



STATE OF UTAH - DEPARTMENT OF ADMINISTRATIVE SERVICES

Division of Facilities Construction and Management

DFCM

Request for Proposals for Design/Build Services Stage I

Value Based Selection Method

May 21, 2015

NEW STUDENT HOUSING DIXIE STATE UNIVERSITY ST. GEORGE, UTAH

DFCM Project No. 15022640

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The Design/Build Agreement will be issued with the Stage II documents

Current copies of the DFCM General Conditions dated May 25, 2005, Design Manual, and all Supplemental General Conditions are available upon request at the DFCM office and on the DFCM web site at www.dfc.utah.gov - "Standard Documents" - "Reference Documents" - "Supplemental General Conditions", and are hereby made part of these contract documents by reference.

The Agreement and General Conditions dated May 25, 2005 have been updated from versions that were formally adopted and in use prior to this date. The changes made to the General Conditions are identified in a document entitled Revisions to General Conditions that is available on DFCM's web site at www.dfc.utah.gov.

NOTICE TO DESIGN / BUILD TEAMS MULTI-STAGE COMPETITION

The Division of Facilities Construction and Management (DFCM) intends to hire a Design/Build Team comprised of a general contractor supported by subcontractors and an architect with supporting technical consultants to design and construct the following project:

NEW STUDENT HOUSING
DIXIE STATE UNIVERSITY – ST. GEORGE, UTAH
DFCM PROJECT NO.15022640

The project estimated construction cost is \$17,000,000. This design/build project will provide Dixie State University with a multi-level, minimum 350 bed count student housing complex with amenities, administration offices, laundry services, lounges, and common areas.

The Design/Build Team for this work will be selected by a Value Based Selection RFP method. A **MANDATORY** pre-submittal meeting for all Design/Build Teams will be held at 10:00 AM on Wednesday, June 3, 2015 in Classroom 325 Holland Centennial Commons, Dixie State College, St. George, Utah. All Contractors and Architects wishing to submit on this project must attend this meeting.

The RFP documents will be available at 3:00 PM on Thursday, May 21, 2015 on the DFCM web page at <http://dfcm.utah.gov>. For questions regarding this project, please contact Clint Bunnell, DFCM, at cbunnell@utah.gov. No others are to be contacted regarding this project.

The Stage I proposal documents that are requested in the RFP must be submitted to DFCM in Room 4110 State Office Building, Capitol Hill Complex, Salt Lake City, Utah, 84114 by 12:00 Noon on Thursday, June 11, 2015. Additional information may be required at other times. Note: Submittals must be received in Room 4110 State Office Building by the specified times.

A Bid Bond in the amount of five percent (5%) of the proposal amount, made payable to the Division of Facilities Construction and Management on the DFCM bid bond form, shall accompany the cost proposal that must be submitted in Stage II per the RFP.

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

DIVISION OF FACILITIES CONSTRUCTION AND MANAGEMENT
Room 4110 State Office Building
Capitol Hill Complex
Salt Lake City, Utah 84114

DESCRIPTION OF THE WORK

This design/build project will provide Dixie State University with a new student housing complex that meets the following requirements.

- \$17,000,000 construction budget
- Approximately 88,000 square feet
- Minimum 350 bed count
- 4-6 beds per unit
- Multi-level structure
- Suite style
- Laundry facility on each level
- RA locations
- Speed drop computer/printer stations
- Managers office, admin areas, mail room, multi-purpose room
- Kitchenette in each unit with full kitchen in common areas
- Indoor amenities such as game room for pool, foosball, ping pong, TV, and work out room.
- Outdoor amenities such as two sand volleyball full size courts, BBQ area, and bike storage area
- Common lounge areas
- Allow for future expansion of the site for phase 2 -4
- See forthcoming programming documents and performance specification for full criteria

Comply with DFCM/University standards.

Project Risk Factors

Schedule, ground water, and surface water apparent risks. Geotechnical report indicates liquefaction.

