

UTAH COUNTY
PUBLIC WORKS DEPARTMENT
2855 South State Street
Provo, Utah 84606
(801) 851-8600

INVITATION TO BID

For

**PAINTING AND WALLPAPER FOR
UTAH COUNTY BUILDINGS & PARKS**

ITB # 2023-3

CLOSING DATE
FOR RECEIPT OF BIDS: Tuesday, February 28, 2023

TIME: 3:00 p.m.(Mountain Time)
Bids will be opened at 3:30 p.m.

PLACE: Office of the Utah County Purchasing Manager
100 East Center Street
Room 3600
Provo, Utah 84606

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1. INVITATION TO BID

1.1 INTENT

Through this Invitation to Bid (ITB), Utah County intends to select a qualified contractor to perform painting at various Utah County Buildings and Parks as well as wallpaper removal or installation.

The County intends for this to be a multi-year award with work to be performed during Contractor's production seasons for up to five (5) years. The specific list of buildings and parks to be painted shall be determined after the bid is awarded at the beginning of each subsequent year as well as any wallpaper that will be removed or installed. Costs for additional areas to be painted or wallpaper to be removed or installed in subsequent years shall be based on the Unit Prices set forth in Contractor's Cost Proposal. Based upon the evaluation of the ITBs, Utah County may choose at its discretion to award to multiple Contractors an ongoing contract.

The Contractor shall furnish all labor, materials, equipment, tools, transportation and supplies required to complete the work in accordance with the terms hereof.

Pursuant to this ITB an agreement will be executed, a sample copy of which is attached as Exhibit C. **The County will not entertain changes to its Standard Terms and Conditions.**

1.2 PROCEDURE

- A. The procedure for response to this ITB, evaluation of bids, and selection of a Contractor is as follows:
 - 1. Interested entities will prepare and submit their bids prior to the specified Closing Date for Receipt of Bids.
 - 2. Utah County and/or its representatives will evaluate all submitted bids to determine acceptance or rejection of the bids.
 - 3. The selected bidder(s) will be required to sign an agreement, a sample of which is included as Exhibit C.

1.3 RULES OF PROCUREMENT

- A. This procurement shall conform to and is governed by The Utah County Division of Purchasing, Procurement Rules and Regulations.
- B. For this procurement, all bids must be submitted in the bid format outlined herein.
- C. All prospective bidders must meet the required criteria as of the date of submission. Respondents must provide all information requested in the Contractor Information Form.
- D. Utah County has established certain requirements with respect to bids to be submitted by respondents. The use of "shall", "must", or "will", in this ITB indicates a

requirement or condition from which a material deviation will not be approved by Utah County.

1.4 BID ORGANIZATION

- A. Each respondent must submit its SEALED bid to the Utah County Purchasing Agent. The envelope containing the bid must be clearly labeled “SEALED BID – PAINTING AND WALLPAPER FOR UTAH COUNTY BUILDINGS & PARKS, ITB # 2023-3”. The bid must be delivered to

Utah County Purchasing Manager
100 East Center, Room 3600
Provo, Utah 84606

LATE BIDS WILL NOT BE ACCEPTED EXCEPT AS SET FORTH IN UTAH COUNTY PROCUREMENT RULES AND REGULATIONS.

- B. The bid must include:
1. Completed Contractor’s Cost Proposal (Attachment B)
 2. Completed Contractor Information Form (Exhibit A).
 3. Completed Certificate of Non Collusion (Exhibit B).
 4. A copy of the bidder’s current local business license.
 5. A copy of the bidder’s current Contractor License issued by the Utah Department of Commerce, Division of Occupational and Professional Licensing.
 6. Proof of required insurance.
 7. Documentation from the County Treasurer of the bidder's county showing that bidder is current on its personal property taxes.

1.4 PROPRIETARY INFORMATION

The Contractor shall mark proprietary information contained in the bid which is not to be disclosed to the public or used for purposes other than the evaluation of the bids. Pricing and service elements of the successful bid will not be considered proprietary.

1.5 QUESTIONS AND CLARIFICATIONS

Questions regarding this ITB should be directed prior to the submission deadline date to :
Brady Christensen, Buildings Division Manager
Telephone Number: (801) 851-8655
Email: bradyc@utahcounty.gov

1.6 ACCEPTANCE OF BID

- A. Utah County reserves the right to reject any or all bids or waive minor irregularities when to do so would be in the best interests of Utah County. Minor irregularities are

those which will not have a significant adverse effect on overall competition or performance levels.

- B. The responding party agrees that Utah County may terminate this procurement procedure at any time, and Utah County shall have no liability or responsibility to the responding party for any costs or expenses incurred in connection with this ITB, or such party's response.

1.8 DISQUALIFICATION OF BID

The occurrence of any of the following may result in disqualification of a bid:

- A. Failure to respond within the established timetable.
- B. Failure to completely answer all questions presented in the ITB.
- C. Use of any other type of form or format other than those indicated in the ITB.
- D. Failure to provide requested documentation at the time of bid submission.
- E. Illegible responses.
- F. If the bidder adds any provisions reserving the right to accept or reject an award or to enter into an agreement pursuant to an award, or any other unauthorized conditions, limitations or provisions.
- G. If the bidder is unable to evidence a satisfactory record of integrity.
- H. If the bidder is not qualified legally to contract.
- I. If the bid at the opening does not contain a signed bid, and a signed certificate of non-collusion.
- J. Utah County reserves the right to reject any or all bids.

1.9 DISPOSITION OF BIDS

All bids (and the information contained therein) shall become the property of Utah County. No bid shall be returned to the respondent regardless of the outcome of the selection process.

