



May 16, 2024

Mack McDonald
Purchasing Agent
San Juan County
117 South Main Street
Monticello, UT 84535

Dear Mr. McDonald:

Thank you for the opportunity to submit a proposal for the San Juan County Administration Building Heating System Improvements.

At Redd Mechanical, our goal is to provide outstanding service to our customers and we pride ourselves on the integrity of our company and our employees. We specialize in commercial and large residential mechanical projects. Our experienced staff is eager to partner with you and contribute our skills and expertise to ensure the successful completion of this project.

We have successfully completed projects including schools, hospitals, jails, churches, industrial plants and many other unique projects. These and other projects have included geo thermal, medical gas, various type of HVAC, boiler and hydronic heat, and many types of plumbing. We have the necessary skills to effectively address the challenges presented by this project.

Enclosed is my proposal. Redd Mechanical is committed to delivering high-quality work within the specified timeline and budget.

Thank you for considering my proposal. I look forward to the opportunity to work with you.

Sincerely,

Javan Shumway
President

Attachment A

San Juan County RFP Form

Respondent Information: Provide the following information about yourself and your company.

Respondent Name: Redd Mechanical, Inc.
(Note: give exact legal name as it will appear on the contract, if awarded)

Address: 1012 South 300 West

City: Blanding State: Utah Zip: 84511

Business Structure:

- Individual or Sole Proprietorship
- Partnership
- Corporation
- Limited Liability Company
- Other, list business structure _____

Insurance Certificate: Copy of insurance certificate, or You are willing to get the proper insurance requirements if awarded the contract during contract negotiation.

Contact Information: List the one person who San Juan County or their representative may contact concerning your proposal.

Name: Javan Shumway
Telephone Number: 435-678-2500
E-Mail: javan@reddmechanical.com

Final Bid/Pricing Structure:
Scope of Work - \$571,860.00
Alternative 1 - \$138,860.00

By submitting this proposal, Redd Mechanical, Inc. hereby certifies our willingness to enter into a contract with San Juan County, if selected.

Signature Javan S Date 5.16.24



1012 South 300 West, Blanding, Utah 84511

Scope Of Work Outline

Tele: 435-678--2500

Fax: 435-678-2505

Date: 05/16/2024

To: San Juan County

Ref: Boiler Replacement for Administration Building

Bid: This bid will include mechanical work as detailed in this scope letter. Work as outlined in this scope letter is based on the associated plans and specifications dated (none at this time). Based upon bid package on U3P and site walk.

Included in our Scope of Work:

- Asbestos testing and abatement of existing boiler. Demolition and removal of existing boiler. Fill in void left by boiler with concrete. Add sump pump in pit for piping of condensate
- Provide and install four new unit heaters in the West basement.
- Provide and install 2 new heaters in the second floor as shown on drawing.
- Provide and install two new circulating pumps with VFDs for hydronic heat lines.
- Provide and install two new high efficiency boilers
- Install new control valves and thermostats for each of the existing wall heaters
- Install UCXP Controller and router to monitor sewer pumps
- Repair finishes as needed
- Electrical – Power for unit heaters, VFDs, Boilers. Misc conduit for control wiring. All work performed by licensed electrical contractor(Northern Electric)
- Startup and testing of equipment

• Bid Total	\$571,860.00*
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***Alternate #1**

Scope- Demolish and Replace existing domestic hot and cold water lines in facility with PEXPress compatible pipe and fittings. Repair finishes as needed. **Add \$138,860.00 to Bid Total**

Not Included in our Scope of Work:

- This does not include any obligation or performance bonding
- Further, any other equipment or devices that are existing or that are to be reused as allowed by specification or agreement shall not be our responsibility, nor shall we be required to repair, replace, warranty, or guarantee its suitability for use.

Thank you for allowing Redd Mechanical to present this quotation to you. If you should have any questions please give me a call at (435) 678-2500.

Sincerely,
Redd Mechanical Inc.

Javan Shumway
President

III. COSTS/FEES

The maximum fee for the services sought through this RFP will be the selected Firm's/Vendor's¹ proposal price. Vendors shall submit a fee proposal similar to the Form Fee Proposal below. Vendors shall also submit a rate schedule (similar to the Form Rate Schedule below) for all individuals that the Vendor anticipates will provide services in connection with this RFP.

