager prior to submitting Proposal.

Kirk Beecher, P.E.  
Project Manager  
Central Utah Water Conservancy District  
355 West University Parkway  
Orem, Utah 84058-7303  
Phone: (801) 226-7193, (801) 361-3946 (cell)  
FAX: (801) 226-7150  
Email: [Kirk@cuwcd.com](mailto:Kirk@cuwcd.com)

**OWNER'S RIGHT RESERVED:** The Central Utah Water Conservancy District reserves the right to reject any or all proposals, to waive any formality, or technicality in a proposal, and to make award based on the selection criteria listed in the RFP as deemed in the best interests of the Owner, or the public good.

Central Utah Water Conservancy District

By: Gene Shawcroft  
General Manager