

# Invitation to Bid

## Theron W. Ward Judicial Building Remodel and Expansion

Twin Falls County is ready to move forward with an expansion and renovation of the existing Theron W. Ward Judicial Building. This project includes a two-story addition and a complete renovation of the existing facility. The addition is approximately 72,000sf. Starr Corporation is serving as the CMGC on this project.

Plans and specifications are posted on our website. Please note that the file for the entire set of plans is very large. For your convenience we have also posted multiple smaller files of certain sections of the plans. Please be sure to review all plans sheets when compiling a bid.

Bids to complete work as defined will be accepted, from invited contractors, by Starr Corporation until **Thursday, 9/28/23 by 2:00PM**. Bids may be delivered to 2995 East 3600 North, Twin Falls, ID, or emailed to [tfcountybids@starrcorporation.com](mailto:tfcountybids@starrcorporation.com). Bids to be valid for 30 days. Bids to be submitted utilizing the project bid form. As outlined in Idaho Statute, all bids will be opened with a representative of the owner present. Plans for this project are available on Starr Corporation's website.

<http://plans.starrcorporation.com/projects/index.php>

Starr Corporation is the CM/GC for this project. Starr Corporation may elect to submit proposal(s) on bid packages. Starr Corporation's proposal will be submitted no later than 12:00 PM on the bid date.

Schedule: Site work to commence in late September 2023. The two-story new structure is schedule to complete May 2025. The renovation is schedule to commence in June 2025 and complete in January 2026.

As questions arise during the bid process, please contact Tim Pollard and/or Cache Traveller via email.

[tim@starrcorporation.com](mailto:tim@starrcorporation.com)  
[cache@starrcorporation.com](mailto:cache@starrcorporation.com)



