



Stage II Invitation to Bid for
Stage I Prequalified **General** Contractors
Low Bid Procurement for Construction Services

Project budgets up to \$3.5M

September 24, 2026

Brigham City Maintenance Shop Tow Plow Shed
Department of Transportation
Brigham City, Utah

DFCM Project #26381900
U3P Reference # CS27018

Project design provided by SPE Architects

Solicitation Summary

The State of Utah Division of Facilities Construction and Management (DFCM) is requesting bids from Stage II Prequalified **General** Contractors for Construction services for the following project. Contractors not prequalified through the Stage I Request for Statement of Qualifications process are not eligible to bid on this project.

Brigham City Maintenance Shop Tow Plow Shed

Department of Transportation

1325 Power Plant Rd. Brigham City, Utah 84302

DFCM Project #26381900 | U3P Reference # CS27018

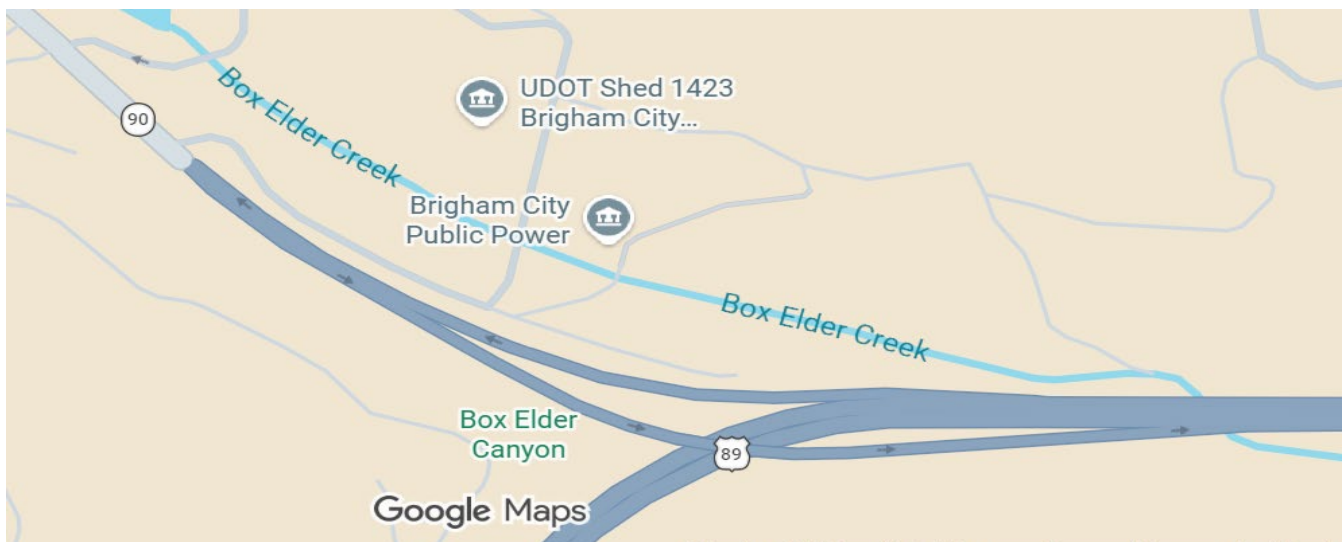
Communication during the selection process shall be directed to the DFCM Representatives below only.

DFCM Project Manager: Carl Francis jcf Francis@utah.gov 435-230-2086

Brief Project Description: Construct a metal building to store a tow plow truck.

Substantial Completion Date: June 28, 2027 **Liquidated Damages:** \$800.00 per day
Construction Budget: \$824,000.00 **Tax Exempt:** Yes ☐ No ☒
Energy Incentives: Yes ☐ No ☒

Solicitation Schedule			
Event	Date	Time	Location
Solicitation Posting	Thursday, September 24, 2026	3:00 PM	U3P
Mandatory Meeting	Wednesday, October 7, 2026	9:00 AM	☒ In person: 1325 Power Plant Rd., Brigham City, Utah ☐ Virtual:
Questions Deadline	Tuesday, October 13, 2026	3:00 PM	U3P
Addendum Deadline	Thursday, October 15, 2026	3:00 PM	U3P
Bid and Bid Bond Deadline	Wednesday, October 21, 2026	3:00 PM	U3P
Subcontractor Lists Deadline	Thursday, October 22, 2026	3:00 PM	Email to: dfcmcontracts@utah.gov



Project Details

Detailed Project Description/Base Bid:

This project involves the construction of a new metal building designed to serve as a tow plow truck storage shed, located on the existing UDOT site in Brigham City, Utah.

Additive Alternates:

Additive Alternate #1: Provide complete resinous flooring system at interior concrete slab in lieu of sealed concrete.

Mandatory Bidder Qualification Requirements (if applicable):

N/A

Project Requirements:

- [DFCM Approved Fabricator List](#)
- [DFCM Design Management Documents](#)
- [DFCM Roofing Design Requirements](#)
- [State of Utah High Performance Building Standard and all appendixes](#)

Solicitation Documents

The solicitation documents consist of all documents listed below and referenced within this solicitation.

