REQUEST FOR PROPOSALS
FOR
RENOVATION OF PAIUTE ADMINISTRATION BUILDING

Issued by The Paiute Indian Tribe of Utah

Introduction

The Paiute Indian Tribe of Utah (Tribe) issues this Request for Proposals ("RFP") from qualified contractors to renovate the Tribal Administration Building, located at 440 N. Paiute Dr. Cedar City, UT 84721. We are seeking two separate contractors for the following:

1) Roof: Removal and replacement of existing roof
2) Exterior Walls: Stucco removal and siding/brick installation, remove and replace all exterior windows and doors (see window and door detail below).

Scope of Work:

Roof :

- Remove existing roof system and all components down to the deck.
- Disposal of existing roof system.
- Add tapered panels as needed to roof structure to slope roof for proper drainage.
- Install 2 layers of 2.6" thick Poly-Iso Insulation (R-30) over entire roof per manufacturer's warranty requirements.
- Flash and or fabricate all HVAC curbs, skylights, drains and penetrations per manufacturers specifications.
- Install new 60 Mil TPO membrane roof system over Poly-Iso insulation.
- Install steel cap on top of parapet walls to install continuous hold down cleat.

Exterior Walls:

- Remove existing stucco, foam and existing rock around exterior perimeter to expose exterior stud wall.
- Remove all exterior windows and provide windows with installation of Low E aluminum frame glass windows. (window sizing attached to RFP)
- Remove all exterior doors and replace them with aluminum store front doors. (door sizing attached to RFP)
- Provide material and install OSB around entire exterior wall
- Provide material and install exterior vapor barrier around exterior perimeter
- Provide material and install 3 (three) foot brick veneer around entire exterior perimeter.
- Provide material and install transition cap for brick veneer to metal siding transition.
- Install metal siding around exterior perimeter.

(Include all flashing/sealants required in proposal to meet current building specifications)

Responsibilities.

1. The successful bidder(s) shall provide all equipment necessary to perform the Services as described in the RFP. The successful bidder(s) shall be licensed to perform the Services and to utilize all equipment necessary to perform the Services as described in the RFP.
2. Contractor shall restore all areas to original condition, including but not limited to the construction scope of work.

Proposal Content

Proposals must include, at a minimum, the following information:

1. Cost Proposal/Estimate: The proposals shall clearly state all fees and expenses to be charged for the performance of the scope of work. Provide detailed line item and cost summary based on listed scope of work. The contract will be awarded as a lump sum fee based on the cost estimate submitted by the contractor.

2. Conflict of Interest: Contractor must complete and submit the conflict-of-interest form (Attachment A)

3. Debarment/Suspension Form: Contractor must complete and submit the debarment/suspension form (Attachment B).

Terms and Conditions

- If contractor is awarded the project, the Tribe will require performance and payment bonding from contractor. Failure to secure bonding will disqualify contractor.
- Acceptance of Submittal – this RFP should not be construed as an agreement to procure goods or services by the Tribe. Nothing in this RFP constitutes a waiver of the Tribe's absolute sovereign immunity from suit or claim of any kind.
- Form of Contract – by submission of a Proposal, the Respondent agrees that should it be identified as the Preferred contractor, it is willing to enter a Contract with the Tribe, subject to successful negotiations by all parties, in writing.
- Liability for Errors – while the Tribe has used considerable efforts to ensure an accurate representation of information in this RFP, the information contained herein is supplied solely as a guideline for respondents. The information is not guaranteed or warranted to be accurate by the Tribe, nor is it necessarily comprehensive or exhaustive. Nothing in this RFP is intended to relieve respondents from forming their own opinions and conclusions with respect to the matters addressed in this RFP.
- Ownership of Submittals– all submittals received in response to this RFP become the property of the Tribe's. Submittals received will be held in confidence to the extent allowable by law.
- This RFP, or any portion thereof, may not be used for any purpose other than the submission of proposals.
- Confidentiality of Information – information pertaining to the Tribe obtained by the respondent as a result of participation in this project is confidential and must not be disclosed without written authorization from the Tribe.

The RFP creates no obligation on the part of the Tribe to award a contract or to compensate the proposer for any costs incurred during the presentation, response, submission, presentation, or oral interviews (if held). The Tribe reserves the right to award a contract based upon proposals received

without further discussion or negotiation.