**Theron W Ward Judicial Building Remodel and Expansion**

Rebid

**Bids to Starr Corporation by September 28, 2023, at 2:00 PM**

Bid Package No.	Package Description	Spec Section	Description	Additional Comments - (All items include material, labor, and equipment for installation)
1	Site	Division 1	General Requirements	All sections to be included in their entirety.
				Add No. 2--All work to comply with ISPWC. Scope includes the following-Clear and Grub Site, Construction Building Pad, Excavate and Backfill for Foundation, Install Gravel for site concrete, provide gravel for SOG, Install Site Utilities to 5' outside of building, Install Storm drainage system, prepare landscape areas to +/-0.1', patch asphalt, and install fire line to 1'AFF. Clear and grub parking area, install gravel base, asphalt paving, and striping for parking area. Rock removal is anticipated. The owner will provide trucking, on site, as needed to facilitate off haul of excavation spoils and duff.
1	Site	310000	Earthwork	
4	Cast in Place Concrete	Division 1	General Requirements	All sections to be included in their entirety.
4	Cast-in-place Concrete	030516	Underslab Vapor Barrier	
4	Cast-in-place Concrete	032000	Concrete Reinforcing	
			Cast-in-Place Concrete	Install anchor bolts and grout bed for anchor bolts provided by others. Install gravel for building SOG, gravel provided by others. Addendum 3 - Bid package 4 to include the supply and install of the stair nosings per the drawings at all concrete stairs. This bid package is to include the installation of all embeds provided by others. Addendum 004 - the slip resistive finish specified in addendum 004 under specification 033000 will be installed under the painting bid package with the concrete sealer
4	Cast-in-place Concrete	033000		
4	Cast-in-place Concrete	072100	Thermal Insulation	Insulation for concrete foundation only.
4	Cast-in-place Concrete	071113	Bituminous Dampproofing	
4	Cast-in-place Concrete	071300	Sheet Waterproofing	
4	Cast in Place Concrete	079200	Joint Sealants	Sealants for Concrete Scope Only
4	Cast in Place Concrete	323300	Site Furnishings	
10	Insulation		Complete work listed in Bid Package 10A and 10B	
10A	Insulation - (Building Shell Only)	Division 1	General Requirements	All sections to be included in their entirety. *Insulation on included on exterior building shell.
10A	Insulation - (Building Shell Only)	072100	Thermal Insulation	Insulation in the roofing system and foundation insulation are specifically excluded.
10A	Insulation - (Building Shell Only)	072119	Foamed-In-Place Insulation	
10A	Insulation - (Building Shell Only)	079200	Joint Sealants	Sealants for this scope of work only.
10B	Insulation - (Interior Only)	Division 1	General Requirements	All sections to be included in their entirety.
10B	Insulation - (Interior Only)	072100	Thermal Insulation	Insulation in the roofing system and foundation insulation are specifically excluded.
10B	Insulation - (Interior Only)	072119	Foamed-In-Place Insulation	
10B	Insulation - (Interior Only)	079200	Joint Sealants	Sealants for this scope of work only.
11	Doors and Hardware		Complete work listed in Bid Package 11A and 11B	
11A	Doors and Hardware (Supply Only)	Division 1	General Requirements	All sections to be included in their entirety. *Insulation on included on interior of building.
				Includes metal hollow frames, doors, door louvers, transom, sidelite and borrow lite frames and hardware. Note: This section to include all hollow metal window frames per the drawings and specifications. Glazing by others.
11A	Doors and Hardware (Supply Only)	081113	Hollow Metal Doors and Frames	
11A	Doors and Hardware (Supply Only)	081416	Flush Wood Doors	
11A	Doors and Hardware (Supply Only)	083100	Access Doors and Panels	
			Door Hardware	Provide hardware for doors and jambs supplied under this package only. Air lines for air actuated locks installed by others.
11A	Doors and Hardware (Supply Only)	087100	Door Hardware	
11A	Doors and Hardware (Supply Only)	111400	Pedestrian Control Equipment	
11A	Doors and Hardware (Supply Only)	111913	Detention Hollow Metal Doors and Frames	
11A	Doors and Hardware (Supply Only)	111953	Detention Hardware	
11B	Doors and Hardware (Install Only)	Division 1	General Requirements	All sections to be included in their entirety. *Insulation on included on interior of building.
				Includes metal hollow frames, doors, door louvers, transom, sidelite and borrow lite frames and hardware. Note: This section to include all hollow metal window frames per the drawings and specifications. Glazing by others.
11B	Doors and Hardware (Install Only)	081113	Hollow Metal Doors and Frames	
11B	Doors and Hardware (Install Only)	081416	Flush Wood Doors	
11B	Doors and Hardware (Install Only)	083100	Access Doors and Panels	
			Door Hardware	Provide hardware for doors and jambs supplied under this package only. Air lines for air actuated locks installed by others.
11B	Doors and Hardware (Install Only)	087100	Door Hardware	
11B	Doors and Hardware (Install Only)	111400	Pedestrian Control Equipment	
11B	Doors and Hardware (Install Only)	111913	Detention Hollow Metal Doors and Frames	
11B	Doors and Hardware (Install Only)	111953	Detention Hardware	
14B	GFRC-(Install Only)	Division 1	General Requirements	All sections to be included in their entirety.
14B	GFRC-(Install Only)	034900	Glass Fiber Reinforced Concrete	Installation only. Materials provided by others. Includes receiving material on site, unloading, and staging on site.
15	Flooring		Complete work listed in Bid Package 15A and 15B	
15A	Tile	Division 1	General Requirements	All sections to be included in their entirety.