<u>Form Fee Proposal</u>	
	<u>Total Cost</u>
Cost for total services described in the scope of work	\$571,860.00
Costs for Alternative 1 alone described in the scope of work	\$138,860.00
Grand Totals: \$710,720.00	

<u>Form Rate Schedule</u>		
		<u>Hourly Rate</u>
Name of Employee #1	Aaron Shumway	\$85.00
Name of Employee #2	Devin Nez	\$65.00
Name of Employee #3	Marvin Charley	\$65.00
Continue naming all employees that Vendor anticipates will provide services regarding this RFP	<u>Jonathan Cornfield</u>	\$55.00
	<u>Shayne Becenti</u>	\$55.00

¹ The term "Vendor," as used in this RFP, means an individual or entity who is seeking to enter into a contract with San Juan County to provide San Juan County with services, including but not limited to, an individual or entity who submits a proposal in response to this RFP.



EXECUTIVE SUMMARY

San Juan County Administration Building is in need of a heating system upgrade. As a project that encompasses different facets of replacing the current heating system, you require a team that can complete this project on-time and within budget.

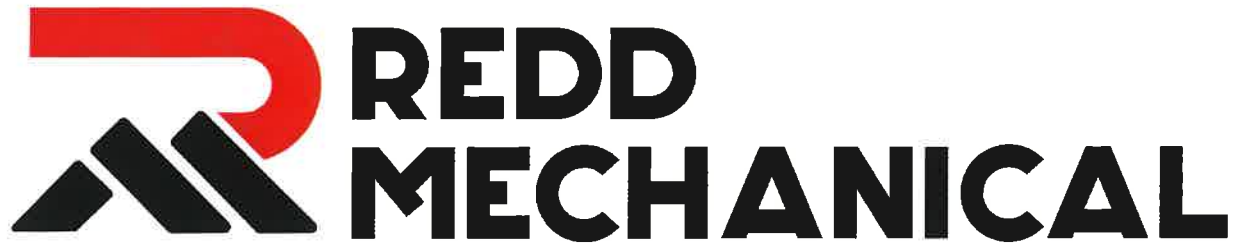
With over 30 years of experience in the plumbing and HVAC space, Redd Mechanical brings experience to ensure the success of this project. Redd Mechanical lends an expertise and focus on innovation and quality, providing state-of-the-art training and technology now and in the future.

Why Redd Mechanical

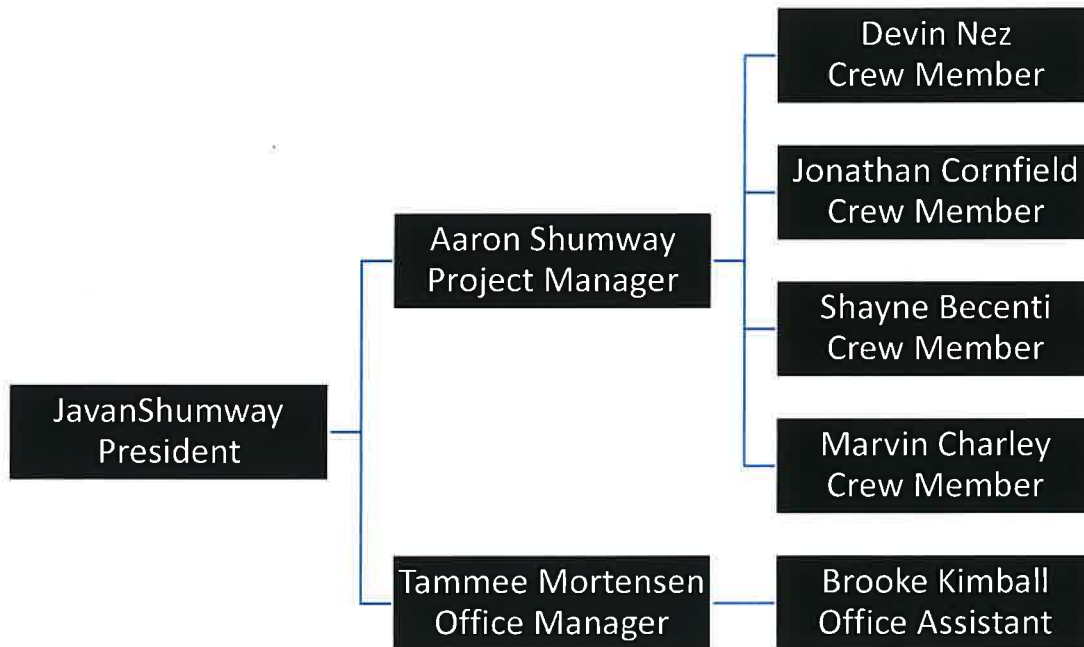
Redd Mechanical began as a small company working out of the back of a Toyota pickup. The company now operates out of a 12,000 square foot facility, maintains a fleet of trucks and equipment capable of fulfilling the needs of our customers. In addition to our extensive history and expertise, there are a few key reasons why San Juan County will benefit from working with Redd Mechanical.

