

Request For Qualifications | Proposals Construction Manager | General Contractor

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13 February 2019

The Board of County Commissioners of Archuleta County, Colorado is soliciting Qualifications and Proposals from qualified general contractors to provide preconstruction, and construction, services for the new Archuleta County Detention Center to be constructed in Pagosa Springs.

The Project will consist of a new **23,000 gross square foot Detention Center** containing approximately 54 beds. In addition to the inmate housing units the Project will also include, among other things: Booking, Central Control Room, Exercise and Multi-purpose Program Spaces, Kitchen, Laundry, Medical, and an enclosed Vehicle Sallyport,

The site is roughly **five (5) acres** within the Harman Park development west of downtown on Highway 160.

All Qualifications|Proposals received will be scored and the top four (4) companies will be invited to Interview with the County. The County's objective is to announce its selection of a CM|GC and award of a 2-part contract – Part 1 being preconstruction services and Part 2 being construction services - on March 5, 2019. [A schedule for this selection process is included on the following in page.](#)

Pre-construction services would begin immediately upon selection - with the CM|GC's first construction cost Estimate due in two (2) weeks - and terminate with either the County's acceptance, or rejections, of the CM|GC's Guaranteed Maximum Price (GMP) Proposal. Upon review of the GMP, the County may award a construction services contract to the CM/GC. If an acceptable GMP cannot be reached, the County will pay the CM/GC for his preconstruction services, and pursue other options, with no further obligation to the CM/GC.

The County wishes to have construction begin in June 2019.

Reynolds Ash + Associates of Pagosa Springs and Durango is the Architect for the Project. The County has been working with RA+A on this, and related Justice projects since mid-2015.

The Architect's Design Team includes:

Associate Architect

Reilly Johnson Architecture
Denver, CO

Civil Engineering

Davis Engineering Services
Alamosa and Pagosa Springs, CO

Kitchen | Laundry Consulting

Systems Design International
Greenwood Village (metro-Denver), CO

Structural Engineering

Reynolds Ash + Associates
Durango and Pagosa Springs, CO

Mechanical | Electrical Engineering

Cator | Ruma & Associates
Lakewood (metro-Denver), CO

Security Electronics Consulting

IMEG (formerly MKK Engineering)
Greenwood Village (metro-Denver), CO

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The Architect completed Schematic Design for a new Sheriff building including both the Law Enforcement Office (10,000+ sf) and the Detention Center at this site in September 2017. The Architect is now working to design the Project so that the Detention Center can be built as the 1st Phase and the Law Enforcement Office can be built as a 2nd Phase. The September 2017 Schematic Design drawings are available for use in response to this RFQ|P, and in preparation for an Interview with the County, and members of the Design Team.

A *preliminary* Schedule for this CM|GC selection is as follows.

- 13 February 2019** **Issue RFQ|P**
RFQ|P will be posted on the County's website.
- 25 February 2019** **Qualifications | Proposals due at 2:00 PM (*Mountain Standard Time*)**
Proposals must be received by the final filing date and time. Late submittals will NOT be accepted. Faxed or regular mailed submissions will NOT be accepted. Five (5) paper copies and one (1) electronic file are to be delivered to the County's offices addressed to:
- Mr. Greg Schulte**, Manager
Archuleta County Colorado
398 Lewis Street
Pagosa Springs, CO 81147
- Two (2) paper copies and one (1) electronic file are to be delivered to the Architect's office addressed to:
- Mr. Brad Ash, AIA**
Reynolds Ash + Associates
262 Pagosa Street, Suite 200
Pagosa Springs, CO 81147
- 25 February 2019** **County to Notify Firms of the Time of Interviews**
The top four companies submitting their Qualifications|Proposal will be interviewed
- 1 March 2019** **Interviews with the County and Design Team**
Interviews will be scheduled at 8:00, 10:00, 01:00 and 03:00 MST
- 5 March 2019** **Board of County Commissions to Announce the Selection of the CM|GC**
Email sent by 3:00 PM immediately followed by a telephone call from County
- 20 March 2019** **CM|GC to submit its first construction cost Estimate**
- 30 April 2019** **Architect to issue its GMP Pricing Package to CM|GC**
- 21 May 2019** **CM|GC to submit GMP to County**
- 4 June 2019** **Board of County Commissioners to Accept, or Reject, GMP**

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The **Qualifications** submitted by interested CM|GCs shall contain the following information.

1. American Institute of Architects Contractor's Qualification Statement (**A305**) 1986 edition.
2. List of no more than ten (**10**) similar projects of this size (20,000 - 40,000 gsf) completed in the past 5 years, including project name, brief description, and location.
3. List of no more than ten (**10**) similar projects of this size (20,000 – 40,000 gsf) currently under construction, including project name, brief description, and target completion date.
4. List of the county detention centers, and State correctional facilities, currently under construction, or completed, in the past 10 years. Provide the following information for each.

