



25-70- - Public Works Addendum 1

Pepperwood Booster Station Site Plan

Issue Date: 9/8/2026

Questions Deadline: 9/18/2026 10:00 AM (MT)

Response Deadline: 9/22/2026 10:00 AM (MT)

Contact Information

Contact: Georgia Keyser, Purchasing Agent

Address: Suite 330

Sandy, UT 84070

Email: Purchasing@sandy.utah.gov

Event Information

Number: 25-70- - Public Works Addendum 1
Title: Pepperwood Booster Station Site Plan
Type: Invitation For Bid
Issue Date: 9/8/2026
Question Deadline: 9/18/2026 10:00 AM (MT)
Response Deadline: 9/22/2026 10:00 AM (MT)

Bid Activities

Pre-Bid Meeting

9/17/2026 3:00:00 AM (MT)

A Pre-Bid meeting will be held on Thursday, September 17, 2026 at 3:00 P.m. in the Public Works Conference Room at 8775 South 700 West, Sandy, UT 84070. We will be going over the bid and answering any questions.

Bid Opening

9/22/2026 10:00:00 AM (MT)

A bid opening will be held on Tuesday, September 22, 2026 at 10:00 a.m. This will be a remote bid opening done via Teams. Please send an email to gkeyser@sandy.utah.gov if you would like the meeting invitation sent to you. You can also call in at:

*Please note, if you call in it is audio only.

Bid Attachments

Exhibit A Pepperwood Booster Station Site Plan - Backup Generator.pdf

[Download](#)

Insurance Requirements

Construction Agreement.pdf

[Download](#)

Construction Agreement

009-25-01 2026 Backup Power - Specifications.pdf

[Download](#)

Specifications

009-25-01 2026 Backup Power Generators - Drawings.pdf

[Download](#)

Drawings

009-25-01 2026 Backup Power - Specifications Form.pdf

[Download](#)

Bidder's Qualifications Form

Requested Attachments

Contractor Information

(Attachment required)

Document is in the attachments tab.

Certified Financial Statement and Financial Reference(s)

(Attachment required)

Bidder's Qualifications

Bidder's Qualifications form in the attachments

1	CERTIFICATION AND AGREEMENT TO CONDITIONS OF BID We have read the Sandy City Corporation Invitation for Bid (IFB) and fully understand its contents. We certify that we have adequate personnel and resources to fulfill the IFB requirements. We further understand that our ability to meet the criteria and provide the required services shall be judged solely by Sandy City personnel unless otherwise stated in the IFB. We further certify that, since the receipt of this IFB, no contact, discussion, or negotiation has been made nor will be made regarding this IFB with any Sandy City Corporation employee other than the listed contact people in the IFB or any other bidders. We understand that any such contact could disqualify this bid. We further certify that we are properly licensed in the State of Utah to conduct business within the scope of this IFB. We understand that all schedules, attachments, and addenda submitted herewith shall be considered part of our IFB response and that our complete bid shall be considered a legally binding bid or offer on which Sandy City may rely. Proposed terms or other documents contained in hyperlinks will not be considered. We understand that the selected Vendor will be required to enter a written contract with Sandy City. Prices contained in the Bid are considered valid for the amount of time stated in the IFB or at least ninety (90) days, whichever is longer, unless the Bidder clearly states a different amount of time on the first page of the Bid. We understand that Vendors are required to make a claim of business confidentiality in conformance with the requirements of Utah Code § 63G-2-309 if their Bid contains information that they claim should not be disclosed to the public or used for purposes other than the evaluation of the Bid. Pricing and service elements of the successful Bid will not be considered confidential. All materials submitted will become the property of Sandy City and may be returned only at the City's discretion and as allowed by law. Bids submitted may be reviewed and evaluated by any Sandy City personnel at the discretion of the City. ☐ I Agree <i>(Required: Check if applicable)</i>
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2 GENERAL INFORMATION

A. Bid Information

All bid documents and addenda will be available on Sandy City's Ion Wave website.

B. Inquiries

All inquiries relative to this Invitation for Bid (IFB) must be submitted on IonWave and will be answered through IonWave up to the Q & A deadline.