1.10 INTERPRETATION OF ITB

The invalidity of any portion of this ITB shall not prevent the remainder from being carried into effect. Whenever the context of any provision shall require it, the singular number shall be held to include the plural number, and vice versa, and the use of any gender shall include all genders. The paragraph and section headings in this ITB are for convenience only and do not constitute a part of the provisions hereof.

1.11 REQUIRED EXPERIENCE

- A. The Contractor must have a minimum of 3 years experience in the work specified herein. Proof of experience must be submitted with each bid.

- B. The Contractor shall provide a list of at least three (3) projects similar to Utah County's as set forth herein, including contracting agency and contact information for each.
- C. The Contractor shall be the general contractor for the project and is required to have a current local business license from the jurisdiction in which their business is located. A copy of the bidder's current local business license must be submitted with the bid.

1.12 EVALUATION CRITERIA

All bids will be evaluated by authorized representatives of Utah County for compliance with the terms and conditions contained in this ITB and the resulting agreement awarded to the lowest responsive and responsible bidder. Utah County reserves the right to award to more than one Contractor if it is in the best interest of the County.

1.13 GENERAL

- A. Utah County will award a contract in reliance upon the information contained in bids submitted in response to the ITB. Utah County will be legally bound only when and if there is a signed agreement entered into between Utah County and the awarded bidder(s).
- B. It is vitally important that any person who signs a bid or agreement on behalf of a respondent certifies that he or she has the authority to so act. The bidder who has its bid accepted may be required to answer further questions and provide further clarification of its bid and responses.
- C. Receiving this ITB or responding to it does not entitle any entity to participate in services or transactions resulting from or arising in connection with this ITB. Utah County shall have no liability to any person or entity under or in connection with this ITB, unless and until Utah County and such person have executed and entered into an agreement pursuant to the terms of this ITB.
- D. By responding to this ITB each responding party acknowledges that neither Utah County nor any of its representatives is making or has made any representation or warranty, either express or implied, as to the accuracy or completeness of any portion of the information contained in this ITB. The responding party further agrees that neither Utah County nor any of its representatives shall have any liability to the responding party or any of its representatives as a result of this ITB process or the use of the information contained in this ITB. Only the terms and conditions contained in an agreement when, as, and if executed, and subject to such limitations and restrictions as may be specified therein, may be relied upon by the respondent in any manner as having any legal effect whatsoever.

1.14 BONDS

- A. Before this contract is awarded by Utah County, the Contractor shall furnish to Utah County the following bonds:
 - 1. A performance bond satisfactory to County in an amount equal to 100% of the price specified in the contract, to assure the faithful performance of the

contract, for the protection of Utah County, to be held until final acceptance by Utah County of all aspects of this project; and

2. A payment bond satisfactory to the County in an amount equal to 100% of the price specified in the contract, for the protection of each person supplying labor, service, equipment, or material for the performance of the work provided for in the contract.

B. Each bond shall be:

1. Binding upon the award of the contract;
2. Executed by a surety company or companies duly authorized to do business in the State of Utah, or, in the form or cash or other certified funds.
3. Payable to Utah County, A Body Corporate and Politic;
4. Filed with the Utah County Public Works Department in a timely manner following the Closing date for Receipt of Bids.
5. Increased if the contract price is increased by change order or otherwise subsequent to entering into the contract.

C. Utah County will hold the Payment Bond for 90 days subsequent to the completion of the project.

1.15 ANNUAL COST INCREASE

Contractor may, upon written notice delivered to Utah County on or before November 1 of any year of the Agreement term, request an increase to the contract price by a percentage equal to the percentage increase which occurred in the Consumer Price Index (defined as the Consumer Price Index, All Urban Customers (CPI-U) U.S. City Average, All Items, or a similar index if this index is discontinued) during the preceding one year period, not to exceed three percent (3%) per year, to be effective not sooner than January 1 of the following year of the Agreement term.

ATTACHMENT A

S.1 LOCATION OF FACILITIES

The work will be performed in County-owned or County-leased facilities at various locations throughout Utah County, Utah.

S.2 SPECIFICATIONS

- A. Unless otherwise stipulated in the Specifications, all workmanship, equipment, materials and articles incorporated in the work covered by this contract are to be new and of the highest quality and best grade of their respective kinds for the purpose intended. The Contractor shall, if required, furnish evidence as to the kind and quality of materials used.
- B. The County requires the services described below on an as-needed basis as determined by the County. The Contractor shall supply all materials and required labor to complete the following services, according to the following specifications:
1. The following quantities of painting are merely estimates for bidding purposes only, the actual quantities required by County may be more or less. Contractor shall be paid only for painting work designated by County to be performed.
 - a. Miscellaneous projects, to be paid on a time and materials basis:
1,000 man-hours, \$4,000 of materials (bid by mark-up percentage)
 2. Paint colors shall be chosen by the County after the bid.
 3. Paint specifications for particular surfaces:
 - a. New ferrous metal surface, latex finish
 - Cleaning: Clean ungalvanized ferrous metal surfaces that have not been shop coated; remove oil, grease, dirt, loose mill scale, and other foreign substances. Use solvent or mechanical cleaning methods that comply with surface manufacturer's recommendations. Schedule cleaning and painting so dust and other contaminants from the cleaning process will not fall on wet, newly painted surfaces.
 - Primer: Kwal Paint 9210 Accu-Pro Rust Inhibiting Primer or equivalent: Applied at a dry film thickness of not less than 2.0 mils (0.051 mm).
 - Finish: Kwal Paint 3200 Ambassador 100% Acrylic Semi-Gloss Block Resistant Enamel or equivalent: Applied at a dry film thickness of not less than 1.6 mils (0.041 mm).
 - b. New galvanized metal surface, latex finish
 - Cleaning: Clean galvanized surfaces with nonpetroleum-based solvents so surface is free of oil and surface contaminants. Remove pretreatment from galvanized sheet metal fabricated from coil stock by mechanical methods. Schedule cleaning and painting so dust and other contaminants from the cleaning process will not fall on wet, newly painted surfaces.

