

Advertisement Bid

Carl Miller Park Restroom & Concession Facility

Bids Due: October 23, 2025, by 3 P.M. local time

General Information

The City of Mountain Home, Idaho, is requesting sealed bids from qualified contractors for the construction of a new restroom and concession facility at Carl Miller Park. The project will replace the existing facility with a modern, ADA-compliant structure including men's and women's restrooms, a concession stand, and storage space.

- Owner: City of Mountain Home
- Project Location: Carl Miller Park, Mountain Home, Idaho
- Bid Opening Date/Time: October 23, 2025, at 3:00 PM local time
- Bid Delivery Address: City Hall, 160 South 3rd East, Mountain Home, ID 83647

Project Scope

The work includes, but is not limited to:

- **Demolition & Site Preparation**
 - Demolition and haul-off of existing slab and foundation (approx. 110 CY).
 - Removal of CMU and structural elements (approx. 60 CY).
 - Site excavation, backfill, grading, and mobilization of equipment.
- **Concrete & Masonry**
 - Cast-in-place concrete foundations, piers, walls, and flatwork.
 - Reinforcement using #4 and #5 rebar, welded wire fabric.
- **Structural & Carpentry**
 - Rough framing of approx. 2,400 SF.
 - Installation of pre-engineered wood trusses.
 - Roofing: 26-gauge metal roof panels with trim and accessories.
- **Thermal & Moisture Protection**
 - R-38 blown-in insulation.
 - Joint sealants at slab and wall joints.
- **Doors, Windows, & Finishes**
 - Hollow metal doors, overhead rolling counter doors, and remote locksets.
 - Interior finishes include drywall, paint, and a concession stand counter.
- **Specialties**

- ADA-compliant toilet compartments, grab bars, mirrors, and restroom signage.
- **Mechanical, Electrical & Plumbing**
 - Plumbing subcontract (including stainless steel restroom fixtures)
 - HVAC subcontract
 - Electrical subcontract
- **Utilities**
 - Contractor responsible for connecting to existing city water, sewer, and electrical systems.
 - Any required modifications to service lines must be included in the bid price.

Project Estimate & Timeline

- Construction Duration: Approx. 5–6 months following contract award.
- Plans & Permits: Estimated 2–3 months for plan finalization and permitting.
- Pricing Validity: Bidders should account for potential increases in material costs, including concrete (expected 15% increase at year's end).

Coordinated Site Visit (Optional Attendance)

A voluntary pre-bid site visit will be offered to all interested contractors. Attendance is not mandatory, but is strongly encouraged to allow bidders to review existing conditions, ask questions, and coordinate with City staff.

Date/Time: Thursday, October 2, 2025, at 2 PM

Location: Carl Miller Park, near the large covered pavilion.

Questions arising during the site visit should be submitted in writing to the City Clerk or Parks Superintendent following the visit.

Bid Submission Requirements

- Bid Form: Completed and signed.
- Bid Security: As described in the Instructions to Bidders (10% of bid amount).
- Contractor License: Valid Idaho Public Works license required.
- Experience: Provide at least 3 examples of comparable restroom/concession or public facility projects within the last 10 years.
- Schedule: Provide a proposed timeline for mobilization, construction phases, and substantial completion.

Contract Conditions

- Bids will be received for one single prime contract.
- Contract will be unit price-based.
- Prevailing wage requirements (if applicable) must be followed.
- Contractor will coordinate all inspections and testing, including soils, compaction, and concrete field/compression testing.

The City reserves the right to reject any or all bids, to waive informalities, and to accept the bid most advantageous to the City.

Availability of Documents

Bidding documents and specifications are available electronically at:
<https://mountain-home.us>

Instructions to Bidders

1. Bidder Qualifications: Must hold a valid Idaho Public Works License. Proof of insurance and a bid bond are required.
2. Submission: Bids must be sealed and labeled correctly. Late bids will not be accepted.

Project title: "Carl Miller Park Restroom & Concession Facility"

3. Bid Security: Each bid must include a certified check or bid bond for 5% of the total bid.
4. Schedule: Bids due October 23, 2025. Notice of Award within 60 days.

QUESTIONS

Direct questions to Miguel Pedroza, Parks Superintendent

(208) 598-0977 or mpedroza@mountain-home.us

or

Tiffany Belt, City Clerk

(208) 587-2104 or tbelt@mountain-home.us

EXHIBITS TO THIS BID:

Exhibit A: Submittal Cover Sheet – Required for Submission

Exhibit B: Bid Proposal- Required for Submission

Exhibit C: Bid Bond Form – Required for Submission

EXHIBIT A
Carl Miller Park Restroom & Concession Facility
SUBMITTAL COVER SHEET
(REQUIRED FOR SUBMISSION)

TO: City of Mountain Home
Attn: Tiffany Belt, | City Clerk
P.O. Box 10
Mountain Home, ID 83647

FROM:

Company Name: _____

Mailing Address: _____

Physical Address: _____

Telephone: _____ Fax: _____

E-mail Address: _____

The company officer responsible for the City of Mountain Home for the Carl Miller Park Restroom & Concession Facility contemplated by this submittal:

SIGNATURE: X _____

Print Name and Title: _____

License Information: State of Idaho Public Works License number: _____

State of Idaho Contractor License number: _____

EXHIBIT B
BID SCHEDULE OF ITEMS AND PRICES
(REQUIRED FOR SUBMISSION)

Project title: Carl Miller Park Restroom & Concession Facility

Contractor Name: _____

Base Bid:	
Add Alternates (if any):	
Company Name:	
Authorized Representative:	
Address:	
Phone / Email:	
Signature:	
Date:	