

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, 8/24/23 by 2:00PM**. Bids may be delivered to 2995 East 3600 North, Twin Falls, ID, or emailed to 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
cache@starrcorporation.com



Theron W Ward Judicial Building Remodel and Expansion

Bids to Starr Corporation by August 24, 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.
				All work to comply with ISPMC. 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.
1	Site	310000	Earthwork	
2	Demolition	Division 1	General Requirements	All sections to be included in their entirety.
2	Demolition	024100	Demolition	
3	Landscaping	Division 1	General Requirements	All sections to be included in their entirety.
3	Landscaping	328423	Underground Sprinklers	
3	Landscaping	329223	Sodding	
3	Landscaping	329300	Plants	
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	
4	Cast-in-place Concrete	033000	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.
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	
5	Masonry	Division 1	General Requirements	All sections to be included in their entirety.
5	Masonry	042000	Unit Masonry	
5	Masonry	042200	Concrete Unit Masonry	Reinforcing included in this scope of work. Bucks, as needed for this scope are included in this package.
5	Masonry	047200	Cast Stone Masonry	
5	Masonry	072500	Weather Barriers	Provide and install barrier on wall surface behind mason
5	Masonry	079200	Joint Sealants	Sealants for masonry joints included in this scope of work.
6	Structural Steel-Supply and Install		Complete work listed in Bid Package 6A and 6B	
6A	Structural Steel (Supply)	Division 1	General Requirements	All sections to be included in their entirety.
				Supply only, install by others. Provide anchor bolts to be installed by others.
6A	Structural Steel (Supply)	051200	Structural Steel Framing	
6A	Structural Steel (Supply)	052100	Steel Joist Framing	Supply only, install by others.
6A	Structural Steel (Supply)	053100	Steel Decking	Supply only, install by others.
6A	Structural Steel (Supply)	055000	Metal Fabrications	Supply only, install by others.
6A	Structural Steel (Supply)	055113	Metal Pan Stairs	Supply only, install by others.
6A	Structural Steel (Supply)	055133	Metal Ladders	Supply only, install by others.
6A	Structural Steel (Supply)	055213	Pipe and Tube Railings	Supply only, install by others.
6A	Structural Steel (Supply)	057000	Decorative Metal	Supply only, install by others.
6A	Structural Steel (Supply)	057100	Decorative Metal Stairs	Supply only, install by others.
6B	Structural Steel (Install)	Division 1	General Requirements	All sections to be included in their entirety.
6B	Structural Steel (Install)	051200	Structural Steel Framing	Install only, supplied by others
6B	Structural Steel (Install)	052100	Steel Joist Framing	Install only, supplied by others
6B	Structural Steel (Install)	053100	Steel Decking	Install only, supplied by others
6B	Structural Steel (Install)	055000	Metal Fabrications	Install only, supplied by others
6B	Structural Steel (Install)	055113	Metal Pan Stairs	Install only, supplied by others
6B	Structural Steel (Install)	055133	Metal Ladders	Install only, supplied by others
6B	Structural Steel (Install)	055213	Pipe and Tube Railings	Install only, supplied by others
6B	Structural Steel (Install)	057000	Decorative Metal	Install only, supplied by others
6B	Structural Steel (Install)	057100	Decorative Metal Stairs	Install only, supplied by others
7	Millwork	Division 1	General Requirements	All sections to be included in their entirety.
7	Millwork	064100	Architectural Wood Casework	Please note AWI requirements-Provide and install backing as needed for this scope of work.
7	Millwork	064113	Wood Veneer Faced Architectural Cabinets	Provide and install backing as needed for this scope of work.
7	Millwork	064216	Flush Wood Paneling	Provide and install backing as needed for this scope of work.
7	Millwork	064400	Ornamental Woodwork	Provide and install backing as needed for this scope of work.
7	Millwork	066100	Cast Polymer Fabrications	Provide and install backing as needed for this scope of work.
7	Millwork	123600	Countertops	Provide and install backing as needed for this scope of work.
8	Rough Carpentry	Division 1	General Requirements	All sections to be included in their entirety.
8	Rough Carpentry	061053	Miscellaneous Rough Carpentry	
8	Rough Carpentry	113013	Residential Appliances	
8	Rough Carpentry	323113	Chainlink Fences and Gates	
9	Roofing	Division 1	General Requirements	All sections to be included in their entirety.
9	Roofing	070750.19	Preparation for Re-Roofing	
9	Roofing	072100	Thermal Insulation	As included in the roof system only.
9	Roofing	075400	Thermoplastic Membrane Roofing	
9	Roofing	076200	Sheet Metal Flashing and Trim	As needed for roofing system
9	Roofing	077100	Roof Specialties	
9	Roofing	077200	Roof Accessories	
9	Roofing	079200	Joint Sealants	Sealants for this scope of work only.