C. Addendum to IFB

If it becomes necessary to revise this IFB in whole or in part, an addendum will be posted on Sandy City's IonWave Website. Potential bidders who obtained this IFB by request to the Sandy City Purchasing Department will be sent any addenda.

D. IFB Award

When the award is made, all bidders will be notified via IonWave. In the event that the bid is cancelled after the bid opening, that information will be available on IonWave to all bidder.

E. Bid Evaluation Criteria

The City shall be the sole judge as to which bid constitutes the lowest, responsive, and responsible bid. Price is only one consideration; delivery time, product quality, and references are other factors that will be considered in the award of the bid. Bidders are advised that failure to meet projected delivery dates without acceptable cause may result in cancellation of the agreement and removal from the bidders list for future opportunities. Stated delivery dates must be based upon company projections and the City may require written confirmation of the projected delivery dates from the company prior to the award of the bid.

F. Termination

Sandy City may terminate the contract at any time it deems such termination to be in the public interest or for public convenience or necessity by giving written notice to the contractor at least thirty (30) days prior to the desired termination date.

G. Laws of the State of Utah and Sandy City Ordinance

All contract pursuant to acceptance of the bid will be interpreted, construed, and given effect according to the laws of the State of Utah and the Ordinances of Sandy City. No contract will be assigned, in whole or in part, without the written consent of Sandy City.

3 SUBMITTING YOUR BID

A. The bid and supplemental information must be submitted/accepted on IonWave by the due date and time listed.

B. Delivery means and methods for the submittal of the bid are the sole responsibility of the Bidder. In order to be considered for award, all information requested must be completed and submitted by the date and time listed on Sandy City's IonWave website. Bids received after that will be deemed non-responsive. Neither faxed nor emailed bids will be accepted.

C. Each bidder shall submit only one (1) bid. Alternate or multiple bids from a single Bidder are prohibited. Where multiple bids are submitted, that item may be deemed non-responsive.

D. Prices shall NOT include tax. All prices should be rounded to the nearest cent. Where using Utah State Contract pricing, please reference contract number.

E. Rejection of Bids: Sandy City reserves the right to reject any or all bids, to accept any bid in total or in part unless the offeror clearly states in its bid that acceptance must be on an "all or none" basis, to waive any minor irregularity or technical error in the form of bids or in compliance with the instructions to offeror, and to stop the selection process at any time it is considered to be in the best interests of Sandy City. Any bid containing significant deviations from the specifications of the IFB will be rejected as non-responsive. Offerors claiming minor irregularities or technical errors must assume the burden of identifying them and justifying them to Sandy City in order for the bid to receive consideration.

4 SCOPE OF WORK

The Work of this Contract comprises the construction of site improvements to install a new stationary packaged generator at the Pepperwood Pump Station and improvements necessary to enable connection to a mobile generator at the Wildflower Well. This includes a 10-foot tall concrete retaining wall, generator pad, electrical, and landscape improvements. A significant amount of trees and vegetation will need to be removed as part of the project.

5 SITE EXAMINATION

Bidders should carefully examine the drawings and specifications including addenda prior to the formal bid opening. Bidders should also visit the site of the work to become fully informed of all existing conditions and limitations. Any interpretation of proposed documents will only be made by addenda duly issued and a copy of such addenda will be made available to each plan holder prior to bid opening.

6 REQUIRED BONDS AND INSURANCES

Bids must be accompanied by a bid bond payable to Sandy City (OWNER) for five percent of the total amount of the bid. The bid bond must be substantially the same form as the one included in the attachments.

A performance and payment bond, each in the amount of 100 percent of the contract price, with a corporate surety approved by owner, will be required to ensure faithful performance of the contract. The duration of the performance and payment bond shall be one year after the anticipated completion date of the project.

Attorneys-in-fact who sign bid, payment, and performance bonds must file with each bond a certified and effective dated copy of their power of attorney signed with original signatures or facsimile.

The party to who the contract is awarded will be required to provide the performance, payment, and all other required bonds (including certificates of insurance), within ten calendar days from the date when Notice of Award is delivered to the bidder.

The party to who the contract is awarded will be required to execute the agreement within five calendar days from the date when the contracts are delivered to the bidder. If bidder fails to execute the contract, the owner may consider the bidder in default, in which case the bid bond accompanying the bid shall become property of the owner.

