



# ENTHEOS ACADEMY

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*Entheos Academy*

## REQUEST FOR PROPOSAL

**Kitchen Remodel**

**Kearns Campus**

**4710 W 6200 S, Kearns, UT 84118**

**(801) 417-5444**



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## SECTION I

### SELECTION SCHEDULE

**Notice of RFP:**

April 3, 2025- April 17 2025 – published on the Entheos Academy website –  
[www.entheosacademy.org](http://www.entheosacademy.org)

**Submission Deadline:**

Thursday, April 17 2025, by 5:00 pm to Sue Talmadge at [sue.talmadge@entheosacademy.org](mailto:sue.talmadge@entheosacademy.org):  
Proposals must be submitted in compliance with Section IV of this RFP.

**Award Date:**

Friday, April 25, 2025.

## SECTION II

### INTRODUCTION



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- A. Entheos Academy is requesting proposals for kitchen remodel services to be completed over the summer of 2025 at our **KEARNS campus**, and finished prior to the 2025-26 school year. Entheos Academy serves approximately 1050 Kindergarten through 8th-grade students at two campuses on the west side of the Salt Lake Valley. Entheos has been providing a quality charter school education to students for over a decade. Entheos is seeking proposals from qualified contractors for a kitchen remodel at Entheos Academy. The project includes extensive kitchen equipment installations, electrical, plumbing, and mechanical work. The remodel will enhance the functionality and efficiency of the kitchen facilities, with specific work details outlined below.
- B. **AWARD OF CONTRACT.** The contract will be awarded to the offeror whose proposal is determined to be the most advantageous to Entheos, taking into consideration the evaluation factors set forth in this RFP.

## SECTION III

### PROPOSAL INFORMATION

- A. Proposals must be submitted in compliance with Section IV of this RFP.
- B. The services required and offered in a proposal should meet the needs described below. Only one proposal from each offeror may be submitted and considered. Offerors may include any special or unique services they plan to provide.
- C. Proposals will be evaluated by a committee appointed by the Entheos Academy Governing Board. The school will cooperate with all potential offerors, to the extent reasonably possible, in their attempt to obtain information. Discussions may be conducted with offerors who submit proposals to ensure a complete understanding of and responsiveness to the solicitation requirements.
- D. It is understood that Entheos' issuance of this RFP does not obligate Entheos to accept any of the proposals submitted in response to this RFP, nor does it guarantee that Entheos will, in fact, accept any of the said proposals. Accordingly, no agreement exists between Entheos and any offeror until a written contract is approved and executed by the Entheos governing board.



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- E. This RFP does not obligate Entheos to pay for any costs of any kind whatsoever that may be incurred by an offeror or any third parties in connection with a proposal. All proposals, responses, and supporting documentation shall become the property of Entheos.
- F. At any time during the evaluation process, the evaluation committee may, with appropriate approval, request best and final offers as provided for in Section 63G-6a-707.5, from responsible offerors who submit responsive proposals that meet any minimum qualifications, evaluation criteria, or score thresholds identified in this RFP.

## SECTION IV

### PROPOSAL REQUIREMENTS

- A. Proposals must contain a cover letter, which shall include the following:
  - a. A statement of the offeror's intent to provide the services outlined in this proposal
  - b. The legal company name
  - c. Complete company address
  - d. Company contact person's name, phone number, and email address
  - e. Company's website address
  - f. Signature and position/title of the company's authorized representative
  - g. The date of submission
- B. Proposals must address the Proposal Specifications outlined in Section V below.
- C. Proposals must include evidence of a current business license and insurance.
- D. Proposals must be emailed to Sue Talmadge at [sue.talmadge@entheosacademy.org](mailto:sue.talmadge@entheosacademy.org) on or before Thursday, April 17, 2025, by 5:00 pm. Proposals should be in a PDF format. **All Cost information provided by the offeror must be contained in a separate pdf file and clearly identified as cost information.**



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- E. **The subject line of the emailed proposal must include “Request for Proposal - Entheos Academy Kitchen Remodel Services.”**
- F. Proposals must be signed by the offeror.

## SECTION V

### SPECIFICATIONS

#### SCOPE OF SERVICES:

##### **Electrical:**

1. Remove and discard 10 existing light fixtures and replace them with new LED flat panel fixtures.
2. Change 3 outlets on the south wall to double duplex outlets protected by three GFCI outlets.
3. Change the outlet below the roll-up window in the cafeteria to a double duplex outlet.
4. Add another outlet for an additional cooler in the cafeteria.
5. Move all surface-mounted outlets to be inside the wall and remove the conduits.
6. Remove the phone jack.
7. Remove the fire alarm horn, smoke detector, door access sensor, and camera from the



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wall and ceiling, then re-install them after refinishing.

8. Rewire the dishwasher.
9. Add 2 drop cords in the ceiling for the prep table and run 2 new circuits from the electrical panel.
10. Install 2 emergency lights.

## **Plumbing:**

1. Remove and replace all fixtures and sinks.
2. Break up and remove the dishwasher floor sink to be underneath the rinse sink.
3. Break up and remove the ice maker floor sink and change it to a mop sink in the corner.
4. Replace the other 4 floor sinks in the same locations.
5. Remove the copper line for the dishwasher into the wall and relocate the water filters for the ice maker to a new location.
6. Re-pour concrete floor as needed.

