

THE MONUMENT

REQUEST FOR PROPOSAL

ROOFING RESTORATION

BARNETT FIELDHOUSE

FOR

THE MONUMENT

444 Mt. Rushmore Road North

Rapid City, SD 57701

September 26, 2023

I. REQUEST FOR PROPOSAL/OVERVIEW

The Monument (formerly the Rushmore Plaza Civic Center), located in Rapid City, South Dakota, has initiated a Request for Proposal (RFP) to identify vendors qualified to propose, execute, and implement a roof restoration project for our aged roof on the Barnett Fieldhouse.

The Monument requires a vendor who has demonstrated experience and expertise in a roof restoration solution. The Monument is seeking a cost-effective, long term, warranty backed, low maintenance solution to repair our flat roof surfaces.

II. ABOUT THE MONUMENT

The Monument is a multiple venue, 800,000 square foot complex located in Rapid City, SD. The venue includes two arenas (one with an ice surface), a 1700 seat Fine Arts Theatre, a versatile fieldhouse, and 150,000 square foot of convention space, all within one complex. The Barnett Fieldhouse, LaCroix Hall, and Fine Arts Theatre were built in 1977. Rushmore Hall was added in the mid-1980s and expanded in the early 1990s. The Ice Arena was added in 2008 and the Summit Arena (seating for 10,000+) was added in 2021.

The Monument is home to many large annual events including the Black Hills Stock Show and Rodeo, the Black Hills Pow Wow, and the Lakota Nation Invitational Basketball Tournament. The facility is also home to the indoor football team The Marshalls, and to the ECHL Rapid City Rush Hockey team. The venue hosts over 600 events each year, equating to over 1200 event days, with nearly 1 million people flowing through the building each calendar year.

III. PROJECT BACKGROUND

For this RFP, the specific roof is the Barnett Fieldhouse Roof. Vendors should possess expertise with best practices regarding their restoration solutions as well as be able to provide ongoing support and maintenance. The Barnett Fieldhouse Roof is an existing PVC thermal plastic roof. This roof is aged and has experienced hail damage over the years.

Installation of air vents and restoration and repair of the existing metal air intake vents will be required with this project.

IV. PROJECT SCOPE –

The Monument is open to all proposers who offer roofing restoration solutions – specifically, a roof coating system. The specific facility within our complex will be our Barnett Fieldhouse Roof, as shown in the attached Schedule A. The Barnett Fieldhouse Roof is approximately 63,654 sq feet. Proposers are encouraged to contact the facility to schedule an examination of the roof.

Proposers should include the following in this RFP:

1 – Proposed roofing restoration solutions and an explanation of why the materials utilized with the proposer's restoration solution is the best option for this particular roof.

2 – Warranty detail including depth and breadth of the warranty, the number of potential years of warranty coverage, the warranty inclusions and exclusions.

3 – Project cost including total project cost broken down as follows:

- Total cost for the Barnett Fieldhouse roof restoration
- Per square foot total
- Minimum mil thickness allowed is 35

4 – Complete description of proposed product system, including technical detail, product data sheets, product characteristics, hail ratings, ongoing maintenance expectations, etc.

Additionally, please include the details of the following:

- Testing of the product before application
- Full description of any repairs necessary before application and the methodology for those repairs
- Application process - step by step
- Any final inspections required for warranty validity
- Any final testing upon completion to ensure warranty validity
- Any ongoing testing required to maintain the warranty

5 – Expected project timeline and personnel plan. Additionally, supply proof of qualified and licensed applicator designation.

6 – Clearly identify any and all expected maintenance requirements for the roofing system.

7 - Provide references including like sized projects with a minimum of 15 years of history with the proposed solution. References should include the name of the business/building, physical address, and name and contact information of individuals familiar with the project. Particular attention given to local projects with a long history of the product proposed for this solution.

8 – Safety – Safety is a primary concern at The Monument. The Monument expects proposers to follow all industry standard safety and security procedures and protocols. Additionally, please provide a description of your company's safety policies and procedures. If applicable, include any safety or performance training certifications, honors, or accomplishments within the last 5 years.

