



REQUEST FOR BIDS
GENERAL CONTRACTOR - BRIAN HEAD TOWN HALL
EXTERIOR REMODEL

Issued: February 20, 2026

Deadline for final submission: March 20, 2026 - 3:00pm Mtn Time

Brian Head Town (the Town) is seeking proposals from qualified licensed contractors to provide construction general contracting (GC) services for an exterior renovation project on Brian Head Town Hall (located at 56 N Hwy 143 in Brian Head Utah).

Introduction

Brian Head Town is an alpine resort community located in the mountains of Southern Utah about 30 miles east of Cedar City and just a few minutes north of Cedar Breaks National Monument. At an elevation of 10,000 feet, the scenic value and recreational opportunities in Brian Head Town are unmatched. The vast majority of the 1,400 residences are vacation homes and condos.

Scope of Services

The Town desires GC services to complete the exterior renovation and construction put forth in Attachment A: Construction Plans and Documents.

The GC will serve as the central project manager directing all aspects of construction from start to finish. They are responsible for managing the project's budget, timeline, and quality, ensuring adherence to design plans, securing permits, hiring subcontractors, providing materials/labor, maintaining safety compliance, and communicating directly with the Town to ensure the project meets all objectives and deadlines. Scope of services include:

- **Project Management & Oversight:** Coordinating all on-site activities and managing laborers, specialized subcontractors, and inspectors.
- **Planning & Scheduling:** Creating detailed timelines, setting project milestones, and adjusting plans to prevent delays.
- **Budgeting & Financial Management:** Establishing budgets, purchasing materials, and controlling costs to prevent overruns.
- **Permitting & Compliance:** Securing necessary building permits, inspections, and ensuring all work complies with local codes.
- **Quality & Safety Control:** Inspecting work to ensure it meets quality standards and managing on-site safety protocols.
- All Other Responsibilities Customary to General Contractors for Construction Projects

The Town will provide all stone material for the project. Prospective bidders shall provide bids for installation of stone and materials necessary to set the stone. Staging area is available on an empty lot behind Town Hall. Access to Town Hall and parking must be maintained during construction. Contractor must provide portable sanitation units during construction. Contractor



shall also provide certificates of insurance for both worker's compensation and liability for contractor and sub-contractors naming Brian Head Town as additional insured.

The Town desires to start the exterior renovation of Town Hall by April 1, 2026 or as soon as weather allows, and substantial completion is required prior to July 31, 2026.

RFP Requirements

Interested contractors should provide the Town with a thorough proposal which discusses the following:

1. Provide documentation illustrating the necessary licensing to serve as General Contractor for this project, including B100 General Contractor license. The contractor must have been in the same business under the same name for the last three (3) years.
2. Demonstrated specific contracting experience in projects of similar scope and complexity for at least two (2) projects; and
3. The Contractor shall demonstrate ability to obtain a performance bond and builder's risk insurance in the amount of 100% of the contract price, executed by a surety licensed to do business in Utah.
4. Provide a tentative schedule for completion of the project. The Town acknowledges that all dates are subject to change.
5. Complete and submit the cost proposal form (Attachment B) based on the plans and estimated quantities contained in Attachment A. Bidders are responsible for verifying all quantities necessary to complete the project.

Pre-Bid Meeting

The Town will hold a pre-bid meeting on March 5, 2026 at 2pm at 56 N Hwy 143, Brian Head Utah, where potential bidders will have an opportunity to ask questions about the project and take measurements. Attendance is highly recommended.