For Insurance and Bond Requirements see Exhibit A in attachments.

7 CONTRACT AWARD

It is the intent of Sandy City to award the contract based upon the lowest and most responsible bidder provided that the bid has been submitted in accordance with the requirements stated in the solicitation documents. The experience and responsibility of the Contractor will ultimately be a determining factor in the contract award. Furthermore, a Contractor's previous experience with the City will also be considered in awarding the contract.

8 NOTIFICATION

After formal award of the project, verification of the bonds, and execution of the agreement, the contractor will then receive the Notice to Proceed, which will establish the date work will begin under the contract.

9 ANTICIPATED SCHEDULE

- Bid Documents Available: September 8, 2026
- Pre-Bid Meeting: September 17, 2026 - (See Activities tab for more information)
- Bid Opening: September 22, 2026
- Notice of Award: September 24, 2026
- Notice to Proceed: September 29, 2026
- Construction Start: October 1, 2026
- Construction End: July 2, 2027

**1
0** **SUBCONTRACTORS**

All bidders shall submit to the City a list of subcontractors to be used and the percentage of the work they will perform on the project. This list shall be binding upon the contractor; however, Sandy City has the right to reject any or all subcontractors listed which the owner feels is unqualified to do the work. Contractor must complete at least 60% of the work.

**1
1** **STANDARD FORM CONSTRUCTION AGREEMENT**

The standard Construction Agreement to be executed has been included in the attachments of this IFB. The agreement is only an example and is for informational purposes and is subject to change based on the circumstances of this particular project.

**1
2** **BID PROPOSAL**

1. The Bidder proposes and agrees, if this bid is accepted, to enter into an Agreement with Owner in the form included in the Contract Documents to complete all Work as specified or indicated in the Contract Documents for the Contract Price and within the Contract Time indicated in this Bid and in accordance with the Contract Documents.

2. Bidder accepts all of the terms and conditions of the Bidder Information.

Bidder accepts responsibility for all control, testing, and acceptance of materials as per Sandy City Standards and Specifications.

Bidder accepts the provisions of the Construction Agreement as to liquidated damages in the event of failure to complete the Work on time.

3. The terms used in this Bid which are defined in the provisions of the Construction Agreement included or General Conditions included as part of the Contract Documents have the meanings assigned to them in the Construction Agreement or General Conditions. The Construction Agreement can be found in the attachments of this IFB.

**1
3** **DRAWINGS**

Drawings for this project are included in the attachments.

**1
4** **FINANCIALS**

Bidders are required to submit a current certified financial statement and financial reference(s). Bidders must receive positive feedback from the financial reference(s) to be considered for this project.

**1
5** **TECHNICAL SPECIFICATIONS TO BE USED**

1. Sandy City Standard Specifications and Standard Details (latest edition).
2. Supplemental Specifications (see attached if required for the project). If there is a conflict between the Supplemental Specifications and the Sandy City Standard Specifications and Standard Details, the more stringent standard shall apply.
3. For all items not covered by the Sandy City Standard Specifications and Standard Details and/or the Supplemental Specifications, the American Public Works Association (APWA) Utah Standards and Specifications (latest edition) shall be used.
4. For surface improvements in Utah Department of Transportation (UDOT) right-of-way, the UDOT Standard Specifications and Standard Drawings (latest edition) shall be used.

**1
6** **QUESTIONS AND CLARIFICATIONS**

If bidders have questions, need clarification of provisions, or think the City has omitted anything from this Invitation to Bid (IFB) which is necessary to a clear understanding of the work, or should it appear that various instructions are in conflict, then the bidder shall contact and provide the questions or input to the Purchasing Department via IonWave by the deadline for questions set forth.

Questions received after the date above may not be considered or receive a response. If questions prompt the need for changes to the IFB document(s), the City will issue an addendum via IonWave.