The selected contractor will serve as a contractor to the Tribe, and not an employee of the Tribe.

By submitting responses, each responding party acknowledges having read this RFP in its entirety and agrees to all terms and conditions set out in this RFP.

Timeline of Proposals

Each bidder must submit their proposal to proposals@pitu.gov no later than 5:00 p.m. (MDT) December 20, 2025. Please provide line item detail and cost per statement of work listed in RFP announcement.

Proposals received after the deadline identified above may not be considered.

Schedule

RFP Public Advertisement	November 20, 2025
Submission of Proposals by	December 20, 2025
Submitter award notification	December 23, 2025

Contact Matt Smith at (435) 704-8741, email: msmith@pitu.gov. with questions or email proposals@pitu.gov

Paiute Indian Tribe of Utah
440 N Paiute Dr.
Cedar City, UT 8472

ATTACHMENT A

VENDOR/CONTRACTOR CONFLICT OF INTEREST DISCLOSURE FORM

All vendors/contractors interested in conducting business with the Paiute Indian Tribe of Utah "Tribe" must complete and return the Vendor Conflict of Interest Disclosure Form to be eligible to be awarded a contract.

If a vendor has a relationship with a Tribe official or employee, an immediate family member of a Tribe official or employee, the vendor/contractor shall disclose the information required below.

- No Tribal official or employee or Tribal employee's immediate family member has an ownership interest in vendor's company or is deriving personal financial gain from this contract.
- No retired or separated Tribal official or employee who has been retired or separated from the Tribe for less than one (1) year has an ownership interest in vendor's Company.
- No Tribal employee is contemporaneously employed or prospectively employed with the vendor.
- Vendor hereby declares it has not and will not provide gifts or hospitality of any dollar value or any other gratuities to any Tribal employee or elected official to obtain or maintain a contract.
- Please note any exceptions below:

Name of Paiute Indian Tribe of Utah's employees, elected officials, or immediate family members with whom there may be a potential conflict of interest.

_____

Relationship to employee

_____

Does the Tribal employee have an Interest in Contractor's company?

_____YES _____NO

I certify this Conflict-of-Interest Disclosure has been examined by me and that its contents are true and correct to my knowledge and belief and I have the authority to so certify on behalf of the Contractor by my signature below.

Contractor Name: _____

Name of Authorized Representative: _____

Signature of Authorized Representative: _____

Date: _____

ATTACHMENT B

Certification Regarding Debarment, Suspension, and Other Responsibility Matters

The prospective primary participant certifies to the best of its knowledge and belief, that it and its principals:

1. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded by any Federal department or agency.
2. Have not within a three-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property.
3. Are not presently indicted for or otherwise criminally or civilly charged by governmental entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph (l)(b) of this certification; and
4. Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State or local) terminated for cause or default.

I understand that a false statement on this certification may be grounds for rejection of this proposal or termination of the award. In addition, under 13 USC Sec. 160 l, a false statement may result in a fine of up to $10,000 or imprisonment for up to 5 years or both.

_____
Typed name & Title of Authorized Representative

_____ _____
Signature of Authorized Representative Date

□ I am unable to certify the above statements. My explanation is attached

Window Specs:

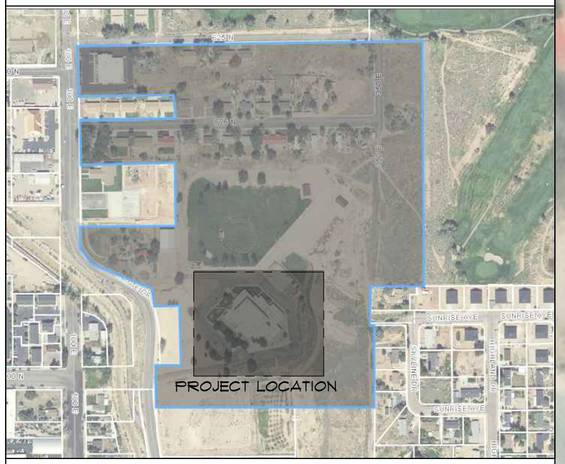
Aluminum Frame, Low E Glass for all windows:

