



## **NOTICE OF REQUEST FOR PROPOSALS**

This notice, dated March 10, 2026, is provided, pursuant to the City of Twin Falls requirements under Idaho Statutes Title 54, Chapter 45, 4511. In compliance with the requirements, CORE Construction is soliciting bids on behalf of the City of Twin Falls as the Construction Manager/General Contractor, from licensed public works contractors and from suppliers for all construction work, materials and equipment, identified, within this Request for Proposal (RFP), deemed qualified by the Construction Manager, the following list of trade subcontract scopes of work are anticipated for this project.

Bid Package FC – Final Clean  
Bid Package #006 – Surveying / Staking  
Bid Package #007 – Earthwork & Paving  
Bid Package #008 – Site utilities  
Bid Package #014 – Site Signage & Striping  
Bid Package #015 – Landscaping & Irrigation  
Bid Package #016 – Artificial Turf & Athletic Surfaces  
Bid Package #018 – Fencing & Gates  
Bid Package #019 – Site Concrete  
Bid Package #024 – Site Furnishings  
Bid Package #075 – Vault Toilet  
Bid Package #098 – Plumbing Systems  
Bid Package #102 – Electrical & Low Voltage Systems

### **SUBMISSION OF PROPOSALS**

**Sealed electronic bids addressed to CORE Construction, Inc. containing one (1) original proposal, on the furnished Proposal Form, will be uploaded to Building Connected web site before 2:00 pm (mdt), March 31, 2026, from licensed Public Works contractors deemed qualified by the CM/GC:**

CORE Construction, Inc.  
777 North 4<sup>th</sup> street  
Boise, ID 83702

Proposals will be opened publicly **via Building Connected secure software**, for evaluation in the presence of the City of Twin Falls personnel and authorized representatives on the above-mentioned bid date at 3:00 pm (mdt), for the furnishing of all labor, equipment, and materials to perform the Work in conjunction with the:

**City of Twin Falls  
Vista Bonita Park Expansion  
Twin Falls, ID 83301**

### **BID SUBMITTAL – DOCUMENTS REQUIRED**

Submit the following documents arranged in order, clearly identified, with Subcontractor's Name, Project Name, and Trade Scope of Work:

1. Subcontractor Proposal/Bid Form.
2. Subcontractor's detailed breakdown of proposal, inclusions and exclusions.
3. Subcontractor may include additional documentation to clarify its Proposal and/or Options.



Subcontractors must be prequalified to bid this project. Please contact Debbie Cardelli to request an invitation to qualify with CORE Construction. - [debbiecardelli@coreconstruction.com](mailto:debbiecardelli@coreconstruction.com).

**Applications for Qualification shall be received by 5:00 PM mdt, Tuesday, March 17, 2026.**

## **DESCRIPTION OF THE PROJECT**

In General, the project consists of the Twin Falls Parks and Recreation Vista Bonita Park Expansion plan at the Vista Bonita Park, Add Alternates include Prefabricated Restroom Building with additional Shade Structures and Splash Pad, a dog Park and Competition Corn Hole. The addition to the existing park consists of approximately 6 ACRES TO improve community, service, capacity, and family play.

The project includes earthwork and paving for a parking field, walking trails, sports field, it also includes landscaping, and irrigation, the installation of a prefabricated concrete restroom building, multiple freestanding low maintenance shade structures located throughout the park site, and new construction of a public splash pad designed for interactive water play. Supplemental irrigation, plumbing and electrical services are included in the scope of services

Work commencing following completion of construction documents with an anticipated start date in April 2026 with completion anticipated in September 2026.

The project is estimated to be between \$1,250,000 to \$1,900,000

## **EXISTING CONDITIONS**

CORE has scheduled a non-mandatory site walk for Thursday 3/19/26 at 1:00 pm. Otherwise, the site is available to subcontractors to view without advance coordination with CORE. Do Not Contact the Client / End Users for Access to the Site. CORE has published reference documentation on existing conditions of the proposed site at the FTP site. These documents may include, as-built documents, drone videos / images, laser scans, photos, etc. If there is any specific information about existing conditions that is required to finalize the value of the scope of work proposal package, CORE encourages issuing a Request for Information identifying the necessary data.

