

Eagle County, Colorado

REQUEST FOR QUALIFICATIONS
PRE-CONSTRUCTION AND CONSTRUCTION SERVICES
FOR
EDWARDS MULTI-USE FACILITY
EAGLE, COLORADO

Eagle, Colorado, January 2019

Eagle County is soliciting Statements of Qualifications from construction manager/general contractors for preconstruction and construction services for the construction of a mixed use building at 450 Miller Ranch Road in Edwards (“Edwards Multi-Use Facility” or the “Project”). The primary Project component will be to build an approximately 33,000 square foot two story building with a mixture of Government and medical office space and related parking lot (the "Construction Services"). The Project will provide fifty nine parking spaces on site.

Preconstruction services to be provided include, but are not limited to, cost and schedule review along with input to include any possible value engineering, constructability, and schedule sequencing assessments during design development (the “Preconstruction Services”).

Only those respondents who are shortlisted as part of the Statement of Qualification evaluation process described in paragraph 15 of the Instructions to Respondents will be included in a subsequent request for proposal (“RFP”) process for Preconstruction and general condition construction services, which will include evaluation of profit and other overhead costs based on a predetermined cost of work and schedule. Following evaluation of the proposals received by Eagle County in response to the RFP, the successful respondent will be given the first right to negotiate a Preconstruction Services agreement acceptable to Eagle County. In the event that an agreement satisfactory to Eagle County cannot be reached, Eagle County may enter into negotiations with one or more of the remaining respondents. The successful respondent shall commence work only after execution of an acceptable agreement and approval of insurance certificates and notice to proceed given by Eagle County. More information regarding the RFP process will be provided to the shortlisted respondents.

Final selection of a successful respondent will be based on an evaluation of factors including, but not limited to, general approach to the project, experience, schedule and budget constraints, practices and procedures, familiarity with Eagle County, and legal issues.

Statements of Qualifications will be received via hand delivery, UPS, FedEx or DHL at the Eagle County Project Management Office, attention Rick Ullom, Eagle County Facilities Director, 3289 Cooley Mesa Road Gypsum, CO 81637 or via U.S. Mail to Eagle County Project Management Office, attention Rick Ullom, Eagle County Facilities Director, P.O. Box 850, Eagle, CO 81631 or via email to Rick Ullom at rick.ullom@eaglecounty.us, until 2:00 p.m., local time, January 31, 2019. Any statement of qualification received after this time

will be considered non-responsive and returned unopened. Statements of Qualifications will be evaluated only from those firms that meet the minimum criteria as set forth in the complete Request for Qualifications document.

The complete Request for Qualifications document may be obtained on the Eagle County website at www.eaglecounty.us. Follow the link at the very bottom of the Home Page, “RFPs / RFQs”. Contact the Project Management Department at (970) 328-8780 for further information.

Eagle County, Colorado

REQUEST FOR QUALIFICATIONS
PRE-CONSTRUCTION AND CONSTRUCTION SERVICES
FOR
EDWARDS MULTI-USE FACILITY
EDWARDS, COLORADO

INSTRUCTIONS

- 1. Statements of Qualifications must be received via hand delivery or UPS, FedEx or DHL at the Eagle County Project Management Office, attention Rick Ullom, Eagle County Facilities Director, 3289 Cooley Mesa Road Gypsum, CO 81637 or via U.S. Mail to Eagle County Project Management Office, attention Rick Ullom, Eagle County Facilities Director, P.O. Box 850, Eagle, CO 81631 or via email to Rick Ullom at rick.ullom@eaglecounty.us, until 2:00 p.m., local time, on January 31, 2019.** Any statement of qualifications received after this time will be considered non-responsive and returned unopened.
2. Any question, interpretation or clarification regarding this Request for Qualifications (“RFQ”) is required five (5) calendar days prior to the due date. Responses, if any, will be issued by addenda posted to <http://www.eaglecounty.us>. All questions regarding this RFQ or these instructions must be in writing and submitted to Rick Ullom, Eagle County Facilities Director. Questions may be emailed to Rick Ullom at rick.ullom@eaglecounty.us. Please call to verify receipt of your questions. No additional questions will be accepted after the date and time referenced above unless good cause is shown as determined by Eagle County in its sole discretion. Oral interpretations shall be of no force and effect.
3. A pre-proposal meeting may be requested by potential respondents at Eagle County’s time of convenience for visual observation of the existing site conditions.
4. Please provide two (2) hard copies and one CD or email containing a PDF version of your statement of qualifications. If submitting your request for qualifications via email, please provide a PDF version of the statement of qualifications via email. Please include the name, address, and phone number of the firm’s submitting project personnel.
5. Eagle County reserves the right, in its sole discretion, to reject any and all statements of qualifications submitted in response to this RFQ, and to waive or not waive informalities or irregularities in statements received, or RFQ procedures. Eagle County also reserves the right to re-advertise, or to otherwise provide the services as determined by Eagle County to be in its best interest, and to accept any portion of a statement of qualification deemed to be in the best interests of Eagle County to do so. Eagle County may also choose to disregard all statements of qualifications and issue another RFQ.