Project Name and Owner's Name
Project Location
Owner Reference with telephone number
Total size (sf) of new construction + Total size (sf) of remodeling
Number of beds added in the new construction and remodel
Construction Cost
Actual (or planned) construction completion date

5. Resumes for your proposed Project Manager, and proposed Project Superintendent with detailed descriptions of their roles on past Detention, and Corrections projects, if any; and a statement of the length of time they have been employed with your company. Also the location of the office from which your proposed Project Manager will be working.
6. Resume for your lead Estimator for the Project, with detailed descriptions of experience with Detention, and Corrections projects, if any; and a statement of the length of time they have been employed with your company as an estimator.
7. Dollar volume of work completed by your company in the past 5 years (2014 through 2018) that was awarded via competitive bidding, and the dollar volume of work completed by your company in the past 5 years that was negotiated with a GMP.
8. Detailed description of your Plan for maximizing the participation of Archuleta and La Plata County subcontractors, and suppliers, in the Project.
9. List of the 5 largest (\$ value) **building** projects currently under construction. Provide the following information for each.

Project Name, Type (*i.e. school, hospital, apartment building*),, and Project Location
Owner and Owner contact with telephone number
Architect contact with telephone number
Total size (sf) of new construction + Total size (sf) of remodeling
Construction Cost
Planned construction completion date (*month and year*)

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Proposal Information to be submitted in Addition to the Qualifications.

The Proposal portion of the submittal must include the following items.

1. Completed **CM|GC FEE & SCHEDULE PROPOSAL FORM** (Exhibit C)

The **CM|GC FEE & SCHEDULE PROPOSAL FORM** (Exhibit C) must be completed in the context of:

- **CM|GC FEE & SCHEDULE SPECIAL INSTRUCTIONS** (Exhibit A, 4 pages)
- **CM|GC FEE STRUCTURE.** (Exhibit B, 9 pages)

The SPECIAL INSTRUCTIONS (Exhibit A), FEE STRUCTURE (Exhibit B), and PROPOSAL FORM (Exhibit C) are included at the end of this document.

2. Exceptions taken to the **CM|GC FEE & SCHEDULE SPECIAL INSTRUCTION** (Exhibit A) and to the **CM|GC FEE STRUCTURE** (Exhibit B).

Terms and Conditions of the Construction Manager | General Contractor contract

The form of contract between the County and the Construction Manager|General Contractor shall be the **AIA** (American Institute of Architects) document **A133-2009 Standard Form of Agreement Between Owner and Construction Manager as Constructor** where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price, with such modifications and additions as are mutually agreeable.

The General Conditions of the Contract for Construction will be the **AIA** document **A201-2007 General Conditions of the Contract for Construction**, with such modifications and additions as are mutually agreeable.

In addition, the Contract Documents will include without limitation:

- A. The County's Request for Qualification|Proposal (RFQ|P), and any Addendum or Addenda to the RFQ/P provided by the County, prior to RFQ/P deadline.
- B. The CM|GC's Proposal including Exhibit C of this Proposal
- C. The Architect's Drawings and Specifications
- D. Addenda, clarifications, or attachment to the above, deemed reasonable and necessary by the Owner (County), and/or the Architect, and as may be provided by the CM|GC (but only if accepted by the County).
- E. The CM|GC's GMP Proposal, initial or revised, as accepted by the Owner (County).

The AIA A133-2009, it is a two-part Agreement. Part 1 pertains to the preconstruction services, and the second part to construction services. Preconstruction services will be through the CM|GC's presentation of its initial GMP, its review with the County and Architect, and possible revision of the GMP.

If a GMP is accepted by the County, then the County will authorize the CM|GC to proceed under Part 2 of the Agreement. It is possible, that after all efforts in reviewing and vetting the CM|GC's GMP, and any subsequent revision to it, that the GMP figure is unacceptable to the County. If that is the case, the County is likely to pay the CMR for its Part 1 preconstruction services and terminate the contract, and instruct the Architect to finish all the Construction Documents for the Project and to put the construction out to Bid as a "Lump Sum".

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Questions about this Request For Qualifications | Proposal (RFQ|P)

Any requests for clarification or additional information deemed necessary by any Respondent to submit a proposal shall be submitted via email, and should be sent to:

Mr. Greg Schulte
County Manager
Archuleta County Colorado
gschulte@archuletacounty.org

AND

Mr. Brad Ash
Reynolds Ash + Associates
bash@ra-ae.com

No verbal instructions or clarifications will be provided to any Respondent, except for minor “process” related questions.

All questions on matters of substance, received before **02:00 PM** (local time) **Monday, February 18, 2019** will be answered in writing, in the form of an Addendum to this RFQ/P and then posted to the County website no later than **02:00 PM** (local time) **Wednesday, February 20, 2019**.

Please acknowledge within the cover letter of your Proposal that you have reviewed any Addendum, or Addenda to the RFP.

Exhibit **A**

CONSTRUCTION MANAGER | GENERAL CONTRACTOR (CM | GC) FEE & SCHEDULE SPECIAL INSTRUCTIONS ARCHULETA COUNTY DETENTION CENTER

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1. PREFACE

The Architect's recent Total Project Cost Model for the Detention Center and Public Lobby states the construction cost for the CM|GC's Scope of Work is approximately \$11,456,300, inclusive of the Contingency to be contained within the CM|GC's Guaranteed Maximum Price (GMP). *The County will keep its own Contingency outside of the GMP.* The Board of County Commissioners has set this figure as the Budget for the CM|GC's Scope of Work, and it should be the assumed cost used in the preparation of the **CM|GC Fee & Schedule Proposal Form** (Exhibit C) that is a part of this RFQ|P.

