



DIXIE
CONVENTION
CENTER

Request for Proposal

Fire Alarm System Replacement

Dixie Convention Center

Issued by:
Dixie Convention Center
1835 Convention Center Drive
St. George, UT 84790

Issue Date:	February 3, 2025
Closing Date:	February 14, 2025
Award Date:	February 21, 2025

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1. Project Overview

1.1 Summary

The intent of the Request for Proposal (RFP) is to select a contractor for the replacement of the existing fire control panel and all input and notification devices. The contractor will be selected* February 21st, with the actual start of work to be scheduled around the DCC's event calendar.

*(requires commission approval post award)

1.2 Point of Contact

Name:	Jared Stephenson
Title:	Director
Address:	1835 Convention Center Drive, St. George, UT 84790
Phone:	435-301-7788
E-Mail:	jareds@dixiecenter.com

1.3 Dixie Convention Center - Overview

The Dixie Convention Center is a government-owned and operated facility, located in St. George, Utah, that stands as a premier venue designed to host a diverse array of events, meetings, and conventions. Nestled against the stunning backdrop of southwestern Utah, this state-of-the-art facility seamlessly blends modern amenities with the area's natural beauty.

The Dixie Convention Center serves as a versatile space capable of accommodating a wide range of events. From corporate conferences and trade shows to community gatherings and cultural events, the venue's flexible layout caters to various needs. Equipped with well-appointed meeting rooms, conference halls, and exhibition spaces, the center provides a dynamic environment for both large-scale conventions and intimate business meetings.

In essence, the Dixie Convention Center stands as a cornerstone of event hosting in St. George, providing a sophisticated and welcoming space for diverse gatherings, fostering collaboration, and creating lasting memories.

2. Scope of Work

2.1

Completely replace the existing fire alarm system with a new, state-of-the-art system that meets or exceeds current NFPA, local, and state codes. This includes the replacement of the fire alarm control panel (FACP), and all input and notification devices.

2.2 Expectations

1. Pre-Installation Activities:

- Site Survey: Conduct a thorough survey of the existing fire alarm system to understand the layout, identify all components, and plan for the new installation.
- System Design: Design a new system that integrates with the building's architecture, ensuring coverage and compliance with all relevant codes and standards.

2. Removal of Existing System:

- Disconnect and remove the current fire alarm system in a manner that does not damage the building structure or finishes.
- Dispose of all removed materials in accordance with local environmental regulations.

3. Installation of New Fire Alarm System:

- Fire Alarm Control Panel (FACP):
 - Install a new FACP with necessary programming, ensuring it is compatible with existing building automation systems if applicable.
- Input Devices:
 - Install new smoke detectors, heat detectors, duct detectors, and manual pull stations at locations determined by the new system design.
 - Ensure all detectors are properly placed according to code requirements for coverage, spacing, and sensitivity.
- Notification Devices:
 - Install notification devices including speaker strobes, strobes, and horns throughout the facility, ensuring audibility and visibility in all required areas.

- **Modules and Interfaces:**
 - Install any required modules for system integration, monitoring, or special functions (e.g., elevator recall, HVAC shut down).
- **Wiring:**
 - All wiring should be new, following best practices for fire alarm systems, including proper conduit use where necessary.

4. System Testing and Commissioning:

- **Functional Testing:** Test each component for functionality, including sensitivity tests for detectors, audibility tests for notification devices, and operational tests for the FACP.
- **System Integration:** Verify that the new system integrates correctly with other building systems (e.g., HVAC, security).
- **Final Commissioning:** Conduct a comprehensive system test in the presence of DCC management, local fire department, and/or third-party inspectors if required.

5. Training and Documentation:

- Provide training for DCC staff on system operation, maintenance, and emergency procedures.
- Supply all necessary documentation, including as-built drawings, system manuals, programming details, and warranty information.

6. Warranty and Maintenance:

- Offer a warranty on all installed equipment and labor for a period to be specified in the proposal.
- Outline post-installation maintenance services or recommend a maintenance schedule.

7. Compliance:

- Ensure the system installation complies with all local, state, and federal regulations.

8. Project Management:

- Coordinate all work with DCC management to minimize disruption during ongoing events, potentially scheduling work during off-peak times or closures.

3. General Instructions

3.1 Procurement Schedule

Procurement Schedule	
Event	Dates
RFP Issued.	February 3, 2025
Requests for Walk-Through Accepted	February 3-14, 2025
Proposals Due	February 14, 2025
Contract Award	February 21, 2025 (Commission approval required post award)

3.2 Point of Contact

Name:	Jared Stephenson
Title:	Director
Address:	1835 Convention Center Drive, St. George, UT 84790
Phone:	435-301-7788
E-Mail:	jareds@dixiecenter.com

3.3 Submission Deadline

To receive consideration, responses to this RFP must be received no later than 4:00 p.m. MST on **February 14, 2025**. Electronic and hard copy proposals are each acceptable.