Solicitation Documents and Forms

The following project specific documents and forms can be accessed in the [U3P](#) project for this solicitation.

Project specific documents:

- Invitation to Bid Solicitation
- Approved Plans
- Approved Specifications
- Hazmat Survey

Standard documents and forms:

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

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.

Procurement Process

- **ONLY Contractors prequalified through the Stage I Request for Statement of Qualifications are allowed to bid on this Stage II Invitation to Bid.**
- Prequalified Contractors are **ONLY** authorized to bid on Stage II Prequalified projects within the discipline that they are prequalified under.

The current lists of Stage I Prequalified Contractors can be found on the [DFCM website](#).

For questions regarding prequalification or eligibility, please email dfcm_vbs@utah.gov.

1. Mandatory Meeting

A mandatory meeting will be held on the date and time and at the location specified on the Solicitation Schedule. All prime Contractors wishing to bid on this project must attend and sign in. Contractors not in attendance at this meeting are ineligible to bid on this project. Subcontractors and suppliers are invited to attend this meeting, but it is not mandatory.

During the mandatory meeting, a presentation will be made describing the overall scope of work and intended project schedule. Interested Contractors may ask questions and request clarification about the project and the procurement process.

2. Requests for Information, Questions and Addendum

All project related requests for information, clarifications, and questions must be submitted to DFCM via the [U3P](#) website no later than the time and date specified on the Solicitation Schedule. An addendum in response will be posted on the [U3P](#) 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 proposal and/or bid.

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](#) 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](#) 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.

3. Bidding, Bid Deadline, and Bid Bonds

Bids must be submitted via the [U3P](#) website no later than the time and date specified on the Solicitation Schedule. Contractors attempting to submit a bid through [U3P](#) website after the bid deadline has passed will not be successful and therefore disqualified from consideration of award of this project. It is the sole responsibility of the Contractor to confirm their bid is successfully submitted into [U3P](#) prior to the bid deadline. Technical questions related to bidding in [U3P](#) should be directed to u3padmin@utah.gov.

After the bid deadline listed on the Solicitation Schedule has passed, the bid tabulation will be available in [U3P](#) and the Contract award will go to the Contractor submitting the lowest responsive and responsible bid.

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.

a) Bid Bonds

A bid bond properly signed by the Contractor and a qualified surety and submitted on the AIA Document A310 – 2010 Bid Bond form in the amount of 5% of the bid, or equivalent, must accompany the bid submitted within [U3P](#). 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:

1. 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
2. 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.

4. Termination and Debarment

By submitting a bid, the Contractor certifies that neither it nor its principals, including project nor site managers, have been, or are under consideration for, debarment or suspension, or any action that would exclude such from participation in a construction Contract by any governmental department or agency. If the Contractor cannot certify this statement, provide a detailed written explanation to dfcmcontracts@utah.gov by the time and date specified as the bid deadline on the Solicitation Schedule. DFCM reserves the right to reject the Contractor’s explanation and disqualify them from the selection process.

5. Listing of Subcontractors

All Contractors are required to submit their DFCM 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](#).

If the DFCM Subcontractors List Form is not provided by the time and date specified on the Solicitation Schedule, the bid is nonresponsive, and the Contractor may be disqualified from the selection process.

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 incompliant 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.

6. Withdrawal of Bids

Bids may be withdrawn on written request received from bidder prior to the time fixed for opening. Negligence on the part of the bidder in preparing the bid confers no right for the withdrawal of the bid after it has been opened.

7. DFCM Reservation of Rights

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

8. Contract and Bonding Requirements

DFCM intends to enter into a Construction Contract with the Contractor submitting the lowest responsive and responsible bid. 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 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.

9. 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](#).

If applicable to this project, 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](#).

10. Licensure

The Contractor shall comply with and require all subcontractors to comply with the license laws as required by the State of Utah.

11. 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.

12. Financial Responsibility of Contractors, Subcontractors and Sub-subcontractors

Contractors shall respond promptly to any inquiry in writing by DFCM to any concern of financial responsibility of the Contractor, Subcontractor or Sub-subcontractor.

13. DFCM Contractor Performance Rating and Retaining Prequalified Status

At the completion of each project, DFCM will evaluate Contractor's performance on the project. The performance rating the Contractor receives on this project may affect their prequalified status and their ability to obtain future Contracts with DFCM. Contractors retain their prequalified status provided the following:

- (a) They receive an overall performance rating of 4.0 or greater on each DFCM project. Contractors that receive an overall rating of less than 4.0 on any single project may be removed from the Prequalified Contractors list for a period of at least one year before they are eligible to reapply. Contractors receiving a performance rating of less than 4.0 may be given the opportunity to meet with DFCM to develop a performance improvement plan for requalification that would require successful completion before the Contractor is placed back on to the prequalified list;
- (b) They are not suspended for failure to comply with requirements of their contract;
- (c) The Contractor has not undergone a significant reorganization involving the loss of key personnel (site superintendents, project managers, owners, etc.) to a degree such that the Contractor no longer meets the prequalification requirements outlined in Stage I;

(d) The financial viability of the Contractor has not significantly changed, and

(e) The Contractor is not otherwise disqualified by DFCM.