- **Local Experts.** We are a locally owned and operated plumbing and HVAC company. Our office is located 21 miles from San Juan County offices, making for easy collaboration and quick implementation.
- **Skilled Workforce.** We have a skilled team of licensed and insured technicians with many years of experience who are committed to providing excellent service.
- **Satisfaction Guarantee.** We stand by our quality, and we guarantee your satisfaction with our services.

In working with Redd Mechanical, San Juan County can rest assured that you are receiving top-quality products and installation by experts. Our history of completing similar projects speaks to our expertise and attention to quality. We look forward to supporting San Juan County in this phase and beyond.



ORGANIZATIONAL CHART





Redd Mechanical is a plumbing / HVAC company with experience in the commercial and large residential field since 1989. What was once a local plumbing company based in Blanding UT, has now completed projects all over the Four-Corners area. Redd Mechanical employs a skilled local workforce that ranges between 20-50 employees depending on demands. We have an extensive background in creating solutions for energy conservation and tackling problems in multiple environments, which gives the customer a better and more efficient product.

Key Members

Javan Shumway
President

30 years experience in the HVAC and plumbing industry. Experienced in management, project management, controls, estimating, installation, scheduling, marketing and sales.

Aaron Shumway
Project Manager

24 years experience in the HVAC and plumbing industry. Experienced in project management, estimating, installation, job foreman responsibilities.

Tammee Mortensen
Office Manager

18 years experience in the industry. Experienced in finances, office management, administrative tasks, project support.

References

Tri-Hurst Construction, Inc. , Joe Hurst, 377 W. 300 S., Blanding, UT 84511, 435-678-2766

Northern Electric, Jeff Johnson, 61 W. 300 N., Blanding, UT 84511, 435-678-2415

San Juan Hospital, Clayton Holt, 380 W. 100 N., Monticello, UT 84535, 435-678-2116



Projects

San Juan School District
Albert R. Lyman Elementary School
HVAC and boiler upgrades and retrofit

City of Blanding
San Juan Wellness Center
Pool boiler upgrades and retrofit

San Juan School District
Monticello High School
HVAC upgrades and retrofit

San Juan School District
Blanding Elementary School
HVAC upgrades and retrofit



PROPOSED PROJECT APPROACH

If awarded, depending upon Notice to Proceed, we would proceed according to proposed schedule.

Procurement

We will start procurement of the boilers, pumps and VFD's, unit heaters and controls on May 24, 2024.

Controls

We will then begin pulling comm line wire and sensor wire on June 25, 2024.

Misc

Unit heaters will be installed on June 25, 2024 as well as replacing valves on existing heaters.

Boiler

We will start working on the boiler on June 28, 2024. We will start with abatement on July 15, 2024 followed by the pour for the floor and sump on July 29, 2024. On August 21, 2024, we will install boiler and piping.

We anticipate start up and State inspection to be completed by September 9, 2024.

SJ COUNTY ADMIN BOILER REPLACEMENT



Today's Date: **5/16/2024** Thursday
(vertical red line)

Project Start date: **5/24/2024** Friday