Prior to the submission deadline, Washington County may amend or clarify the RFP in the case of any discrepancies or omissions. Any change will be posted as a formal written addendum on the Washington County website. In the event of a revision to the RFP after the closing date, candidates will have an opportunity to refine, submit or resubmit their proposals.

3.4 Questions and Responses

Questions or comments concerning this RFP must be submitted to the point of contact no later than the proposal due date as indicated in the procurement schedule. Responses to questions or other written requests for clarification may be posted by the DCC. DCC also reserves the right to determine or decline to answer any question or questions or to provide a single consolidated response of all matters they choose to respond in any manner at their sole discretion.

3.5 Proposal Requirements

The proposal shall include all the following:

- Estimated total cost and fee schedule.
- Any comments, clarifications, or qualifications to the scope of service upon which the proposal is based.
- Summary of the applying company and description of similar project experience

3.6 Dixie Center Walk-Through

Walk-throughs and access to the Dixie Convention Center are available by request. Availability is limited by events occurring in the building. Walk-through requests will be accommodated up to proposal due date. Requests should be directed to the point of contact.

3.7 Selection Process

The contents of the proposals will not be disclosed during the negotiation process. The Dixie Convention Center may disclose the names of those who have submitted proposals to the public. Each proposal will be evaluated based on the criteria outlined in the Proposal Submittal Procedure section. Following an initial review and evaluation of each proposal, the firms submitting the most highly rated proposals may be invited for further discussions before the final selection. The Dixie Center reserves the right to award a contract without holding additional discussions if the written proposals clearly indicate a preference based on the specified criteria. Washington County will either award an appointment in whole, or in part, or will announce that no appointment will be made. There is no implicit or explicit guarantee that any candidate will be selected and that a contract will proceed. The Dixie Convention Center reserves the right to accept or reject any or all proposals.

4. Terms and conditions of the RFP

All Candidates who submit a proposal in response to this RFP acknowledge that they have each read and understand this RFP and agree to be bound by the terms and provisions of this RFP including, but not limited to, the following:

4.1 Candidate Pricing

All prices, quotes, or proposals shall remain firm for the duration of the RFP process regarding this RFP and until a contract regarding this RFP is executed by

Washington County and a Candidate; or if Washington County decides not to enter into a contract with any Candidate to provide the services sought through this RFP.

4.2 Governing Law and Exclusive Jurisdiction and Venue

Any contract between Washington County and a Candidate regarding this RFP will be interpreted, construed, and given effect according to the laws of the state of Utah and the ordinances of Washington County, and the courts within Washington County, Utah shall have the sole and exclusive jurisdiction and venue regarding any such contract. No contract will be assigned, in whole or in part, without the written consent of Washington County.

4.3 Licensing

The selected Candidate shall obtain all applicable federal, state, and local licenses before any contract between Washington County and the Candidate regarding this RFP is executed. The selected Candidate must maintain such licenses for the duration of the contract between Washington County and the Candidate regarding this RFP.

4.4 Modifying or Withdrawing Proposals

Candidates may modify or withdraw their proposals at any time prior to the deadline set for Candidates to timely submit a proposal in response to this RFP.

4.5 Independent Contractor

Any Candidate that enters into a contract with Washington County regarding this RFP shall be an independent contractor and have no authority, express or implied, to bind Washington County to any agreements, settlements, liability, or understanding whatsoever with any third party and shall have no interest in any benefits provided by Washington County to its employees.

4.6 Free and Competitive Bidding

Any agreement or collusion among Candidates to fix a price or limit competition shall render the proposal void and automatically rejected. Such conduct is unlawful and subject to criminal sanction.

4.7 Insurance

The selected Candidate shall secure and maintain insurance, at its sole cost and expense, both prior to the commencement of the term of the contract between Washington County and the Candidate and for at least the duration of the contract between Washington County and the Candidate regarding this RFP.

- (1) General Liability Insurance as follows (for all applicable):
 - (a) Each Occurrence - \$1,000,000.00;
 - (b) General Aggregate - \$2,000,000.00;

- (2) Automobile Liability Insurance: With minimums to satisfy the state of Utah's requirements; and

- (3) Workers Compensation and Employers' Liability: With minimums to satisfy the state of Utah's requirements or a valid waiver issued by the appropriate department of the state of Utah.

4.8 Conflicting Terms of Provisions

If any portion of this RFP conflicts in whole or in part with a written agreement entered into between the selected party and Washington County subsequent to the issuance of this RFP, the subsequent written agreement between the selected party and Washington County shall control.

4.9 Disclosure

All proposals accepted by the County shall become a matter of public record and shall be regarded as public, except those elements of each proposal that are identified by the Candidate as business or trade secrets and plainly marked as "trade secret," "confidential," or "proprietary." Each element of a proposal that the Candidate desires not to be considered a public record must be clearly marked. Any blanket statement (i.e. regarding entire pages, documents, or other non-specific designations) shall not be sufficient and shall not bind the County in anyway whatsoever. If disclosure is required under the Utah Government Records Access Management Act ("GRAMA") or otherwise by law (despite the Candidate's request for confidentiality), the Candidate shall promptly comply with such disclosure requirements.