Selection Criteria

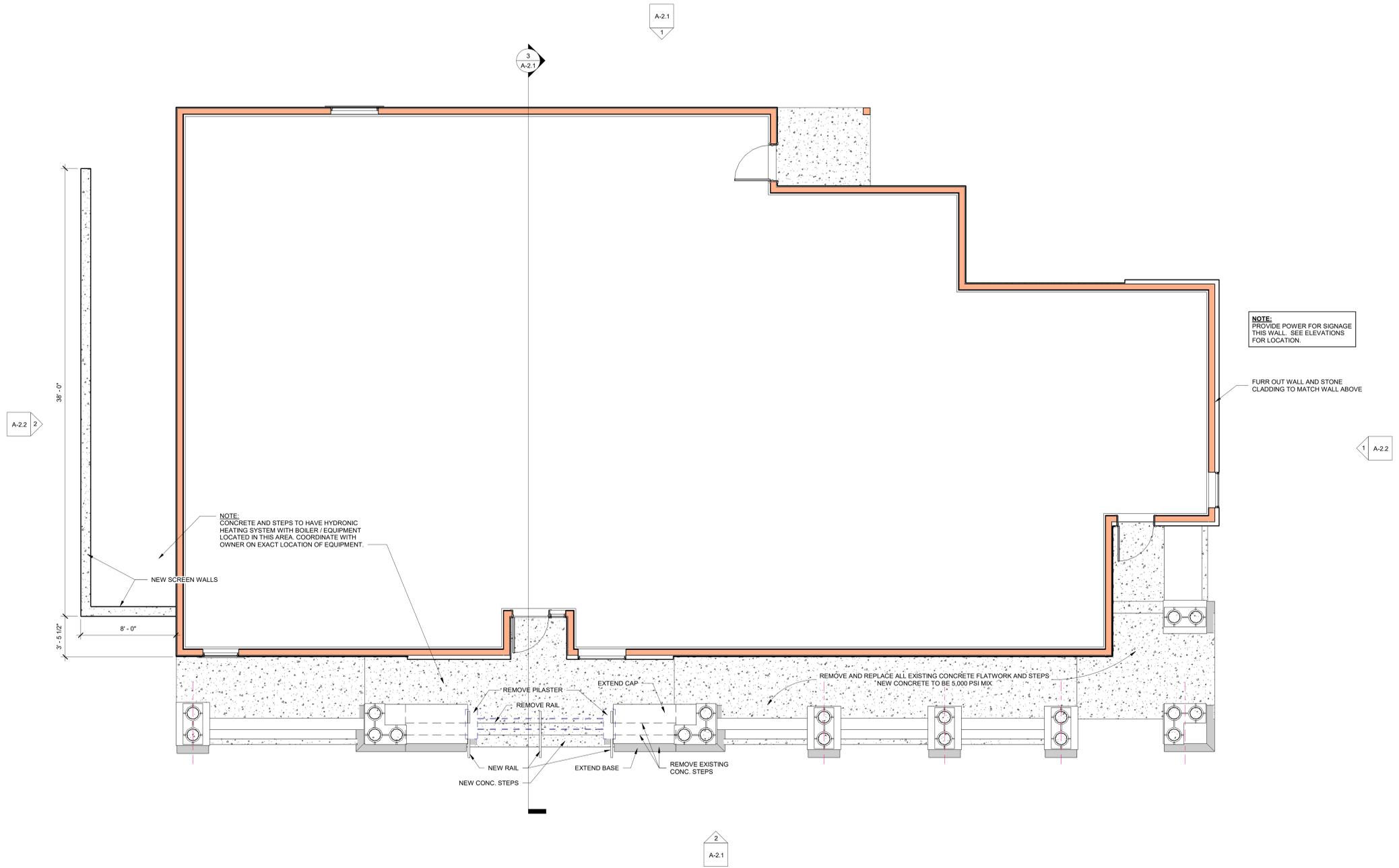
Pursuant to Brian Head Town Code §1-11-3(B), this project is required to be awarded to the lowest responsive and responsible bidder following a sealed bid process. The Town will consider all bidders who meet requirements #1-3 above as responsive and responsible bidders. Notwithstanding, the Town reserves the right to reject any and all bids pursuant to Brian Head Town Code §1-11-4(C) and §1-11-6(A).