15A	Tile	093000	Tiling	Joint and crack filling, minor leveling, and sanding is included.
15B	Flooring	Division 1	General Requirements	All sections to be included in their entirety.
15B	Flooring	096500	Resilient Flooring	Joint and crack filling, minor leveling, and sanding is included.
15B	Flooring	096813	Tile Carpeting	Joint and crack filling, minor leveling, and sanding is included.
16	Painting	Division 1	General Requirements	All sections to be included in their entirety.
16	Painting	033000	Cast in Place Concrete	Addendum 004 - the slip resistive finish specified in addendum 004 under specification 033000 as part of this bid package with the concrete sealer
16	Painting	099113	Exterior Painting	
16	Painting	099123	Interior Painting	Pre-Prime all surfaces prior to application of spray texture.
16	Painting	099600	High Performance Coatings	
16	Painting	033511	Concrete Floor Finishes	
16	Painting	071900	Water Repellents	
16	Painting	079200	Joint Sealants	All interior sealants exclusive of glazing, concrete, and millwork.
17	DEFS	Division 1	General Requirements	All sections to be included in their entirety.
17	DEFS	072423	Direct Applied Finish System	
23	HVAC	Division 1	General Requirements	All sections to be included in their entirety.
23	HVAC	078400	Firestopping	Limited to penetrations as a result of the work of this package.
23	HVAC	079200	Joint Sealants	Sealants for this scope of work only.
23	HVAC	230513	Common Motor Requirements for HVAC	
23	HVAC	230529	Hangers and Supports for HVAC Piping and Equipment	
23	HVAC	230548	Vibration and Seismic Controls for HVAC	
23	HVAC	230593	Testing, Adjusting, and Balancing for HVAC	
23	HVAC	230713	Duct Insulation	
23	HVAC	230719	HVAC Piping Insulation-Airex	
23	HVAC	230800	Commissioning of HVAC	Owner to retain commissioning agent. Scope of work includes assisting agent as needed during commissioning process.
23	HVAC	230923	Direct Digital Control System for HVAC	
23	HVAC	230993	Sequence of Operations for HVAC Controls	
23	HVAC	232300	Refrigerant Piping	
23	HVAC	233100	HVAC Ducts and Casings	
23	HVAC	233300	Air Duct Accessories	
23	HVAC	233423	HVAC Power Ventilators	
23	HVAC	233700	Air Outlets and Inlets	
23	HVAC	237416	Packaged Rooftop Air Conditioning Units	
23	HVAC	237433	Dedicated Outdoor Air Units	
23	HVAC	238126.13	Small Capacity Split System Air Conditioners	
24	Electrical Systems	Division 1	General Requirements	All sections to be included in their entirety.
24	Electrical Systems	078400	Firestopping	Limited to penetrations as a result of the work of this package.
24	Electrical Systems	079200	Joint Sealants	Sealants for this scope of work only.
24	Electrical Systems	260519	Low-Voltage Electrical Power Conductors and Cables	
24	Electrical Systems	260526	Grounding and Bonding for Electrical Systems	
24	Electrical Systems	260529	Hangers and Supports for Electrical Systems	
24	Electrical Systems	260533.13	Conduit for Electrical Systems	
24	Electrical Systems	260533.16	Boxes for Electrical Systems	
24	Electrical Systems	260536	Cable Trays for Electrical Systems	
24	Electrical Systems	260553	Identification for Electrical Systems	
24	Electrical Systems	260573	Power System Studies	
24	Electrical Systems	260583	Wiring Connections	
24	Electrical Systems	260923	Lighting Control Devices	
24	Electrical Systems	262100	Low Voltage Electrical Service Entrance	
24	Electrical Systems	262200	Low Voltage Transformers	
24	Electrical Systems	262413	Switchboards	
24	Electrical Systems	262416	Panelboards	
24	Electrical Systems	262726	Wiring Devices	
24	Electrical Systems	262816.16	Enclosed Switches	
24	Electrical Systems	263213	Engine Generators	
24	Electrical Systems	263600	Transfer Switches	
24	Electrical Systems	264300	Surge Protective Devices	
24	Electrical Systems	265100	Interior Lighting	
24	Electrical Systems	265600	Exterior Lighting	
24	Electrical Systems	270000	Communications	
24	Electrical Systems	281000	Access Control	
24	Electrical Systems	282100	Video Surveillance Cameras	
24	Electrical Systems	283100	Digital, Addressable Fire-Alarm System	
24	Electrical Systems	283111	Building Intrusion Detection	

# CONTRACTOR BID PROPOSAL

Theron W. Ward Remodel and Expansion-Twin Falls County

TO: Starr Corporation  
2995 East 3600 North  
Twin Falls, Idaho 83301  
[tfcountybids@starrcorporation.com](mailto:tfcountybids@starrcorporation.com)

BIDDER: \_\_\_\_\_

The Bidder, having examined the bidding and contract documents, and the site of the proposed work and being familiar with all of the conditions surrounding the construction of the proposed project including the availability of materials and labor, hereby proposes to furnish all labor, equipment, materials and supplies to complete the work as outlined in the contract documents and at the prices stated below. These prices are to cover all expenses incurred in performing the work required under the Contract Documents of which this proposal is a part.

