

# REQUEST FOR QUOTES (RFQ)

Wildcat Bluff Shower House  
Project #105

## I. General Instructions

04/09/2024

Benton County Conservation Board (Board) is soliciting quotes from qualified and experienced companies or vendors with a demonstrated history of successful concrete shower house builds in accordance with approved plans and specification as part of the Benton County Conservation Board (BCCB) Project #105.

### Submittal Procedure

One (1) signed original Request for Quote (RFQ) must be received by mail or in person by 2:00 P.M., local time, on Monday, April 29, 2024. Late quotes will not be considered. Electronic emailed submissions will also be accepted if received before the submittal deadline. Benton County Conservation will reply to emailed responses to confirm receipt.

Quotes may also be submitted in a sealed envelope, marked "quote for Wildcat Bluff Shower House" – or – emailed with the Subject Line "quote for Wildcat Bluff Shower House" to:

Benton County Conservation Board  
ATTN: Shelby Williams  
5718 20th Ave Drive  
Vinton, IA 52349

Email: [swilliams@bentoncountyparks.com](mailto:swilliams@bentoncountyparks.com)

Quotes can be hand-written or typewritten.

All questions and information requested in the Request for Quotes must be answered completely. Incomplete or missing information may cause a quote to be eliminated from consideration.

The quote must be signed by the individual(s) legally authorized to bind the proposer(s) and must contain a statement that the quote and the prices contained therein shall remain firm for a period of 60 days from the deadline date for submission of quotes. Quotes may be withdrawn by submitting a written notice to the address above no later than 2:00 P.M, Monday, April 29, 2024.

### Quote Questions

Questions about the Request for Quote will be accepted by Shelby Williams at (319) 423-1903, email [swilliams@bentoncountyparks.com](mailto:swilliams@bentoncountyparks.com) from Tuesday, April 9, 2024 through Wednesday, April 24, 2024. It is the proposer's responsibility to look at the description of site and work prior to submitting a quote and seek clarification of any ambiguities or other issues regarding this Request for Quote that are not clearly understood. The Conservation Board or its authorized representative(s) may respond orally to questions about minor matters that affect only the inquirer. Responses to questions that may affect proposers other than, or in addition to, the inquirer will be sent to each party that received this Request for Quote. The identity of the party asking a question(s) will be kept confidential.

### Quote Consideration

Quotes will be considered by County Conservation Board staff, and/or project engineers as deemed necessary. A recommendation for the selection of the company or vendor may be made to the

Conservation Board for final approval. All quotes will be confidential, with review completed by the County Conservation Board and staff only, until the contract is awarded. After the contract is awarded, the quotes will be considered public record.

Project Administration: Overall project administration will be provided by Benton County Conservation Director, Shelby Williams (swilliams@bentoncountyparks.com). Questions or requests to arrange an on-site visit regarding the scope of the project, technical specifications, proposed application, etc. may be addressed to the project administrator.

## II. Project Description

This project is for the purchase and installation of a precast concrete shower house at the Wildcat Bluff Recreation Area campground. The building shall be a Huffcutt Aspen style structure or equal build. The delivery and erection of the building is a part of this contract.

Anticipated installation start is as early as July 2024, with specific timeline being set with Benton County Conservation.

## III. Scope of Work/Description of Services

The Scope of Services to be provided is described below:

1. The Contractor shall furnish all equipment and labor associated with the labor, delivery, and proper installation of the Huffcutt Aspen Shower House or Equal. The Contractor shall properly dispose of all removed materials.
2. The Contractor shall provide appropriate safety measures of park users at the time of installation including blocking off appropriate areas for work space and communicating with Benton County Conservation ahead of time to inform the public.

## IV. Term of Agreement

The terms of the agreement are as follows:

1. Start Date: Monday, July 8, 2024
2. Completion Date: Wednesday, October 2, 2024

## V. Quote Submission Requirements

Quotes must contain, at a minimum, all of the items listed below in order to be considered. Benton County does not intend to limit the content of quotes. Additional information deemed pertinent may be included. However, Benton County reserves the right to exclude such information from consideration in evaluating quotes.

1. Name, title, address, telephone number and email address (if applicable) of contact person.
2. A description of the general services, experience and qualifications of the proposer. Identify area(s) of expertise and experience with similar projects.
3. A list of at least three (3) clients for whom the proposer has performed similar services. Include name, address and telephone number, and contact person for each client.

4. Proof of insurance for, at a minimum, the following amounts:
- public liability insurance -- \$1,000,000 for any one person; \$1,000,000 for any one accident; and \$1,000,000 for property damage.
  - general liability insurance -- \$1,000,000.
  - worker's compensation insurance -- as required by the laws of the State of Iowa
- The selected proposer will be required to provide a Certificate of Insurance in the amounts listed above and shall name Benton County, the Conservation Board and its officers and employees as an additional insured.