2. GENERAL SCOPE OF CM | GC SERVICES

The CM|GC's services during the preconstruction phase include, but are not limited to, scheduling, logistical planning, constructability analysis, bid document distribution, bidding of trade contracts, value engineering, cash flow projections, and the submittal of a Guaranteed Maximum Price (GMP) proposal for the construction work.

The CM|GC's services during the construction phase include, but are not limited to, construction management, administration, field supervision, coordinating subcontractors, maintaining quality, meeting schedules and providing the general conditions work for the Project.

Generally, all trade contracts shall be competitively bid and assigned to the CM|GC's contract; however, the CM|GC may be allowed to self-perform work that it traditionally performs with its own forces.

3. PRECONSTRUCTION SERVICES FIXED FEE

The CM|GC shall perform preconstruction phase services that, in general, shall include but not be limited to the following:

- a) Prepare a detailed approach to phasing of the work, mobilization, logistics, quality control and safety, and review it with the Owner and Architect.
- b) Prepare and submit a final Guaranteed Maximum Price (GMP) Proposal for the Owner's optional acceptance reflecting the entire cost, scope of work and the quality intent of the Project before any construction funds are committed. The GMP Proposal shall be supplemented with a complete and detailed breakdown of costs for the entire Project. All construction costs must be clearly defined and included in the GMP Proposal, and as such, allowances for work scope will not be allowed.
- c) The CM|GC's proposed "self-performed work" shall be documented in the GMP Proposal with a detailed, quantified and unit priced cost estimate.
- d) Assist the Owner and the Architect as necessary in interfacing with the Building Department and other authorities having jurisdiction over the Project in order to obtain the building permit(s) on a timely basis for the construction activities.

The CM|GC's Preconstruction Services Fixed Fee shall be based in strict accordance with the following nine (9) page document entitled "CM|GC FEE STRUCTURE" (Exhibit B). All items checked in the first column identified as "Preconstruction Fee" shall be included without exception in Preconstruction Services Fixed Fee, and shall also include the preceding scope of required preconstruction phase services (Items 3.a through 3.d).

The CM|GC's Preconstruction Services Fixed Fee shall be stated on the CM|GC Fee & Schedule Proposal Form (Exhibit C, Item 1).

Exhibit A

CONSTRUCTION MANAGER | GENERAL CONTRACTOR (CM | GC) FEE & SCHEDULE SPECIAL INSTRUCTIONS ARCHULETA COUNTY DETENTION CENTER

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Compensation for expenses in connection with the preconstruction phase services shall be included in the total CM|GC Fixed Fee (Exhibit C, Item 3), and shall be paid in one lump sum with the first construction pay application. In the event the Project or the CM|GC's services are cancelled for any reason whatsoever, the CM|GC shall be reimbursed for actual verifiable costs incurred during preconstruction phase services up to the amount stated in the Fee Proposal.

4. CONSTRUCTION SERVICES FEE

The CM|GC's Construction Services Fixed Fee shall be based in strict accordance with the attached nine (9) page document entitled "CM|GC FEE STRUCTURE." All items checked in the second column identified as "CM|GC Basic Fee" shall be included without exception in Construction Services Fixed Fee.

It is specifically intended that all general conditions costs, CM|GC's field overhead costs, and CM|GC's overhead and profit margin shall be included in the Construction Services Fixed Fee. All general conditions and general requirements as required for the Project shall be provided and performed by the CM|GC. Assigning any of these costs to the trades performing work under Specifications Divisions 2 through 35 is not acceptable and will penalize your Proposal. Cost reimbursement will not be allowed for general conditions or general requirements unless specifically provided in the "CM|GC FEE STRUCTURE." The Construction Services Fixed Fee shall be stated on the CM|GC Fee & Schedule Proposal Form (Exhibit C, Item 2).

This Fee will not be subject to reduction through the efforts of the design team via design refinement, or by the CM|GC via value engineering, procurement and construction efforts. However, abandonment or a significant reduction in the scope or magnitude of the Project would result in a negotiated reduction of the Fee.

5. COST SAVINGS

To the extent the actual cost of the work may be reduced through the course of procurement and construction, the reduction in cost shall revert entirely to the benefit of the Owner. There shall be no "shared savings" compensation to the CM|GC.

6. CONSTRUCTION CHANGE ORDER MARK-UP

For Owner-directed changes to the Scope of Work, the CM|GC shall propose a Percentage Fee for additive change orders to the Guaranteed Maximum Price (GMP) Contract amount. The additive change order mark-up shall be based in strict accordance with the attached "CM|GC FEE STRUCTURE" (Exhibit B). Deductive change orders will be credited only the cost of the work.

The CM|GC's Construction Change Order Mark-up for additive changes to the scope of the work that **do not** involve an extension to the contract completion time shall be stated as a percentage rate on the CM|GC Fee & Schedule Proposal Form (Exhibit C, Item 4).

The CM|GC'S Construction Change Order Mark-up for additive changes to the Scope of Work that **do** involve an extension to the contract completion time shall be stated as a percentage rate on the CM|GC Fee & Schedule Proposal Form (Exhibit C, Item 5).

The maximum amount to be paid to any subcontractor for change order job indirect or general conditions costs, home office general and administrative or overhead costs and profit shall be fifteen percent (15%) of the

Exhibit **A**

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subcontractor's direct costs; ten percent (10%) of any sub-tier contractor's direct costs; and bond and property insurance premiums, if any.