Window Size		Quantity
3020		8
5040		1
4020		2
4040		24
3040		29
3050	(2 tempered, 3 annealed)	5
3020		5
	Total	74

Door Specs

Door Size	Description	Quantity
3070	Full Glass Door	7
6070	Double Doors	3
3670	Full Glass Door	1
	Total	11

PARCEL BOUNDARY



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SITE PLAN

TIMPSON DRAFTING & DESIGN
10 N. CENTRAL ST.
COLORADO CITY, AZ 86021
Phone: (435) 319-5311
AlmaTimpson@yahoo.com

ALL RIGHTS RESERVED

EXISTING BUILDING FOR PAIUTE INDIAN TRIBE OF UTAH

LOT # (.00 ACRE)
STREET ADDRESS
CITY / COUNTY, STATE

ISSUE DATES:
04/21/2025
DRAWN BY:
C.S.H.

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SITE PLAN

COMMON ABBREVIATIONS

@	AT	D.	DRYER	INSUL.	INSULATION / INSULATED	REF.	REFRIGERATOR
A.F.F.	ABOVE FINISHED FLOOR	EA.	EACH	INT.	INTERIOR	S.H.	SINGLE HUNG WINDOW
APPROX.	APPROXIMATE	ELECT.	ELECTRICAL	IR.F.	IRON FILTER	SQ.FT.	SQUARE FEET
BD.	BOARD	ELEV.	ELEVATION	L	LENGTH	STD.	STANDARD
BLDG.	BUILDING	EXT.	EXTERIOR	LVL	LAMINATED VENEER LUMBER	T & G	TONGUE AND GROOVE
B.O.	BOTTOM OF	FDTN.	FOUNDATION	LIN.	LINEN	TRANS.	TRANSOM
CASE.	CASEMENT WINDOW	F.D.	FLOOR DRAIN	L.S.	LAZY SUSAN	T.O.	TOP OF
CLG.	CEILING	FLR.	FLOOR	MAX.	MAXIMUM	TYP.	TYPICAL
C.M.U.	CONCRETE MASONRY UNIT	FTG.	FOOTING	MICRO.	MICROWAVE	W/	WITH
CONC.	CONCRETE	FRZR.	FREEZER	MIN.	MINIMUM	W.	WASHER
DBL.	DOUBLE	GAL.	GALLON	MISC.	MISCELLANEOUS	W/D	WASHER / DRYER STACK
D.H.	DOUBLE HUNG WINDOW	G.I.	GALVANIZED IRON	N.T.S.	NOT TO SCALE	W.H.	WATER HEATER
DIA.	DIAMETER	GYP.	GYPSUM	O.C.	ON CENTER	W.S.	WATER SOFTENER
D.W.	DISH WASHER	HDR.	HEADER	OPNG.	OPENING		
DN.	DOWN	HGT.	HEIGHT	R	RADIUS		