The Design/Build Teams will be selected using the Value Based Selection method consisting of the following stages:

- Stage I. The Selection Committee will select three finalist teams based on the criteria described in this RFP. Please note that no price proposal is required.
- Stage II. Following the selection of three finalists, each Design/Build Team will receive a Stage II RFP with RFP requirements, guidelines, and applicable portions of master plan, building program, site and utility surveys, geotechnical report, design standards, and other pertinent information. Each Design/Build Team will submit a preliminary design and cost proposal in conformance with Stage II RFP requirements and guidelines. Following the VBS Selection Committee's determination of the Design/Build Team whose proposal provides the greatest value to the State a stipend of \$25,000 will be awarded to two of the final three other finalists who met all submittal requirements, but were not selected. In return for accepting the stipend, the Proposers agree that the State can incorporate portions or ideas from the proposals in to the final project. Upon successful completion of contract negotiations, a Design/Build Agreement will be provided to the selected team.

PROCUREMENT PROCESS

The State of Utah intends to enter into an agreement with a firm to provide Design/Build services as described. The selection of the Design/Build Team will be made using a Value Based Selection (VBS) system.

1. Request for Proposals Documents for Design/Build Team

The Request for Proposals for Design/Build Services (RFP) consists of all of the documents listed in the Table of Contents and all said documents are incorporated in this RFP by reference. The RFP also includes the Stage II documents and all documents incorporated by reference therein. The RFP will be available on the DFCM web site at <http://dfcm.utah.gov>.

2. Contact Information

Except as authorized by the DFCM Representative or as otherwise stated in the RFP or the pre-submittal meeting, communication during the selection process shall be directed to the specified DFCM's Representative. In order to maintain the fair and equitable treatment of everyone, Design/Build Teams shall not unduly contact or offer gifts or gratuities to DFCM, any Board officer, employee or agent of the State of Utah, users or Selection Committee members in an effort to influence the selection process or in a manner that gives the appearance of influencing the selection process. This prohibition applies before the RFP is issued as the project is developed, and extends through the award of a contract. Failure to comply with this requirement may result in a disqualification in the selection process. Design/Build Teams should be aware that Selection Committee members will be required to certify that they have not been contacted by any of the Design/Build Teams in an attempt to influence the selection process.

3. Requests for Information

All requests for information regarding this project shall be in writing and directed to:

Clint Bunnell, (DFCM Representative)
Division of Facilities Construction and Management
Room 4110 State Office Building
Capitol Hill Complex
Salt Lake City, Utah 84114
E-mail: cbunnell@utah.gov

4. Project Schedule

The Project Schedule lists the important events, dates, times and locations of meetings and submittals. The terms of the project schedule are hereby incorporated by reference and must be met by the selected team.

5. Mandatory Pre-Submittal Meeting

A mandatory pre-submittal meeting will be held on the date and time and at the location listed on the Project Schedule.

A representative from each interested general contractor firm and each interested prime design firm is required to attend. During the meeting, a presentation will be made to describe the overall scope of work and intended schedule. Interested firms may ask questions and request clarification about the project and the procurement process. Subconsultants and subcontractors are invited to attend this meeting but it is not mandatory for them.

The prime construction and prime design firms absence from the pre-submittal meeting and/or failure to register precludes participation as a submitting firm on this project.

6. Submittal Due Dates and Times

All required submittals must be delivered to, and be received by DFCM prior to the date and time indicated in the Project Schedule. Submittals received after the specified time will not be accepted. Please allow adequate time for delivery. If using a courier service, the Design/Build Team is responsible for ensuring that delivery will be made directly to the required location. It is your responsibility to allow for the time needed to park on Capitol Hill.

7. Last Day to Submit Questions

All questions must be received at the office of DFCM no later than the time and dated listed in the Project Schedule. Questions must be emailed to Clint Bunnell (cbunnell@utah.gov) at DFCM.

8. Listing of Subcontractors

A listing of subcontractors is not required at the time of submission in a design/build delivery, but is required to be submitted to DFCM at the time subcontractor selection is completed by the general contractor or within 24 hours of written notice from the DFCM representative. The subcontractors required to be listed are as specified in the Instructions and Subcontractors List Form which are included as part of the Stage II documents.

