



REQUEST FOR PROPOSALS

Confluence Park Hydroelectric Power Plant Roof Replacement and Structural Preservation

REQUEST FOR PROPOSAL

Washington County is seeking proposals for a roof replacement and structural preservation on the Hydroelectric Power Plant located in Confluence Park.

BACKGROUND INFORMATION

Constructed in 1929, the La Verkin Hydroelectric Plant is located on the north bank of the Virgin River in Confluence Park, about 20 miles northeast from St. George, Washington County. The power plant is a two story square brick masonry building facing west and resting on a poured formed concrete foundation. Since its construction, the plant has had minimal alteration and retains the majority of its historic integrity, view shed, setting and associated feeling. Below the Floor framing the walls are Three Wythe Un-Reinforced Masonry Walls. Above the Floor framing the walls are Two Wythe Un-Reinforced Masonry Walls. At the level of the window lintels on each floor is a soldier bond brick water table that is flush with the wall and extends across all elevations. The building has a medium pitched gable roof with the ridgeline extending east to west clad with terra cotta tiles—although many of the tiles are broken or missing. It overhangs the building about one foot on the north and south elevations and features exposed rafters.



To preserve the building from further deterioration, the County wishes to replace the roof in order to shield it from the elements. This should also protect future restoration efforts. Structural and

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Seismic Studies have been conducted. Please review the attached structural preservation documents and use them to come up with your proposal. Contractor shall provide the needed materials to complete the restoration.

Work needed includes, but may not be limited to:

1. Repair broken or damaged floor joists Per the Structural Plans.
2. Repair broken or damaged 1x decking.
3. Provide ¾" APA rated flooring per General Structural Notes.
4. Provide Out-Of-Plane FLOOR anchorage per Structural Plans.
5. Remove all Un-Reinforced masonry chimneys.
6. Remove roofing, Roof Joists, and Ceiling Joists.
7. Provide shoring as required on upper floor walls during construction for safety.
8. Remove lath & plaster from all wood framed walls and provide ½" gypsum board finish.
9. Maintain lath & plaster on all exterior URM (Un-Reinforced Masonry) walls.
10. Provide New Roof Trusses and anchor to URM walls per Structural Plans.
11. Sheath New Roof Trusses per Structural Plans.
12. Provide Out-Of-Plane ROOF anchorage per Structural Plans.
13. Provide Corrugated Roofing to rust per Washington County Specifications.
14. Re-point & Repair deteriorated mortar joints all walls exterior & interior
15. Repair Broken, deteriorated, or missing bricks all walls exterior & interior

SUBMITTAL PROCEDURE / TIMELINE

Proposals must be submitted bearing the title *Power Plant Roof Replacement* and received no later than 12:00 noon on December 7, 2023. Proposals in sealed envelopes can be submitted to:

Washington County HCP
111 E Tabernacle
St. George, UT 84770

Proposals may also be submitted by email to:
Email: cameron.rognan@washco.utah.gov

PROPOSAL REQUIREMENTS

Proposal must include the following in their scope of services:

1. Anticipated schedule or timeline of activities.
2. Outline of all project costs including materials and labor.
3. Steps that would be taken to ensure fire risk is minimized during work.

SELECTION CRITERIA

Proposals shall be rated according to the following criteria:

1. Understanding of attached engineering documents;
2. Understanding of the project's scope of services;
3. Presentation of a reasonable time schedule;
4. Professional qualifications and experience with similar projects;
5. Charged rate/costs for services, including consideration of in-kind services or donations;

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6. Ability to work in harmony with Washington County, its partners, and the public;
7. Completeness, conciseness, and clarity of the response to this RFP.

Please see the attached structural and seismic documents.

For additional information please contact:

Cameron Rognan

Habitat Conservation Plan

p:(435) 301-7431 m: (435) 705-4431

a: 111 E Tabernacle St., St. George, UT 84770

e: cameron.rognan@washco.utah.gov