Primer: Kwal Paint 5810 Ambassador G-Prime Latex Metal Primer or equivalent: Applied at a dry film thickness of not less than 1.6 mils (0.041 mm).

Finish: Kwal Paint 3200 Ambassador 100% Acrylic Semi-Gloss Block Resistant Enamel or equivalent: Applied at a dry film thickness of not less than 1.6 mils (0.041 mm).

c. Previously painted ferrous metal, latex finish

Cleaning: Before applying paint or other surface treatments, clean substrates of substances that could impair bond of the various coatings. Remove oil and grease before cleaning. Schedule cleaning and painting so dust and other contaminants from the cleaning process will not fall on wet, newly painted surfaces.

Primer: Spot Prime all bare metal with Kwal Paint; 9210 Accu-Pro Rust Inhibiting Primer or equivalent: Applied at a dry film thickness of not less than 2.0 mils (0.051 mm).

Finish: Kwal Paint 3200 Ambassador 100% Acrylic Semi-Gloss Block Resistant Enamel or equivalent: Applied at a dry film thickness of not less than 1.6 mils (0.041 mm).

d. Previously painted non-ferrous metal, latex finish

Cleaning: Before applying paint or other surface treatments, clean substrates of substances that could impair bond of the various coatings. Remove oil and grease before cleaning. Schedule cleaning and painting so dust and other contaminants from the cleaning process will not fall on wet, newly painted surfaces.

Primer: Spot prime all bare metal with Kwal Paint 5810 Ambassador G-Prime Latex Metal Primer or equivalent: Applied at a dry film thickness of not less than 1.6 mils (0.041 mm).

Finish: Benjamin Moore - ScuffX 100% Acrylic Semi-Gloss Block Resistant Enamel or equivalent: Applied at a dry film thickness of not less than 1.6 mils (0.041 mm).

e. New Gypsum board, latex finish

Cleaning: Before applying paint or other surface treatments, clean substrates of substances that could impair bond of the various coatings. Remove oil and grease before cleaning. Schedule cleaning and painting so dust and other contaminants from the cleaning process will not fall on wet, newly painted surfaces.

Primer: Kwal Paint 0890 Accu-Pro Sandable Primer or equivalent: Applied at a dry film thickness of not less than 1.5 mils (0.038 mm).

Finish: Benjamin Moore – ScuffX 100% Acrylic Semi-Gloss Block Resistant Enamel or equivalent: Applied at a dry film thickness of not less than 1.6 mils (0.041 mm) per coat.

- f. Repaint existing walls, latex finish
Cleaning - as needed: Wash well with TSP (one cup per gallon hot water), rinse well and let dry.
- Patching: Patch holes with “Crawford’s Spackling Paste” or other equivalent premium grade spackling paste. Let dry, sand and texture to match existing wall.
- Primer: Spot Prime as needed with Kwal Paint 0890 Accu-Pro Sandable Primer or equivalent: Applied at a dry film thickness of not less than 1.5 mils (0.038 mm).
- Finish: One or two (1 or 2) coats, depending on color and hide, of Benjamin Moore – ScuffX 100% Acrylic Semi-Gloss Block Resistant Enamel or equivalent: Applied at a dry film thickness of not less than 1.6 mils (0.041 mm) per coat
- g. Wallpaper removal and preparing walls to be painted or wallpapered.
1. Remove wallpaper. Be sure that it does not pull at the drywall beneath. If it does not come off smoothly, make a solution using liquid stripper concentrate and hot water to spray on the wall to help the wallpaper come off easier.
 2. Repair any gouges or holes in the wall that have resulted from removing the wallpaper with a putty knife and drywall mud. Fill the holes and let them dry.
 3. Sand the walls until they are smooth to remove any lingering paste or backing from the wallpaper.
 4. Wash the walls using warm water to clean any remaining debris.
 5. Prime and install paint as directed above.
- h. Installation of wallpaper.
1. Patch any holes and sand them smooth.
 2. Lay out the room, cut the wallpaper to size and mark a plumb line.
 3. If the paper is not pre-pasted, apply an even coat of paste all the way to the paper’s edges with paste recommended by the manufacturer.
 4. Hang the first piece.
 5. Smooth the surface using a soft bristle wallpaper brush or a straightedge and continue until all pieces are hung.
 6. Clean up the corners using the straightedge and utility knife.
 7. After 20 minutes, fill in the gaps with caulk. Wipe off excess caulk with a damp cloth or sponge.
 8. After 20 minutes, trim the wall covering away from outlets and switches.
 9. If required by manufacturer, seal the wall covering.
4. The Contractor will use paint or wallpaper in County’s stock before buying new and any materials bought for County and not fully used is to be left with County upon completion.
 5. Contractor responsible to post signage to mark wet paint or other hazards.
 6. Contractor responsible for dust control, cleanup daily, covering of flooring, desks, equipment, etc.