Requirements for listing additional subcontractors are as follows: **NO ADDITIONAL REQUIREMENTS**

As additional subcontractors are identified, the subcontractor list shall be updated and submitted to the DFCM representative.

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 to not be in compliance with these requirements is subject to a debarment hearing and may be debarred from consideration for award of contracts for a period of up to three years.

9. Addendum

All responses to questions and requests for clarification will be in writing and issued as addenda to the Request for Proposals. Addenda will be posted on DFCM's web site at www.dfc.utah.gov. Any addenda issued prior to the submittal deadline shall become part of the Request for Proposals and any information required shall be included in your proposal.

10. Past Performance and References

DFCM will rate each firm's performance on every project worked (rating scale: 1 = low; 5 = high). The rating may include comments from agencies. Ratings on completed DFCM projects over the previous five years will be

provided to the evaluation committee for their consideration in evaluating and scoring the past performance of each entity. DFCM Past performance ratings are available for your review at your request from the DFCM project manager. Requests shall be made prior to the final questions deadline.

If a firm has not completed at least three DFCM projects in the last five years, they shall provide by the time indicated in the schedule, a list of references on all similar projects that were completed by the firm in the last five years. All references shall be for projects in which the firm was the prime firm, and held a contract directly with the owner.

The non DFCM ratings will be used to augment the DFCM ratings, if there are any, for a total of at least three past performance ratings.

It is the firm's responsibility to provide adequate references in compliance with this RFP. Firms that fail to meet the minimum of three ratings will be disqualified.

For non-DFCM projects provide the following information:

Point of Contact:	Person who will be able to answer any customer satisfaction questions.
Phone Number:	Phone number of the contact we will be surveying.
User Name:	Name of Company / Institution that purchased the construction work.
Project Name:	Name of the project.
Date Completed:	Date of when the work was completed.
Address:	Street, city and state where the work was performed.
Size:	Size of project in dollars.
Duration:	Duration of the project / construction in months.
Type:	Type of the project (i.e.: School, Offices, Warehouse, etc)

11. Preliminary Management Plan and Statement of Qualification Submittal

The submittal for preliminary management plan and statement of qualifications shall be combined into one document and shall be limited to **50** pages maximum. Six hard copies and two CDs are required. The submittal shall be organized as follows:

COVER PAGE: Should include the project name, project number, name of the Prime Contractor firm as well as the Prime Design Firm. The cover page may have a picture on it with a brief description of the picture.

TAB ONE: Letter of introduction – including point of contact information.

TAB TWO: Organizational chart – including team resumes and project roles.

TAB THREE: The Preliminary Management Plan should demonstrate how the Design/Build Team is organized, the role of team members, and how the team will work together to achieve the objectives of the project. It should identify decision making authority and point of contact.

The Preliminary Management Plan should address in a general manner how the team will accomplish the objectives of the project, mitigate the project risks that are noted in the RFP as well as others identified by the Team, and address any other selection criteria not addressed.

TAB FOUR: Project Schedule – 11” x 17” pages may be utilized for the proposed project schedule. Indicate critical dates and other information in sufficient detail for the selection committee to determine if the time frames are reasonable.

TAB FIVE: Project Risks – Address project specific criteria, risks that have been identified by the RFP, and additional risks that the team has identified. State how those risks will be mitigated.

TAB SIX: Statement of Qualifications - The statement of qualifications is a short document that indicates the experience and qualifications of the Design/Build Team, and the project team key individuals as identified in the management plan. It should include information on similar projects that have been completed by the Design/Build Team, and the project team individuals. When listing similar projects include information to indicate the dates, size, firm worked for at the time and what the responsibility of the individual was on the project. Include the experience and special qualifications of the team that are applicable to this project and/or are part of the project specific selection criteria.

