



division of
**Facilities Construction
and Management**

Invitational Low Bid
Procurement for Construction Services

Project budgets up to \$150,000

February 4, 2026

Vernal Store #28 Parking Lot Replacement
Department of Alcoholic Beverage Services
Vernal, Utah

DFCM Project #26220030
U3P Reference # CS26059

Project design provided by Hansen & Associates

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

The State of Utah Division of Facilities Construction and Management (DFCM) is requesting bids for Construction services for the project below. **Only the Contractors listed below are invited to bid on this project. Bids submitted by Contractors not listed below will not be considered for award.**

- Andersen Asphalt Caden Andersen - caden@andersenam.com
- Miller Paving - Jamen Porter - jporter@millerpaving.com
- Post Asphalt & Construction - Jeff Post - jeff@postasphalt.com
- Preferred Paving - Chase Collard - chasec@preferredpavingut.com

Vernal Store #28 Parking Lot Replacement

Department of Alcoholic Beverage Services

675 E. Main Street Vernal, Utah

DFCM Project #26220030 | U3P Reference # CS26059

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

DFCM Project Manager: Tim Christensen timchristensen@utah.gov 385-226-2422

Brief Project Description: Removal and replacement of parking lot asphalt pavement, excavation and removal of existing base and subbase to 10" below finish grade and regrading to improve drainage to storm drain collection system, place 4" of bituminous concrete mix over 6" of new aggregate base course, adjust valve boxes and storm drain sump manholes grates to finish grade and install concrete collars, and paint re-striping of parking lot.

Substantial Completion Date: June 5, 2026

Liquidated Damages: \$100.00 per day

Construction Budget: \$105,000.00

Tax Exempt: Yes ☐ No ☒

Energy Incentives: Yes ☐ No ☒

Solicitation Schedule			
Event	Date	Time	Location
Solicitation Posting	Tuesday, February 3, 2026	3:00 PM	U3P - Bonfire
Mandatory Meeting	Wednesday, February 11, 2026	10:00 AM	☒ In person: DABS Store 28 675 E. Main St., Vernal, Utah Meet outside in the parking lot. - ☐ Virtual:
Questions Deadline	Tuesday, February 17, 2026	3:00 PM	U3P - Bonfire
Addendum Deadline	Thursday, February 19, 2026	3:00 PM	U3P - Bonfire
Bid and Bid Bond Deadline* <i>*when applicable per the requirements within this solicitation</i>	Tuesday, February 24, 2026	3:00 PM	U3P - Bonfire
Subcontractor Lists Deadline	Wednesday, February 25, 2026	3:00 PM	Email to: dfcmcontracts@utah.gov

Project Details

Detailed Project Description/Base Bid:

Remove Existing Asphalt Pavement – approximately 5” thick. Excavate Existing Soils, Vegetation, Rocks and Base Course material to 10 inches below finish grade. Proof Roll, Fine Grade, and Recompact Existing Base Course. Excavate and Remove Tree Roots and Root-laden Soils Per Plans. 6” Thick Aggregate Base Course Grade 1.5. 4” Thick SP 1/2 or SP 3/8 Bituminous Concrete Mix. Over-excavate soft areas and additional 12” (22” below finish grade). 12” Thick Imported A1a Granular Borrow For Soft Area Replacement. Woven Geotextile Support Fabric (as needed). Paint ADA Handicap Symbol. Paint Re-Striping of Parking Lot – 4” Wide Red Stripes. Paint Re-Striping of Parking Lot – 4” Wide Yellow Stripes. Reconstruct Existing Manhole Cover To Grade With Concrete Collar.

Additive Alternates:

Add Alt #1: High performance asphalt surface treatment entire parking lot.

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 - Bonfire](#) project for this solicitation.

Project specific documents:

- Invitational Low Bid Solicitation
- Approved Plans
- Approved Specifications
- Bid Schedule

Standard documents and forms:

- DFCM Subcontractor List Form & Instructions

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](#).

Procurement Process

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 - 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 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 - 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.

3. Bidding, Bid Deadline, and Bid Bonds

Bids must be submitted via the [U3P - Bonfire](#) website no later than the time and date specified on the Solicitation Schedule. Contractors attempting to submit a bid through [U3P - Bonfire](#) 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 - Bonfire](#) prior to the bid deadline.

Technical questions related to bidding in [U3P - Bonfire](#) should be directed to u3padmin@utah.gov.

After the bid deadline listed on the Solicitation Schedule has passed, the bid tabulation will be available within the following 24 hours in [U3P - Bonfire](#) 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, or equivalent, in the amount of 5% of the bid, must accompany the bid submitted within [U3P - Bonfire](#). 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 - Bonfire](#).

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 Short Form Construction Contract with the Contractor submitting the lowest responsive and responsible bid. A copy of the Short Construction Contract and the corresponding Contract Conditions 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 Price 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. Licensure

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

10. 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.