7. Contractor responsible for removing and replacing outlet plates, switch plates, etc.

S.3 SCHEDULING OF WORK

Because of the time constraints affecting the usage of each area of the buildings, the Contractor shall complete all work within a time schedule arranged between the County and the Contractor. **Some work will need to be scheduled outside of normal business hours.** From time of notification of work needed, Contractor has 48 hours to respond to the request and then has 14 days from requested date to be onsite to perform the work.

S.4 INSPECTION AND ACCEPTANCE

- A. At any time the County Representative may inspect those areas serviced under this contract to ascertain the quality and acceptability of the work performed or in the process of being performed. Contractor shall immediately correct any defects or deficiencies noted by the County Representative at the Contractor's cost.
- B. Upon completion of the required work, Contractor shall call the County Representative for a site inspection. The County Representative will inspect the site to ensure that the work has been performed satisfactorily. If the work is not satisfactory, the Contractor will be required to immediately remedy any deficiency until it is deemed to be satisfactory by the County Representative at the Contractor's cost.

S.5 BASIS OF PAYMENT, INVOICING

- A. The basis of payment for all items shall be an hourly rate and materials plus markup, as listed in Attachment B herein.
- B. Contractor's invoice shall include a time sheet for each employee who worked at that location with the hours worked. A progress invoice must be submitted for each location every two weeks until the work is complete.
- C. For materials, Contractor must submit suppliers' invoices used to calculate materials cost plus markup for verification.
- D. Payment made for the items specified hereunder shall be full compensation for all labor, materials, transportation, tool, equipment, supplies, disposal fees, and other costs required to complete the work in accordance with the terms hereof.

S.6 SITE CONDITIONS

- A. Field measurements and material quantities:
 1. Contractor shall have **SOLE** responsibility for accuracy of all measurements, estimates of material quantities and sizes, and site conditions that will affect work.
- B. Existing conditions:
 1. Contractor shall not interrupt ongoing operations of the facilities unless prior written approval is received from County.
- C. Safety requirements:
 1. Contractor shall take all necessary safety precautions and shall comply with all applicable provisions of federal, state and local safety laws and building codes to prevent accidents or injury to persons on, about, or adjacent to the premises where the work is being performed. The County

Representative may stop work if safety laws, or safe work practices are not being observed.

2. All application, material handling, and associated equipment shall conform to and be operated in conformance with OSHA safety requirements.
3. Contractor shall advise County whenever work is expected to be hazardous to building occupants, employees, and/or operators.

D. Waste Disposal:

1. Contractor shall not re-use, re-cycle or dispose of manufacturer's product material containers except in accordance with all applicable regulations. The user of manufactured products is responsible for proper use and disposal of product containers.
2. Contractor shall be responsible for proper disposal of all waste materials.

E. Damage To Property:

1. Contractor shall be responsible for any and all damage to property belonging to the County and County's tenants or third parties caused by an act or omission of Contractor, its agents or employees. Contractor shall repair or replace said damaged property and shall pay the costs therefor.
2. Contractor shall report promptly to the County Representative any irregularities in any of the areas serviced, regarding lighting, doors, windows, or any other condition that may require attention for repairs, adjustment, replacement or other corrections, for health, safety, or security reasons.

F. Security

Inasmuch as certain County areas to be serviced under this Agreement are subject to strict security controls, to prevent loss of County property or confidential information, the Contractor agrees to complete his/her work under the following special conditions:

1. Contractor shall determine, in company with the County Representative, any specific security requirements pertinent to each area being serviced.
2. Contractor shall make daily arrangements through the supervisor of each secured area in order to gain access to secured areas.
3. Entrance doors to secured areas are not to be propped open by the Contractor under any circumstances.
4. Contractor employees shall be uniformed in a clean uniform with a name-tag with the given name of the employee.
5. Every reasonable effort will be made by the Contractor to service secured areas during the slowest traffic period, to be established by the supervisor of the secured area.
6. Contractor's employees must successfully pass a security clearance check by the Utah County Sheriff's Office and must wear a County-issued identification tag while working in County facilities.

G. Found Items

1. Items found by the Contractor's staff shall be reported to and/or given to building security immediately for appropriate handling.

S.6 STANDARDS OF CONDUCT

- A. The Contractor's employees shall not read or disclose the contents of any materials or documents available in the facilities of the County and shall not use or remove County or personal property, including, but not limited to, radios, typewriters, computer or other data processing terminals, calculators, etc., which may be in any of the County's facilities.
- B. The Contractor's employees shall not provide access to any person to any space of the County, without prior authorization from the County Representative. Contractor's employees shall immediately advise building security of any unauthorized or suspicious person/s and/or activities in or about County buildings.
- C. Employees of the Contractor shall not be assisted or accompanied by non-employees during their work shift.
- D. The County has specific policies applying to the use of County telephones for personal use. The Contractor shall be expected to ensure that his/her employees observe these policies. Unauthorized telephone usage which can be attributed to an employee of the Contractor shall be the responsibility of the Contractor for payment of any costs incurred by the County for such unauthorized use.
- E. Violation of these proscriptions by any of the Contractor's employees shall require immediate remedy by the Contractor and may be cause for termination of the contract.

ATTACHMENT B
CONTRACTOR'S COST PROPOSAL

- 1. Price:** Please list the unit price and total bid amount for each item. The quantities listed are for bidding purposes only; actual performance quantities may vary. The bid will be awarded based on the TOTAL of all item bid amounts.