The preliminary construction schedule is included with the bid documents to provide a general understanding of the schedule requirements and the crew size required to meet this schedule. Bidder agrees to immediately begin submittals. Bidder to submit completed shop drawings within two weeks of receipt of contract.

Bidder acknowledges receipt of Addenda No. \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_

Bid Package No. \_\_\_\_\_ Bid Package Description \_\_\_\_\_

Amount (numerically) \$ \_\_\_\_\_

Amount (written) \_\_\_\_\_

Add Alternate No. 1-UV Light at Roof Top Units

Amount (numerically) \$ \_\_\_\_\_

Amount (written) \_\_\_\_\_

Add Alternate No. 2-Insulation

Amount (numerically) \$ \_\_\_\_\_

Amount (written) \_\_\_\_\_

Add Alternate No. 3-Perforated Pipe

Amount (numerically) \$ \_\_\_\_\_

Amount (written) \_\_\_\_\_

Add Alternate No. 5-Detention Doors

Amount (numerically) \$ \_\_\_\_\_

Amount (written) \_\_\_\_\_

Rock Excavation-Site Package Only-

Provide a unit cost and total for rock removal based on 3,000CY of rock removal for bid comparison purposes. Rock removal to be paid based on actual quantity.

Cubic Yard Price \$ \_\_\_\_\_ X 3,000CY = \$ \_\_\_\_\_



Payment and Performance Bond may be required. Price to provide Payment and Performance Bond for the work associated with this bid package.

Amount (numerically) \$ \_\_\_\_\_

Amount (written) \_\_\_\_\_

Bidder understands that Starr Corporation reserves the right to reject any or all bids and to waive any informalities in the bidding.

The bidder agrees that this bid shall be good and may not be withdrawn for a period of 30 calendar days after the scheduled closing time for receiving bids.

Any modification or addition to this Bid Proposal may render the bid unresponsive and void.

The Undersigned notifies that he is of this date duly licensed as an Idaho Public Works Contractor and further that he possesses Idaho Public Works Contractor's License No. \_\_\_\_\_ and is domiciled in the State of \_\_\_\_\_.

Contractor Registration Number RCE \_\_\_\_\_.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2023.  
(date) (month)

Respectfully submitted,

By: \_\_\_\_\_  
(Company)

*Corporate Seal, if applicable*

\_\_\_\_\_  
(Business Address)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Title)

\_\_\_\_\_  
(Telephone Number)

***Include the following with your completed bid form:***

**Drug and Alcohol-Free Workplace Affidavit**



**CONTRACTOR'S AFFIDAVIT  
CONCERNING ALCOHOL AND DRUG-FREE WORKPLACE**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

Pursuant to the Idaho Code, Section 72-17 17. 1, the undersigned, being duly sworn, depose and certify that \_\_\_\_\_ is in compliance with the provisions of Idaho Code section 72-1717; that \_\_\_\_\_ provides a drug-free workplace program that complies with the provisions of Idaho Code, title 72, chapter 17 and will maintain such program throughout the life of a state construction contract and that \_\_\_\_\_ shall subcontract work only to subcontractors meeting the requirements of Idaho Code, section 72—1717(1)(a).

\_\_\_\_\_  
Name of Contractor

\_\_\_\_\_  
Address

\_\_\_\_\_  
City and State

By: \_\_\_\_\_  
(Signature)

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_

Commission expires:

\_\_\_\_\_  
ROTARY PUBLIC, residing at

\_\_\_\_\_  
\_\_\_\_\_