Specify on the CM|GC Fee & Schedule Proposal Form (Exhibit C, Item 6), the direct cost "Free Zone" dollar amount (if any) on Owner-directed changes for which CM|GC change order mark-up would be exempt.

7. SCHEDULE

The final project schedule has not been determined at this time; however, it is the Owner's intent to commence contract negotiations and preconstruction services with the successful Contractor as soon as practical after the selection process is complete. It is anticipated that construction will commence as soon as a permit is issued, and the Owner accepts the CM|GC Guaranteed Maximum Price Proposal.

For the purposes of this RFP, construction is expected to commence in June 6, 2017. It is anticipated that certain long-lead items may be pre-ordered prior to the construction start date. Under the CM|GC Fee & Schedule Proposal (Exhibit C, Item 7) state your proposed construction completion time for this Project (in calendar days) from notice-to-proceed to completion of construction.

8. BIDDING & CONSTRUCTION CONTINGENCY

The CM|GC's contingency shall be used to cover costs of unforeseen job conditions, omissions of the estimate (with the exception of subcontracted work), and discrepancies between subcontractor and supplier scopes of work, which are properly reimbursable as Cost of the Work but are not the basis for a change order. The CM|GC's contingency shall be used with the Architect and Owner's concurrence only, which shall not be unreasonably withheld. Requests for the use of the contingency shall be submitted by the CM|GC within thirty (30) days of the event caused such Cost of Work to be incurred, or as soon as the need is apparent. The CM|GC's contingency shall not be used for repairing or replacement of the Work due to the CM|GC's negligence. The balance of the CM|GC's Contingency which has not been expended for the Project according to the procedures set forth herein shall be refunded entirely to the benefit of the Owner, upon final invoicing. The CM|GC shall also provide the Architect and Owner documented status of the contingency amount on a monthly basis with each payment application.

Specify on the CM|GC Fee & Schedule Proposal Form (Exhibit C, Item 8), the percentage rate for contingency that you propose to be applied to your Guaranteed Maximum Price.

9. ADDITIONAL PROPOSAL RESPONSE REQUIREMENTS

- a) Specify on the CM|GC Fee & Schedule Proposal Form (Exhibit C, Item 9), the percentage rate that you propose for Umbrella and General Liability Insurance.
- b) Specify on the CM|GC Fee & Schedule Proposal Form (Exhibit C, Item 10), the percentage rate that you propose for Builder's Risk Insurance.

Specify on the CM|GC Fee & Schedule Proposal Form (Exhibit C, Item 11), the percentage rate that you propose for Performance and Payment Bond.

Provide a list of the trades that you propose to perform with your own forces. Disclose and explain any additional mark-up for overhead, profit, fee or other margin you would propose or commonly apply to self-performed labor and materials. Specify this mark-up on the CM|GC Fee & Schedule Proposal Form (Exhibit C, Item 12).

Exhibit **A**

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- c) Indicate in your Proposal response how small tools, equipment rental or other similar costs in connection with the CM|GC's "self-performed work" are determined and are proposed to be billed to the Project.
- d) Provide a detailed line-item cost breakdown of your proposed Construction Services Fixed Fee that clearly illustrates the intent of the CM|GC Fee Structure is entirely included and sufficient for the Project.

10. INSURANCE AND BONDING

The CM|GC shall not commence work until it has obtained all insurance required under this section and such insurance has been approved by the County, nor shall the CM|GC allow any subcontractors to commence work until similar insurance required by the subcontractor has been so obtained and approved. The following insurance coverages shall be kept in force during the life of the contract and shall be primary with respect to any insurance or self-insurance programs covering the County, its commissioners, officials, agents, representatives and employees:

- General Aggregate. \$2,000,000 (Except Products - Completed Operations)
- Products - Completed Operations. \$2,000,000
- Personal and Advertised Injury \$2,000,000 (Per Person/Organization)
- Bodily Injury and Property Damage \$2,000,000 each Occurrence
- Property Damage \$2,000,000 General Aggregate
\$2,000,000 Each Occurrence
- Excess Liability \$2,000,000 General Aggregate
\$2,000,000 Each Occurrence
- Automotive Liability Bodily Injury \$2,000,000 Each Person
\$2,000,000 Each Accident
- Automotive Property Damage \$2,000,000 Each Accident
- Workers' Compensation As required by the State of Colorado
- Builder's Risk Equal to the GMP amount

The CM|GC will provide Payment and Performance Bonds for 100% of the Project cost.

11. EXCEPTIONS

Note any and all exceptions or qualifications to this Special Instructions document, the attached nine (9) page document entitled "CM|GC FEE STRUCTURE", and to the proposed form of Agreement **AIA A133** and **A201**.

12. METHOD OF PAYMENT

Payments shall be made by warrants payable to the trade or business name of the Respondent and not to any individual. Payments will be made on a monthly basis. Pay Applications submitted and approved by the 30th of the month will be paid no later than the 30th of the following month. Archuleta County is a public entity. All funding obligations beyond the current fiscal year are subject to the funds being budgeted and appropriated.