Submittal Instructions

Sealed bids may be submitted at Brian Head Town Hall, 56 N Hwy 143, Brian Head Utah or by mail to: PO Box 190068, Brian Head, UT 84719. All bids must be received by Brian Head Town prior to 3:00pm Mountain Time on March 20, 2026. Bids will be publicly opened and tabulated at 3:05pm at Brian Head Town Hall (56 N Hwy 143, Brian Head Utah).

Correspondence, questions and/or clarifications of the proposal procedure should be directed to Bret Howser at bhowser@bhtown.utah.gov or 435-677-2029.

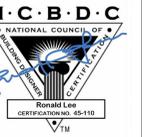




1 MAIN LEVEL
1/4" = 1'-0"



AIBD SEAL



PROJECT

BRIAN HEAD TOWN HALL

BRIAN HEAD, UTAH

REVISIONS

DATE

NO. DESCRIPTION

DATE

SHEET

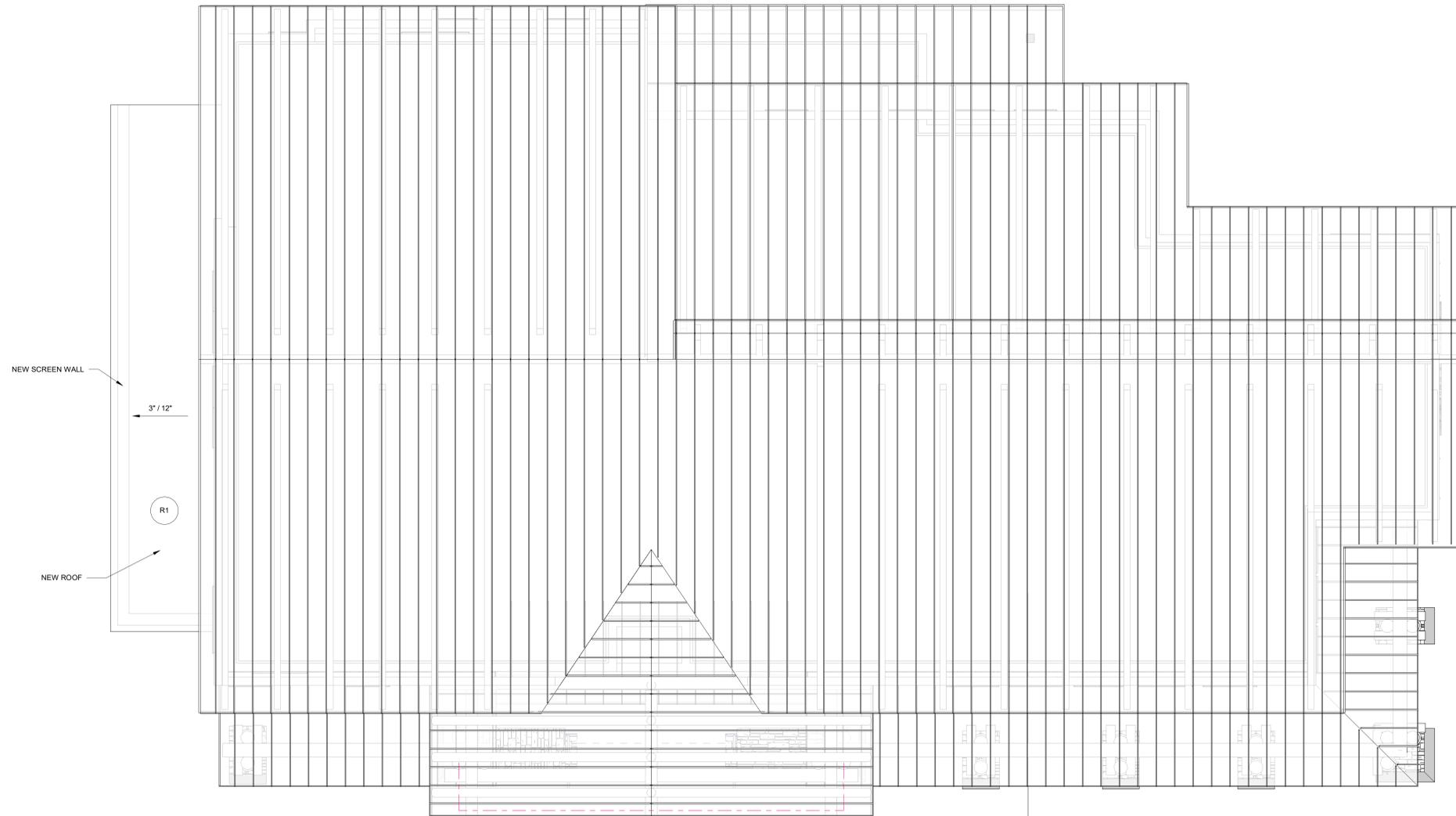
MAIN LEVEL PLAN

DRAWN: rlee
JOB NUMBER: 3030
SET: APPROVAL
DATE: 02.19.26

SHEET: A-1.1