ITEM	QUANTITY	UNIT PRICE	BID AMOUNT
Paint hourly labor cost	1,000 man-hours	\$_____ / hr	\$
Paint material cost markup percentage	\$4,000 X	_____ %	\$
Wallpaper removal	200 man-hours	\$_____ / hr	\$
Wallpaper installation	200 man-hours	\$_____ / hr	\$
Wallpaper material cost markup percentage	\$1,000 X	_____ %	\$
		TOTAL	\$

NOTE: The quantities specified herein are only estimates used for bid evaluation purposes. Actual payment will be based upon inspection records kept by the County, the actual work completed and the amount of materials installed, approved and accepted by the County.

2. CERTIFICATION OF BID:

I hereby certify that I have read, understand, and agree to all sections, Exhibits, and Attachments of this Invitation to Bid for Painting of Utah County Buildings & Parks. I further certify that the information submitted by me/my company in response to this Invitation, including the pricing and other information, is true and accurate.

I understand that Utah County has the right to reject any or all bids, to waive minor irregularities when to do so would be in the best interests of Utah County, and to negotiate a price for the proposed services as determined to be in the best interest of Utah County.

Signature

Print name and Title

EXHIBIT A

CONTRACTOR INFORMATION FORM

In order to receive consideration, submitted bids must contain responses to all questions.
Failure to respond to all questions may result in disqualification of the bid.

COMPANY NAME & ADDRESS: _____

Is this an Office: _____, Home: _____, Shop: _____, Other: _____
Telephone Number: (____) _____, Emergency Number: (____) _____.
Answering Machine: (____) _____, Fax Number: (____) _____.

COMPANY OWNER: _____
COMPANY PRESIDENT: _____
CONTACT PERSON: _____ Phone: _____
EMAIL ADDRESS: _____

Type of Company (Partnership, Corporation, Venture etc.): _____

If a Corporation, in what State Incorporated: _____
Business License Number: _____
State of Utah Contractor License Number: _____
Federal Tax Identification Number: _____
D&B D-U-N-S Number: _____
How long has this company been in business: _____ Years, and _____ Months.

Officers authorized to execute contracts: _____

What would happen to your company in the event of the owner's absence or death?

Brief History of the Company: _____

Are there any judgments, suits or claims pending against your company? If Yes, attach a written explanation. **YES NO**

Has your company operated under any other name (s)? If Yes, attach a written explanation. **YES NO**

CONTRACTOR INFORMATION FORM Page 2

Has your firm failed to complete a contract within the last five years?
If "yes" attach explanation. **YES NO**

Has your firm or any partner or officers ever been involved in any
bankruptcy action? If "yes" attach explanation. **YES NO**

Has your firm ever been listed on the Excluded Parties List System? **YES NO**

Are any of your firm's owners, officers, employees, or agents also
employees of Utah County or related to any employees of Utah County
If "yes" attach explanation. **YES NO**

FINANCIAL REFERENCES

1. Bank Name & Address _____

Manager _____ Phone _____

2. Bank Name & Address _____

Manager _____ Phone _____

CLIENT REFERENCES

1. Name: _____, Contact: _____
Address: _____, Phone: _____

2. Name: _____, Contact: _____
Address: _____, Phone: _____

3. Name: _____, Contact: _____
Address: _____, Phone: _____

4. Name: _____, Contact: _____
Address: _____, Phone: _____

EXHIBIT B

CERTIFICATE OF NON-COLLUSION

STATE OF UTAH) Invitation to Bid
)SS for
COUNTY OF UTAH) Painting and Wallpaper for Utah County Buildings & Parks

AFFIDAVIT

The undersigned of lawful age, being first duly sworn, disposes and says:
That as a condition precedent to the award of the Utah County project as above captioned,

I _____
 (owner, partner, officer or delegate)

of _____ do
 (company)

solemnly swear that neither I, nor to the best of my knowledge any member or members of my firm or company have either directly or indirectly restrained free and competitive bidding on this project by entering into any agreement, participating in any collusion, or otherwise taking any action unauthorized by Utah County, with regard to this bid or potential agreement resulting therefrom.

Contractor Signature

By: _____
Title: _____

Subscribed/sworn to before me this ____ day of _____ 2023A.D.
My Commission Expires _____
Residing at _____

Seal

By: _____ Notary Public

EXHIBIT C

SAMPLE AGREEMENT WITH STANDARD TERMS & CONDITIONS



AGREEMENT

THIS AGREEMENT is made and entered into by and between Utah County, a political and corporate body of the State of Utah, located at 100 East Center Street, Provo, Utah 84606, and the following CONTRACTOR:

Name: _____ Contact Person: _____

Address: _____ Phone #: _____

City: _____ State: _____ Zipcode: _____ Email: _____

Legal Status of Contractor: [] Sole Proprietor [] Non-Profit Corporation Limited Liability Company (LLC)
[] Partnership [] For-Profit Corporation
[] Government Department: _____

1. PURPOSE OF CONTRACT

This agreement is to obtain the following products, services, or products and services (be specific):

2. CONTRACT COSTS

Contractor will be:

- [] paid a maximum of \$_____ for costs authorized by this agreement;
[] compensated in accordance with ATTACHMENT B: CONTRACTOR's Proposal.

3. CONTRACT PERIOD

The term of this agreement shall commence on: [] _____, or [] the date of execution of this agreement. This agreement shall terminate on _____, or unless terminated earlier, or performance has been completed.

4. ATTACHMENTS

The following indicated attachments are fully incorporated into this agreement:

- [] A: Utah County Standard Terms and Conditions [] F: _____
[] B: CONTRACTOR's Proposal [] G: _____
[] C: Special Provisions [] H: _____
[] D: Utah County Procurement Compliance
[] E: General Liability and Workers Compensation Certificate

Except as explicitly modified by ATTACHMENT C: Special Provisions, any ambiguities or conflicting terms will be resolved by granting deference to the terms of ATTACHMENT A: Utah County's Standard Terms and Conditions.