SYMBOLS LEGEND

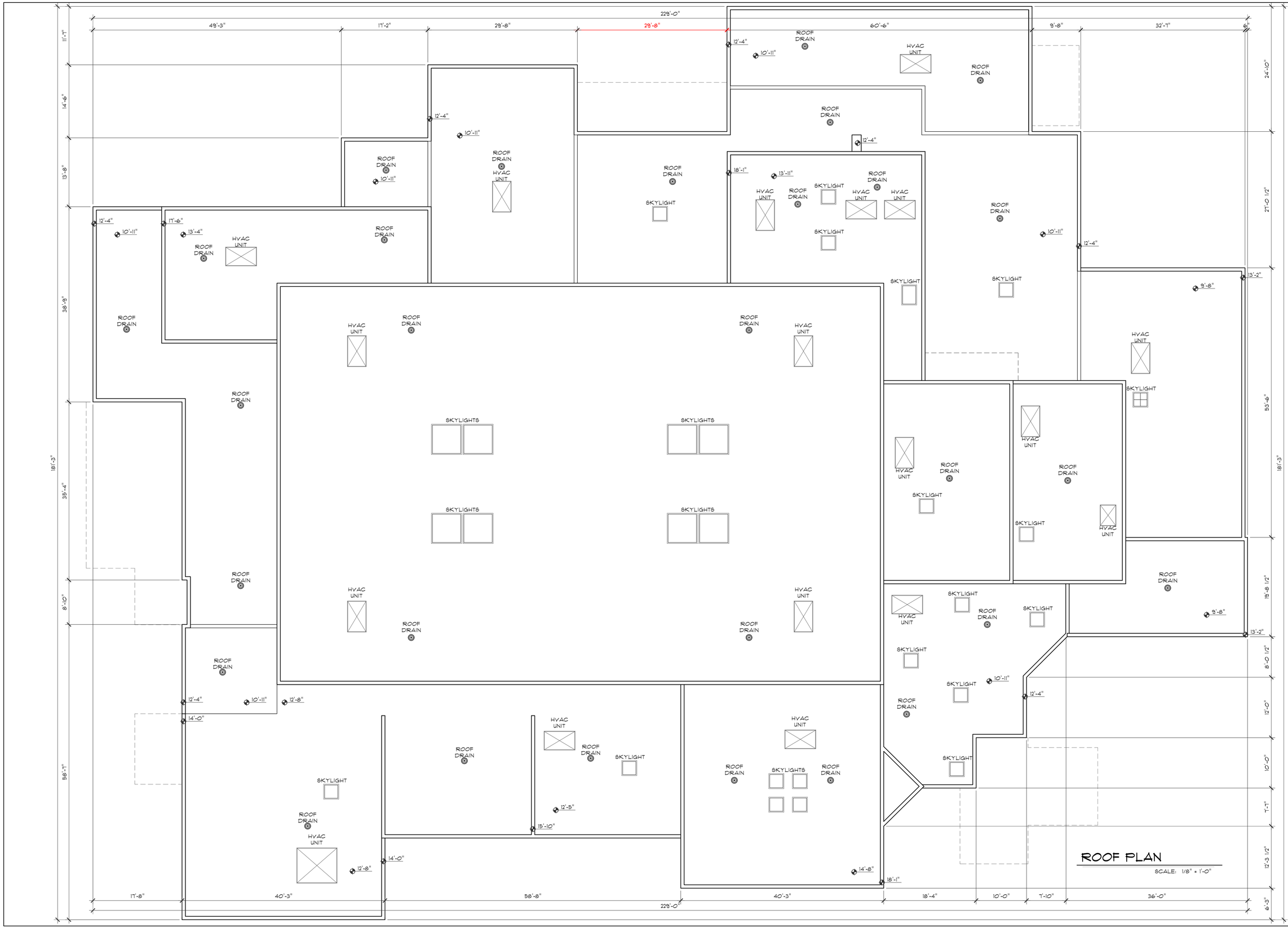
P.L. — P.L.	PROPERTY LINE
W	PROPOSED WATER LINE
GAS GAS	PROPOSED GAS LINE
P	PROPOSED POWER LINE
SS SS	PROPOSED SEWER LINE
C C	PROPOSED COMMUNICATIONS LINE

DESIGN CRITERIA

2021	INTERNATIONAL RESIDENTIAL CODE,
2021	INTERNATIONAL FIRE CODE,
2021	INTERNATIONAL BUILDING CODE,
2021	INTERNATIONAL MECHANICAL CODE,
2021	INTERNATIONAL PLUMBING CODE,
2020	NATIONAL ELECTRICAL CODE, N.F.P.A. 70
2021	INTERNATIONAL ENERGY CONSERVATION CODE

BUILDING AREAS

MAIN FLOOR AREA:	20,240 S.F.
UPPER FLOOR AREA:	1,642 S.F.
TOTAL AREA:	21,882 S.F.
GYM AREA:	9,530 S.F.
COVERED OUTDOOR AREA:	2,134 S.F.



