

REQUEST FOR PROPOSAL TO PROVIDE PROFESSIONAL ENGINEERING SERVICES

NOTICE: Garfield County School District is currently in design to build a new school in Tropic Utah with a future quest to build a new facility at Panguitch Elementary School on this same building location. This study is to guide the decision to keep this gymnasium or remove it when the new school is constructed within 5 years. Should it be determined that the existing gymnasium is not adequate to meet the future needs of the school system or if there are safety concerns, a determination has to be made to demolish this facility even if it is not at end of life. The new school would be build west of this existing structure and both could co-exist on this parcel of property with no adverse effect. This existing gym will not be attached to the new school when built. If it is determined that it is cost effective to keep this building, it will not be attached to the future new elementary building.

On a similar note, the gymnasium at Bryce Valley High School is a similar design and age. It is showing many of the same problems seen on the Panguitch Elementary structure. If safety concerns are noted at the PES facility, an additional study may be warranted for the Bryce Valley gym also.

An existing architectural firm is currently under contract with Garfield County School District to provide services in designing new schools. The purpose of this contract is to seek input and services totally independent of our past knowledge concerning this particular building. **Anyone having past experience with this building must declare their connection prior to being awarded this contract.**

- I. **General:** Garfield County School District seeks proposals from qualified engineering firms to provide professional engineering services for an independent evaluation of the Panguitch Elementary Gymnasium. Garfield County School District will select a firm to provide the services requested.

- II. **Scope of Services:** Garfield County School District seeks professional engineering services to perform an independent evaluation of the Panguitch Elementary Gymnasium for the purpose of determining long term usability and structure life. In particular, the district seeks profession input to determine the costs associated with:
 1. Determine the current state of the building itemizing needed improvements
 2. Determine the projected life of the building with needed improvements
 3. Estimates of costs to involved in rescuing the building to match the life of a new school
 4. Possible designs that would extend the life of the building
 5. An opinion on whether to keep this structure or incorporate a new facility into a new Panguitch Elementray School design
 6. Evidence to support demolition if that is the finding

- III. **Site Visits:** Site visits are strongly discouraged in the interest of reducing costs prior to picking the successful applicant.

- IV. **Term of Contract:** Garfield County School District shall enter into a contract specific to this one project only; independent evaluation of the Panguitch Elementary Gymnasium

- V. Evaluation of Proposals: Selection criteria shall be based on costs associated with a study on long term utilization of the gymnasium based on structure, safety, construction and usability of the gymnasium.
- VI. Contents of Proposals: Each firm which wishes to submit a proposal in response to this Request for Proposals (RFP) must submit a proposal that outlines the cost associated with a full study of habitability of this structure and duration for expected use.
- VII. Rejection of Proposals: Garfield County School District reserves the right to reject any or all proposals received.
- VIII. Deadline: All proposals must be received by 5pm on September 8, 2017. Proposals shall be mailed to Garfield County School District, PO Box 398, Panguitch, Utah 84759

Any questions can be directed to Tracy Davis, 435-310-0685

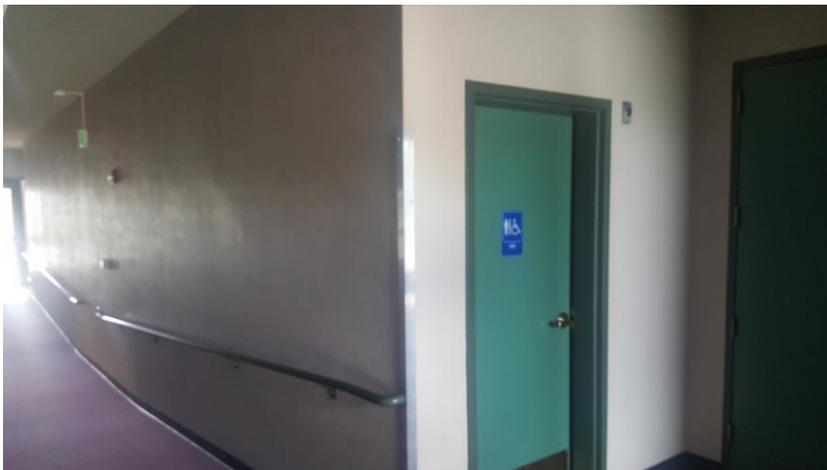
Known Facts concerning the Panguitch Elementary Gymnasium:

Address: 100 S 165 W, Panguitch, Utah





Gym was built in 1997 – 20 years old
Gym will be a standalone structure
Gym is attached to existing elementary(to be demolished)



Entry hallway contains men and woman's bathrooms. The hallway sinks to the entry level of the existing school entry hallway. This floor could be leveled for aesthetics



One of the main issues of the building is that the truss system ends on top of the walls and a poor collection system allows water to run down both sides of the wall; inside and out. This appears to have been happening since the gym was completed. The current gutter system comes straight down the wall and empties on the sidewalk and what water that makes it that far goes in the separation between the walls and the sidewalk.



The water that makes it to the ground is channeled to a French drain within 5 feet of the building which is thought to have caused a sinking condition for the SW corner of the building.