ROOF MATERIAL SCHEDULE	
MATERIAL MARK	MATERIAL DESCRIPTION
R1	STANDING SEAM METAL ROOFING MATERIAL O' HIGH-TEMP UNDERLAY

ROOF NOTES
1. INSTALL GRACE ICE & WATER SHIELD (OR APPROVED EQUAL) 3' UP FROM ALL EAVES, 3' UP ON BOTH SIDES OF ALL VALLEYS AND 3' DOWN ON BOTH SIDES OF ALL RIDGES.
2. ALL ROOF RIDGE, VALLEY, EAVE, RAKE AND TRANSITIONAL FLASHING DETAILS PER ROOF MANUFACTURER'S DETAILS AND RECOMMENDATIONS.
3. PROVIDE 22 GA. COPPER DRIP FLASHING @ ALL EAVES AND STEP FLASHINGS @ ALL INTERSECTING WALLS. PAINT TO MATCH ROOF.



① ROOF PLAN
1/4" = 1'-0"

LEE DESIGN GROUP LLC

415 N. Main Street #101
Cedar City UT 84720
435/339.9110
www.ldgutah.com



AIBD SEAL



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BRIAN HEAD TOWN HALL

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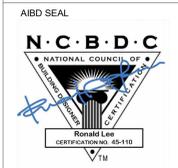
DATE