ROOF PLAN

SCALE: 1/8" = 1'-0"

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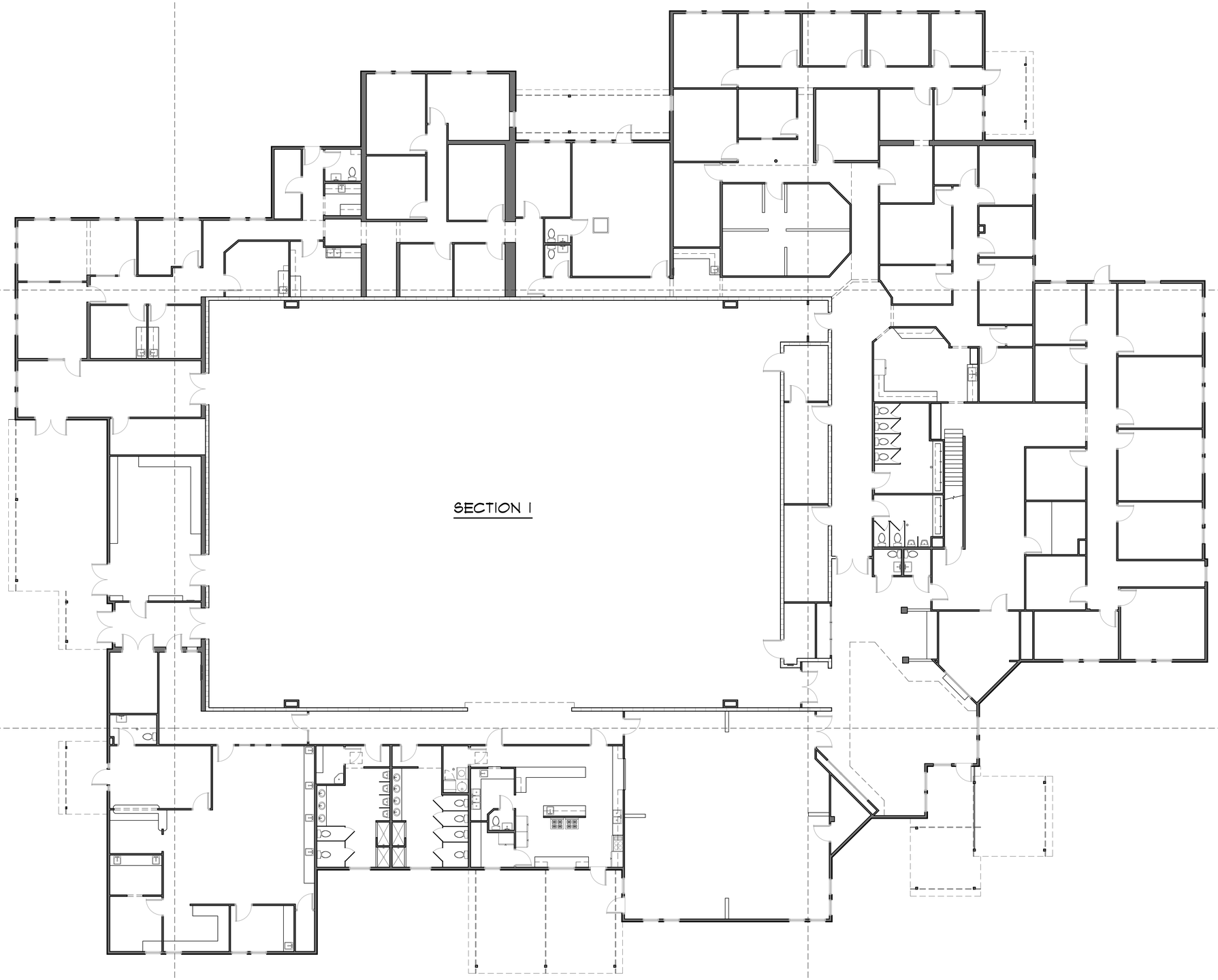
ROOF PLAN

