



Intermountain Healthcare

36 South State Street, 21st Floor
Salt Lake City, UT 84111-1486
801.442.2000

October 11, 2024

Re: **INVITATION TO BID**
To Provide General Contractor Services for the
Intermountain Ogden Nephrology Clinic 10017841

To Whom It May Concern:

Intermountain Healthcare is pleased to request a proposal from your firm to provide General Contractor Services for the **Intermountain Ogden Nephrology Clinic located at 1100 Country Hills Dr. Ogden UT. 84403.**

PROJECT DESCRIPTION

Remodel of the existing space on Level 1 (Suite 100) of the Commerce Building in Ogden, Utah, for an outpatient kidney clinic, including eight exam rooms, four physician offices, waiting, reception area, staff support areas, and associated spaces. The remodel also involves work on Level 2, Level 3, and the roof as outlined in the construction documents.

Remodel area: 4,220 SF

PROJECT CONTACTS

Owner:

IHC HEALTH SERVICES, INC.
36 South State Street, 21st Floor
Salt Lake City, Utah 84111

Owner Representatives:

Intermountain Healthcare, Inc.
Facility Design & Construction (FD&C):
Project Manager: Milt White
Mobile: (435) 770-9328
Milt.White@imail.org
Project Manager: Kurt Wilson
Mobile: 801-440-7294
Kurt.Wilson@imail.org

Architect*:

NJRA
Principal-in-Charge: Selvam Rajavelu
Project Architect: Shailesh Munot
Mobile: (801) 364-9259
Email: shamun@njraarchitects.com

***All questions shall be submitted directly to the architect. The Architect will coordinate Owner required responses.**

BIDDING INFORMATION

All work performed by the contractor and subcontractors shall be in accordance with certain Intermountain policies and procedures and all applicable regulations, codes, regulatory agencies, and applicable local, State, and Federal laws including OSHA regulations. Contractor must demonstrate compliance during construction activities (e.g., Crystalline Silica – OSHA 29 CFR 1926 and subsections).

AVAILABILITY OF DOCUMENTS

The Construction Documents will be available as indicated in the schedule below. Bid documents will be released via Procore. Bidding documents will not and shall not be posted in plan rooms; bids submitted including subcontractor bids submitted from plan rooms will be disqualified. The General Contractor shall transmit or allow access to Contract Documents in a secure method to each of its invited subcontractors compliant with Intermountain General Conditions.

QUESTIONS, ADDENDA, AND SUBSTITUTION REQUESTS

All questions and substitution requests shall be submitted to the Architect via the Procore Bidding tool by the date indicated in the Schedule provided below. The final addenda will be issued no later than prior to close of business on the date indicated in the Schedule provided below. An addendum may be issued no later than 12 hours prior to the date for receipt of bids for the purpose of cancellation or postponement of receipt of bids. No substitution requests will be considered prior to receipt of Bids unless written requests for approval have been received by the Architect at least 7 days prior to the date for receipt of Bids.

BID SECURITY, AND LIQUIDATED DAMAGES

Bid Security or Payment and Performance bonds will not be required for this project. There will not be any Liquidated Damages imposed for this project.

SCHEDULE

GC Invitation to Bid:	October 23, 2024
Construction Documents Available:	October 23, 2024
Pre-Bid Meeting Date/Location¹:	October 30, 2024
1100 Country Hills Dr. Ogden UT. 84403	10:00 am
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Questions and Substitution Requests Due (7 days prior to Bid Due Date):	November 6, 2024
Final Addenda Issued:	November 13, 2024
Bid Due Date:	November 19, 2024, 3PM
General Contractor Notice of Intent to Award:	November 22, 2024
Pre-Construction Kick-Off Meeting ² :	December 13, 2024
Anticipated Construction Start:	December 18, 2024
Anticipated Substantial Completion/ Certificate of Occupancy ³ :	April 2025

¹The Pre-Bid meeting invitation will be sent from the Owner Representative.

² Tentative date: information will be provided to the awarded General Contractor

³Respondent’s proposed construction schedule will be evaluated for best value to Owner.

BID SUBMISSION REQUIREMENTS

Bids shall include the following information:

- General Contractor proposed Project Team (and resumes upon request)
- Bid Form (See Architect's Project Manual or attached)
- Bidders shall include pricing for Alternates (per the Bid Form), and quantity of anticipated Winter Weather Delay Days (as required)
- Construction Schedule in **calendar days**
- Proposed List of Subcontractors and Schedule of Values within 24 hours of bid submission

Bid Submissions are to be uploaded through Procore.

Bid Due Date

Tuesday, November 19, 2024; 3:00 PM (MT)

Proposals shall be submitted via **Procore** bearing the company name and plainly marked: "**Construction Bid for the Intermountain Ogden nephrology Clinic - #10017841**" and must be received by the above due date. Proposal responses will be evaluated on the proposed construction team, total cost, and proposed construction schedule. Selection will be value based. Bids shall be subject to acceptance by the Owner and valid for sixty (60) days from the deadline for receipt of Bids. Firms returning a Bid acknowledge that they have reviewed and agree to Intermountain's Agreements, including Master Services Construction Agreement, General Contractor Agreement for Stipulated Sum, General Conditions, and applicable Supplementary Conditions. Contracts will be prepared by Intermountain Healthcare. The General Contractor will be responsible for meeting the Owner's insurance requirements for this project, per the contract, and will be required to provide a certificate of liability insurance listing IHC Health Services, Inc. as the certificate holder.

The selected General Contractor will also need to complete the Construction Services Agreement Template which must be executed before a Notice to Proceed can be issued. This document has been attached for review. Thank you for your interest in Intermountain facilities.

Sincerely,

Milt White
Construction Project Manager
Intermountain Health
 Office: (435) 770-9328
 Email: Milt.White@imail.org

Kurt Wilson
Construction Project Manager
Intermountain Health
 Cell: (801) 440-7294
 Email: Kurt.Wilson@imail.org

CC: Alexis Cecena, Corey Cracroft, Project File

Enclosures:

FDC_FORM.0540_Bid Form.doc

FDC.FORM.0600_Bid Form-Schedule of Values Sample.doc