



Esperanza Elementary REQUEST FOR PROPOSAL

REQUEST FOR PROPOSAL FOR THE CONSTRUCTION OF A FACILITY

4936 W 3500 S
West Valley City, UT 84120

January 14, 2025

Esperanza Elementary (hereafter “Esperanza”) is requesting proposals for the construction of a small expansion of their current facility, as well as relocating the parking lot. The school is in the process of designing an approximately 10,000 sq ft expansion. The School is requesting competitive proposals from responsible and qualified contractors.

The purpose of this RFP is to solicit sufficient information regarding this project so that the School may accurately evaluate the proposals received. This RFP contains sufficient detail regarding the project. Any questions concerning this project should be directed to:

Jeff Biesinger
Esperanza Elementary
Office: 801-690-1899
Email: jeff@redapplefinance.com

*No other members of the school should be contacted concerning this RFP during the selection process. Failure to comply with this requirement may result in disqualification.

An electronic copy of the proposal shall be submitted to Jeff Biesinger @ jeff@redapplefinance.com

Bids are due no later than **3:00 pm MST Friday, January 24, 2025**. Proposal **must** be signed by an official of the company authorized to bind the company and the proposal for a period of 30 days. Proposals submitted after this deadline will be rejected.

Upon review by Esperanza, the firm best meeting the needs of the project team will be awarded the contract to design the new facility. The award will be based equally on fees as well as relevant experience. Esperanza reserves the right to accept or reject any or all proposals or any part of any proposal if it is deemed to be in the best interest of the School to do so.

If it becomes necessary to revise this RFP in whole or in part, an addendum will be provided to all bidders who received the original RFP.

Request for Proposal for Architectural Services Esperanza Elementary

I. Project Description

Esperanza desires to construct a new, 10,000 square foot facility on it's existing campus. The new facility will include:

- 6 classrooms
- Science Lab
- Reading room extension of current library (separate from new facility)
- A minimum of 2 administrative offices
- An office for guests to check in
- 2 bathrooms for students (boys and girls)
- 1 admin bathroom (unisex)

II. Scope of Work/Fee Proposal

- Bidders should contact Jeff Biesinger at jeff@redapplefinance.com for a copy of the drawings.

III. Schedule

- January 14, 2025 RFP Released and advertised
- January 24, 2025 Responses due no later than 3:00 PM MT
- January 31, 2025 Final selection and approval
- March 1, 2025 Begin construction (estimated date)

This facility is dependent upon the school receiving financing, through a tax-exempt bond. Esperanza has hired a Financial Advisor, to help guide the school through this process. Before closing on these bonds, the school must have a GMP in place. Meaning, the timeline on this project could be accelerated. The school's goal is to work with the Architect for a few weeks, to get a rough outline of the facility, and the hire a Contractor. The Contractor and Architect, will work together on the design, with the help of the school. The goal is for the 3 groups to work together, to increase efficiency, both from a time perspective, as well as pricing. Once plans are completed, the Contractor will provide a signed GMP Contract, and financing will close. The goal is that construction will begin in late February/early March, and that the new building will be ready to open August 1, 2025.

IV. Evaluation Criteria

Please note that the Contractor should submit **two separate documents**. The first document should be the narrative portion of the RFP, and the second document should be the cost proposal. Failure to submit them separately could result in a disqualification from consideration.

Criteria Unrelated to Cost

- Experience and qualifications of offeror, as it pertains to charter schools (20 pts)
- Ability to meet the requirements of the RFP (10 pts)

Criteria Related to Cost

- The criteria in this section is based on price range. The school understands that final pricing will happen after the school and architect narrows down the specifics of the project. Nonetheless, please provide a price range, which would reflect the initial scope of services, outlined in this RFP. (20 pts)

*Note: Total points available based on Evaluation Criteria: 50 pts