9 – Quality Assurance/Quality Control – Please provide a description of the company's QA/QC methodology and procedures including personnel responsible for QA/QC. Include the company's history in meeting construction budgets and schedules.

10 – The City of Rapid City does require a Performance Bond for all applicable City Capital Investment Projects.

EXCLUSIONS FROM THE RFP: Please include any applicable exclusions in your proposal.

V. **TIMELINE**

It is the intent of The Monument to have this project complete and operational no later than June 1, 2024, at the latest.

NOTE: Proposers must meet the minimum qualifications to be considered and/or interviewed for this project.

The anticipated Project Award Timeline is as follows:

9-26-23	Board Consideration to Advertise the RFP
9-30-23 and 10-7-23	Advertise the RFP
10-18-23	RFP Closes – Proposal Submission Deadline
10-23-23 thru 10-27-23	Proposer Interviews at The Monument (Zoom arrangements possible)
11-14-23	Board Consideration of Award
11-15-23	Award if Approved by the Board

VI. **WARRANTY**

Proposer must clearly specify the details of the entire warranty (clearly identifying any exclusions). The extent, coverage, term, and any required warranty maintenance – inspections, testing, etc are integral factor in the award of this RFP.

VII. **PROPOSER QUALIFICATIONS & INSTRUCTIONS**

It is The Monument's requirement that each Proposer meet the following qualifications and be able to clearly demonstrate how their company can meet all of these requirements:

- A. Proposer must be able to satisfactorily demonstrate that it is an experienced, competent, reliable, and licensed contractor for this project.
- B. Proposer must also satisfactorily demonstrate their project management, technical contracting, construction management, and engineering services.
- C. Preference given to regionally located vendors with demonstrated customer service excellence and serviceability after project completion.
- D. Proposer must be able to provide The Monument/The City of Rapid City with a Performance Bond for the project.

VIII. **EVALUATION AND SELECTION PROCESS**

Selection of the contractor will be based on several factors, including but not limited to, relevant experience, warranty, maintenance services, and prices proposed. The Monument reserves the right to reject any or all submittals and to negotiate if deemed appropriate.

EVALUATION FACTORS AND SCORING

- A. Project cost – 30%
- B. Warranty scope, length, inclusions – 30%
- C. Preference given to regional contractors to ensure adequate customer service response and serviceability after project completion – 10%
- D. Contractor's previous work experience with similar sized projects – 30%

CONTRACTOR EVALUATION FORM - (40 Total Points Possible Per Evaluator)

Project Name: _____

Evaluator: _____

Contractor Name: _____

Date: _____

PROPOSAL EVALUATION CRITERIA

Scoring (Circle One)

1: Project Cost - 30% of total

1 2 3 4 5 6 7 8 9 10

2: Warranty scope, length, inclusions – 30% of total

1 2 3 4 5 6 7 8 9 10

3. Preference given to regionally based contractors to ensure adequate customer service response and serviceability after project completion. – 10% of total

1 2 3 4 5 6 7 8 9 10

4: Contractor's previous work experience with similar sized projects – 30%

1 2 3 4 5 6 7 8 9 10

Scoring:

1 Fails to meet the expectations of the reviewer in this category.

10 Fully meets the expectations of the reviewer in this category.

All responses to this REQUEST FOR PROPOSAL are due no later than 10 a.m. MDT, Wednesday, October 18, 2023, at the Administrative Offices of THE MONUMENT, 444 Mt. Rushmore Road North, Rapid City, South Dakota 57701.

Any questions regarding this R.F.P shall be directed, in writing or via email, to:

Tracy Heitsch, Deputy Facility Director and Director of Finance

C/O The Monument - 444 Mount Rushmore Road North - Rapid City, South Dakota 57701

Phone 605-394-4115 tracyh@themonument.live

THE MONUMENT

SCHEDULE A

