

Request for Proposal
Point Phase 1 Public Infrastructure District No. 1
Draper, Utah
The Promenade Project
Quality Assurance and Construction Materials Testing Services

Request for Services

Point Phase 1 Public Infrastructure District No. 1 (“District”) invites qualified services firms to submit a proposal for Construction Materials Testing and Quality Assurance Services for the Promenade Project at The Point of the Mountain located in Draper, Utah. The Request for Proposal (“RFP”) is part of a public procurement process conducted on behalf of the District Board of Trustees. Submittals shall include all information required in the Proposal Submissions section outlined within this RFP.

Description of Project

The District is a quasi-municipal corporation and political subdivision of the State of Utah. The Board of Trustees of the District is comprised of representatives from Lincoln Properties, Wadsworth Development Group, Colmena Group, and the Point of the Mountain State Land Authority. The Point of the Mountain is a 600-acre development project situated on the former site of the Utah State Prison in Draper, Utah. It is envisioned as a vibrant, mixed-use community that will foster innovation, economic growth, and enhance quality of life.

The District is seeking proposals from qualified services firms for Construction Materials Testing and Quality Assurance Services for The Promenade Project. The Promenade is the social heart of The Point. It features a European-style plaza with walkable gathering spaces and small retail and dining pavilions. It is flanked by roads on either side which can be closed for events. The general contractor for The Promenade Project is R&O Construction.

Scope of Services

The selected firm shall provide on-site inspections and materials testing for all public and private infrastructure. The public and private infrastructure includes, but is not limited to, the following: sanitary sewer, culinary water, secondary water, storm drain, power conduits, communication conduits, roadway typical sections, curb, gutter, sidewalk, and street lighting. Minimum sampling and testing shall follow APWA Standard Drawings and Specifications (current edition), Draper City Standard Specifications, Jordan Basin Improvement District Standard Specifications, and WaterPro Standard Specifications. All laboratory testing shall be performed at either an ASTM or AASHTO certified facility.

1. Earthwork: On-site technicians as scheduled by the general contractor to observe and test subgrade preparation. The field and laboratory tests shall be performed in accordance with ASTM or AASHTO procedures. The field moisture density tests shall be conducted with a nuclear moisture-density gauge.

2. Concrete: ACI or WAQCT certified concrete technician, as scheduled by the general contractor, to observe and test fresh concrete for slump, air content, unit weight and temperature. Compressive strength test specimens shall be fabricated on-site and later transferred to the laboratory, after initial curing, for determination of compressive strength.
3. Asphalt: On-site technicians as scheduled by the general contractor to observe and test placement of asphalt material. Asphalt densities shall be obtained with a nuclear density gauge. The asphalt shall be sampled and tested in the laboratory for determination of aggregates and oil content.
4. Special Inspections: On-site technicians as scheduled by the general contractor as needed for structural steel, wood, masonry, and other inspections as required by the local AHJ (Authority Having Jurisdiction) and/or included in the drawings and specifications.
5. Engineering: Provide geotechnical recommendations, supervise engineering technicians, and review, evaluate, and submit test results in report format.
6. Final Report: Provide a final comprehensive report in PDF format that includes all testing results at completion of project.
7. Meetings and Coordination: Attend weekly on-site construction meetings with the general contractor and project manager. It is the responsibility of the firm to coordinate with the Project Manager to resolve any testing deficiencies or unacceptable materials placed.

Before submitting a proposal, each firm is encouraged to visit the site of the work and fully inform themselves as to all existing conditions and limitations. All work shall be in general accordance with the approved construction drawings and technical specifications. Each firm shall familiarize themselves with all applicable laws, building codes, rules, standards, and regulations.

Labor, Materials, Vehicles, and Equipment

The qualified firm shall furnish all personnel, materials, equipment, and transportation required to perform the work. Personnel shall have appropriate vehicles, cellular phones, computers, and miscellaneous equipment and supplies (printers, calculators, manuals, office supplies, safety equipment, etc.) required to perform the work.

Proposal Submissions

Please submit a proposal for all work, labor, and materials required to perform the scope of work in electronic format via email to Ryan Homer at ryan.homer@LPC.com by **June 1, 2026**. Selection will be based upon the District's determination of the most qualified firm and consideration of the following factors which may include, but are not limited to, overall value, expertise, experience, references, responsiveness, demonstrated understanding of the project, ability to execute the work, and total project fee.

The proposal shall contain the following elements:

- Introduction to your firm.
- Discussion of the understanding of the scope of work, including proposed techniques that would be employed to manage the work.
- Proposed project team members and experience.
- Three reference projects with a similar scope of work.
- Three reference contacts.
- Proposed fee structure, including hourly rates, unit pricing, and direct costs to perform the necessary construction materials testing and quality assurance services. Include, at a minimum; costs per trip, hourly rates for technicians and inspectors, costs for laboratory tests (soils, concrete, asphalt, and masonry), and other administrative or support services necessary to perform the scope of work.
- Laboratory certifications and Technician certifications.
- Estimated total project fee.

The District may choose to schedule interviews with certain firms following submittal of proposals. All expenses incurred by your firm in preparing your proposal, attending interviews, and all other expenses otherwise associated with this solicitation shall be borne solely by your firm.

Selection

The District will score the proposals and identify leading candidate(s) based on the following criteria:

- Technical approach: 20%
- Team resources and capabilities: 20%
- Demonstrated experience with similar projects: 20%
- References: 20%
- Total Project Fee: 20%

Questions

All questions regarding the submittal requirements and/or RFP process should be submitted to Ryan Homer at ryan.homer@LPC.com not later than **May 22, 2026**. Questions will be recorded and distributed to all the RFP recipients on **May 27, 2026**.

Posted on Friday, May 15, 2026.