

THE MONUMENT

**REQUEST FOR
PROPOSAL
ROOFING SYSTEM
SOLUTIONS**

FOR

THE MONUMENT
444 Mt. Rushmore Road North
Rapid City, SD 57701

May 9, 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 solution for our aged roofs on portions of our complex.

The Monument requires a vendor who has demonstrated experience and expertise in their proposed roofing 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 emphasis is the Rushmore Hall Roof and potentially the Theatre Roof. Vendors should possess expertise with best practices regarding their proposed solutions, as well as be able to provide ongoing support and maintenance.

The Monument is open to proposed solutions including roofing coating systems, full roof replacements, or other viable means and methods.

IV. PROJECT SCOPE –

The Monument is open to all proposed solutions for solving the roofing issues of the two identified facilities within our complex that are within the scope of this RFP. The two facilities include Rushmore Hall and the multi-level Fine Arts Theatre Roofs. See Schedule A as attached for maps. Potential solutions may include full roof coating systems, full replacement, or other options.

Proposers should include the following in this RFP:

1 – Proposed solutions and an explanation of why the proposed solution is the best option for these two particular roofs.

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 per facility roof
- Per square foot total
- *NOTE: based on project costs, this project award may or may not include both of the facility roofs indicated herein. The Rushmore Hall roof is identified herein as Priority #1 with the Theatre Roof(s) as Priority #2. The Owner would prefer to complete both roofs with this RFP, but the decision will be budget driven.*

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

If the proposed system is a restoration or membrane coating system, 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

5 – Expected project timeline and personnel plan.

- If proposed solution is a restoration or membrane coating system, 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.

8 – 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.

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 September 30, 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:

5-09-23 Board Consideration to Advertise the RFP

5-17-23 and 5-20-23	Advertise the RFP
6-9-23	RFP Closes – Proposal Submission Deadline
6-12-23 thru 6-16-23	Proposer Interviews at The Monument
6-27-23	Board Consideration of Award
6-28-23	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, and length of the warranty period is an 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.

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 – 40%
- B. Warranty scope, length, inclusions – 30%
- C. Preference given to regional contractors to ensure adequate customer service response and serviceability after project completion – 20%
- D. Contractor's previous work experience with similar sized projects – 10%

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

Project Name: _____

Evaluator: _____

Contractor Name: _____

Date: _____

PROPOSAL EVALUATION CRITERIA

Scoring (Circle One)

1: Project Cost - 40% 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. – 20% of total

1 2 3 4 5 6 7 8 9 10

4: Contractor's previous work experience with similar sized projects – 10%

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, Friday, June 9, 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