TAB SEVEN: Termination and Debarment Statement and Miscellaneous Information

12. Time

One of the selection criteria will be proposed contract time. The Design/Build Team will include in the Preliminary Management Plan the schedule for completing the work including any items required by DFCM or the A/E. A completion date prior to July 29, 2016 is requested but not mandatory.

It is anticipated that an Agreement will be given to the contractor for signature following concurrence of the design and accepted scope of work, including any accepted deviations from the program and accepted cost adjustment if required. The actual notice to [proceed will be promptly issued following the return of the signed Agreement and bonds by the contractor. The actual completion date will be based on the contractor's proposed schedule and any adjustments that are required due to the refined scope of work established following award, which are documented in the Agreement; all as agreed to by the DFCM.

All plans, schedules, and the cost proposals are required to reflect the proposed design and construction time. Non-compliance with the schedule will not result in automatic disqualification; it will be evaluated by the Selection Committee in determining the final selection.

13. Termination or Debarment Certifications

The general contractor and prime design firm of the design build team must submit a certification that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from soliciting work by any governmental department or agency. These firms must also certify that neither the firm nor its principals have been terminated during the performance of a contract or withdrew from a contract to avoid termination. If the firm cannot certify these two statements, the firm shall submit a written explanation of the circumstances for review by DFCM. Design/Build Teams are to submit these certifications with their Statement of Qualifications.

14. Selection Committee

The Selection Committee may be composed of individuals from DFCM, the User Agency/Institution, and a representative from the design or construction disciplines

15. Interviews

Interviews will be conducted with all responsive and responsible Design/Build Teams except as follows. If more than six Design/Build Teams submit proposals and meet other requirements, DFCM may convene the Selection

Committee to develop a list of contractors to be invited to interviews. This evaluation will be made using the selection criteria noted below. The information provided by the past performance/references, Preliminary Management Plan and Statement of Qualifications will be the basis for this evaluation.

The purpose of the interview is to allow the Design/Build Team to present its qualifications, past performance and preliminary management plan. It will also provide an opportunity for the Selection Committee to seek clarification of the Team's proposal.

The proposed primary project management personnel, including the project manager and Architect, should be in attendance. The project manager is the Design/Build Team's representative who will have full responsibility for the design and construction of the project. The project manager has overall job authority, will be in attendance at all job meetings, and is authorized by the contractor to negotiate and sign any and all change orders in the field, if necessary. Unless otherwise noted, the attendance of subconsultants and subcontractors is at the discretion of the contractor.

The method of presentation is at the discretion of the Design/Build Team. The interviews will be held on the date and at the place specified in the Project Schedule.

16. Selection Criteria

The following criteria will be used in arriving at a shortlist of three teams. The short listed teams will be those that represent the best value for the state. The criteria are not listed in any priority order. The Selection Committee will consider all criteria in performing a comprehensive evaluation of the proposal. Weights have been assigned to each criteria in the form of points.

- A. **DFCM Past Performance Rating. 50 POINTS.** The lead construction firm and design firm for each Design/Build Team will be given a past performance rating. The rating will be based first on how well the team members did on past projects with DFCM. If a minimum of three DFCM past performance ratings are not available a rating will be established using any DFCM past performance ratings that are available, supplemented by references supplied by the Design/Build Teams at the time the Statement of Qualifications and Organization is submitted

- B. **Strength of Team.**
 - 25** Points. *Prime Firm Experience:* show the overall experience of the prime firm in relation to projects of similar scope and cost.
 - 25** Points. *Project Team Experience:* show the overall experience of the project team in relation to projects of similar scope and cost.
 - 10** Points. *Past Project Experience as a Team:* show the amount of experience the project team has together on past successful projects.
 - 10** Points. *Team Experience with Agency/Institution:* show the amount of experience the team has on successful past projects with the Agency/Institution.
 - 20** Points. *Team Member Availability:* show the availability of the team considering current project assignments and their commitment to these projects.
 - 10** Points. *Project Manager Experience:* show the experience of past relevant projects. Consider availability, other current projects and percent of commitment, years of experience and years of experience with current company.
 - 10** Points. *Superintendent Experience:* show the experience of past relevant projects, availability, years of experience and years of experience with current company.
 - 10** Points. *Project Architect Experience:* show the experience on relevant past projects, roles, availability, current assignments and percent of commitment.
 - 10** Points. *Project Consultant Experience:* show the experience on relevant past projects, roles, availability, current assignments and percent of commitment.

