

Advertisement Bid

Carl Miller Park Restroom & Concession Facility

Bids Due: October 23, 2025, by 3 P.M. local time

General Information

The City of Mountain Home, Idaho, is requesting sealed bids from qualified contractors for the construction of a new restroom and concession facility at Carl Miller Park. The project will replace the existing facility with a modern, ADA-compliant structure including men's and women's restrooms, a concession stand, and storage space.

- Owner: City of Mountain Home
- Project Location: Carl Miller Park, Mountain Home, Idaho
- Bid Opening Date/Time: October 23, 2025, at 3:00 PM local time
- Bid Delivery Address: City Hall, 160 South 3rd East, Mountain Home, ID 83647

Project Scope

The work includes, but is not limited to:

- **Demolition & Site Preparation**
 - Demolition and haul-off of existing slab and foundation (approx. 110 CY).
 - Removal of CMU and structural elements (approx. 60 CY).
 - Site excavation, backfill, grading, and mobilization of equipment.
- **Concrete & Masonry**
 - Cast-in-place concrete foundations, piers, walls, and flatwork.
 - Reinforcement using #4 and #5 rebar, welded wire fabric.
- **Structural & Carpentry**
 - Rough framing of approx. 2,400 SF.
 - Installation of pre-engineered wood trusses.
 - Roofing: 26-gauge metal roof panels with trim and accessories.
- **Thermal & Moisture Protection**
 - R-38 blown-in insulation.
 - Joint sealants at slab and wall joints.
- **Doors, Windows, & Finishes**
 - Hollow metal doors, overhead rolling counter doors, and remote locksets.
 - Interior finishes include drywall, paint, and a concession stand counter.
- **Specialties**

- ADA-compliant toilet compartments, grab bars, mirrors, and restroom signage.
- **Mechanical, Electrical & Plumbing**
 - Plumbing subcontract (including stainless steel restroom fixtures)
 - HVAC subcontract
 - Electrical subcontract
- **Utilities**
 - Contractor responsible for connecting to existing city water, sewer, and electrical systems.
 - Any required modifications to service lines must be included in the bid price.

Project Estimate & Timeline

- Construction Duration: Approx. 5–6 months following contract award.
- Plans & Permits: Estimated 2–3 months for plan finalization and permitting.
- Pricing Validity: Bidders should account for potential increases in material costs, including concrete (expected 15% increase at year's end).

Coordinated Site Visit (Optional Attendance)

A voluntary pre-bid site visit will be offered to all interested contractors. Attendance is not mandatory, but is strongly encouraged to allow bidders to review existing conditions, ask questions, and coordinate with City staff.

Date/Time: Thursday, October 2, 2025, at 2 PM

Location: Carl Miller Park, near the large covered pavilion.

Questions arising during the site visit should be submitted in writing to the City Clerk or Parks Superintendent following the visit.

Bid Submission Requirements

- Bid Form: Completed and signed.
- Bid Security: As described in the Instructions to Bidders (10% of bid amount).
- Contractor License: Valid Idaho Public Works license required.
- Experience: Provide at least 3 examples of comparable restroom/concession or public facility projects within the last 10 years.
- Schedule: Provide a proposed timeline for mobilization, construction phases, and substantial completion.

Contract Conditions

- Bids will be received for one single prime contract.
- Contract will be unit price-based.
- Prevailing wage requirements (if applicable) must be followed.
- Contractor will coordinate all inspections and testing, including soils, compaction, and concrete field/compression testing.

The City reserves the right to reject any or all bids, to waive informalities, and to accept the bid most advantageous to the City.

Availability of Documents

Bidding documents and specifications are available electronically at:
<https://mountain-home.us>

Instructions to Bidders

1. Bidder Qualifications: Must hold a valid Idaho Public Works License. Proof of insurance and a bid bond are required.
2. Submission: Bids must be sealed and labeled correctly. Late bids will not be accepted.

Project title: "Carl Miller Park Restroom & Concession Facility"

3. Bid Security: Each bid must include a certified check or bid bond for 5% of the total bid.
4. Schedule: Bids due October 23, 2025. Notice of Award within 60 days.

