

REQUEST FOR PROPOSAL

Services Requested: Parking Lot Demo and Repave + Sidewalk Project

Property Location: The General Office Building located at 101 International Drive, Missoula, MT 59808

Washington Companies, LLC (“**Owner**” or “**WC**”) is requesting proposals for the total reconstruction of half of its headquarters’ front parking lot. This project will include: 1) the complete removal of pavement, sub-base preparation, and repaving/stripping the parking lot, and 2) additional sidewalk improvements.

Contractors (“**Contractor**”, “**Company**”, “**your**” or “**you**”) are hereby invited to submit a statement of qualification and a proposal to provide these services in accordance with this request for proposal (“**RFP**”).

NOTE: Owner is asking for a proposal with 2 potential phases:

- A. Total demo and repave of front half of parking lot, and**
- B. Modern Machinery sidewalk and loading zone pullout replacement in the City of Missoula right of way.**

The hope is to complete all phases in 2026, but due to budget constraints, permitting, and market variability, it may not be possible. Owner will make the decision within 30 days of the proposal submission date.

1. RFP SCHEDULE

| | |
|--------------------------|-------------------|
| Issue Date | February 20, 2026 |
| Pre-proposal Site Visit | March 11, 2026 |
| Proposal Submissions Due | March 31, 2026 |
| Notification of Award | April 28, 2026 |

Proposals will not be evaluated unless all documents requested are submitted in a complete package. The information requested is the minimum required to qualify for consideration. Your statement of qualification should include company history, company principals, safety program, and appropriate licenses. The selected contractor will be required to enter into an agreement based on the specifications outlined in this RFP.

The property is managed by the Washington Corporations’ Facilities Department.

2. SCOPE OF WORK

2.1 See the scope of work (“SOW”) for details.

The SOW includes the following documents:

- 1. SOW (4 pages)
- 2. Exhibit A – Plans (11 pages)
- 3. Exhibit B – SWPPP Drawings (4 pages)

2.2 Any modifications to the SOW shall require a formal change order which must be mutually agreed upon in writing and executed by both parties.

3. PRE-PROPOSAL SITE VISITS

Before submitting a proposal, Contractors are encouraged to thoroughly examine the property and fully understand the conditions that in any way could affect their proposal. Failure to do so, will in no way, relieve the Contractor from satisfactory performance under the proposal submitted. **A pre-proposal site visit is scheduled for Wednesday, March 11, 2026 at 9:00 am meeting in the front parking lot by the main entrance.**

4. PRE-PROPOSAL QUESTIONS

All questions concerning this RFP and all correspondence must be submitted in writing by contacting:

Brian Brush, bbrush@washcorp.com
cc: maintenancebids@washcorp.com

Questions will not be accepted by phone. All questions must include contractor’s name and email address and be submitted 72 hours prior to proposal due date.

5. QUALITY CONTROL & SUBCONTRACTING

Work performed under this proposal shall be performed in accordance with a contract between you and Owner. If the contract allows, subject to approval in writing by Owner’s representative, you may subcontract any work to be performed under this contract. However, your election to subcontract any work does not relieve you from any responsibility or liability under this contract. Work must be successfully completed in accordance with all applicable state and federal regulations and laws.

6. INSURANCE REQUIREMENTS

Contractor and all subcontractors shall procure and maintain the following types and limits of insurance for the duration of this Agreement:

| <u>Type of Insurance</u> | <u>Limits of Liability</u> |
|--|--|
| Worker’s Compensation | Statutory |
| Employer’s Liability | \$1,000,000 |
| Commercial General Liability – Personal Injury/Property Damage | \$1,000,000 combined single limit per occurrence; \$2,000,000 aggregate |
| Automobile Liability – Bodily Injury And Property Damage -Hired car, owned and non-owned autos | \$1,000,000 combined single limit per occurrence |

Owner shall be an additional insured on Contractor’s commercial general liability and automobile liability policies, including a waiver of subrogation on both policies in favor of WC.

A signed Certificate or Certificates of Insurance shall be furnished to Owner before work is performed or furnished by Contractor. Contractor shall provide notice to Owner in accordance with the insurance policy of any change, modification, cancellation or termination of any insurance policy.

Contractor shall proactively provide Owner with updated insurance certificates on an annual basis.

7. PROPOSALS

7.1 Proposals are due by **11:59 P.M. Tuesday, March 31, 2026**

PROPOSALS must be submitted online at: <https://maintenancebid.washcorp.com>.

Bid Detail/Proposal must be priced according to this schedule of values:

A. All Phases

| Item | Description | Quantity* | Unit | Unit Price | Amount |
|------|-------------------------------|-----------|------|------------|--------|
| 1 | Mobilization | 1 | LS | | |
| 2 | Traffic Control and Site Prep | 1 | LS | | |
| 3 | Permits, Special Insurance | 1 | LS | | |

B. Total Demo and Repave of Front Half of Parking Lot

| Item | Description | Quantity* | Unit | Unit Price | Amount |
|---------------------------|--|-----------|------|------------|--------|
| 4 | Concrete B-Type Curb | 42 | LF | | |
| 5 | Total Demo and Repave with 3/4" B HMA | 45,514 | SF | | |
| 6 | Pavement Markings | 1 | LS | | |
| Subtotal Section B | | | | | |
| 7 | Additive Alternate: Sub Ex existing base and rebuild | 1 | SF | | |

C. Modern Machinery Sidewalk and Loading Zone Pullout Replacement

| Item | Description | Quantity* | Unit | Unit Price | Amount |
|---------------------------|--|-----------|------|------------|--------|
| 4 | Demo Existing Curb and Concrete | 1 | LS | | |
| 5. a) | Concrete L-Type Curb | 220 | LF | | |
| 5. b) | Concrete 4" Sidewalk | 1,491 | SF | | |
| 5. c) | Concrete 8" Apron | 679 | SF | | |
| 5. d) | Cove Gutter | 125 | LF | | |
| Subtotal Section C | | | | | |
| 6 | Additive Alternate: Sub Ex existing base and rebuild | 1 | SF | | |

PROJECT TOTAL (Sections A + B + C):

* All quantities are estimated. Contractor shall be solely responsible to verify all quantities prior to bidding to incorporate into their pricing. For pricing, Contractor shall use the quantities listed in this Schedule of Values to calculate their unit price.

7.2 **Required Documents** (Current contractors only need to submit the proposal, a list of subcontractors, and construction schedule)

- Proposal (broken out in line items the same as the schedule of values above)



- List of any/all Subcontractors
- Construction Schedule
- Statement of qualification & certifications
- Licenses – Business, etc.
- Sample invoice
- References - three to five independent references required
- Certificate of insurance evidencing current coverage as noted in this RFP

All contractors submitting a proposal may be subject to a background check.

8. CONTRACTOR QUALIFICATIONS

- 8.1 Contractor certifies that they have completed within the past three (3) years a minimum of three (3) projects of similar nature and scope of work.
- 8.2 Contractor maintains a permanent place of business with a minimum of five (5) years in the business.

9. OWNER RESERVATIONS

- 9.1 Owner reserves the right to reject any or all proposals, to waive or not waive informalities or irregularities in proposals or proposal procedures, and to accept or further negotiate cost, terms, or conditions of any proposal determined by Owner to be in the best interests of Owner even though not the lowest bid.
- 9.2 Owner reserves the right to negotiate any and all elements of any proposal.

****End of RFP****