10	Insulation	Division 1	General Requirements	All sections to be included in their entirety.
10	Insulation	072100	Thermal Insulation	Insulation in the roofing system and foundation insulation are specifically excluded.
10	Insulation	072119	Foamed-In-Place Insulation	
10	Insulation	079200	Joint Sealants	Sealants for this scope of work only.
11	Doors and Hardware	Division 1	General Requirements	All sections to be included in their entirety.
11	Doors and Hardware	081113	Hollow Metal Doors and Frames	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.
11	Doors and Hardware	081416	Flush Wood Doors	
11	Doors and Hardware	083100	Access Doors and Panels	
11	Doors and Hardware	087100	Door Hardware	Provide hardware for doors and jambs supplied under this package only. Air lines for air actuated locks installed by others.
11	Doors and Hardware	111400	Pedestrian Control Equipment	
11	Doors and Hardware	111913	Detention Hollow Metal Doors and Frames	
11	Doors and Hardware	111953	Detention Hardware	
12	Glazing	Division 1	General Requirements	All sections to be included in their entirety.
12	Glazing	084313	Aluminum Framed Storefronts	
12	Glazing	084413	Glazed Aluminum Curtain Walls	
12	Glazing	087100	Door Hardware	Provide hardware for doors and jambs supplied under this package only.
12	Glazing	088000	Glazing	
12	Glazing	088813	Fire Rated Glazing	
12	Glazing	111908	Security Glazing	
12	Glazing	076200	Sheet Metal Flashing and Trim	Flashing as applies to storefront and curtain wall system.
12	Glazing	079200	Joint Sealants	Only as they apply to the work of this package; includes all sealants that touch glazing
13	Gypsum Board Systems	Division 1	General Requirements	All sections to be included in their entirety.
13	Gypsum Board Systems	054000	Cold Formed Metal Framing	
13	Gypsum Board Systems	068316	Fiberglass Reinforced Paneling	
13	Gypsum Board Systems	070553	Fire and Smoke Assembly Identification	
13	Gypsum Board Systems	078400	Firestopping	Only as applied to this scope of work. All penetrations by other trades will be firestopped by the trade that makes the penetration.
13	Gypsum Board Systems	079513	Expansion Joint Cover Assemblies	
13	Gypsum Board Systems	079210	Security Joint Sealants	
13	Gypsum Board Systems	092116	Gypsum Board Assemblies	
13	Gypsum Board Systems	092216	Non-Structural Metal Framing	
13	Gypsum Board Systems	095100	Acoustical Ceilings	
13	Gypsum Board Systems	098430	Sound Absorbing Wall and Ceiling Units	
13	Gypsum Board Systems	111950	Detention Ceiling Panel Systems	
13	Gypsum Board Systems	111951	Detention Ceiling Panel Systems	
13	Gypsum Board Systems	102641	Bullet Resistant Panels	
13	Gypsum Board Systems	134813	Manufactured Sound and Vibration Control Components	
14	GFRC-Supply and Install	Division 1	General Requirements	All sections to be included in their entirety.
14	GFRC-Supply and Install		Complete work listed in Bid Package 14A and 14B	
14A	GFRC-Supply Only	Division 1	General Requirements	All sections to be included in their entirety.
14A	GFRC-Supply Only	034900	Glass Fiber Reinforced Concrete	Supply and deliver to site
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	Division 1	General Requirements	All sections to be included in their entirety.
15			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	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	
18	Specialties	Division 1	General Requirements	All sections to be included in their entirety.
18	Specialties	061000	Rough Carpentry	Install backing necessary to complete this scope of work.
18	Specialties	079200	Joint Sealants	Sealants for this scope of work only.
18	Specialties	101400	Signage	
18	Specialties	101416	Plaques	
18	Specialties	101419	Dimensional Letter Signage	
18	Specialties	102113.13	Metal Toilet Compartments	
18	Specialties	104400	Fire Protection Specialties	
18	Specialties	102600	Wall And Door Protection	

18	Specialties	105113	Metal Lockers	
19	Detention Equipment	Division 1	General Requirements	All sections to be included in their entirety.
19	Detention Equipment	111963	Detention Furnishings and Equipment	
19	Detention Equipment	111993	Tamper Resistant Fasteners	
20	Elevators	Division 1	General Requirements	All sections to be included in their entirety.
20	Elevators	142100	Electric Traction Elevators	
20	Elevators	142400	Hydraulic Elevators	
21	Fire Suppression System	Division 1	General Requirements	All sections to be included in their entirety.
21	Fire Suppression System	078400	Firestopping	Limited to penetrations as a result of the work of this package.
21	Fire Suppression System	079200	Joint Sealants	Sealants for this scope of work only.
21	Fire Suppression System	211313	Fire Sprinkler Systems	Fire line installed to 1'AFF by others. Scope of work includes being onsite to witness testing of line as required.
22	Plumbing	Division 1	General Requirements	All sections to be included in their entirety.
22	Plumbing	078400	Firestopping	Limited to penetrations as a result of the work of this package.
22	Plumbing	079200	Joint Sealants	Sealants for this scope of work only.
22	Plumbing	220513	Common Motor Requirements for Plumbing	
22	Plumbing	220516	Expansion Fittings and Loops for Piping	
22	Plumbing	220517	Sleeves and Sleeve Seals for Plumbing Piping	
22	Plumbing	220519	Meters and Gages for Plumbing Piping	
22	Plumbing	220523	General Duty Valves for Plumbing Piping	
22	Plumbing	220529	Hangers and Supports for Plumbing Piping and Equipment	
22	Plumbing	220548	Vibration and Seismic Controls for Plumbing Piping and Equipment	
22	Plumbing	220553	Identification for Plumbing Piping and Equipment	
22	Plumbing	220719	Plumbing Piping Insulation	
22	Plumbing	221005	Plumbing Piping	
22	Plumbing	221006	Plumbing Piping Specialties	
22	Plumbing	221343	Facility Packaged Sewage Pumping Station	
22	Plumbing	221500	General Service Compressed Air Systems	Tie to compressed air system in existing jail via sleeve. Run air lines to air controlled hardware. Connection to hardware by others.
22	Plumbing	223000	Plumbing Equipment	
22	Plumbing	224000	Plumbing Fixtures	
22	Plumbing	224600	Security Plumbing Fixtures	
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

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

