



HVAC Assessment, Design, and Installation – Blanding City Visitor’s Center

Project Location:

Blanding City Visitor’s Center
12 N Grayson Parkway
Blanding, UT 84511

Release Date: March 10th, 2026

Proposal Due Date: March 31st, 2026

1. Project Introduction

Blanding City is inviting licensed HVAC contractors to submit proposals to help us solve ongoing cooling and ventilation issues at the Blanding City Visitor’s Center.

The building is currently cooled by multiple evaporative coolers and heated in winter with an in-floor radiant heating system. While the radiant floor heating is working well and is intended to remain in place, the evaporative cooling system has proven unreliable and does not meet our ventilation needs. We are looking for a long-term cooling and ventilation solution that improves comfort, reliability, and indoor air quality.

Contractors are asked to evaluate the existing space, recommend an appropriate replacement for the evaporative coolers, and provide design, installation, and commissioning services for the new system. Our goal is to identify a solution that is efficient, cost-effective, and well-suited to the facility, based on professional HVAC expertise.

2. Building Information

The building contains approximately 3,000 sq. ft., with conditioned zones as follows:

Area	Approx. Sq. Ft.
Bathroom #1	245
Bathroom #2	245
Bathroom #3	35
Main Room	1,100
Gallery	700
Office #1	100
Office #2	80
Total Conditioned Area	~2,500



3. Scope of Work

The scope of this project includes, but is not limited to, the following elements:

A. Site Assessment

- Conduct a site inspection of the Visitor's Center
- Evaluate existing cooling and heating systems, ventilation, and electrical requirements
- Assess system sizing & feasibility

B. System Design Proposal

Contractor shall provide one or more recommended system configurations that may include, but are not limited to:

- Package/dedicated furnace or air handler with ducted air conditioning
- Heat pump systems
- Mini-split and/or multi-head split systems
- Hybrid or mixed solutions (example: ducted system for main room + mini-split for gallery/office)

Design proposal must include:

- Tonnage and load assumptions
- Equipment specifications and brand/model information
- Electrical requirements (electrical needs should be included with HVAC proposal)
- Expected efficiency ratings
- Estimated lifespan, warranties and maintenance expectations

C. Cost Proposal

Contractor shall provide itemized pricing including:

- Equipment & electrical costs
- Installation labor - assume 100% of installation
- Materials and consumables
- Venting, ducting, controls, thermostats
- Commissioning
- Disposal of old equipment (if applicable)
- Warranty details



D. Installation & Commissioning

If selected, contractor shall:

- Furnish all equipment and materials
- Installation
- Commission and balance the system

E. Clean-up

Contractor must remove all construction debris and leave the site in clean condition each day.

4. Proposal Requirements

All proposals must include the following information to be considered complete:

1. Company name, primary contact, and Utah contractor license number
2. Proposed system design solution(s) with equipment specs
3. Detailed installation approach and timeline
4. Itemized cost proposal
5. Warranty documentation for labor and equipment
6. Proof of insurance (general liability + worker's comp)

5. Submission Instructions

All proposals must be submitted by **3:00 PM on March 31st**.

Submit proposals via email to:

Blanding City – Visitor's Center HVAC RFP

Attn: Pratt Redd, City Manager

Email: predd@blanding-ut.gov

Phone: (435) 678-2791

Questions may also be directed to the contact above



6. Selection Criteria

Proposals will be evaluated using the following scoring framework:

1. Pricing (total cost & value) 30%
2. Warranty (equipment & labor coverage) 30%
3. Contractor Experience & Qualifications 30%
4. **Local (San Juan County) Contractor Bonus** 10%

Blanding City reserves the right to reject any or all proposals, to waive irregularities, and to award the contract in the best interest of the City and its budget.

7. Additional Information

- A site visit is strongly recommended prior to submitting a proposal.
- The City or contractor may request clarifications, revised proposals, or best-and-final offers.
- Contract award is contingent upon budget approval and may be subject to City Council approval.

8. Anticipated Timeline

Installation to be completed prior to May 22nd pending equipment availability.