

# Naming Rights for Pedestrian Bridge Across 3300 North Triumph Blvd

No. 2019-04



**Lehi City Corporation  
Economic Development**

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**RESPONSES ARE DUE PRIOR TO:**

**March 5<sup>th</sup>, 2019  
1:00 p.m. MDT**

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*Preferred method is to submit electronically to:*  
[meldred@lehi-ut.gov](mailto:meldred@lehi-ut.gov)

*Responses may be mailed or hand-delivered to:*  
Lehi City Administration  
Attn: Economic Development  
No. 2019-04  
153 North 100 East  
Lehi, UT 84043

## **Naming Rights for Pedestrian bridge Across 3300 North Triumph Blvd REQUEST FOR PROPOSAL (RFP)**

REFERENCE NUMBER: 2019-04  
PROJECT TITLE: Naming Rights for Pedestrian Bridge Crossing  
PROJECT LOCATION: Lehi City, Utah

SUBMISSION DEADLINE: March 5, 2019  
SUBMISSION TIME: 1:00 p.m. MDT  
SUBMISSION PLACE: Lehi City Administration  
Economic Development  
153 North 100 East  
Lehi, Utah 84043

PROJECT DESCRIPTION: Construct or fund a pedestrian bridge across 3300 North Triumph Blvd in exchange for permanent naming rights for marketing purposes.

PROJECT CONTACT: Marlin Eldred  
Economic Development Director  
Cell: 801-719-8234  
meldred@lehi-ut.gov

RESPONDENTS: Carefully read all instructions, requirements and specifications. Give all requested information properly and completely. Submit your proposal with appropriate supplements and/or samples. Please submit responses through email, mail or deliver to the Lehi City Administration address above by the submission deadline. Proposals received after the submission deadline will not be considered. If submitting by email, you will receive a received response. If you do not receive a received response your proposal was not submitted.

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Additional instructions for submitting responses:

- A. Questions regarding this RFP should be submitted through the project contact listed above for specific questions regarding the proposal content. The bid number and title must be referenced on all responses and correspondence related to the RFP. Significant questions that arise subsequent to the issue of this RFP will be consolidated and

answers will be provided to all respondents on record as receiving this RFP. All questions should be received three (3) working days prior to the RFP due date.

- B. The recommended method to submit your response is through email. By using alternate methods of delivery, respondent bears all risks if documents are not received at the administrative office prior to the submission deadline. Respondents should call to verify that the Purchasing Agent has received the hard-copy response prior to the RFP closing. If using an alternative method, respondents may either mail or hand-deliver one (1) hardcopy and one (1) CD or thumb drive electronic copy to the administration office. Responses should be addressed as follows:

2019-04 "Naming Rights for Pedestrian Bridge Across 3300 North Triumph Blvd"  
Lehi City Administration  
Attn: Economic Development  
153 North 100 East  
Lehi, Utah 84043

Following the deadline, the names of those responding to the RFP will be made public. All other information will remain confidential, as required by law. (See Section 1.8)

Unless specifically authorized by the city's administrative office, telephonic proposals or modifications of proposals will not be considered. However, modifications by email, fax, etc. for proposals already submitted through the proper channels will be considered, if received prior to the time for the submission deadline.

## **SECTION 1: INSTRUCTIONS TO RESPONDENTS**

### **1.1 ADMINISTRATIVE GUIDANCE**

The information provided in this RFP is designed to provide interested respondents with sufficient information to submit responses meeting minimum requirements, but it is not intended to limit response content or to exclude any relevant or essential data therefrom. Respondents are at liberty and are encouraged to expand upon the specifications to give additional evidence of their ability to provide the services requested in this RFP.

### **1.2 SCOPE OF TERMS & CONDITIONS**

Before submitting a response, the respondent shall understand all contract conditions referred to in this document, and any addenda issued before the RFP submission date. It shall be the respondent's responsibility to ensure that the response includes all addenda issued prior to the RFP submission date. By submitting a response, the respondent acknowledges and accepts the Terms and Conditions described herein.

### **1.3 RESPONSE PREPARATION COSTS**

Lehi City is not liable for any cost incurred by the respondent associated with the preparation of the response or the negotiation of a contract for services prior to the issuing of the contract.

### **1.4 RESTRICTIONS**

All responses must clearly set forth any restrictions or provisions deemed necessary by the respondent to effectively service the proposed project.