5. Completed Attachment 1 – Proposed Costs

6. Completed Attachment 3 - agreement that the quote and the prices contained therein shall remain firm for a period of 60 days from the deadline date for submission of quotes.

Subcontractors and suppliers must be pre-approved, in writing, by Benton County prior to any work. Contractor shall require subcontractor and/or supplier to carry and maintain the same workers compensation and liability insurance required of the Vendor.

The successful Contractor will be required to carry and maintain, during the term of the agreement, workers compensation and employers liability insurance meeting the requirements of the Iowa Workers Compensation Law on all the Vendor's employees carrying out the work involved in this contract.

## VI. Selection Process

A. Questions - regarding this Request for Quote should be directed to:

Shelby Williams [swilliams@bentoncountyparks.com](mailto:swilliams@bentoncountyparks.com)

B. Selection Criteria

The quote selected will be the quote that best meets the needs of the County Conservation Board. Selection of a quote may or may not be based solely on the quote price. Evaluation of quotes will be based on:

1. Past experience and overall professional qualifications of company or vendor.
2. Understanding of the project and scope of services
3. Ability to undertake proposed work within the specified time frame.
4. Ability to meet mandatory requirements.
5. Reference checks.
6. Interview (optional)
7. Total cost of services to Benton County Conservation Board.
8. Completeness of quote.

The County Conservation Board reserves the right to reject any and all quotes or to waive any formalities in any quote if judged to be in the best interest of the County or the County Conservation Board. Benton County Conservation Board further reserves the right to withdraw or amend this Request for Quote at any time when, in the sole discretion of Benton County or its County Conservation Board, such action is considered to be in the best interest of Benton County.

The factors listed above will be weighed in any manner deemed appropriate by the Benton County Conservation Board. The selected company or vendor will have submitted the quote that is in the best interest of the County or its County Conservation Board. If a quote does not satisfy the minimum

requirements as set forth in the Request for Quote, the quote may be disqualified from further consideration at the discretion of the County or its County Conservation Board.

Each quote will be reviewed by an evaluation team, composed of County Conservation Board members and staff and compared relative to other quotes on the basis of the evaluation criteria listed in this section. Proposers may be contacted during this process to clarify items in their quotes. However, Benton County and its County Conservation Board reserve the right to enter into a contract without further evaluation; therefore, it is important that quotes be as complete as possible.

#### C. Time Schedule

The County expects to use the following time schedule for the selection of a proposer and the implementation of this program. The County reserves the right to delay the selection of a Contractor if necessary.

Request for quote Released: Tuesday, April 9, 2024,  
Last Date to Submit Questions: Wednesday, April 24, 2024  
Request for Quote Due: Monday, April 29, 2024 2:00 PM  
Contract Awarded: Monday, April 29, 2024 4:00 PM  
Project Start Date: Monday, July 8, 2024  
Project Completion Date: Wednesday, October 2, 2024

#### VII. Terms, Conditions and Exceptions

By submitting a quote, the proposer represents and agrees that:

1. The quote is based upon the requirements described in this Request for Quote.
2. Proposer possesses the technical capabilities, equipment and financial resources necessary to provide the requested services.
3. This Request for Quote does not commit the County or the County Conservation Board to award a contract or to pay any costs incurred in the preparation of a quote in response to this request with references. The quotes will become part of the County Conservation Board official files without obligation on the County Conservation Board's part. All quotes following submission and opening will be considered public record.
4. The proposer shall not offer any gratuities, favors or anything of monetary value to any official or employee of the County or the County Conservation Board for the purposes of influencing consideration of a quote.
5. Proposer(s) shall not collude in any manner or engage in any practice with any other proposer(s) that may restrict or eliminate competition or otherwise restrain trade. This statement is not intended to preclude subcontracts and joint ventures for the purposes of: a) responding to this Request for Quote or b) establishing a project team with the required experience and/or capability to provide the goods or services specified herein.
6. The Request for Quote and the related responses of the selected contractor will become part of any contract between the selected proposer and the County Conservation Board. In the event an agreement cannot be reached with the selected contractor, the County and the County Conservation Board reserves the right to select another proposer. The County Conservation Board reserves the right to negotiate the exact terms and conditions of the contract with the selected contractor.
7. Proposers, their authorized representatives, and their agents are responsible for obtaining, and will be deemed to have, full knowledge of the conditions, requirements and specifications of this Request for Quote at the time a quote is submitted to the County Conservation Board.
8. The County Conservation Board has sole discretion and reserves the right to cancel this Request for Quote or to reject any or all quotes received prior to contract award.

9. The County Conservation Board reserves the right to waive any formalities concerning this Request for Quote, or to reject any or all quotes or any part thereof.