QUESTIONS

Direct questions to Miguel Pedroza, Parks Superintendent

(208) 598-0977 or mpedroza@mountain-home.us

or

Tiffany Belt, City Clerk

(208) 587-2104 or tbelt@mountain-home.us

EXHIBITS TO THIS BID:

Exhibit A: Submittal Cover Sheet – Required for Submission

Exhibit B: Bid Proposal- Required for Submission

Exhibit C: Bid Bond Form – Required for Submission

EXHIBIT A
Carl Miller Park Restroom & Concession Facility
SUBMITTAL COVER SHEET
(REQUIRED FOR SUBMISSION)

TO: City of Mountain Home
Attn: Tiffany Belt, | City Clerk
P.O. Box 10
Mountain Home, ID 83647

FROM:

Company Name: _____

Mailing Address: _____

Physical Address: _____

Telephone: _____ Fax: _____

E-mail Address: _____

The company officer responsible for the City of Mountain Home for the Carl Miller Park Restroom & Concession Facility contemplated by this submittal:

SIGNATURE: X _____

Print Name and Title: _____

License Information: State of Idaho Public Works License number: _____

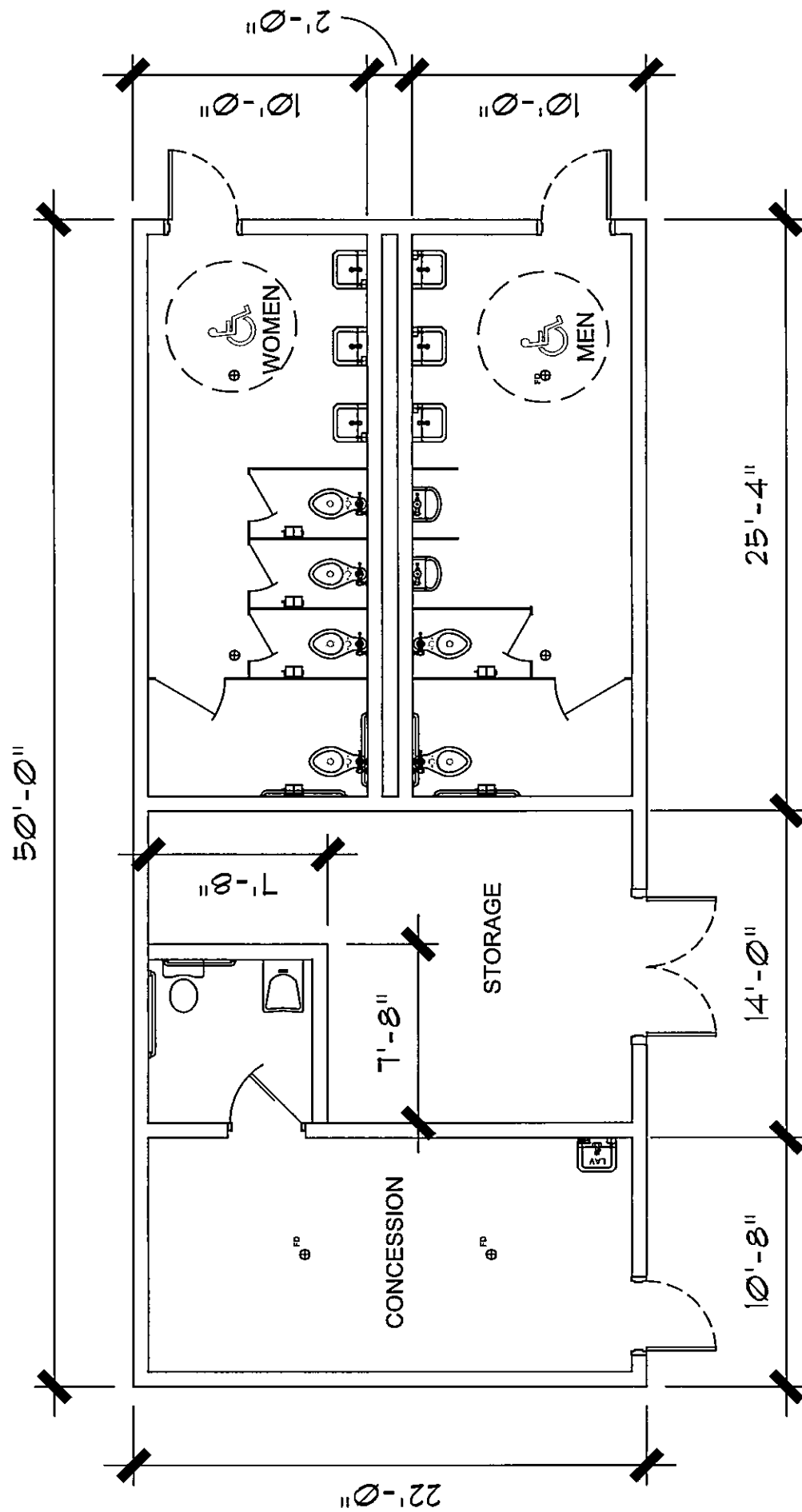
State of Idaho Contractor License number: _____