If information that is needed to finalize the proposal value is unavailable at the deadline for proposals, include the value as an Allowance, clearly identified in the Voluntary Alternates section of the Proposal ("Bid") Form.

## **PROJECT DOCUMENTS**

The Construction Documents to be used in developing pricing for this proposal package can be found within Building Connected and are also available here:

<https://core.egnyte.com/fl/d6X394FJDD74>

Documents included are as follows:

1. Notice of Request for Proposal
2. Scope of Work Proposal Packages
3. Construction Document Drawings
4. Site Investigation Reports (as/if applicable)
5. Preliminary Construction Schedule
6. Preliminary Construction Activity Plan / Site Logistics Plan
7. Supplemental Documents including:



- a. CORE Subcontract Agreement Template
  - b. CORE Insurance Requirements for Subcontractors
  - c. Billing Procedures Template
  - d. Textura-CPM Sub Fee Overview
  - e. W9 for subcontracts Agreement
  - f. ID Attachment B Subcontract General Provisions
  - g. IDAZ Attachment E Subcontract Standard Insurance Requirements
  - h. IDAZ Purchase Agreement
  - i. IDAZ National Subcontract Cover Template
8. Addenda & Clarifications (as /if applicable)
  9. Project Bid Forms
  10. RFI Responses

### **QUESTIONS / RFI'S**

All questions and RFI's shall be submitted to CORE Construction not later than Tuesday, March 24, 2026, to allow sufficient time for responses prior to the proposal due date. Submit RFI's via Building Connected.

### **CONSTRUCTION TIMELINE**

It is anticipated that a notice to proceed will be issued by the Owner on or about April 17, 2026. Final completion is anticipated on or about October 20, 2026.

### **BONDING REQUIREMENTS**

Subcontractor performance and labor and material payment bonds **are not required**.

### **PREPOSAL MEETING**

A mandatory preproposal meeting **is not scheduled** for this project.

### **SITE VISITS**

The **non-mandatory site visit is scheduled for March 19, 2026 at 1:00 pm** (mdt). To allow interested bidders to view existing site conditions. Otherwise, the site available to subcontractors to view without advanced coordination with CORE Construction. Do Not Contact the Client / End Users for Access to the Site.

Project location.



102 Caliente Ave  
Twin Falls, Idaho 83301  
<https://earth.google.com>

**SUBCONTRACT AGREEMENT**

Please refer to the supplemental document "Standard Subcontract Agreement". Any requested changes to the CORE Subcontractor Agreement must be made in writing prior to, or at the time of submission of Subcontractor's Proposal. If no change requests are submitted, Subcontractor represents that by submitting its Proposal that the sample Subcontractor Agreement will be executed by Subcontractor without change or alteration.



### **INSURANCE REQUIREMENTS**

CORE & the City of Twin Falls has elected to utilize its standard insurance requirements in its subcontract agreement. Please see insurance requirements included in the supplemental documents, located at the download link reference above.

### **LABOR RATES**

This project is **NOT** subject to prevailing wage rates or the most current Davis Bacon Labor wage rates.

### **IDAHO STATUTES**

Title 54; Chapter 45

54-4511. Award of Contracts – Dual Capacity.

(6) All construction work, materials, and equipment shall be awarded to the lowest responsive qualified bidder. For good cause, the public entity may approve the award of bids based upon fewer than three (3) bids.

### **DISCLAIMER**

The City of Twin Falls and CORE Construction reserve the right to accept or reject any or all proposals and to waive irregularities in the proposal process and accept the proposal which is determined by City of Twin Falls and CORE Construction to be in their best interest. The City of Twin Falls and CORE Construction are equal opportunity employers and will not knowingly discriminate in any area of employment. City of Twin Falls and CORE Construction invite all businesses which include women-owned, minority-owned, and disadvantaged business enterprise companies to participate in the proposal process.

### **END OF NOTICE OF REQUEST FOR PROPOSALS**