



division of
**Facilities Construction
and Management**

Revised per DFCM Addendum #4, dated 4/15/2025

Multistage Value-Based Selection for
Construction Services

Stage II: Invitation to Bid

April 3, 2025

Bastian Equestrian Arena
Utah State University
South Jordan, Utah

DFCM Project #25401770
U3P Reference # CS25039-Stage II

Project design provided by Method Studio, Inc.

Division of Facilities Construction and Management

Taylorsville State Office Building
4315 South 2700 West, 3rd Floor
Taylorsville, Utah 84129

dfcm.utah.gov | 801.957.7270

Solicitation Summary

This solicitation is **Stage II: Invitation to Bid** of a multistage selection process for construction services. ***Only*** Contractors short listed by the Selection Committee during the **Stage I: Request for Proposals** process for this project are invited to interview and submit cost proposals during this stage of the selection process.

The State of Utah Division of Facilities Construction and Management (DFCM) has short listed and invites the following Contractors:

- Alliance Contracting
- Forge Contractors
- Gramoll Construction
- Jardine Malaska Construction
- Paulsen Construction
- Spindler Construction

Stage II: Invitation to Bid

Bastian Equestrian Arena

Utah State University

2100 W. 11400 S., South Jordan, Utah

DFCM Project #25401770 | U3P Reference # CS25039-Stage II

Brief Project Description: Construction of a new Equestrian Arena

Substantial Completion Prior To: October 31, 2025 **Liquidated Damages:** 750.00
Construction Cost Estimate: \$5,877,000.00 **Tax Exempt:** Yes ☒ No ☐
Energy Incentives: Yes ☐ No ☒

Communication during the selection process shall be directed to the DFCM Representatives below only.

DFCM Project Manager: Brad DeMond bdemond@utah.gov 801-450-1368

DFCM VBS Coordinator: dfcm_vbs@utah.gov

Solicitation Schedule			
Event	Date	Time	Location
Solicitation Posting Stage II: Invitation to Bid	Thursday, April 3, 2025	5:00 PM	U3P - Bonfire
Final Questions Deadline	Thursday, April 10, 2025	3:00 PM	U3P - Bonfire
Final Addendum Deadline	Monday, April 21, 2025	3:00 PM	U3P - Bonfire
Bid and Bid Bond Deadline	Monday, May 5, 2025	3:00 PM	U3P - Bonfire
Subcontractors List Deadline	Tuesday, May 6, 2025	3:00 PM	Email to dfcmcontracts@utah.gov

A bid tabulation document, inclusive of all Contractor bids, will be posted in [U3P - Bonfire](#) by the end of the business day on the bid deadline date.

The project schedule is of paramount importance. The required substantial completion date for this project is October 31, 2025. Given an anticipated construction duration of 6 months, it appears that meeting this deadline is achievable. It is the expectation of DFCM and USU that the selected contractor will be able to comply with the project schedule requirements.

Additive Alternates

Add Alt #01 – Roof and exterior wall insulation to be spray-in-foam closed-cell, see specification.

Add Alt #02 – Demolition and removal of three concrete stable buildings shown on civil site plan sheet C-100, keynote #5. This will include all structures, slabs, stairs, etc. including all electrical components in this area whether or not identified on plans. Contractor to fill in all holes created during demolition with structural fill to proper subgrade elevation.

Notes:

The approved Plans and Specs will be posted by DFCM Addendum #1, Friday, 4/4/25.

Additional Information for Stage II

The project schedule is of paramount importance. The required substantial completion date for this project is October 31, 2025. Given an anticipated construction duration of 6 months, it appears that meeting this deadline is achievable. It is the expectation of DFCM and USU that the selected contractor will be able to comply with the project schedule requirements.

Solicitation Documents

The solicitation documents consist of all documents listed below, referenced within this solicitation, and contained in the Stage I: Request for Proposals.