### **1.5 RFP RESPONSE & CONSTRUCTION COSTS**

Any response submitted pursuant to this RFP shall constitute an offer by the proponent to the City. The construction and naming rights bid submitted with the Bid Form (page 1) shall, upon being awarded a contract/ agreement subject to this RFP, commit the successful proponent to said cost in performing the construction and naming rights bid as defined through the RFP response. The representations contained on page 1 and development renderings submitted pursuant to this RFP, shall be binding upon each respective proponent for (a) sixty (60) days from the submission deadline or (b) until the successful proponent and the City enter into a contract/agreement pursuant to this RFP, whichever occurs first. It is the cities intent to sell the naming rights for marketing and brand recognition purposes for a pedestrian bridge across 3300 North Triumph Blvd in exchange for the pedestrian bridge to be constructed and/or payment for the pedestrian bridge to be constructed through this RFP process.

A respondent may withdraw or modify its response, including the representations made on page 1, prior to the submission deadline as contemplated by Lehi City Municipal Code 03.28.080.C.3. Any such withdrawal or modification must be in writing, and must be signed by the same authorized officer or agent who originally signed the Bid Form (page 1).

#### **1.6 ADDENDUM TO THE RFP**

In the event that it becomes necessary to revise this RFP in whole or in part, an addendum will be provided to all proponents and potential proponents of whom the City has record as having received this RFP. A statement issued in an addendum shall have the effect of modifying this RFP as outlined in said addendum.

Any other communication, whether verbal or written, which are received by any representative of the respondent from sources other than official addendum should be confirmed by the respondent with the RFP contact as being true and accurate prior to incorporating such information into its response. This refers to both formal and informal conversations and communications.

#### **1.7 ALTERNATIVE RESPONSES**

Respondents may submit more than one response, each of which must follow the criteria of Section 3 and satisfy the requirements of this RFP. If alternative responses are submitted, the respondent must explain the reasons for the alternative(s) and its alternative's comparative benefits. Each response submitted will be evaluated on its own merits.

#### **1.8 DISCLOSURE OF RESPONSE CONTENT**

Under the Government Records Access and Management Act, Section 63-2-101 et seq., Utah Code Ann. (1993 and supp. 1996), as amended ("GRAMA") certain information in the submitted response may be open for public inspection. If the respondent desires to have information contained in its response protected from such disclosure, the respondent may request such treatment by providing a "written claim of business confidentiality and a concise statement of reasons supporting the claim of business confidentiality" with the response (GRAMA, Section 63G-2-309). Pricing elements of any response will not be considered protected. All material contained in and/or submitted with the response becomes the property of Lehi City and may be returned only at the city's option.

## **SECTION 2: BACKGROUND AND PROJECT DESCRIPTION**

### **2.1 BACKGROUND**

Lehi City is a family friendly, safe and active community of approximately 65,000 people located halfway between Salt Lake City and Provo, Utah. The mountains above Lehi watch over a dynamic community that has always represented the best of each generation. Today, high tech companies from across the nation have come to embrace Lehi's lifestyle of opportunity and optimism.

As Lehi continues to grow it becomes imperative to provide safe and walkable trail systems throughout the city. Residents and the business community alike view trail systems as a quality of life issue. Trails used to be an amenity but they are now considered an essential service.

Through a tiger grant, Lehi City will be constructing in 2019 a new pedestrian bridge over SR-92 to connect the Utah Southern Rail Trail system to the Murdock Canal Trail system. This will allow continuous flow options from Salt Lake County to Utah County and will tie into the Jordan River Parkway and Historic Rail Trail systems. The system will also connect to a series of mountain bike trails joining Lehi and Draper over Traverse Mountain. The planned Triumph Boulevard pedestrian bridge will facilitate a safe and efficient crossing on the Historical Rail Trail system and provide connectivity to the Murdock Canal Trail system. Lehi City seeks to create a win-win partnership where a successful RFP recipient will be able provide a bridge for Lehi City and visible marketing for the life of the bridge.

### **2.2 PROJECT DESCRIPTION**

The City is seeking proposals for the construction and naming rights for marketing and brand recognition purposes of a pedestrian bridge across 3300 North Triumph Blvd. In return for the naming rights, the bidder will be responsible to construct or fund the construction of the bridge. Lehi City will participate in the project by contributing \$100,000 towards the construction of the pedestrian bridge. The construction can be completed by Lehi City, general contractor or another developer utilizing the successful bidders' design or a pre-fabricated bridge. The pedestrian bridge will retain the naming rights in perpetuity or until such time as the bridge needs to be moved or replaced. The average life expectancy of a static pedestrian bridge ranges from 50 – 100 years. Upon completion of the bridge, Lehi City will take ownership and be responsible for all maintenance. Naming of the bridge would allow the successful bidder to brand/logo the bridge for marketing purposes. It is anticipated that once the I-15 Technology Corridor is completed, Triumph Blvd will have over 25,000 daily travelers. 3300 North Triumph Blvd is located in the heart of Silicon Slopes and is one of the main east-west transportation corridors. Lehi City will also mount and install four (4) 8 foot by

5 foot vertical HD LED Digital signs for marketing purposes. Signs will be located on each side facing north and south. Lehi City retains the rights to the signs for marketing purposes. The size and location are subject to discussion and will be based on design and available space.