10. The County Conservation Board reserves the right to request clarification of any quote after all quotes have been received.

11. The County Conservation Board reserves the right to reduce the scope of the project and evaluate only the remaining elements from all quotes. The County Conservation Board reserves the right to reject specific elements contained in all quotes and to complete the evaluation process based only on the remaining items.

#### Conditions and Limitations

Proposers are advised all County Conservation Board contracts are subject to legal requirements provided for in any applicable state, local and/or federal statute.

Termination Conditions: Proposers acknowledge any contract entered into as a result of this Request for Quote may be terminated under the conditions described below.

A. The County Conservation Board may consider the company or vendor to be in default and shall have the right to terminate the contract in the event of fraud or misrepresentation, in the event the contractor fails to perform in accordance with the terms and conditions set forth in the contract, or in the event the contractor becomes insolvent, is dissolved, or is named as a party under any bankruptcy or insolvency laws. In the event of default, the County Conservation Board may serve written notice upon the contractor of its intention to terminate the contract or any portion thereof. Such notice shall contain the reasons for such intention to terminate and the contractor shall have thirty (30) days after receipt to cure or provide a satisfactory plan of action to cure said default. If the contractor fails to cure or provide a satisfactory plan to cure, the County Conservation Board may issue a Termination Notice.

B. The County Conservation Board shall have the right to terminate the contract in the event the contractor does not maintain all insurance coverages in full force and effect during the term of the contract.

Contract Limitations: Proposers acknowledge any contract entered into as a result of this Request for Quote may have the following limitation(s):

Contractor must promptly report to the County Conservation Board any conditions, transactions, situations, or circumstances encountered by the contractor that would impede or impair the proper and timely performance of the contract.

ATTACHMENT 1  
PROPOSED COSTS

Name: \_\_\_\_\_

Company Name: \_\_\_\_\_

The undersigned proposes to provide tree and vegetation labor and equipment services as described in this Request for Quote and in accordance with approved plans and specifications and estimated quantities for the cost listed below.

Grand Total Base Quote: (Not To Exceed): \$ \_\_\_\_\_ Lump Sum\*

Please provide below, specific dollar amounts in hourly rates for equipment to be used and operations (labor costs) in the event that extra work is required.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

\*Any additional charges or expenses to complete this project and omitted in the contractor's cost estimate will be at the contractor's expense.

Note – Benton County and its Conservation Board are not liable for taxes or any amounts representing taxes from which Benton County is exempt as a local government entity.

Contractor's Authorized Representative's Signature: \_\_\_\_\_

Name (please print or type): \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

ATTACHMENT 2

STATEMENT THAT PRICES WILL REMAIN FIRM

Name: \_\_\_\_\_

By submitting a quote and signing below, I agree that this offer shall remain valid for a period of 60 (sixty) days from the deadline date for submission of quotes or such further period as may be mutually agreed upon.

Authorized Representative's Signature: \_\_\_\_\_

Name (please print or type): \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

# SPECIFICATIONS

## PART 1 – GENERAL

### 1. SCOPE

1.1. Construction and onsite placement of a prefabricated precast concrete family style restroom – shower building.

### 2. MANUFACTURER

2.1. Manufacturer shall be Huffcutt Concrete or a pre-approved equal.

2.2. Manufacturer shall be an NPCA Certified Plant or equal with verifiable references demonstrating quality, design and service upon request.

2.3. Manufacturer will provide a written warranty providing 20 years structural, manufacturer's warranty on all hardware and components not produced at precast concrete manufacturer's plant, and 3 years against defects in paint, caulk, and grout.

### 3. DESIGN

3.1. Building will be manufactured using precast concrete including the roof. Building's structural and foundation design will be relevant to the region and properties associated with its final placement. Design will also meet ADA and building code requirements.

### 4. SUBMITTALS

4.1. Manufacturer shall provide submittals and engineering if requested.

## PART 2 – PRODUCTS

### 1. MATERIALS

#### 1.1. Doors and Frames

1.1.1. Doors shall be 18ga galvanized metal, louvered with 16ga frames. Doors and frames shall include one coat of rust inhibitive primer and two finish coats of enamel paint.