Solicitation Documents and Forms

The following documents and forms can be accessed in the [U3P - Bonfire](#) solicitation posting for this project:

Project specific documents:

- VBS Construction Stage II: Invitation to Bid solicitation
- Approved Plans-Stage II
- Approved Specs-Stage II
- All documents contained in the Stage I: Request for Proposals solicitation for this project

Standard documents and forms:

- DFCM Construction Contract
- DFCM General Conditions
- DFCM Subcontractor List Form & Instructions
- Health Insurance Statement of Compliance Form

DFCM Construction Management Standard Reference Documents

All DFCM standard documents referenced in this solicitation can be accessed by visiting the [DFCM Construction Management – Standard Documents page](#) of the [DFCM website](#).

DFCM General Conditions

The [DFCM General Conditions](#) (“General Conditions”) and all Supplemental General Conditions (“also referred to as General Conditions”) are available on the [DFCM Construction Management – Standard Documents page](#) of the [DFCM website](#) and made part of this solicitation by reference.

Stage II: Invitation to Bid Procurement Process

1. Final Requests for Information, Questions and Addendum

All project related requests for information, clarifications, and questions must be submitted to DFCM via the [U3P - Bonfire](#) website no later than the time and date specified on the Solicitation Schedule. An addendum in response will be posted on the [U3P - Bonfire](#) website no later than the time and date specified on the Solicitation Schedule. All addenda issued shall become part of the solicitation, and any changes or additional requirements shall be incorporated into the Contractor's bid or cost proposal.

a) Interpretation of Drawings and Specifications

If any person or entity contemplating submitting a proposal or bid is in doubt as to the meaning of any part of the drawings, specifications or other contract documents, such person shall submit a request for an interpretation to DFCM via the [U3P - Bonfire](#) website no later than the time and date specified on the Solicitation Schedule. Any interpretation of the proposed documents will be made only by addenda posted on the [U3P - Bonfire](#) website. Neither DFCM nor A/E will be responsible for any other explanations or interpretations of the proposed documents. The A/E is deemed to be the architect or engineer hired by DFCM as the A/E or Consultant for the project.

b) Product Approvals

Where reference is made to one or more proprietary products in the contract documents, but restrictive descriptive materials of one or more manufacturer(s) is referred to in the contract documents, the products of other manufacturers will be accepted, provided they equal or exceed the standards set forth in the drawings and specifications and are compatible with the intent and purpose of the design, subject to the written approval of the A/E. Such written approval must occur prior to the time and date specified on the Solicitation Schedule for the final addendum. The A/E's written approval will be issued in an addendum. If the descriptive material is not restrictive, the products of other manufacturers specified will be accepted without prior approval provided they are compatible with the intent and purpose of the design as determined by the A/E.

2. Bid and Bid Bond Deadline

Contractors bid and bid bond must be submitted through the [U3P - Bonfire](#) website no later than the time and date specified on the Solicitation Schedule.

Contractors attempting to submit bids through [U3P - Bonfire](#) website after the deadline has passed will not be successful and therefore not consideration for award of this project. It is the sole responsibility of the Contractor to confirm successful submission of their bids into [U3P - Bonfire](#) prior to the deadline. After the deadline, the Contract will be awarded to the responsive and responsible Contractor submitting the lowest bid. Technical questions related to [U3P - Bonfire](#) should be directed to u3padmin@utah.gov.

A bid bond properly signed by the Contractor and a qualified surety and submitted on the AIA Document A310 – 2010 Bid Bond form, or equivalent, in the amount of 5% of the bid, shall accompany the bid and uploaded to the [U3P - Bonfire](#) website by the deadline specified on the Solicitation Schedule. If the bid bond is not provided with the bid, the bid is nonresponsive, and the Contractor may be disqualified from the selection process.

The bid bond must be submitted on the AIA document A310 – 2010 Bid Bond Form, or equivalent, to be accepted unless only one bid is received by DFCM, or the failure to comply with the bid bond requirements is determined by the Director of DFCM to be immaterial based on the following:

- a) the bid bond is submitted on a form other than the AIA Document A310 – 2010 Bid Bond form, or equivalent, and the bid bond meets all other requirements including being issued by a surety firm authorized to do business in the State of Utah and be listed in the U.S. Department of the Treasury Circular 570, Companies Holding Certificates of Authority as Acceptable Securities on Federal Bonds and as Acceptable Reinsuring Companies for an amount not less than the amount of the bond to be issued. A co-surety may be utilized to satisfy this requirement; and

- b) the Contractor provides a bid bond properly signed by a qualified surety and on the AIA Document A310 – 2010 Bid Bond form, or equivalent, by the close of business of the next business day after DFCM notifies the Contractor of the defective bid bond.