C. Project Management Approach.

- 10 Points. *Estimating Experience*: demonstrate experience in preconstruction estimating on projects with similar scope and delivery method.
- 15 Points. *Cost Control Plan*: show how the team will approach managing and controlling project costs, including bid packages and change requests.
- 15 Points. *Scope Control Plan*: show the team approach to collaborating with and managing the expectations of the Stakeholders.
- 20 Points. *Project Communication Plan*: show how the team will identify and communicate with the Stakeholders (Owner, User and A/E).
- 10 Points. *Subcontractor and Vendor selection Plan*: show how subcontractors and suppliers will be selected and managed.
- 10 Points. *Site and Staging Plan*: provide a detailed project specific plan addressing such as but not limited to; staging, traffic control, delivery, parking, public safety, crane access etc.
- 10 Points. *Risk Identification and Mitigation Plan*: provide detail list of risks and a mitigation plan.
- 20 Points. *Schedule Duration and Completion Date*: provide for Design/Bid/Build and Design/Build Delivery Only.
- 10 Points. *Schedule Control Plan*: provide a detailed Schedule; identify the necessary bid packages; include identifying, managing and controlling critical path activities.
- 10 Points. *Safety Plan*: provide a Company Safety Plan and the Project Specific Safety Plan
- 10 Points. *Quality Control Plan*: provide a QC Plan including project specific requirements
- 10 Points. *Value Added Ideas*: provide added value ideas.
- 20 Points. *Overall Understanding of Project*: show the overall understanding the project, the user, risks, project specific needs site conditions.
- 10 Points. *BIM Use and Experience*: show how BIM will be used and how it will benefit the project and demonstrate the team experience with the use of BIM on past successful projects.
- 10 Points. *High Performance Management Plan*: show how High Performance Building standards will be managed and the experience of team members on past successful projects.
- 10 Points. *Change Control Plan*: show how the team will manage and control RFIs, ASIs, PRs, PCOs, and change order pricing.
- 10 Points. *Long Lead Equipment Plan*: identify and plan for long lead items.
- 10 Points. *Project Closeout Plan*: provide a plan for project closeout to include warranty period.

TOTAL POSSIBLE POINTS: 400 POINTS

17. Award of Contract

The selection of the Design/Build Team will be made using the Value Based Selection system (VBS). The award of the Contract shall be in accordance with the criteria set forth in the Request for Proposals (RFP). The State of Utah intends to enter into an agreement with the prime contractor to construct the project as outlined. Individual contractors or alliances between two or more contractors are allowed in this process. The State will contract with only one legal entity.

18. Contract and Bond

The Design/Build Agreement will be in the form included in the Stage II documents. The contract time will be as indicated in the proposal. The selected contractor, simultaneously with the execution of the contract agreement, will be required to furnish a performance bond and a payment bond, both bearing original signatures, upon the

forms provided in the RFP. The performance and payment bonds shall be for an amount equal to one hundred percent (100%) of the contract sum and secured from a company that meets the requirements specified in the requisite forms. Subcontractors are not required to be bonded unless a specific requirement for such is included in the RFP documents.

19. Licensure

The Design/Build Team shall comply with and require all of its A/E, consultants, subconsultants, and subcontractors to comply with the license laws as required by the State of Utah.

20. 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 and 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/or fines from the regulating authority that will be the sole responsibility of the contractor. Any delay to the project as a result of any such failure to obtain the permit or noncompliance with the permit shall not be eligible for any extension in the Contract Time.

21. Financial Responsibility of Contractors and Subcontractors

Contractors shall respond promptly to any inquiry in writing by DFCM to any concern of financial responsibility of the contractor or subcontractor.

