

REQUEST FOR PROPOSAL

Services Requested: **Asphalt Maintenance Project + Concrete Work**

Property Location: Northgate Plaza, 2230 North Reserve St., Missoula, MT 59808

Gateway Limited Partnership (“**Owner**” or “**GLP**”) is requesting proposals for 1) the mill and overlay of its rear lot behind the Northgate Plaza shopping center, 2) complete replacement of Harbor Freight’s Loading Dock, 3) the striping of the main front lot, and 4) a couple concrete repairs.

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**”).

1. RFP SCHEDULE

Issue Date	February 23, 2026
Pre-proposal Site Visit	March 11, 2026
Proposal Submissions Due	March 31, 2026 at Midnight
Notification of Award	April 28, 2026

Proposals will only be considered if all requested documents are submitted in a complete package. The information outline represents the minimum requirements for qualification. Your statement of qualifications should include company history, key principals, safety program details, 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 (3 pages)
2. Exhibit A – Project Drawing (1 page)
3. Exhibit B – Loading Dock Drawing (3 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

Proposals will only be considered if all requested documents are submitted in a complete package. The information outline represents the minimum requirements for qualification. Your statement of qualifications should include company history, key principals, safety program details, and appropriate licenses. The selected contractor will be required to enter into an agreement based on the specifications outlined in this RFP. **A pre-proposal site visit is scheduled for Wednesday, March 11, 2026 at 10:00 A.M. meeting in the rear lot on the Northern end (nearest to Café Rio).**

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, subcontracting any part of the 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
Excess Liability	\$5,000,000 each occurrence/\$5,000,000 aggregate

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 GLP.

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.

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 include:
A. Mill & Overlay

Item	Description	Quantity*	Unit	Unit Price	AMOUNT
1	Mobilization	1	LS		
2	Traffic Control and Site Prep	1	LS		
3	Concrete Curb Repairs	48	LF		
4	Concrete Sidewalks	492	SF		
5	Mill and Pave ¾" B HMA	61,667	SF		
6	Pavement Markings	1	LS		
Subtotal of Section A					

B. Harbor Freight Loading Dock

Item	Description	Quantity*	Unit	Unit Price	AMOUNT
7	Loading Dock Replacement	1	LS		
Subtotal of Section B					

C. Other Lot Striping (Main Front Lot)

Item	Description	Quantity*	Unit	Unit Price	AMOUNT
8	Pavement Markings	1	LS		
Subtotal of Section C					

D. Other Costs

Item	Description	Unit	AMOUNT
9	Night work cost – if additional fee	LS	
10	Other (any other fees): including costs of all equipment, fuels, materials, insurances, fees and transportation costs associated with all aspects of the work.	LS	
Subtotal of Section D			
Project Total (Sections A+B+C+D)			

* 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 is has 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****