Before submitting a bid, the Contractor shall carefully examine the solicitation; shall visit the site of the Work; shall fully inform themselves as to all existing conditions and limitations; and shall include in their bid the cost of all items required by the solicitation. If the Contractor observes that portions of the Contract Documents are at variance with applicable laws, building codes, rules, regulations or contain obvious erroneous or uncoordinated information, the Contractor shall promptly notify the DFCM Project Manager, and the necessary changes shall be accomplished by addendum.

By submitting a bid, in any format, the Bidder / Offeror / Vendor certifies that: (1) no product to be supplied by the Bidder / Offeror / Vendor in connection with this Solicitation is a “forced labor product” as that term is defined in Utah Code 63G-6a-121; and (2) to the extent, if any, that this Solicitation involves technology, or technology services, networks or systems, the Bidder / Offeror / Vendor is not a “restricted foreign entity” as that term is defined in Utah Code 63G-6a-121.

3. Subcontractors List

All Contractors are required to email their Subcontractors List Form to dfcmcontracts@utah.gov by the time and date specified on the Solicitation Schedule. The DFCM Subcontractors List Form & Instructions can be found on the [DFCM website – Construction Management - Standard Documents](#) page and is also posted in [U3P - Bonfire](#).

DFCM retains the right to audit or take other steps necessary to confirm compliance with requirements for the listing and changing of subcontractors. Any Contractor who is found noncompliant with these requirements is subject to a debarment hearing and may be debarred from consideration for award of DFCM contracts for a period not to exceed three years.

4. Withdrawal of Proposals or Bids

Contractors may withdraw their proposals and/or bids by written request to mailto:dfcm_vbs@utah.gov up until the Award Notification is issued.

5. DFCM Reservation of Rights

The Division of Facilities Construction and Management reserves the right to reject any or all bids, or to waive any formality or technicality in any bid in the best interest of the State.

6. Contract Bonding Requirements

DFCM intends to enter into a Construction Contract with the awarded Contractor. A copy of the Construction Contract can be found on the [DFCM website – Construction Management - Standard Documents](#) page.

The Contractor is required to provide performance and payment bonds on the AIA Document A312 - 2010 Performance and Payment Bond Forms (or equivalent) in the amount of 100% of the Contract Sum and secured from a company that meets the requirements specified in UAR 23-1-1102. The bonds are to be emailed to dfcmcontracts@utah.gov within ten (10) business days of receipt of the Contract for signature. The Contract Notice to Proceed will not be issued until the bonds have been received by DFCM.

7. Health Insurance Statement of Compliance Form

The Health Insurance Statement of Compliance Form applies to: (i) a prime Contractor (and design professional) if the prime contract (or design professional contract) is in the aggregate amount of \$2,000,000 or greater; and (ii) applies to a subcontractor (and subconsultant of design professional) if the subcontract is in the aggregate amount of \$1,000,000 or greater. For benchmark information, please visit [Health Insurance Statement of Compliance Benchmark Information](#).

The awarded Contractor must submit the Health Insurance Statement of Compliance Form to DFCM via email at dfcmcontracts@utah.gov before the Construction Contract Notice to Proceed will be issued. The form can be found on the [DFCM website – Construction Management - Standard Documents](#) page and is also posted in [U3P - Bonfire](#).

8. Permits

In concurrence with the requirements for permitting in the [General Conditions](#), it is the responsibility of the Contractor to obtain the fugitive dust plan requirements from the Utah Division of Air Quality and the SWPPP requirements from the Utah Department of Environmental Quality, submit the completed forms, and pay any permit fee that may be required for this specific project. Failure to obtain the required permit may result in Work stoppage and fines from the regulating authority that will be the sole responsibility of the Contractor. Any delay to the project because of failure to obtain the permit, or noncompliance with the permit, shall not be eligible for extension in the Contract Time.