NO. | DESCRIPTION

DRAWN: R Lee
JOB NUMBER: 2020
SET: APPROVAL
DATE: 02.19.26

SHEET: A-1.3

ROOF PLAN



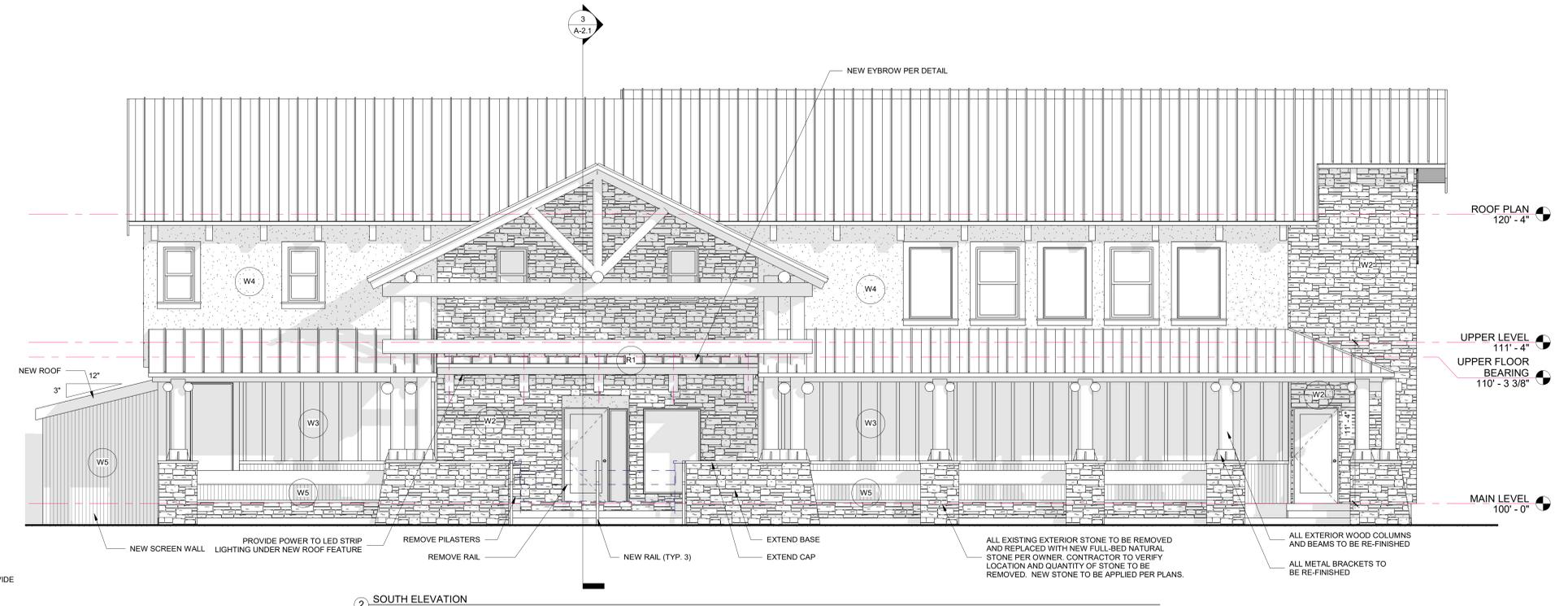
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BRIAN HEAD TOWN HALL
 BRIAN HEAD, UTAH

NO.	DESCRIPTION	DATE	REVISIONS	SHEET

DRAWN: R Lee
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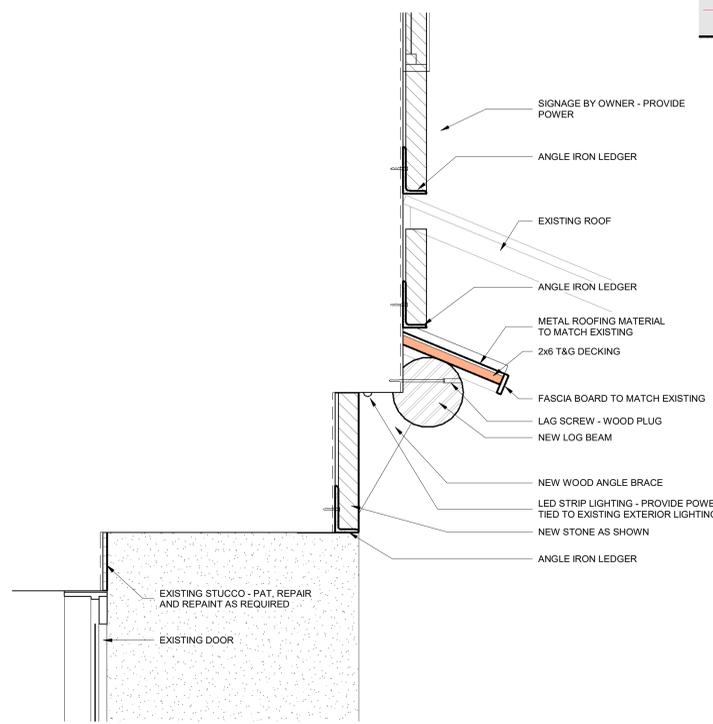
SHEET: **A-2.1**