22. Withdrawal of Proposals

Proposals may be withdrawn on written request received from proposer until the notice of selection is issued.

23. Time is of the Essence

Time is of the essence in regard to all the requirements of the contract documents.

24. Right to Reject Proposals

DFCM reserves the right to reject any or all proposals.



PROJECT SCHEDULE

PROJECT NAME: NEW STUDENT HOUSING				
DIXIE STATE UNIVERSITY – ST. GEORGE, UTAH				
DFCM PROJECT NO. 15022640				
Event	Day	Date	Time	Place
RFP for Design/Build Teams Stage I Available	Thursday	May 21, 2015	3:00 PM	DFCM web site *
Mandatory Pre-submittal Meeting	Wednesday	June 3, 2015	10:00 AM	Classroom 325 Holland Centennial Commons Dixie State College St. George, UT
Last Day to Submit Questions	Friday	June 5, 2015	5:00 PM	Clint Bunnell - DFCM E- mail: cbunnell@utah.gov
Addendum Deadline (exception for bid delays)	Tuesday	June 9, 2015	3:00 PM	DFCM web site*
Management Plans, References, and Statements of Qualifications, and Termination / Debarment Certifications Due	Thursday	June 11, 2015	12:00 NOON	DFCM Room 4110 State Office Bldg Capitol Hill Complex SLC, UT
Shortlisting – Stage I	Thursday	June 18, 2015	10:00 AM	Conference Room 430 Holland Centennial Commons Dixie State College St. George, UT
Announcement of Finalists	Friday	June 19, 2015	5:00 PM	DFCM web site *
Stage II RFP Documents Available	Monday	June 22, 2015	3:00 PM	DFCM web site *
Stage II Proposals Due	Thursday	July 16, 2015	12:00 NOON	DFCM Room 4110 State Office Bldg Capitol Hill Complex SLC, UT
Substantial Completion Date	Friday	July 29, 2016		

* DFCM’s web site address is www.dfcm.utah.gov.

PERFORMANCE BOND

(Title 63, Chapter 56, U. C. A. 1953, as Amended)

That _____ hereinafter referred to as the "Principal" and _____, a corporation organized and existing under the laws of the State of _____, with its principal office in the City of _____ and authorized to transact business in this State and U. S. Department of the Treasury Listed (Circular 570, Companies Holding Certificates of Authority as Acceptable Securities on Federal Bonds and as Acceptable Reinsuring Companies); hereinafter referred to as the "Surety," are held and firmly bound unto the State of Utah, hereinafter referred to as the "Obligee," in the amount of _____ DOLLARS (\$ _____) for the payment whereof, the said Principal and Surety bind themselves and their heirs, administrators, executors, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has entered into a certain written Contract with the Obligee, dated the _____ day of _____, 20____, to construct _____ in the County of _____, State of Utah, Project No. _____, for the approximate sum of _____ Dollars (\$ _____), which Contract is hereby incorporated by reference herein.

NOW, THEREFORE, the condition of this obligation is such that if the said Principal shall faithfully perform the Contract in accordance with the Contract Documents including, but not limited to, the Plans, Specifications and conditions thereof, the one year performance warranty, and the terms of the Contract as said Contract may be subject to Modifications or changes, then this obligation shall be void; otherwise it shall remain in full force and effect.

No right of action shall accrue on this bond to or for the use of any person or corporation other than the state named herein or the heirs, executors, administrators or successors of the Owner.

The parties agree that the dispute provisions provided in the Contract Documents apply and shall constitute the sole dispute procedures of the parties.

PROVIDED, HOWEVER, that this Bond is executed pursuant to the Provisions of Title 63, Chapter 56, Utah Code Annotated, 1953, as amended, and all liabilities on this Bond shall be determined in accordance with said provisions to the same extent as if it were copied at length herein.

IN WITNESS WHEREOF, the said Principal and Surety have signed and sealed this instrument this ____ day of _____, 20____.