IN WITNESS WHEREOF, the parties have executed this agreement on ____ of _____ 20__.

ATTEST:
AARON R. DAVIDSON
Utah County Clerk

BOARD OF COUNTY COMMISSIONERS,
UTAH COUNTY, UTAH

By: _____
Deputy Clerk/Auditor

By: _____
AMELIA POWERS GARDNER, Chair

APPROVED AS TO FORM AND LEGALITY:
JEFFREY S. GRAY
Utah County Attorney

CONTRACTOR

By: _____
Deputy Utah County Attorney

By: _____
Its: _____

ATTACHMENT A:
UTAH COUNTY STANDARD TERMS AND CONDITIONS FOR PRODUCTS AND SERVICES

1. DEFINITIONS. The following terms shall have the meanings set forth below:

(A) The “Agreement” consists of the following documents:

(i) The Utah County Agreement cover page, which contains the signatures of Utah County and Contractor;

(ii) This Attachment A: Utah County Standard Terms and Conditions for Products and Services; and

(iii) Any other express written attachments that are incorporated by reference on the Utah County Agreement cover page.

(B) “Contractor” means the individual or entity delivering the Products and Services identified in the Agreement. The term “Contractor” shall include the individual’s or entities’ agents, officers, employees, and partners.

(C) The “County” means Utah County, a political subdivision of the State of Utah, as directed and managed by a majority vote of the Board of County Commissioners of Utah County.

(D) “Products” means any products to be delivered to the County by Contractor as described in the Utah County Agreement cover page, including any products described in any attachments that are incorporated by reference on the Utah County Agreement cover page.

(E) “Services” means any services to be performed for the County by Contractor as described in the Utah County Agreement cover page, including any services described in any attachments that are incorporated by reference on the Utah County Agreement cover page.

(F) “Subcontractors” mean subcontractors or subconsultants that are under the direct or indirect control or responsibility of Contractor, and includes all independent contractors, agents, employees, or authorized resellers.

2. EXTRA WORK.

(A) Extra work shall be undertaken only when previously authorized in writing by the County and is defined as additional work which is neither shown nor defined in the Agreement or the attached Contractor’s proposal (if any) but determined by the County to be necessary to the project. Extra work is also defined as that additional effort necessary by reason of changed conditions which are radical and unforeseeable.

(B) Miscellaneous items normally associated with the major work items included in the Agreement, but which may not be specifically identified, shall be furnished by Contractor as if they had been included in the Agreement, without additional cost to the County. After written prior authorization of the Board of County Commissioners of Utah County, payment for authorized extra work will be made in the previously authorized amount only.

3. PAYMENT. Payments from the County are normally made by the end of the month following the date an order is delivered, service is performed, or the date a correct invoice is received, whichever is later. All payments for the Agreement will be remitted electronically, by mail, or as otherwise determined by the County. Contractor shall accept payment by check or by Purchasing Card without any additional fees.

4. OWNERSHIP IN INTELLECTUAL PROPERTY. The County and Contractor each recognize that each has no right, title, interest, proprietary or otherwise in the intellectual property owned or licensed by the other, unless otherwise agreed upon by the parties in writing. The County will have all rights, title, and

ownership of all websites and social media accounts, including any passwords, usernames, or other pertinent login information or hosting credentials; advertising materials, including any content or work product; images; newsletters; and intellectual property, including derivative works, created, or arising out of the performance of the Agreement, unless otherwise indicated in the Agreement. Contractor will give the County a list of all current passwords, usernames, and any other relevant information or credentials necessary for access and control of any property under the Agreement upon completion of the Agreement or upon the County's request.

5. INSURANCE.

(A) Contractor agrees to carry Commercial General Liability insurance coverage equal to or greater than three million dollars (\$3,000,000) per occurrence, or in a lesser amount if explicitly authorized and identified on the Utah County Agreement cover page. This coverage shall provide liability insurance to cover the activities of Contractor and its subcontractors, all equipment and vehicles, public or private, used in the performance of the Agreement, and to add the County as an additional insured for any Services in the contract. Prior to commencement of work, Contractor shall furnish a Certificate of Insurance to the County evidencing that Contractor has this insurance in place and that the County is an additional insured. An umbrella policy may be used to supplement the Commercial General Liability insurance coverage if needed to reach the coverage requirement.

(B) Prior to commencement of Services, Contractor shall furnish a Certificate of Insurance to the County evidencing that Contractor has Workers Compensation Insurance for the Contractor and Subcontractors.

6. GOVERNING LAW AND VENUE. The Agreement shall be governed, construed, and enforced in accordance with the laws of the State of Utah and Utah County. Any action or proceeding arising from the Agreement shall be brought in a court of competent jurisdiction in the State of Utah. Venue shall be in Provo, in the Fourth Judicial District Court for Utah County.

7. COMPLIANCE WITH LAWS AND REGULATIONS. At all times during the Agreement, Contractor and all Products and Services performed under the Agreement shall comply with all applicable federal and state constitutions, laws, rules, codes, orders, and regulations, including applicable licensure and certification requirements. Any violation by Contractor of applicable law shall constitute an event of default under the Agreement and Contractor shall indemnify the County from and against any and all liability arising out of or connected with the violation, to include all attorney fees and costs incurred by the County as a result of the violation. Contractor is responsible, at its expense, to acquire, maintain, and renew all necessary permits and licenses required for its lawful performance of its duties and obligations under the Agreement during the term of the Agreement. To the extent that Contractor uses, stores, transfers, or manipulates any data in the performance of its obligations, Contractor will further comply with all applicable privacy and data laws and regulations, including but not limited to General Data Protection Regulation 2016/679 of the European Union ("GDPR") and similar provisions from any jurisdiction in the United States and any locations where data is or may be stored.