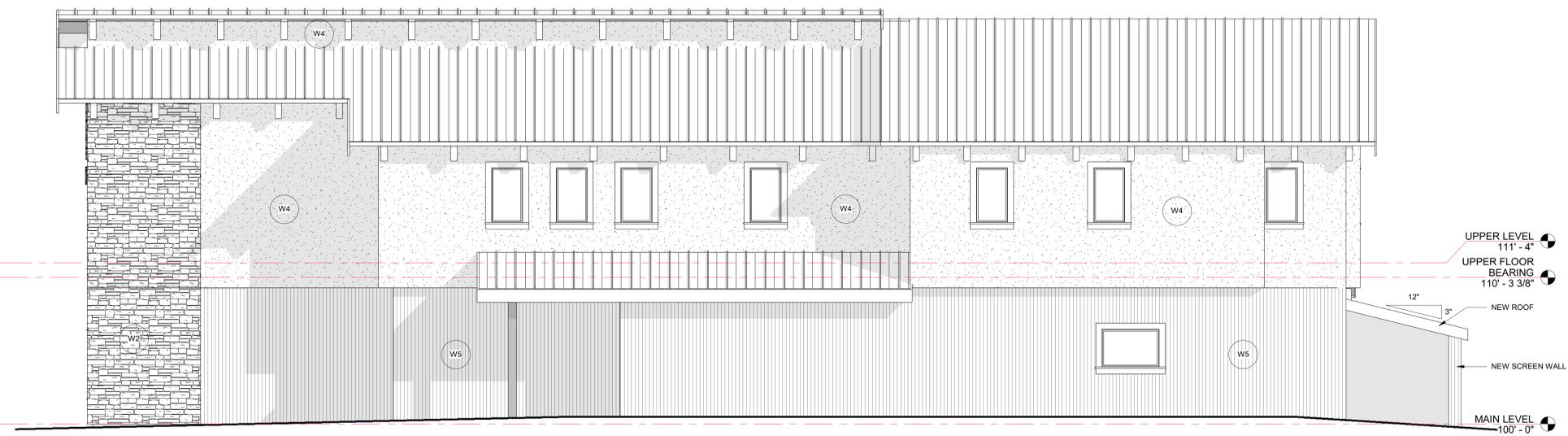
2 SOUTH ELEVATION
 1/4" = 1'-0"

WALL MATERIAL SCHEDULE	
MATERIAL MARK	MATERIAL DESCRIPTION
W1	WOOD SHIPLAP SIDING - STAINED
W2	NATURAL FULL-BED STONE
W3	CEMENTITIOUS BOARD AND BATT SIDING - PAINTED
W4	STUCCO - PATCH, REPAIR AND REPAINT AS REQUIRED
W5	CORTEN STEEL PANELS
W6	CONCRETE

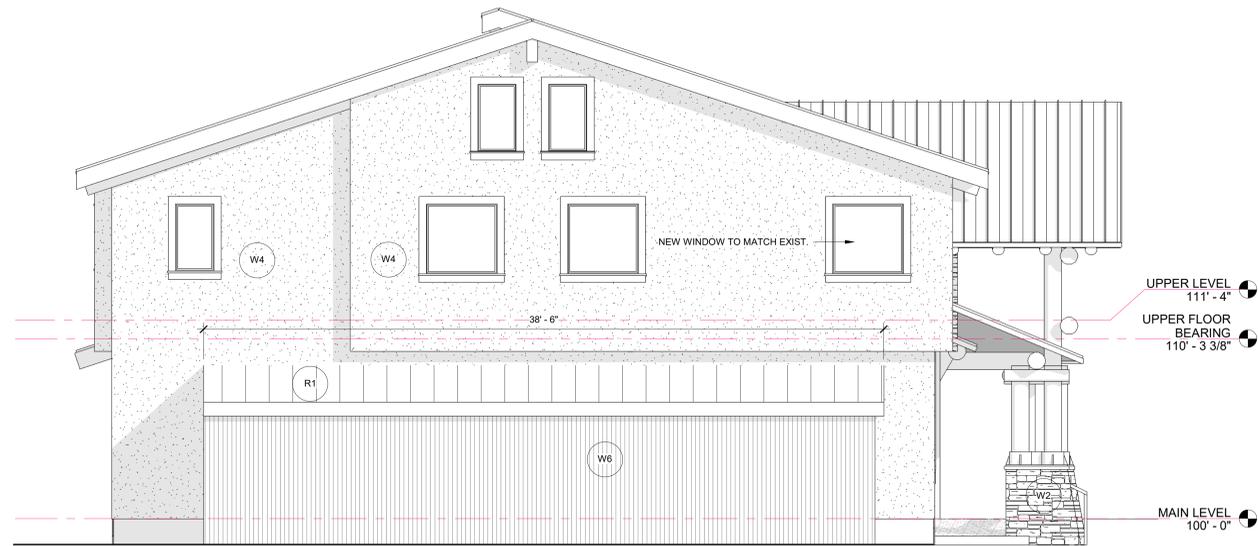
ROOF MATERIAL SCHEDULE	
MATERIAL MARK	MATERIAL DESCRIPTION
R1	STANDING SEAM METAL ROOFING MATERIAL OF HIGH-TEMP UNDERLAY