END

Exhibit B

CM|GC FEE STRUCTURE

**ARCHULETA COUNTY DETENTION CENTER
PAGOSA SPRINGS, COLORADO**

		Preconstruction Fee	CM GC Basic Fee	Direct Cost of Work	By Owner	By Architect	Not In Contract (NIC)
A.	PROJECT MANAGEMENT						
1.	Architectural Consultant Selection				x		
2.	Civil Consultant Selection					x	
3.	Structural Consultant Selection					x	
4.	Mechanical Consultant Selection					x	
5.	Electrical Consultant Selection					x	
6.	Special Consultant Selection					x	
7.	Review Design Concepts	x			x	x	
8.	Develop Bid Packages	x				x	
9.	Site Use Recommendations	x				x	
10.	Material Selection Recommendations	x				x	
11.	Building Systems Recommendations	x				x	
12.	Building Equipment Recommendations (Movable)				x	x	
13.	Building Equipment Recommendations (Fixed)	x			x	x	
14.	Coordinate Owner-Supplied Fixed Equipment	x			x	x	
15.	Coordinate Owner-Supplied Movable Equipment				x	x	
16.	Construction Feasibility Recommendations	x					
17.	Construction Scheduling Recommendations	x					
18.	Life Cycle Costing Analysis	x				x	
19.	Informal Value Engineering	x					
20.	Formal Value Engineering	x					
21.	Energy Use Analysis & Recommendations						x
22.	Labor Availability Review (Subcontractors)	x					
23.	Material Availability Review	x					
24.	Equipment Availability Review	x					
25.	Subcontractor Availability Review	x					
26.	Construction Logistical & Execution Plan	x					
B.	PROJECT COST CONTROL						
1.	Total Project Cost Budget				x	x	
2.	Schematic Design (SD) Cost Estimate						x
3.	Review Architect's SD Cost Estimate & Verify Costs						x
4.	Design Development (DD) Cost Estimate	x					
5.	Guaranteed Maximum Price (GMP) Cost Estimate	x					
6.	GMP Proposal	x					
7.	Bid Package Estimates	x					
8.	Construction Cash Flow Projections (Monthly)	x	x				
9.	Material Surveys & Trade Contractor Estimates	x					
10.	Set-Up Cost Accounting		x				
11.	Set-Up Reporting Methods		x				
12.	Set-Up Payment Procedure		x				

13.	Set-Up Change Order Procedure		x				
14.	Prepare Change Order Cost Estimates		x				
15.	Verify Correctness of Quantities & Prices of All COs		x				
16.	Continued Project Cost Monitoring		x				
C.	PROJECT SCHEDULING						
1.	Preconstruction Activity Schedule (Bar Chart)	x					
2.	Construction Activity Schedule (CPM Set-Up)	x					
3.	Construction Activity Schedule w/ Milestones (CPM Updates)		x				
4.	Shop Drawing & Submittal Schedule / Procedure		x				
5.	Mock-Up Schedule & Procedure		x				
6.	Short-Interval Schedules		x				
7.	Occupancy Schedules		x				
D.	SUBCONTRACTOR SELECTION / PURCHASING						
1.	Set Prequalification Criteria	x					
2.	Recommend Subcontractor Selection Methods	x					
3.	Recommend Subcontractor Award Methods	x					
4.	Develop Subcontractor Interest	x					
5.	Prepare Bidding Schedules	x					
6.	Issue Plans, Specifications & Addenda	x					
7.	Receive Bids	x					
8.	Analyze Bids	x					
9.	Recommend Award	x					
10.	Determine Local Manpower Availability	x					
11.	Prepare Subcontracts & Supplier Contracts		x				
12.	Prepare Change Orders		x				
13.	Verify Correctness of Quantities & Prices of All CO's		x				
14.	Coordinate Owner-Supplied Fixed Equipment		x				
E.	CONTRACT DOCUMENT COORDINATION						
1.	Constructibility Review & Recommendations	x					
2.	Responsibility For Temporary Facilities	x					
3.	Review For Jurisdictional Overlap	x					
4.	Review For Inclusion of All Work	x					
5.	Review For Adequately Phased Construction	x					
6.	Review For Installation of Owner Supplied Fixed Equip	x					
7.	Identify Long-Lead Items	x					
8.	Identify Commodity Shortages	x					
9.	Apply For Building Permits		x				
10.	Obtain Building Permits		x				
F.	CM/GC OFF-SITE STAFF & SERVICES (AS REQUIRED)						
1.	Corporate Executives	x	x				
2.	Principal In Charge	x	x				
3.	Project Executive	x	x				
4.	Operations Manager	x	x				
5.	Construction Manager	x	x				
6.	Project Manager	x	x				
7.	Project Engineer	x	x				
8.	LEED Management Coordinator						x