8. EMPLOYMENT STATUS VERIFICATION. Contractor shall register and participate in the Status Verification System and comply with Utah Code section 63G-12-302 of the Identity Documents and Verification Act. Contractor shall require an affidavit verifying compliance with Utah Code section 63-G-12-302 from each of its contractors and subcontractors.

9. INDEPENDENT CONTRACTOR. Contractor's legal status is that of an independent contractor, and in no manner shall Contractor be deemed an employee or agent of the County, and therefore is not entitled to any of the benefits associated with such employment. As an independent contractor, Contractor shall have no express or implied authority to bind the County to any agreements, settlements, liabilities, or understandings whatsoever, and agrees not to perform any acts as an agent for the County. Contractor shall remain responsible for all applicable federal, state, and local taxes, and all FICA contributions.

10. **INDEMNIFICATION.** To the fullest extent permitted by law, Contractor shall indemnify and hold harmless the County, its officers, employees, and agents, from and against any and all claims, demands, causes of action, orders, decrees, judgements, losses, risks of loss, damages, expenses, and liabilities arising out of or related to the Agreement. Contractor shall also pay any litigation expenses that the County incurs, including attorney's fees, arising out of or related to the Agreement. Contractor shall assume sole liability for any injuries or damages caused to a third party as a result of fulfillment of the Agreement. The County reserves the right to conduct, control, and direct its own defense for any claims, demands, causes of action, orders, decrees, judgements, losses, damages, expenses, and liabilities arising out of or related to the Agreement.
11. **INDEMNIFICATION RELATING TO INTELLECTUAL PROPERTY.** Contractor shall indemnify and hold the County harmless from and against any and all damages, expenses (including reasonable attorney's fees), claims, judgments, liabilities, and costs in any action or claim brought against the County for infringement of a third party's copyright, trademark, trade secret, or other proprietary right.
12. **GOVERNMENTAL IMMUNITY.** The County is a corporate and political subdivision of the State of Utah, subject to the Governmental Immunity Act of Utah (the "Act"). The County does not waive any procedural or substantive defense or benefit provided or to be provided by the Act or any comparable legislative enactment. The parties agree that the County shall only be liable within the parameters of the Act. Nothing contained in the Agreement shall be construed in any way to modify the limits set forth in that Act or the basis for liability as established in the Act.
13. **NON-FUNDING CLAUSE.** The County intends to request the appropriation of funds to be paid for the services provided by Contractor under the Agreement. The Agreement shall create no obligation on the County as to succeeding annual budget cycles and if funds are not available beyond December 31 of any effective annual budget cycle of the Agreement, or if the budget is amended and such funds are no longer available, the County's obligation for performance of the Agreement shall be null and void. This termination shall not be construed as a breach of the Agreement or any event of default under the Agreement and the termination shall be without penalty, and no right of action for damages or other relief shall accrue to the benefit of Contractor, its successors, or its assigns, as to the Agreement. If funds are not appropriated for a succeeding annual budget cycle to fund performance by the County under the Agreement, or if the budget is amended to make such funds no longer available, the County shall attempt to notify Contractor of non-funding and the termination of the Agreement.
14. **SALES TAX EXEMPTION.** The County's sales and use tax exemption number is 11748944 002 STC. The tangible personal property or services being purchased are to be paid from the County's funds and used in the exercise of that entity's essential functions. If the items being purchased are construction materials, they will be converted into real property by employees of this government entity, unless otherwise stated in the Agreement. As such, Contractor shall not charge the County any sales tax for the product(s) purchased under the Agreement.
15. **CONFIDENTIALITY.** Materials, information, data, reports, plans, analyses, budgets, and similar documentation provided to or prepared by Contractor in performance of the Agreement shall be owned by the County and shall be held confidential by Contractor. In addition, all information provided to Contractor by the County for the purposes of Contractor's performance of the Products or Services, whether provided in writing or any other form, shall be held in confidence by Contractor and Contractor shall not release any of the information to any third party, any member of Contractor's firm who is not involved in the performance of Products or Services, or to any representative of the news media without prior written consent of the County. The County shall have the sole obligation or privilege of releasing such information as required by law. Any employee or member of the Contractor's firm, subcontractor, or agent with whom Contractor shares any information as described in this section will be under the same obligations of confidentiality, and Contractor is required to secure and provide to County written commitments to that effect from each such recipient of information.