## **Drywall and FRP Installation in the Kitchen:**

1. Repair the drywall after the FRP is removed.
2. Patch holes caused by moving the electrical.



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3. Install FRP on the kitchen and storage room walls.

## **Dish Table, Clean Straight Custom Extension:**

1. Resco Model No. Dish Table Extension, or similar.
2. Custom-made dish table and installation.
3. Assemble wire shelving and install.
4. Install wall-mounted shelving.

## **Monitoring System:**

1. Kitchen Brains/Fast Model No. 75LCT Modular Temperature Alarm for walk-in coolers and freezers with enclosure, surface contact, digital display, adjustable alarm set points, time delay, touchscreen interface, rechargeable battery with recharging circuitry, Bluetooth connectivity, light control, and aluminum stainless steel faceplate, or similar.
2. Mechanical Installation for the Bluetooth Monitoring System in both the walk-in and freezer.

## **Wall-Mounted Shelving:**

1. Resco Model No. Wall Mounted Shelving, or similar.
2. 3 x 12" x 36" wall-mounted shelving (stainless steel).
3. 2 x 12' x 48" wall-mounted shelving (stainless steel).



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## **Pre-Rinse Faucet Assembly with Add-On Faucet:**

1. 4 x T&S Brass Model No. B-0133-12-CR-BC pre-rinse units, spring action gooseneck, 8" wall mount, low flow spray valve, 12" add-on faucet, ceramic faucet, wall bracket, or similar.

## **Wire Shelving for Dry Storage Room:**

1. 20 x Centaur Model No. Wire Shelving for dry storage (74" high), or similar.

## **Serving Counter (Cold Food):**

1. Cambro Model VBRUHD6110 Versa Food Bar Ultra Series serving buffet, cold food, 6 ft unit, or similar.
  - Dimensions: 82" L x 42 ½" W x 62 ¾" H
  - Features: Holds (5) full-size food pans, accommodates various-sized food pans up to 6", cooled with optional Camchillers or Coldfest, sneeze guard with protective end panels, merchandising shelf, and storage compartments with lockable doors.
2. VBRWC110 Versa Well Cover Food Table, or similar.
3. VBRCVR6000 Versa Food Bar Cover for 6ft food bar opaque, or similar.



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## Roll-Up Door:

1. Remove the existing roll-up door and install a new roll-up door with motor.
2. Includes rolling shutter, mounting surface, U-channel, curtain (mini foam-filled), guide rails, operator (GAPOSA motor), LED exit, universal V-wand, and shipping.
  - Clear Opening Dimension: 144" x 60"

## Tile Floors (Kitchen, Storage Room):

1. Tile the floors (approx. 1,100 SF) with 6 x 6 Montebello gray quarry tile and 280 LF cove base tile, or similar.
2. Allowance for purchase of 8 kits of Kerapoxy IEG CQ commercial epoxy grout, or similar.
3. Install and set materials, including 6 x 6 tile over concrete.

## EXPERIENCE AND QUALIFICATIONS

### Other Requirements:

1. All contractors and subcontractors are appropriately licensed.
2. Able to begin providing full services as of June 2025.
3. Quality References/history of delivering successful services.
4. Have a current business license and insurance.
5. At least 3 years of experience in providing contracting services..



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## SECTION VI

### EVALUATION CRITERIA

#### Criteria Unrelated to Cost

- A. Scope of services (**22 points**); ability to fulfill the requirements listed in Section V.A.
- B. Experience and qualifications of the offeror (**20 points**); ability to meet licensing requirements, timeline, provide references, business license, and insurance, years of experience.

#### Criteria Related to Cost\*

##### Pricing Structure Requirements

The school is seeking proposals for a construction contract for the kitchen remodel. The successful contractor will provide a fixed-price or lump sum proposal that includes all costs for the completion of the project, including labor, materials, equipment, and any other necessary expenses. Proposals based on a cost-plus-a-percentage or similar cost-plus structures will not be considered.

**Non-Permissible Contract Types:** The following types of contract structures are prohibited under federal regulations and will not be accepted:

1. Cost-Plus-a-Percentage of Cost: This structure, where the contractor is reimbursed for costs incurred plus an additional percentage for profit, is not permissible under federal funding rules.



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2. Cost-Plus-Fixed-Fee: A structure where the contractor is reimbursed for actual costs plus a fixed fee for overhead and profit. This model is also restricted under federal guidelines.
3. Cost-Plus-Incentive-Fee: Any contract that includes payment structures based on costs incurred, combined with an incentive fee for meeting or exceeding certain performance targets, is prohibited.

**What is Permissible:** The school is only accepting proposals based on the following contract structures:

- Fixed-Price (Lump Sum) Contract: A fixed price for the entire project that includes all costs (materials, labor, etc.) and does not vary.
- Unit-Price Contract: In some cases, unit prices may be acceptable, provided that the total cost is fixed and there is no cost-plus structure involved.

## Electrical Work Specific Requirements

While the overall contract will be a lump sum, **electrical work must be separated out** from the lump sum proposal. A separate invoice for the electrical work must be provided, detailing the costs associated with this aspect of the project. This separation is required to ensure transparency and facilitate proper tracking and accounting.

The contractor's proposal must comply with all applicable federal procurement regulations and funding restrictions. The school will disqualify any proposals that include prohibited cost-plus or similar pricing structures.

- C. This criterion is based on the cost proposed in section V(B)(4) above **(42)**.

Total points available based on Evaluation Criteria: **62 points**.



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\*NOTE: Cost is evaluated and scored independently.