3 EYEBROW DETAIL
 1" = 1'-0"



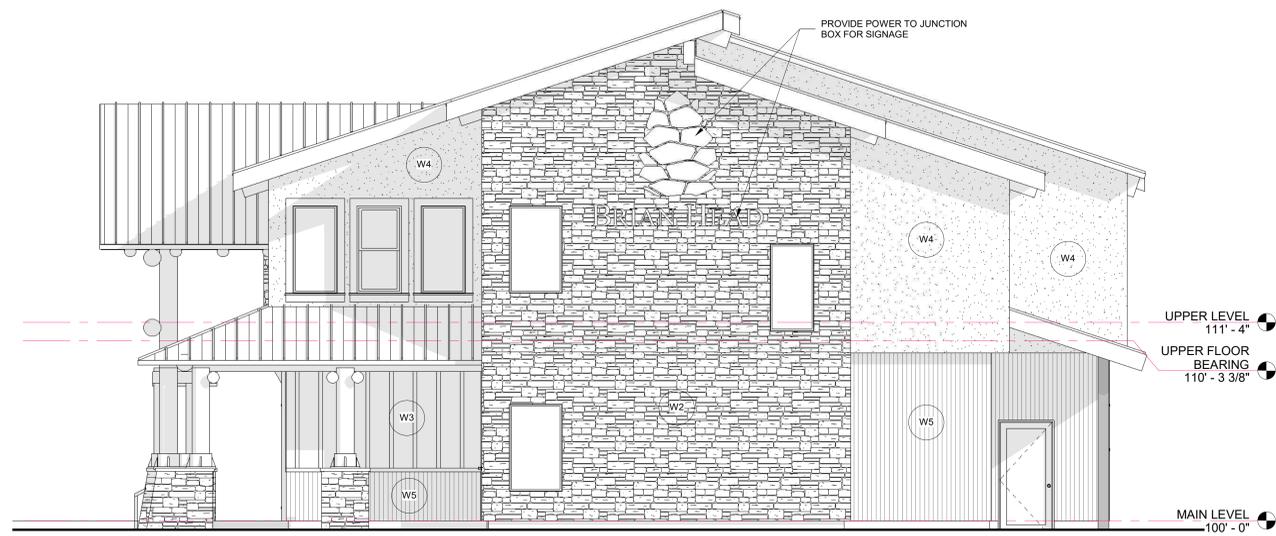
1 NORTH ELEVATION
 1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