9.	Mechanical & Electrical Coordinator	x	x				
10.	Safety Manager / Field Audit	x	x				
11.	EEO Officer	x	x				
12.	Human Resources	x	x				
13.	Secretarial	x	x				
14.	Project Estimating	x	x				
15.	Project Accounting	x	x				
16.	Project Data Processing	x	x				
17.	Project Scheduling	x	x				
18.	Project Purchasing	x	x				
19.	Basic Legal Services	x	x				
20.	Home Office Operating Expenses	x	x				
21.	Benefits for Above Personnel	x	x				
22.	Vacations for Above Personnel	x	x				
23.	Bonuses for Above Personnel (If Any)	x	x				
G.	CM GC ON-SITE STAFF & SERVICES (AS REQUIRED)						
1.	Project Manager(s)		x				
2.	Project Superintendent(s)		x				
3.	Assistant Superintendent(s)		x				
4.	Project Engineer(s)		x				
5.	Field Engineer(s)		x				
6.	LEED Management Coordinator						x
7.	Mechanical & Electrical Coordinator		x				
8.	Quality Control Engineer		x				
9.	Project Assistant / Clerk / Typist		x				
10.	Safety Engineer		x				
11.	Field Accounting		x				
12.	Data Processing		x				
13.	Field Engineering & Layout (Initial Line & Grade)		x				
14.	Field Surveying & Layout For Trades			x			
15.	Registered Surveyor		x				
16.	3D CAD/BIM Coordination		x				
17.	Security Guard / Watchman Service				x		
18.	Ground Transportation		x				
19.	Airline Transportation		x				
20.	Meals & Lodging		x				
21.	Personnel Moving & Relocation Expense		x				
22.	Personnel Subsistence Costs		x				
23.	Benefits for Above Personnel		x				
24.	Vacations for Above Personnel		x				
25.	Safety Incentives for Above Personnel (If Any)		x				
26.	Bonuses for Above Personnel (If Any)		x				
H.	QUALITY CONTROL / WARRANTY						
1.	Implement & Submit Construction Quality Control Plan	x					
2.	Quality Control Responsibility		x				
3.	Quality Control Inspection Responsibility				x	x	
4.	Field Inspector				x		
5.	Inspector's Office				x		
6.	Inspector's Transportation				x		

7.	Inspector's Equipment				x		
8.	Testing & Inspections				x		
9.	Special Inspection Consultants				x		
10.	Special Testing Consultants				x		
11.	Concrete Testing				x		
12.	Masonry Testing				x		
13.	Compaction Testing				x		
14.	Welding Testing				x		
15.	Soils Investigations / Geotechnical Reports				x		
16.	Environmental Testing				x		
17.	Environmental Inspection				x		
18.	Environmental Cleanup Coordination / Govt Document				x		
19.	Special Testing Services				x		
20.	Drug Testing & Screening (Field Personnel)		x	x			
21.	Safety & Quality Control Bonus Incentives		x				
22.	Systems Mockups			x			
23.	Systems Testing			x			
24.	Project Progress Photographs		x				
25.	Warranty Inspections Coordination		x				
26.	Air & Water Balancing			x			
27.	Operator On-Site Training			x			
28.	Prepare Operation Manuals		x	x			
29.	Prepare Maintenance Manuals		x	x			
30.	Prepare Preventive Maintenance Manual			x			
31.	Warranty Inspections Coordination		x				
32.	Warranty Service Cost Reserves		x				
33.	Prepare Punch List(s)		x				
34.	Approve Punch List(s)				x	x	
I.	TEMPORARY FACILITIES						
1.	Temporary Field Office Facility		x				
2.	Field Office Furniture & Equipment		x				
3.	Field Office Printer(s) & Copier(s)		x				
4.	Field Office Fax Machine(s)		x				
5.	Field Office Computer(s) & Software		x				
6.	Field Office Supplies		x				
7.	CMGC's Storage Trailers / Sheds		x				
8.	Field Office Equipment Maintenance & Repairs		x				
9.	Architect / Engineer Temporary Office						x
10.	Project Sign		x				
11.	Directional & Warning Signs (Including Maintenance)		x				
12.	Bulletin Boards		x				
13.	Potable Drinking Water / Ice / Cups		x				
14.	Temporary Protect Existing Trees		x				
15.	Temporary Toilets / Sanitary Sewer		x				
16.	Temporary Construction Fencing		x				
17.	Barricades		x				
18.	Covered Walkways (As Required)		x				
19.	Safety Equipment		x	x			
20.	First Aid Station & Supplies		x				
21.	Handrails / Toe Boards / Opening Protection		x				

22.	Safety Nets		x				
23.	Temporary Stairs		x				
24.	Temporary Scaffolding		x				
25.	Fire Extinguishers		x				
26.	Flagman / Traffic Control		x				
27.	Temporary Foundation Dewatering (Incl Equipment & Fuel)		x				
28.	Casual Dewatering		x				
29.	Concrete Washout System (Incl Maintenance & Removal)		x				
30.	Temporary Erosion Control System / Maintenance / Removal		x				
31.	Stormwater Management / Inspections / Maintenance		x				
32.	Temporary Access Road Construction			x			
33.	Temporary Access Road Maintenance		x				
34.	Street Closure Management Expense		x				
35.	Temporary Storage Yard Rental			x			
36.	Temporary Off-Site Parking Expense						x
37.	Temporary Parking Lot Rental & Shuttle Service						x
38.	Temporary Protect Interior Materials & Finishes		x				
39.	Temporary Protect Exterior Materials & Finishes		x				
40.	Temporary Construction Doors & Hardware		x				
41.	Job Hauling Charges		x				
J.	TEMPORARY UTILITIES						
1.	Temp Telephone / Install Equipment & Monthly Fee		x				
2.	Temp Cellular Phones / Smart Phones / E-Tablets		x				
3.	Telephone Expense (Long Distance Charges)		x				
4.	Telephone Expense (Internet Charges)		x				
5.	Arch / Engr Telephone Charges (Long Distance)				x		
6.	Temporary Electrical Service / Distribution			x			
7.	Temporary Electrical Wiring & Lighting			x			
8.	Lightbulbs & Temp Electrical Maintenance			x			
9.	Electrical Power Consumption Expense		x				
10.	Temporary Water Service / Distribution			x			
11.	Temporary Water Consumption Expense		x				
12.	Temporary Gas Service / Distribution			x			
13.	Temporary Gas Service Consumption Expense		x				
14.	Temporary Heating Service (Permanent System)		x				
K.	CLEAN-UP						
1.	Daily Clean-Up			x			
2.	Final Clean-Up		x				
3.	Final Glass Cleaning		x				
4.	Street Sweeping / Cleaning		x				
5.	Debris Hauling/Removal		x				
6.	Trash Chutes		x				
7.	Trash Dumpsters		x				
8.	Dump Permits & Fees		x				
9.	Dust Control			x			
10.	Drainage Control			x			
L.	WEATHER PROTECTION / TEMPORARY HEATING						
1.	Remove Snow & Ice (Site)		x				