SECTION E

SECTION D

SECTION C



SECTION F

SECTION I

SECTION B

SECTION G

SECTION H

SECTION A

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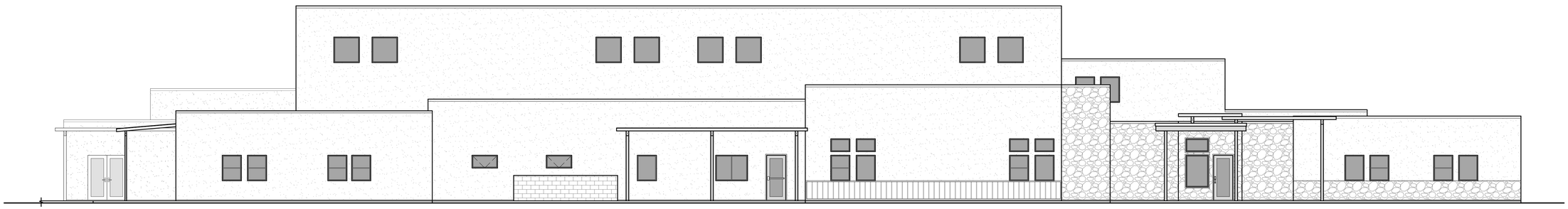
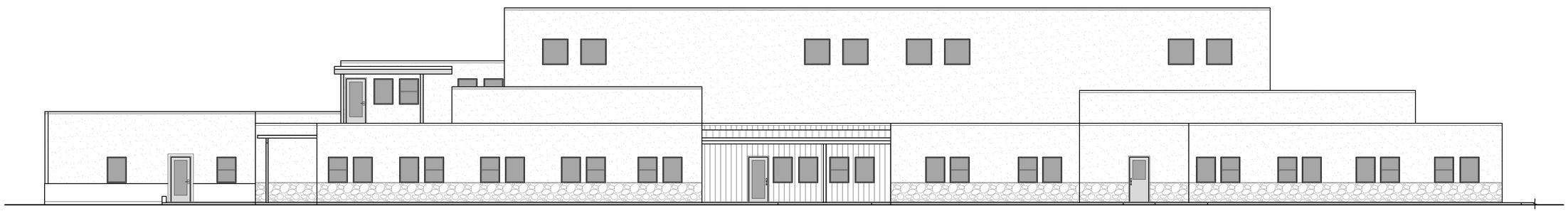
MAIN FLOOR
REFERENCE PLAN



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"

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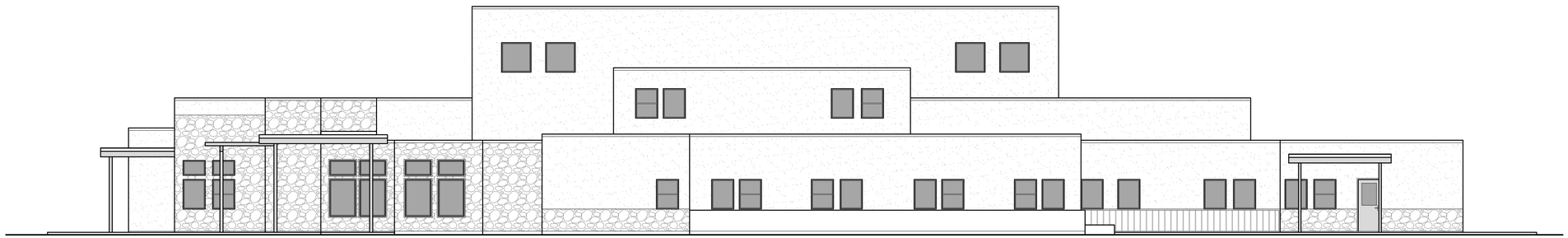
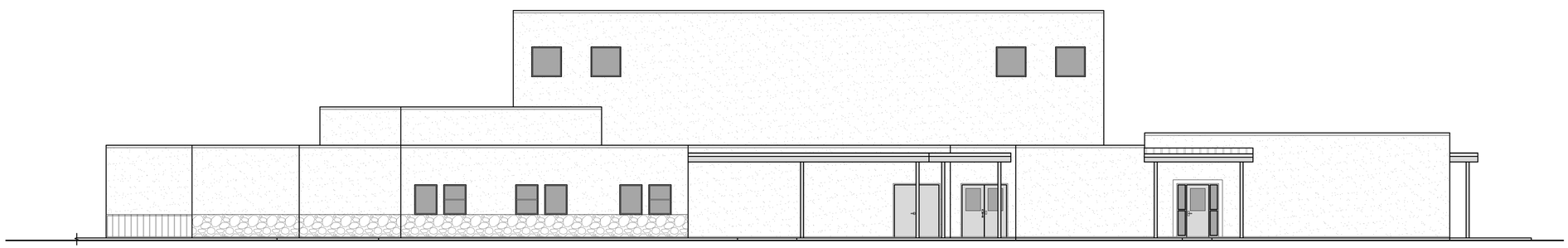
FRONT & REAR ELEVATIONS



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

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RIGHT & LEFT ELEVATIONS