The successful bidder will be responsible to tie the pedestrian bridge into the Southern Utah Rail Trail system. The bridge will span 125 feet across the road and will require MSE Walls (retaining walls) on each side. Attachment (1) shows the diagonal anticipated bridge placement. Attachment (2) shows pedestrian bridges with potential design components. The attachment is not intended to be inclusive but give a representation of what a pedestrian bridge could look like. Lehi City is anticipating a pedestrian bridge that embodies the successful bidder, is unique and will become a showpiece for the city. Besides visible signage, the pedestrian bridge will be referred to and marketed by that name, (i.e. The \_\_\_\_\_ Bridge)

### **2.3 SCOPE OF WORK**

The successful bidder will design, purchase or cause to be built a pedestrian bridge across 3300 North Triumph blvd. The pedestrian bridge will include naming rights and/or permanent marketing, branding or logo presence for the bidder.

The successful bidder will be required to follow all planning and zoning ordinances. Concept and final plans will have to go through the DRC review committee, Planning and Zoning Commission and if needed, Lehi City Council. Lehi City would encourage a design that would make the bridge memorable and that creates a lasting impression.

### **2.4 PROJECT SCHEDULE**

**February 5, 2019** RFP will be released

**February 14, 2019** pre RFP submission meeting to answer any questions 1:00 p.m.

**March 5, 2019** RFP submissions submitted to Lehi City by 1:00 p.m.

**March 12, 2019** RFP submissions presented to City Council for approval

**March 13, 2019** RFP bid winner contacted and contract/agreement presented

**October 31, 2019** Pedestrian Bridge completed

### **2.5 PROJECT CONTACT**

Respondents may contact the following individual(s) with questions regarding the project:

Project Contact: Marlin Eldred

Specific questions regarding submittal requirements and/or contract negotiations should be referred to Marlin Eldred, Economic Development Director, Lehi City Corporation. All correspondence will reference RFP 2019-04 and the title.

Email: [meldred@lehi-ut.gov](mailto:meldred@lehi-ut.gov)

Cell: (801) 719-8234

Address: 153 North 100 East, Lehi UT. 84043

## **SECTION 3: PROPOSAL & PRICING**

### **3.1 PROPOSAL**

Each proponent must submit a complete and concise proposal in response to this RFP, and must demonstrate the proponent's ability to meet the requirements of this RFP. Each proposal must be accompanied by a transmittal letter, signed by an authorized representative, binding the proponent to the terms proposed. At the discretion of the City, the contents of any proposal submitted by the successful proponent may become part of any contract awarded pursuant to this RFP.

Each proponent is solely responsible for any information submitted or omitted from its proposal. All materials contained in, or submitted with, a proposal shall become the property of the City, and may be returned only at the City's option.

Proposals must include the following information:

#### **PROPOSAL REQUIREMENTS**

1. A commitment letter to complete construction of the pedestrian bridge.
2. A paragraph or two explaining the vision, permanent marketing, branding, logo presence or naming of the pedestrian bridge for the project site. Conceptual bridge plans, site drawings, architectural drawings and/or renderings to give a visual of the project.
3. A calendar of mile stones showing concept or final plan submission to Lehi City, building permit issued, land preparation if needed, development start and completion dates as it relates to the project schedule.
4. An explanation as to how this project will benefit the company responding to the RFP.
5. A statement as to the financial ability to design and construct or cause to be constructed the pedestrian bridge.

The format and style of the proposal is at the discretion of the respondent. Respondents are encouraged to provide any supplemental information and attachments relevant to the response.



### **3.2 PRE-PROPOSAL MEETING**

A pre-proposal meeting will be held on February 14, 2019 at 1:00 p.m. in the Lehi City Council Chambers (153 North 100 East, Lehi, Utah 84043) to discuss the Scope of Work, and to answer any questions regarding this RFP. Attendance is not mandatory.

### **3.3 REPRESENTATIONS & WARRANTIES**

By submitting a proposal, each proponent represents and warrants that:

- 3.3.1. Its proposal is made in good faith.
- 3.3.2. Its proposal is not submitted in the interest of, or on behalf of, another person or entity.
- 3.3.3. It has not directly or indirectly induced or solicited any other proponent to submit a bid other than in good faith.
- 3.3.4. It has not directly or indirectly induced or solicited any other person or entity to abstain from submitting a proposal.
- 3.3.5. It has not sought by collusion to obtain for itself any advantage over other proponents or the City.
- 3.3.6. It shall not violate, or cause any other person or entity to violate, any Federal, State, or municipal law, including (but not limited to) the Utah Municipal Officers and Employees Ethics Act.