2.	Remove Snow & Ice (Buildings)		x				
3.	Temporary Enclosures (Buildings)		x				
4.	Temporary Weather Protection for Sub Trades			x			
5.	Temporary Heating for Sub Trades		x				
6.	Temporary Field Office Heating Energy Cost		x				
7.	Fuel Cost for Heating (Permanent Heat System)		x				
8.	Temporary Heating System Operation Fire Watch			x			
9.	Permanent Heat System Filter Replacement			x			
10.	Maintenance Cost (Permanent Heat System)		x				
11.	Extended Warranty Cost (Permanent Heat System)			x			
M. ON-SITE EQUIPMENT / HOISTING (AS REQUIRED)							
1.	Automobile(s) & Fuel		x				
2.	Pick-Up Truck(s) & Fuel		x				
3.	Dump Truck / Flat Bed Truck & Fuel		x				
4.	Forklift / Fuel / Operator / Maintenance		x				
5.	Skidsteer / Fuel / Operator / Maintenance		x				
6.	Tires & Maintenance Cost for CM GC Equipment		x				
7.	Air Compressor & Fuel		x				
8.	Temporary Generator & Fuel		x				
9.	Hoisting Equipment & Fuel			x			
10.	Mobile Crane / Operator / Fuel / Maintenance			x			
11.	Tower Crane / Operator / Fuel / Maintenance						x
12.	Material/Personnel Hoist & Maintenance						x
13.	Material/Personnel Hoist Operator						x
14.	Material/Personnel Hoist Gates & Landings						x
15.	Temporary Elevator Cab & Entrance Protection						x
16.	Temporary Elevator Maintenance Charges						x
17.	2-Way Radio Equipment		x				
N. SMALL TOOLS & EXPENDABLE SUPPLIES							
1.	Small Tools (CM GC's Only)		x				
2.	Expendable Supplies (CM GC's Only)		x				
O. LEED CERTIFICATION MANAGEMENT							
1.	LEED Management Coordinator						x
2.	Implement & Submit LEED Management Plan						x
3.	Commissioning Coordination						x
4.	Materials Tracking						x
5.	Construction Waste Management						x
6.	Recycling & Salvage Management						x
7.	Dumpsters for Waste Management & Recycling						x
8.	Cleanliness Protocol of Permanent Equipment & Ductwork						x
P. DOCUMENT REPRODUCTION / PRINTING							
1.	Cost Study Drawings & Specifications				x		
2.	Bid Package Drawings & Specifications				x		
3.	Construction Drawings & Specifications				x		
4.	Subcontractor / Supplier Prequalification Forms	x	x				
5.	Bidding Instructions	x	x				
6.	Postage & Express Delivery Costs	x	x				

7.	Subcontract & Supplier Contract Agreement Forms	x	x				
8.	Shop Drawing Reproduction		x				
9.	Printing & Duplication Expense (Miscellaneous)	x	x				
10.	As-Built Documents (Mark-ups & Recording)		x				
11.	As-Built Documents (Computer Aided Drafting)		x				
12.	As-Built Documents (Printing)		x				
13.	Maintenance Manuals (From Subs)			x			
14.	Operation Manuals (From Subs)			x			
15.	Estimating Forms	x	x				
16.	Schedule Report Forms	x	x				
17.	Accounting Forms	x	x				
18.	Field Reporting Forms		x				
19.	Cost Reporting Forms		x				
20.	Special Forms	x	x				
Q.	INSURANCE & BONDS						
1.	Builder's Risk Insurance			x			
2.	Builder's Risk Deductible		x				
3.	Special Insurance - Earthquake				x		
4.	Special Insurance - Fire				x		
5.	Special Insurance - Flood				x		
6.	Special Insurance - Machinery & Equipment		x				
7.	General Liability Insurance			x			
8.	Umbrella Liability Insurance			x			
9.	Excess Liability Insurance			x			
10.	Completed Products Insurance			x			
11.	Professional Liability Insurance						x
12.	Workman's Compensation Insurance (CM GC's Only)	x	x				
13.	FICA / Medicare Insurance (CM GC's Only)	x	x				
14.	Federal Unemployment Insurance (CM GC's Only)	x	x				
15.	State Unemployment Insurance (CM GC's Only)	x	x				
16.	Performance Bond			x			
17.	Payment Bond			x			
18.	Subcontractor & Supplier Bonds			x			
R.	PERMITS & FEES						
1.	Foundation Permit			x			
2.	Superstructure Permit			x			
3.	Building Permit (General)			x			
4.	Mechanical Building Permit			x			
5.	Electrical Building Permit			x			
6.	Plan Check Fees			x			
7.	Street Use Permit			x			
8.	Curb & Gutter Permit			x			
9.	Sidewalk Permit			x			
10.	Landscape Permit			x			
11.	Street / Curb Design Charge			x			
12.	Sign Permits			x			
13.	Site Drainage Study				x		
14.	Site Drainage Permit				x		
15.	Utility Development Fees				x		