Bid Lines

1 Mobilization

(Response required)

Quantity: 1 UOM: LS

Price: \$

Total: \$

Supplier Notes: _____

☐ No bid

☐ Additional notes
(Attach separate sheet)

2 Traffic Control and Pedestrian Safety

(Response required)

Quantity: 1 UOM: LS

Price: \$

Total: \$

Supplier Notes: _____

☐ No bid

☐ Additional notes
(Attach separate sheet)

3 Stockpiling Landscape Rocks, Clearing and Grubbing Site

(Response required)

Quantity: 1 UOM: LS

Price: \$

Total: \$

Supplier Notes: _____

☐ No bid

☐ Additional notes
(Attach separate sheet)

4 Excavation for Pepperwood Site Work

(Response required)

Quantity: 1 UOM: LS

Price: \$

Total: \$

Supplier Notes: _____

☐ No bid

☐ Additional notes
(Attach separate sheet)

5 Over Excavation if required by Geotechnical Engineer for conditions

(Response required)

Quantity: 10 UOM: Tons

Price: \$

Total: \$

Supplier Notes: _____

☐ No bid

☐ Additional notes
(Attach separate sheet)

6 Structural backfill necessary to fill any overexcavation

(Response required)

Quantity: 160 UOM: CY

Price: \$

Total: \$

Supplier Notes: _____

☐ No bid

☐ Additional notes
(Attach separate sheet)

7 Remove and replace existing masonry retaining wall*(Response required)*Quantity: 1 UOM: LS

Price: \$

Total: \$

Supplier Notes: _____

☐ No bid☐ Additional notes
(Attach separate sheet)**8 Install New Concrete Retaining Wall***(Response required)*Quantity: 1 UOM: LS

Price: \$

Total: \$

Supplier Notes: _____

☐ No bid☐ Additional notes
(Attach separate sheet)**9 Package Header**

Concrete Driveway

Total: \$

Package Items**9.1 Concrete Driveway 8" thick, w/epoxy coated #4's @ 12" O.C.E.W.***(Response required)*Quantity: 492 UOM: SF

Price: \$

Total: \$

Supplier Notes: _____

☐ No bid☐ Additional notes
(Attach separate sheet)**9.2 Concrete Equipment Pad (20'x10'x1.5)***(Response required)*Quantity: 200 UOM: SF

Price: \$

Total: \$

Supplier Notes: _____

☐ No bid☐ Additional notes
(Attach separate sheet)**9.3 Concrete Maintenance Access (6" thick)***(Response required)*Quantity: 163 UOM: SF

Price: \$

Total: \$

Supplier Notes: _____

☐ No bid☐ Additional notes
(Attach separate sheet)**10 Package Header**

Wrought Iron Fence

Total: \$

Package Items

10.1 Wrought Iron Fence with Anti-Scale Extension

(Response required)

Quantity: 210 UOM: LF Price: \$ Total: \$

Supplier Notes: _____

- ☐ No bid
☐ Additional notes
(Attach separate sheet)

10.2 15' Wrought Iron Fence Vehicle Gate

(Response required)

Quantity: 15 UOM: LF Price: \$ Total: \$

Supplier Notes: _____

- ☐ No bid
☐ Additional notes
(Attach separate sheet)

10.3 3' Wrought Iron Fence Man Gate

(Response required)

Quantity: 3 UOM: LF Price: \$ Total: \$

Supplier Notes: _____

- ☐ No bid
☐ Additional notes
(Attach separate sheet)

1 Landscape plan

1 (Response required)

Quantity: 1 UOM: LS Price: \$ Total: \$

Supplier Notes: _____

- ☐ No bid
☐ Additional notes
(Attach separate sheet)

1 Irrigation System Install

2 (Response required)

Quantity: 1 UOM: LS Price: \$ Total: \$

Supplier Notes: _____

- ☐ No bid
☐ Additional notes
(Attach separate sheet)

1 Pepperwood Generator Install

3 (Response required)

Quantity: 1 UOM: LS Price: \$ Total: \$

Supplier Notes: _____

- ☐ No bid
☐ Additional notes
(Attach separate sheet)

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4

Wildflower Electrical Upgrades

(Response required)

Quantity: 1 UOM: LS

Price:

\$

Total:

\$

Supplier Notes: _____

☐ No bid

☐ Additional notes
(Attach separate sheet)

Supplier Information

Company Name: _____

Contact Name: _____

Address: _____

Phone: _____

Fax: _____

Email: _____

Supplier Notes

By submitting your response, you certify that you are authorized to represent and bind your company.

Print Name

Signature