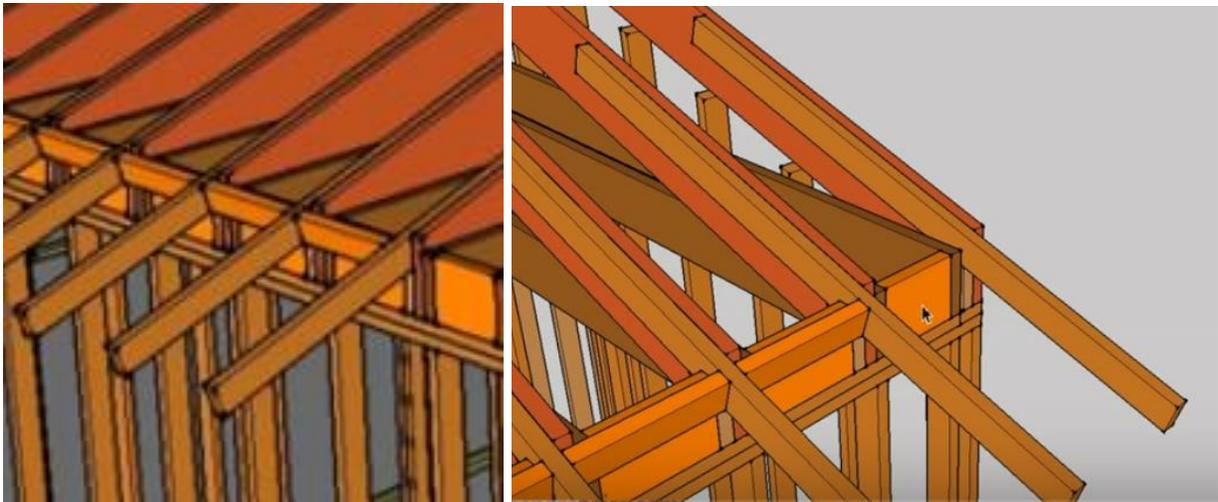
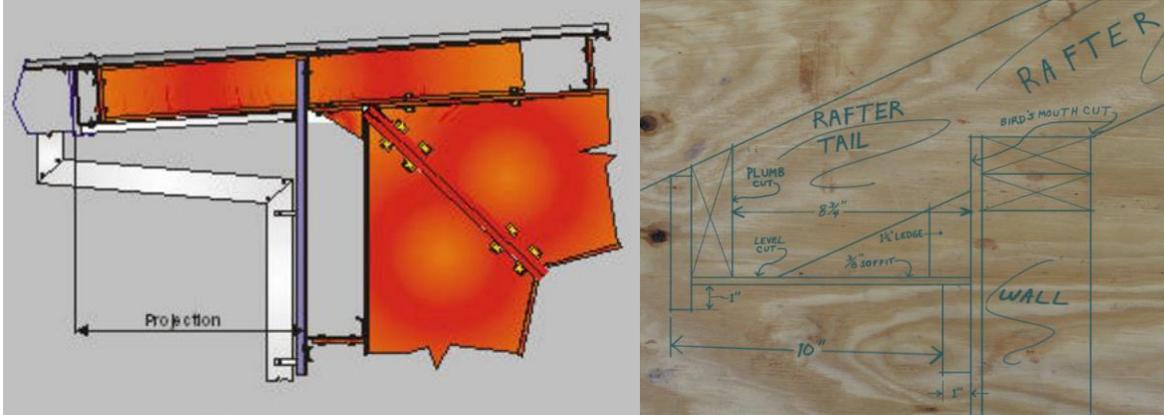
Interior of the gymnasium is in great shape but the building has stains from water coming down the inside walls as well as the exterior walls. Stress cracking is visible on most wall faces.



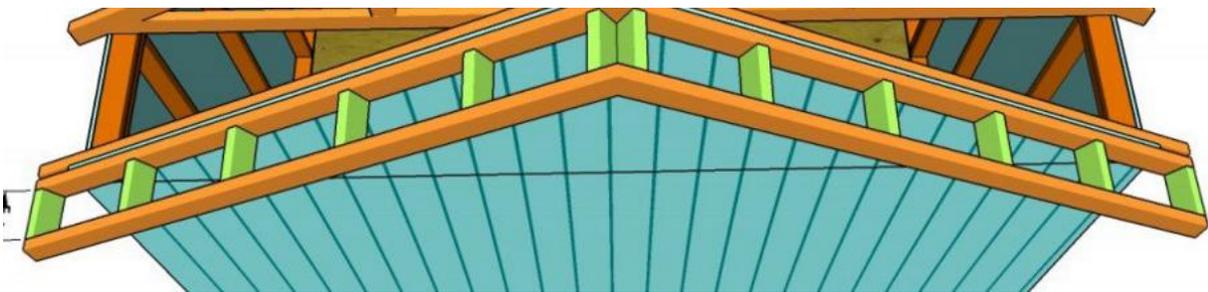
Staining on the exterior walls show leaching and hard water paths

POSSIBLE REMEDIES

1- Get the water away from the walls

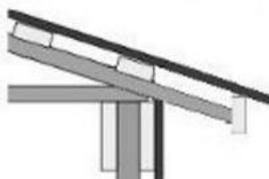


Eave Extensions

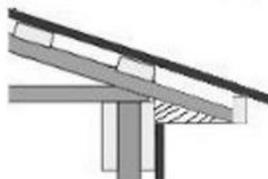


End Gable Extensions

Open Overhang



Boxed Overhang



2- Boxed overhangs with soffit material for finished look

3- New French drains away from the building foundation that tie to the rain collection system

4- New Rain Gutters and water collection system piped to French drains away from building foundation

5- New Steel Roof to tie new extensions and old truss system together

A question and answer session will be available via digital conferencing at the following times for your access.

Tuesday, September 5, 2017, 10:00AM

https://join.avc.uen.net/index.html?id=671254670&secret=p_Op2Kv0IPX0W5c3_Lp8ug