## **SECTION 4: RESPONSE EVALUATION**

### **4.1 EVALUATION PROCESS**

All proposals submitted in response to this RFP will be evaluated in a manner consistent with the Lehi City Municipal Code, and as otherwise set forth in this RFP.

As an initial step in the evaluation process, the City shall review all proposals received by the submission deadline. Next, any timely, yet non-responsive proposals (i.e., those proposals not conforming to the requirements set forth in this RFP or the Lehi City Municipal Code) will be eliminated. All remaining timely and responsive proposals shall then be cursorily reviewed by the City to eliminate from further considerations those bids which, in the sole discretion and judgment of the City, fail to offer sufficient or substantive provisions which are required to warrant further consideration. The City reserves the right to disqualify any proposal that significantly deviates from the terms, conditions, and specifications contemplated by this RFP. Any remaining bids will then be reviewed and evaluated in detail. If the City discovers at any point in the evaluation process that a proposal is lacking required or requested information, the City may remove said proposal from further consideration.

Lehi City reserves the right to be the sole judge as to the overall acceptability of any response or to judge the individual merits of specific provisions within competing offers.

## **4.2 EVALUATION CRITERIA**

In determining which proponent is the best responsible proponent, the City shall evaluate the proposals received in accordance with the following criteria:

- 4.2.1. The proponent's professional reputation (with the City and other entities or individuals), including character, integrity, reputation, judgment, experience, and efficiency. 5%
- 4.2.2. The quality and design esthetics of the goods and services proposed, as well as the quality and design esthetics of previous goods or services provided by the proponent if any. 60%
- 4.2.3. The sufficiency of a proponent's financial resources, and the effect thereof on the proponent's ability to perform the Scope of Work. 5%
- 4.2.4. Any litigation, prosecution, or other claims by or against a proponent. 5%
- 4.2.5. Availability to perform the Scope of Work, as well as the proposed schedule of completion contained in the proposal. 5%
- 4.2.6. Proposal provides the best economic advantage to the city. 20%  
(This takes into account project design and proposed uses, generation of foot traffic)

Total: 100%

## **4.3 AWARD OF CONTRACT**

Upon completion of the evaluation process contemplated by the Lehi City Municipal Code and this RFP, the City may, but is not required to, negotiate with and award a contract for the Scope of Work to the best responsible proponent whose proposal is determined in the sole discretion of the City to be in the best interests of the City.

If the City decides to award a contract pursuant to this RFP, the successful proponent shall be required to enter into a contract with the City for the Scope of Work. The terms and conditions set forth above are non-negotiable, and may not be changed or conditioned upon the contents of any proposal submitted pursuant to this RFP. The City may consider adding additional terms and conditions suggested by the proponent to said contract, but is not required to implement any such terms and conditions into the final contract.

Proponents will be required to provide a letter of credit or show financial ability to borrow, bond or pay for the development.

#### **4.4 RIGHT TO REJECT**

The City reserves the right to reject any and all proposals and to waive any formality in the proposals received, to accept or reject any or all of the items in the proposal, and award the contract subject to this RFP, in whole or in part, if it is deemed in the City's best interest. The City reserves the right to negotiate any and all elements of the proposals if any such action is deemed in the best interest of the city.

**BID FORM: SIGNATURE OF RESPONDENT**

By submitting a proposal pursuant to this RFP, each proponent acknowledges that its proposal may be subject to public disclosure pursuant to the Government Records Access and Management Act, UTAH CODE ANN. § 63G-2-101, *et seq.* (“GRAMA”), as the same may be amended from time to time. If a proponent desires to have specific information contained in its proposal protected from public disclosure, the proponent may provide a written claim and description of business confidentiality with respect to any such information. Filing a written claim and description of business confidentiality does not guarantee that any information will remain protected or private as the City will strictly comply with GRAMA. As a general rule, RFP pricing shall not be considered protected or private information.

I hereby acknowledge that I have received, read, and understand the foregoing “Naming Rights for Pedestrian Bridge Across 3300 North Triumph Blvd RFP” (RFP No. 2019-04). The proposal that has been submitted herewith complies with the requirements of said RFP and applicable provisions of the Lehi City Municipal Code.

Upon acceptance of this RFP, the undersigned agrees to complete all required work as described in this RFP according to the terms and conditions described herein.

Please complete this form and return no later than the RFQ deadline, as indicated on the cover page.

**Company** \_\_\_\_\_

**By** \_\_\_\_\_

**Title** \_\_\_\_\_

**Signature** \_\_\_\_\_

**Address** \_\_\_\_\_

\_\_\_\_\_

**Phone** \_\_\_\_\_

**Email** \_\_\_\_\_

**Date** \_\_\_\_\_

**Attachment 1**  
**3300 North Triumph Blvd Map**





# Attachment 2 Potential Bridge Designs



Triumph Boulevard – Pedestrian Bridge Concept



Concept Rendering