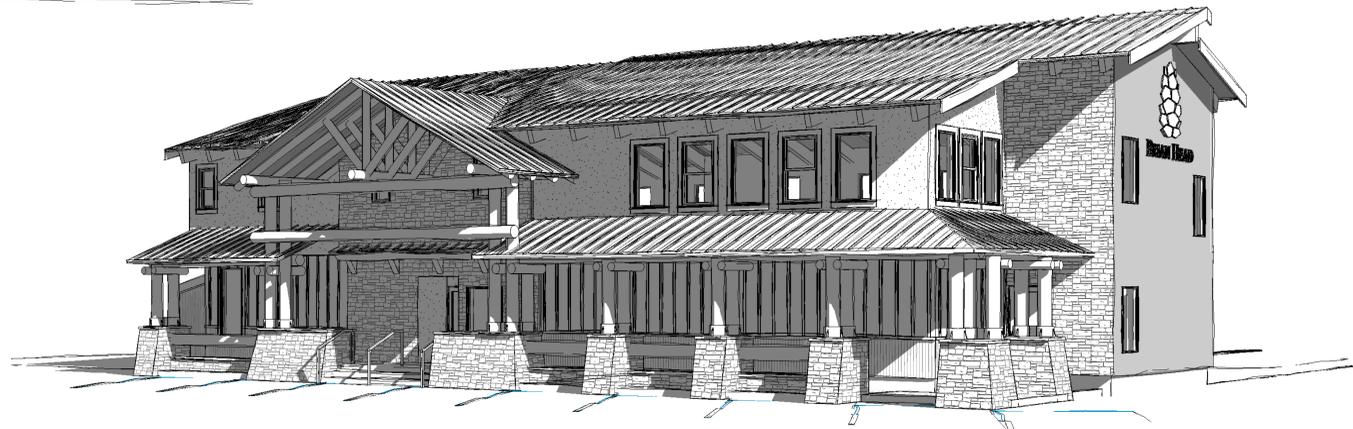
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W5	CORTEN STEEL PANELS
W6	CONCRETE

ROOF MATERIAL SCHEDULE	
MATERIAL MARK	MATERIAL DESCRIPTION
R1	STANDING SEAM METAL ROOFING MATERIAL @ HIGH-TEMP UNDERLAY



1 EAST ELEVATION
1/4" = 1'-0"





NOTE:
ILLUSTRATIONS DO NOT SHOW RETAINING WALLS
IN PROPER LOCATIONS. PLEASE REFER TO SITE PLAN
SHEET C-1.1 FOR RETAINING WALL LOCATIONS

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AIBD SEAL



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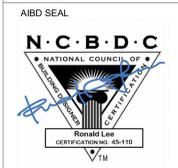
SHEET: A-2.4

ILLUSTRATIONS

SHEET



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PROJECT
BRIAN HEAD TOWN HALL
 BRIAN HEAD, UTAH

NO.	DESCRIPTION	DATE	REVISIONS	SHEET

ILLUSTRATIONS
 DRAWN: rlee
 JOB NUMBER: 2020
 SET: APPROVAL
 DATE: 02.19.26
 SHEET: **A-2.5**

NOTE:
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 IN PROPER LOCATIONS. PLEASE REFER TO SITE PLAN
 SHEET C-1.1 FOR RETAINING WALL LOCATIONS

Cost Proposal Form

Walkway Heat

- Demo
- Boiler & Snowmelt Tubing
- New Concrete (4,500 psi - 6" min thickness)

Qty*	Unit	Unit Price	Bid

Stonework

- Demo
- Labor/Materials to Install
- (Town to furnish Stone)*

Windows

- Remove south side upper window
- Replace West side lower left window with one that meets egress requirements
- Add Window on north side upper right

Cladding

- Demo/Remove old stucco
- Install new siding
- Repair/Repaint Remaining Stucco

Other Building Modification

- Furr out South Wall
- Remove old log rail and pillars across entrance
- Install new heated entrance stairs & handrails
- Extend concrete bases at entrance
- Fascia modifications according to A2.1
- Power to future sign on south wall
- Permanent LED decorative/holiday lights
- (installed on top eaves of north, west, and south sides)*

Other Bid Items Not Listed

* Where quantity and unit price is not applicable, just put the total bid for the item

Estimated Quantities

	Qty	Unit
Board & Batten		
LP Smart-Side Rustic Series	1,050	SF
Corten Steel (26 gauge)	1,075	SF
Stone (Install Only)	1,350	SF
Existing Stucco (for repair/paint)	4,800	SF

*** Colors and materials to be approved by Town prior to install*