#### 1.2. Door Hardware

1.2.1. Aluminum drip cap. Reese or equal.

1.2.2. Door closure with hold open. Cal-Royal or equal.

1.2.3. Stainless hinges with non-removable pin. Cal-Royal or equal.

1.2.4. Grade 1 lockset. Function and keying to be verified with owner.

1.2.5. Brush style sweep. Reese or equal.

1.2.6. ADA compliant threshold. Reese or equal.

#### 1.3. Windows

1.3.1. Vinyl frame, obscure glass, non-operable. Parco or equal.

#### 1.4. Plumbing

##### 1.4.1. Stools

1.4.1.1. Kohler porcelain wall mounted, ADA compliant, elongated bowl.

1.4.1.2. Sloan flush valve, concealed, hydraulic actuator.

##### 1.4.2. Urinal

1.4.2.1. Kohler porcelain wall mounted, ADA compliant.

1.4.2.2. Sloan flush valve, concealed, hydraulic actuator.

##### 1.4.3. Lavatories

1.4.3.1. Kohler wall mounted sink, ADA compliant.



1.4.3.2. Moen single handle ADA metering faucet.

#### 1.4.4. Water Heater

1.4.4.1. Bradford white electric water heater. Size to be sufficient for number of showers and lavatories.

#### 1.4.5. Mixing Valve

1.4.5.1. Honeywell thermostatic mixing valve, adjustable.

#### 1.4.6. Shower

1.4.6.1. Acorn Penal-Ware Series, ADA compliant.

#### 1.4.7. Floor Drains

1.4.7.1. Sioux Chief on grade adjustable floor drain.

#### 1.4.8. Sediment Filter

1.4.8.1. Rusco sediment filter.

### 1.5. Electrical

#### 1.5.1. Interior

1.5.1.1. RAB Vandalproof Tuff Dome motion sensor.

1.5.1.2. RAB VAN1 lights.

1.5.1.3. GFI receptacles.

1.5.1.4. Murdock super secure.

#### 1.5.2. Exterior

1.5.2.1. RAB Tallpack lights.

#### 1.5.3. Chase

1.5.3.1. 100amp loadcenter.

1.5.3.2. (2) 2 bulb florescent lamps. (1 per modular section)

1.5.3.3. Soler & Palau exhaust fan.

### 1.6. Interior Hardware

1.6.1. Stainless 3 roll toilet paper dispenser.

1.6.2. ADA toilet stalls shall have (1) 18" stainless vertical grab bar, (1) 36" stainless horizontal grab bar, (1) 42" stainless horizontal grab bar.

1.6.3. ADA showers shall have (1) 18" stainless vertical grab bar, (1) 30" stainless horizontal grab bar, (1) 42" stainless horizontal grab bar.

1.6.4. Stainless frame 18" x 36" mirror.

1.6.5. Bradley ADA compliant reversible phenolic shower seat.

1.6.6. (2) coat hooks

### 1.7. Sealers

1.7.1. Floor shall be sealed using a deep penetrating, high alkali resistant, low volatility product. TK-290 or equal.

#### 1.8. Caulks and Grout

1.8.1. All joints between precast panels shall be caulked using a durable, flexible polyurethane sealant. BASF Sonolastic NP-1 or equal.

1.8.2. Weld plate panel connections shall be grouted flush with interior wall surface. Speed Crete Red Line or equal.

## 2. FINISHES

### 2.1. Interior

2.1.1. Smooth trowel finish.

## 2.2. Exterior

2.2.1. Exterior wall appearance to be approved by owner using an architectural form liner.

2.2.2. Roof shall be cedar shake architectural form liner.

## 2.3. Paint

### 2.3.1. Interior

2.3.1.1. Wall panels shall be primed with a premium quality water based acrylic bonding primer moisture and alkali resistant. Finish coat shall be a high performance acrylic enamel.

### 2.3.2. Exterior

2.3.2.1. Roof shall be covered with a quality 100% acrylic satin paint. Owner to determine color.

2.3.2.2. Walls shall be covered with a quality concrete stain. Owner to determine color.

2.3.2.3. Doors shall be covered using 2 coats of a high performance 100% acrylic satin enamel. Owner to determine color.

## **Part 3 – Execution**

### **1. PRECAST CONCRETE FAMILY STYLE RESTROOM – SHOWER BUILDING**

- 1.1. Building manufacturer shall construct, assemble, paint, install plumbing and electrical at their plant so that it may be transported to the jobsite in finished modules and placed using a crane.
- 1.2. Building manufacturer shall provide mechanical rough in drawing showing where electrical, water supply line, waste line, and floor drains are to be located for hook up to building.
- 1.3. Contractor will make final mechanical connections after the building is placed by manufacturer.
- 1.4. Manufacturer will caulk interior and exterior seams between modules. Manufacturer will also perform any shipping and handling repairs during installation.

### **2. ONSITE**

- 2.1. Contractor shall provide adequate access and a level pad for the crane and semis to sit side by side under their own power. Working radius shall be 35' from center pin on crane.
- 2.2. Contractor shall design and pour a foundation suitable for building to sit on. Foundation shall be level to within 1/4".
- 2.3. Contractor shall rough in mechanicals according to mechanical rough in drawing provided by building manufacturer. Mechanicals shall be terminated at top of foundation. Final mechanical connections shall be done by contractor including floor drains.