16.	Plant Investment Fees				x		
17.	Electrical Primary Construction Fee				x		
18.	Water Service Construction Fee				x		
19.	Gas Service Construction Fee				x		
20.	Water Tap (Inspection) Fee			x			
21.	Sanitary Tap (Inspection) Fee			x			
22.	Storm Tap (Inspection) Fee			x			
23.	Special Tap Fees			x			
24.	Contractor's Licenses		x	x			
25.	Zoning Fees				x		
26.	Construction Equipment Licenses			x			
27.	Construction Equipment Permits			x			
S.	OTHER COSTS						
1.	Sales & Use Taxes (As Required)			x			
2.	Construction Labor Costs			x			
3.	Construction Material Costs			x			
4.	Construction Equipment Costs			x			
5.	Cost of Design & Engineering				x		
6.	Mechanical & Electrical Systems Design & Engineering					x	
7.	A/E Cost for Bid Packages				x		
8.	Preliminary Soils Investigation				x		
9.	Title / Development Cost				x		
10.	Land Costs				x		
11.	Financing / Interest Cost				x		
12.	Interim Financing Costs				x		
13.	Building Operation After Move-In				x		
14.	Building Maintenance After Move-In				x		
15.	FF&E Coordination Services				x		
16.	Owner Moving Transition Manual				x		
17.	Owner Moving Costs				x		
18.	GMP Financial Responsibilities				x		
19.	Preconstruction Services	x					
20.	Construction Management Services		x				
21.	Guaranteed Maximum Price Proposal	x					
22.	Weekly Project Team & Subcontractor Meetings		x				
23.	Weekly Project Meeting Minutes & Distribution		x				
24.	CMGC Overhead Cost	x	x				
25.	CMGC Profit & Margin	x	x				

END

Exhibit **C**

CM|GC FEE & SCHEDULE PROPOSAL FORM

**ARCHULETA COUNTY DETENTION CENTER
PAGOSA SPRINGS, COLORADO**

RESPONDENT (Company Name) _____

DESCRIPTION	PROPOSAL
1) Preconstruction Services Fixed Fee (Refer to Special Instructions, Article 3)	\$
2) Construction Services Fixed Fee (Refer to Special Instructions, Article 4)	\$
3) TOTAL – CM GC FIXED FEE (1 + 2)	\$
4) Construction Change Order Mark-Up (For Changes Not Involving Completion Time) (Refer to Special Instructions, Article 6)	%
5) Construction Change Order Mark-Up (For Changes That Extend Completion Time) (Refer to Special Instructions, Article 6)	%
6) Change Order Mark-Up “Free Zone” (Refer to Special Instructions, Article 6)	\$
7) Construction Completion Time (Refer to Special Instructions, Article 7)	Cal Days
8) CM GC’s Contingency Rate (Refer to Special Instructions, Article 8)	%
9) Umbrella & General Liability Insurance Rate (Refer to Special Instructions, Article 9)	%
10) Builder’s Risk Insurance Rate (Refer to Special Instructions, Article 9)	%
11) Performance & Payment Bond Rate (Refer to Special Instructions, Article 9)	%
12) Self-Performed Work Administrative Mark-up (Refer to Special Instructions, Article 9)	%

The respondent acknowledges and agrees that the above stated fees and mark-ups (as may be subsequently modified by negotiation) shall become conditions of the Contract Agreement.

The respondent shall attach a written response to the CM|GC Fee Proposal Special Instructions Article 9 “Additional Proposal Response Requirements” and Article 11 “Exceptions”.

Archuleta County CO. Detention Center

CM|GC Evaluation Criteria

02.13.2019

- 25** pts. Total Volume (\$ value) of Work completed by your company as CM|GC, CMAR, or GC in La Plata, Montezuma, and Archuleta counties in the past five (**5**) years
 - 15** pts. Total Volume (\$ value) of Work on Detention|Corrections projects completed by your company in Colorado or New Mexico as CM|GC, CMAR, or GC in the past ten (**10**) years (additional experience may be included out of state as separate line items)
 - 10** pts. Quality of Performance on Previous Projects measured in part by Comments from References for completed Detention|Corrections projects over past 10 years.
 - 20** pts. Strength of Key Team Members: Preconstruction Services Mgr|Chief Estimator, Project Manager, Superintendent
 - 15** pts. Total Cost of Proposal including Preconstruction Fee
 - 5** pts. Total Construction Duration (*calendar days*)
 - 10** pts. Location of Office that will lead this Project (*office from which the proposed Project Manager will be working*)
-
- 100** pts. Total Points