EXHIBIT B
BID SCHEDULE OF ITEMS AND PRICES
(REQUIRED FOR SUBMISSION)

Project title: Carl Miller Park Restroom & Concession Facility

Contractor Name: _____

Base Bid:	
Add Alternates (if any):	
Company Name:	
Authorized Representative:	
Address:	
Phone / Email:	
Signature:	
Date:	



ADDENDUM NO. 1

City of Mountain Home

Carl Miller Park Restroom & Concession Facility

Date Issued: October 7, 2025

Purpose of Addendum

This Addendum is issued to clarify the project delivery method and provide additional information to prospective bidders. This Addendum shall become part of the Contract Documents, and all bidders shall acknowledge receipt on their Bid Form.

1. Project Delivery Clarification

This project shall be completed under a Design and Construct (Design-Build) contract format. The selected contractor will be responsible for both the final design and construction of the new restroom and concession facility at Carl Miller Park.

Under this approach:

- The contractor shall provide or retain qualified design professionals (Idaho-licensed architect and/or engineer) to finalize the design documents based on the City's concept plans and specifications.
- The City's conceptual layout and floor plan provided in the bid packet represent the general intent of the project but may be refined as part of the final design process, subject to City review and approval prior to construction.
- The contractor is responsible for obtaining all required permits, including building, plumbing, electrical, and mechanical permits.
- The design must meet all applicable codes, including the Idaho Building Code, Accessibility (ADA) requirements, and the City of Mountain Home's development standards.

2. Design-Build Scope Requirements

The design-builder shall provide, at a minimum:

- Architectural and structural design, including stamped plans and calculations.
- Civil and site layout, including grading, utility connections, and drainage.
- Mechanical, electrical, and plumbing system design.
- Complete construction and commissioning of the facility per approved plans.
- Coordination of all inspections, testing, and final acceptance by the City.

3. Construction and Schedule

The design-builder shall propose a project schedule that includes:

- Design completion and permit submittal timeline.
 - Construction starts and substantial completion milestones.
- The City anticipates a total duration of 8–9 months from Notice to Proceed to Final Completion (approximately 2–3 months design and permitting; 5–6 months construction)

4. Submission Requirements

Bidders shall update their proposals to include:

- Design team qualifications (architectural, structural, and MEP).
- A proposed conceptual design approach addressing functionality, ADA compliance, and material durability.
- A preliminary project timeline showing design, permit, and construction phases.
- Updated cost proposal reflecting full design-build delivery, inclusive of all design, permitting, and construction costs.

5. Bid Opening and Deadline

Bids must be submitted in a sealed envelope clearly marked “Carl Miller Park Restroom and Concession Facility – Design and Construct Bid” no later than 3:00 PM local time on October 23, 2025, at City Hall, 160 South 3rd East, Mountain Home, ID 83647.

6. Bid Security Clarification

Each bid must be accompanied by a Bid Security equal to five percent (5%) of the total bid amount, as prescribed in the Instructions to Bidders. Acceptable forms of security include a Bid Bond, Certified Check, Cashier’s Check, or Irrevocable Letter of Credit issued by a bank authorized to do business in Idaho.

The Bid Security shall be made payable to the City of Mountain Home and shall guarantee that the Bidder will enter into a contract and provide all required performance and payment bonds if awarded the project.

7. All Other Terms Unchanged

Except as modified by this Addendum, all other terms and conditions of the Bid Documents remain unchanged and in full effect.

Issued by:

Tiffany Belt
City Clerk, City of Mountain Home, Idaho