



**BLANDING CITY  
REQUEST FOR PROPOSALS (RFP)  
CENTRAL PARK BATHROOM AND STORAGE FACILITY**

Blanding City is soliciting proposals from qualified contractors for the design and construction of a new restroom and storage facility at Central Park.

## **1. Project Overview**

This Request for Proposals (RFP) is issued by Blanding City to secure a qualified contractor for the design and construction of a new, permanent restroom and storage facility at Central Park. This project is critical as the park, a highly utilized recreation area featuring youth sports fields, a pavilion, and the county's only outdoor pickleball courts, currently lacks public restroom and drinking fountain facilities. The primary goal is to enhance accessibility, encourage longer visits, and support larger community events by constructing a durable, low-maintenance facility with two unisex, ADA-accessible restrooms and a dedicated utility/storage closet for year-round public use.

## **2. Project Budget & Permits**

The total budget for this project is not to exceed \$112,000. Proposals should focus on delivering the highest-quality facility achievable within this constraint. Contractors will be required to obtain a building permit; however, Blanding City will create the permit and cover its cost, along with utility grid access fees. Additionally, Blanding City will be responsible for bringing all utilities to the building site at the City's expense.

## **3. Technical Specifications & Scope**

The proposed facility must be of cinder block construction with a metal roof and metal doors, designed and constructed to meet all current Americans with Disabilities Act (ADA) requirements. The facility must include two unisex bathrooms with a drinking fountain situated between them. Each bathroom must be equipped with a toilet, sink, soap dispenser, paper towel holder, a mirror, appropriate drainage, lighting, electrical outlets, a ventilation fan, and a heating source for winter months. Bathroom floors must be finished with epoxy including a slip-resistant additive. The facility must also include a large, secure utility closet (8 feet wide and running the full length of the building). This closet must be equipped with multiple outlets, lighting, the electrical panel, secure metal double doors (standard 6' 8" height), and a heat source to prevent freezing. This space is intended for the storage of park maintenance equipment, such as



mowers and pitching machines. The facility must be designed for continuous operation (365 days a year, 24 hours a day) to ensure wintertime usability.

To ensure comparable bids, the following minimum standards for materials and fixtures must be met: plumbing fixtures and accessories must be vandal-resistant, the drinking fountain must be freeze-resistant, interior walls must be finished with FRP panels, and the facility must include two exterior hose bibs. Furthermore, each restroom must have a floor drain, and one restroom must be equipped with a baby changing station. Proposals must also include details on meeting the exterior lighting requirement. The building's exterior lighting must be designed for continuous, year-round operation.

Appendix A includes a conceptual layout for the proposed facility. All interested proposers are strongly encouraged to base their designs on the drawing provided and to inquire if additional details are needed. (layout is not a project-specific engineered plan)

Appendix B is an aerial view of Blanding's Central Park. The circled area is a rough idea of the location for the new bathrooms.

It also identifies the proposed location for the alternate bid ADA-compliant concrete ramp to the larger pavilion.

Proposals should focus on delivering the highest-quality facility achievable within the project budget. Restrooms may be larger than shown in Appendix A, but they must not be smaller than the dimensions provided.

### **3.1 Alternate Bid Item**

If feasible, the proposal should also include the construction of an ADA-compliant concrete ramp to the larger pavilion located within the same park. Please include it as an alternate bid.

## **4. Contact and Submission Information**

All inquiries and submissions related to this RFP should be directed to the following project contact:

**David Palmer**

Director of Parks & Recreation, Blanding City

Email: [dpalmer@blanding.city](mailto:dpalmer@blanding.city)

Phone: 435-678-9977

Office: 50 West 100 South, Blanding, Utah 84511



## 4.1 Proposal Submission Requirements

The deadline for all proposals is **June 30, 2026, at 5:00 PM**. Proposals must be submitted via email to David Palmer at [dpalmer@blanding.city](mailto:dpalmer@blanding.city) or hand-delivered to the City Office by the deadline.

### A complete proposal **MUST** include:

- A detailed cost breakdown and proposed time to complete the project.
- Conceptual drawings or plans matching the scope of the facility.
- Qualifications of the contracting firm.
- Proof of the contractor's appropriate general liability and errors and omissions insurance in excess of the project cost.
- Warranty period
- Contractor license number
- Proof of insurance

A site visit can be arranged upon request.

## 5. Payment Schedule

The agreed-upon payment schedule is 50% upon the building permit being issued and 50% upon project completion.

## 6. Project Timeline

The project is scheduled for completion by **November 1, 2026**.

## 7. Evaluation Criteria

Blanding City will select the most qualified and responsible proposer based on the following weighted criteria:

- **30% Qualifications and Experience:** Relevant experience of the firm and professional qualifications of key personnel.
- **40% Overall Cost:** Examination of the total cost and detailed breakdown of engineering and construction fees.
- **30% Project Schedule:** Feasibility of the proposed timeline and the capacity to meet the required completion deadline of November 1, 2026.



## 8. General Terms and Conditions

Blanding City reserves the following rights and terms regarding this Request for Proposals:

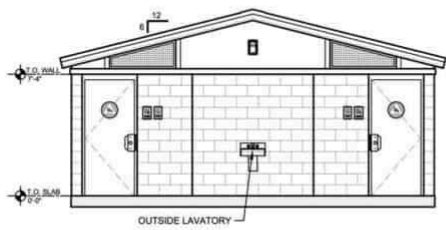
- **Right to Reject:** Blanding City reserves the right to reject any and all proposals received, for any reason deemed in the best interest of the City.
- **Proposal Ownership:** All proposals submitted, including all information contained within them, shall become the property of Blanding City upon submission.
- **Withdrawal:** Proposals may be modified or withdrawn by the proposer without prejudice, provided that the modification or written request for withdrawal is received by David Palmer before the official submission deadline.

Blanding City will handle all project inspections and the approval of the final design and construction.

The contractor is responsible for restoring, at their own expense, any disturbed grass, irrigation systems, sidewalks, landscaping, pavement, or park facilities damaged during construction to their original or better condition.

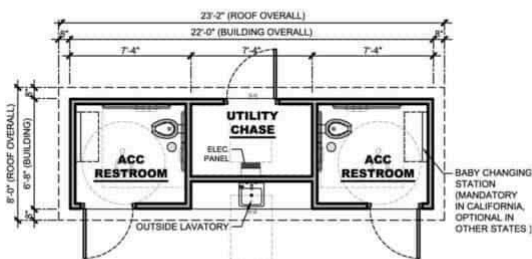
Given the project's location in a public park, the contractor must provide and maintain adequate safety signage and fencing around the construction zone at all times.

## Appendix A - Conceptual Layout



**ELEVATION**

SCALE: 1/8"=1'0"



**FLOOR PLAN**

SCALE: 1/8"=1'0"

NOTE: STAINLESS FIXTURES



**PERSPECTIVE**  
(FINISHES SUBJECT TO CHANGE)  
**RESTROOM BUILDING**

**PS-021**  
**PLAYGROUND SERIES**

**90 USERS/HR.**



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BUYBOARD: 2019

## Appendix B - Project Area

The location of the proposed ADA-compliant concrete ramp is shown on this map.