16. **TERMINATION.** Unless otherwise stated in Attachment C: Special Provisions, the Agreement may be terminated with cause by either party, in advance of the specified termination date, upon written notice being given by the other party. If the violation is reasonably subject to cure, the party in violation will be given 10 working days after notification to correct and cease the violation, after which the Agreement may be terminated for cause. Time allowed for cure will not diminish or eliminate Contractor's liability for damages. The Agreement may be terminated without cause, in advance of the specified expiration date, by the County upon 30 days prior written notice being given to Contractor. On termination of the Agreement, all accounts and payments will be processed according to the financial arrangements in the Agreement for approved services rendered prior to the date of termination, subject to any offsetting claims by the County.
17. **FORCE MAJEURE.** The County will not be held liable for delay or default caused by fire, riot, acts of God, State or Utah County declared state of emergency, or war. The County may terminate the Agreement after determining such delay or default will reasonably prevent successful performance of the Agreement.
18. **SEVERABILITY OF AGREEMENT.** The invalidity of any portion of the Agreement shall not prevent the remainder from being carried into effect.
19. **LEGAL SUPPORT.** Contractor shall be responsible to provide all legal support for the project including but not limited to the preparation of contracts with subcontractors.
20. **NO PRESUMPTION.** Should any provision of the Agreement require judicial interpretation, the Court interpreting or construing the same shall not apply a presumption that the terms in the Agreement shall be more strictly construed against the party, by reason of the rule of construction that a document is to be construed more strictly against the person who himself or through his agents prepared the same, it being acknowledged that all parties have participated in the preparation hereof.
21. **WARRANTY.** Contractor warrants to the County that all services and materials furnished under the Agreement will be of the highest quality, consistent with the degree of skill and care ordinarily exercised by similarly situated members of Contractor's profession, and in conformance with the terms hereof.

Contractor warrants and assumes responsibility for all products (including hardware, firmware, and software products) that it licenses, contracts, or sells to the County under the Agreement for a period of one year, unless otherwise specified and mutually agreed upon elsewhere in the Agreement or Contractor's proposal, attached hereto (if any). Contractor (seller) acknowledges that all warranties granted to the buyer by the Uniform Commercial Code of the State of Utah apply to the Agreement. Product liability disclaimers and warranty disclaimers from the seller are not applicable to the Agreement unless otherwise specified and mutually agreed upon elsewhere in the Agreement. In general, Contractor warrants that: (1) the product will do what the salesperson said it would do, (2) the product will live up to all specific claims that the manufacturer makes in their advertisements, (3) the product will be suitable for the ordinary purposes for which such product is used, (4) the product will be suitable for any special purposes that the County has relied upon Contractor's skill or judgment to consider when it advised the County about the product, (5) the product has been properly designed and manufactured, and (6) the product is free of defects or unusual problems about which the County has not been warned in writing prior to entering into the Agreement. Remedies available to the County include, without limitation, the following: Contractor will repair or replace (at no charge to the County) the product whose nonconformance is discovered and made known to Contractor in writing. If the repaired or replaced product proves to be inadequate, or fails of its essential purpose, Contractor will refund the full amount of any payments that have been made. Nothing in this warranty will be construed to limit any rights or remedies the County may otherwise have under the Agreement.

22. **TIME IS OF THE ESSENCE.** The County and Contractor recognize that time is of the essence here and the County will suffer financial loss if any Products or Services are not delivered and performed within the time specified in the Agreement, plus any extensions approved in writing by the County. Contractor shall be liable for all reasonable damages to the County and to anyone whom the County may be liable to as a

result of Contractor's failure to timely deliver and perform the Products and Services.

23. **DELIVERY.** Unless otherwise specified in this contract, all deliveries will be F.O.B. destination with all transportation and handling charges paid by Contractor. Responsibility and liability for loss or damage will remain with Contractor until final inspection and acceptance when responsibility will pass to the County except as to latent defects, fraud, and Contractor's warranty obligations.
24. **CONDITION AND TITLE.** The products delivered by Contractor to the County shall be new and free of all faults and defects. Upon payment of the purchase price by the County to Contractor, Contractor shall provide the County with clear title, free and clear of all liens and encumbrances.
25. **INTERPRETATION OF AGREEMENT.** Whenever the context of any provision shall require it, the singular number shall be held to include the plural number, and vice versa, and the use of any gender shall include all genders. The paragraph and section headings in this Agreement are for convenience only and do not constitute a part of the provisions hereof.
26. **NOTICES.** All notices, demands and other communications required or permitted to be given hereunder shall be in writing and shall be deemed to have been properly given if delivered by hand or by certified mail, return receipt requested, postage paid, to the parties at their respective places of business, or at such other addresses as may be designated by notice given hereunder, including by email to the contact person for Contractor at the email address identified on the Utah County Agreement cover page.
27. **COUNTERPARTS AND FACSIMILE SIGNATURES.** The Agreement may be executed in counterparts, each of which when executed and delivered shall be deemed to be an original, binding between the executing parties, and all of which together constitute one and the same instrument. Original, facsimile, emailed, texted, electronic, or power of attorney signatures shall be binding upon the executing party.
28. **AMENDMENTS.** No oral modifications or amendments to the Agreement shall be effective. The Agreement may be modified or amended by a written agreement signed by the parties.
29. **ASSIGNMENT.** The parties to the Agreement shall not assign the Agreement without the prior written consent of the other party to the Agreement. No assignment shall relieve the original parties from any liability arising out of or related to the Agreement.
30. **SUCCESSORS IN INTEREST.** The Agreement shall be binding upon the heirs, successors, administrators, and assigns of each of the parties.
31. **WAIVER.** A waiver of any right, power, or privilege shall not be construed as a waiver of any subsequent right, power, or privilege. Any waiver must be in writing and signed by the party making the waiver.
32. **SURVIVAL.** The provisions of this Agreement which by their terms call for performance subsequent to termination of the Agreement shall so survive such expiration or termination, such as but not limited to: **Section 4. Ownership of Intellectual Property, Section 10. Indemnification, Section 11. Indemnification Relating to Intellectual Property, and Section 15. Confidentiality.**
33. **ENTIRE AGREEMENT.** The Agreement shall constitute the entire agreement between the parties and any prior understanding or representation of any kind preceding the date of the Agreement shall not be binding upon either party except to the extent incorporated in the Agreement.

Revised October 6, 2021