WITNESS OR ATTESTATION:

PRINCIPAL:

By: _____ (Seal)

Title: _____

WITNESS OR ATTESTATION:

SURETY:

By: _____ (Seal)
Attorney-in-Fact

STATE OF _____)
) ss.
COUNTY OF _____)

On this _____ day of _____, 20____, personally appeared before me _____, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn, did say that he/she is the Attorney in-fact of the above-named Surety Company and that he/she is duly authorized to execute the same and has complied in all respects with the laws of Utah in reference to becoming sole surety upon bonds, undertakings and obligations, and that he/she acknowledged to me that as Attorney-in-fact executed the same.

Subscribed and sworn to before me this _____ day of _____, 20____.

My commission expires: _____

Resides at: _____

NOTARY PUBLIC

Agency: _____
Agent: _____
Address: _____
Phone: _____

Approved As To Form: May 25, 2005
By Alan S. Bachman, Asst Attorney General

PAYMENT BOND

(Title 63, Chapter 56, U. C. A. 1953, as Amended)

KNOW ALL PERSONS BY THESE PRESENTS:

That _____ hereinafter referred to as the "Principal," and _____, a corporation organized and existing under the laws of the State of _____ authorized to do business in this State and U. S. Department of the Treasury Listed (Circular 570, Companies Holding Certificates of Authority as Acceptable Securities on Federal Bonds and as Acceptable Reinsuring Companies); with its principal office in the City of _____, hereinafter referred to as the "Surety," are held and firmly bound unto the State of Utah hereinafter referred to as the "Obligee," in the amount of _____ Dollars (\$ _____) for the payment whereof, the said Principal and Surety bind themselves and their heirs, administrators, executors, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has entered into a certain written Contract with the Obligee, dated the _____ day of _____, 20____, to construct _____ in the County of _____, State of Utah, Project No. _____ for the approximate sum of _____ Dollars (\$ _____), which contract is hereby incorporated by reference herein.

NOW, THEREFORE, the condition of this obligation is such that if the said Principal shall pay all claimants supplying labor or materials to Principal or Principal's Subcontractors in compliance with the provisions of Title 63, Chapter 56, of Utah Code Annotated, 1953, as amended, and in the prosecution of the Work provided for in said Contract, then, this obligation shall be void; otherwise it shall remain in full force and effect.

That said Surety to this Bond, for value received, hereby stipulates and agrees that no changes, extensions of time, alterations or additions to the terms of the Contract or to the Work to be performed thereunder, or the specifications or drawings accompanying same shall in any way affect its obligation on this Bond, and does hereby waive notice of any such changes, extensions of time, alterations or additions to the terms of the Contract or to the Work or to the specifications or drawings and agrees that they shall become part of the Contract Documents.

PROVIDED, HOWEVER, that this Bond is executed pursuant to the provisions of Title 63, Chapter 56, Utah Code Annotated, 1953, as amended, and all liabilities on this Bond shall be determined in accordance with said provisions to the same extent as if it were copied at length herein.

IN WITNESS WHEREOF, the said Principal and Surety have signed and sealed this instrument this _____ day of _____, 20____.

WITNESS OR ATTESTATION:

PRINCIPAL:

By: _____ (Seal)

Title: _____

WITNESS OR ATTESTATION:

SURETY:

By: _____ Attorney-in-Fact (Seal)

STATE OF _____)
) ss.
COUNTY OF _____)

On this _____ day of _____, 20____, personally appeared before me _____, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn, did say that he/she is the Attorney-in-fact of the above-named Surety Company, and that he/she is duly authorized to execute the same and has complied in all respects with the laws of Utah in reference to becoming sole surety upon bonds, undertakings and obligations, and that he/she acknowledged to me that as Attorney-in-fact executed the same.

Subscribed and sworn to before me this _____ day of _____, 20____.

My commission expires: _____
Resides at: _____

NOTARY PUBLIC

Agency: _____
Agent: _____
Address: _____
Phone: _____

Approved As To Form: May 25, 2005
By Alan S. Bachman, Asst Attorney General