6. Eagle County may, at its sole discretion, modify or amend any and all provisions of these instructions or the RFQ. If it becomes necessary to revise any part of the RFQ, addenda will be provided through posting at <http://www.eaglecounty.us>. Eagle County reserves the right to extend the RFQ submittal date or to postpone selection of the most qualified respondent(s). A list of firms and others who have been issued a RFQ document will be made available upon request.
7. Respondents are encouraged to clearly identify any proprietary or confidential data or information submitted with the statements of qualification. Regardless of whether or not so marked, Eagle County will endeavor to keep that information confidential, separate and apart from the statement of qualification. Notwithstanding the foregoing, respondent acknowledges that Eagle County may be required to release the information in accordance with state statute or order of the court.
8. Eagle County will not pay for any information requested herein, nor is it liable for any costs incurred by the respondent in connection with its response to this RFQ.
9. No telephone or oral statements of qualification will be accepted.
10. Statements of qualifications must be clearly identified on the front of the envelope or in the subject line of the email by RFQ title. Responsibility for timely submittal of statements of qualifications lies solely with the respondent. Statements of qualifications received after the closing time specified will be considered non-responsive and will be returned unopened.
11. Respondent(s) who submit a statement of qualifications are responsible for becoming fully informed regarding all circumstances, information, laws and any other matters that might, in any way, affect the respondent's role and responsibilities. Any failure to become fully knowledgeable shall be at the respondent's sole risk. Eagle County assumes no responsibility for any interpretations made by respondents on the basis of information provided in this RFQ or through any other source.
12. All respondents must include a fully executed Statement of Qualifications Form with their statement of qualifications.
13. All statements of qualifications will be reviewed by the Eagle County selection committee and any other review as determined to be necessary. Respondents may be asked to supplement their initial statements of qualifications with additional written material. The Eagle County selection committee may short list firms based upon an evaluation of the written submittals after considering the qualifications, experience and capabilities of each responded to provide the construction services, respondent's familiarity with Eagle County and any other factors the County may consider as determined by Eagle County in its sole discretion. Eagle County may request in-person interviews with firms prior to determining a short list and/or request a detailed presentation. Upon completion of the evaluation, each member of the selection committee will individually fill out a decision matrix. The respondents achieving the

highest scores on the decision matrix will become the final short list of two or more firms. Eagle County shall not supply the decision matrix forms to respondents but will supply the final ranking.

14. Only those respondents who are shortlisted as part of the Statement of Qualification evaluation process described in paragraph 13 above will be included in a subsequent request for proposal (“RFP”) process for Preconstruction and general condition construction services, which will include evaluation of profit and other overhead costs based on a predetermined cost of work and schedule. Following evaluation of the proposals received by Eagle County in response to the RFP, the successful respondent will be given the first right to negotiate a Preconstruction Services Agreement acceptable to Eagle County. In the event that an agreement satisfactory to Eagle County cannot be reached, Eagle County may enter into negotiations with one or more of the remaining respondents. The successful respondent shall commence work only after execution of an acceptable agreement and approval of insurance certificates and notice to proceed given by Eagle County. More information regarding the RFP process will be provided to the shortlisted respondents.
15. This RFQ is not intended to completely define the process for the ultimate selection of the successful respondent or the contractual relationship to be entered into with the successful respondent.

Eagle County, Colorado

REQUEST QUALIFICATIONS
PRE-CONSTRUCTION AND CONSTRUCTION SERVICES
FOR
EDWARDS MULTI-USE FACILITY
EDWARDS, COLORADO

STATEMENT OF QUALIFICATIONS SUBMITTAL FORM

**THIS FORM MUST BE SUBMITTED WITH YOUR STATEMENT OF
QUALIFICATIONS**

TO: Eagle County Project Management Office
3289 Cooley Mesa Road
Gypsum, CO 81637 or
Post Office Box 850
Eagle, CO 81631

The undersigned, having examined the Instructions to Respondents and any and all documents related to the above referenced Request for Qualifications:

- (a) agree to comply with all conditions, requirements, and instructions of the Request for Qualifications as stated or implied therein;
- (b) Acknowledges the right of Eagle County in its sole discretion to reject any or all statements of qualifications submitted, and that an award may be made even though not the lowest cost or a short list of respondents may be identified;
- (c) Acknowledges and agrees that the discretion of Eagle County in selection of the successful respondents shall be final, not subject to review or attack; and
- (d) Acknowledges that this statement of qualifications is made with full knowledge of the foregoing and full agreement thereto.

By submission of this statement of qualifications, and signature below, the respondent acknowledges that he has the authority to sign this Statement of Qualifications Submittal Form and bind the company named below. The proposer further acknowledges that Eagle County has the right to make any inquiry or investigation it deems appropriate to substantiate or supplement information contained in the proposal and related documents, and authorizes release to Eagle County of any and all information sought in such inquiry or investigation.

Company Name: _____
Title of Proposer: _____
Signature of Proposer: _____

Eagle County, Colorado

REQUEST FOR QUALIFICATIONS
PRE-CONSTRUCTION AND CONSTRUCTION SERVICES
FOR
EDWARDS MULTI-USE FACILITY
EDWARDS, COLORADO

Edwards, Colorado, January 2019

I. PROJECT DESCRIPTION

The proposed project will be construction of a mixed use building at 450 Miller Ranch Road in Edwards (“Edwards Multi-Use Facility” or the “Project”). The primary Project component will be to build an approximately 33,000 square foot two story building with mixture of Government and medical office space and a related parking lot. The Project will provide fifty nine parking spaces on site.

Preconstruction services to be provided are set forth in Section III, below (the “Preconstruction Services”).

Only those respondents who are shortlisted as part of the Statement of Qualification evaluation process described in paragraph 13 above will be included in a subsequent request for proposal (“RFP”) process for Preconstruction and general condition construction services, which will include evaluation of profit and other overhead costs based on a predetermined cost of work and schedule. Following evaluation of the proposals received by Eagle County in response to the RFP, the successful respondent will be given the first right to negotiate a Preconstruction Services Agreement acceptable to Eagle County. In the event that an agreement satisfactory to Eagle County cannot be reached, Eagle County may enter into negotiations with one or more of the remaining respondents. The successful respondent shall commence work only after execution of an acceptable agreement and approval of insurance certificates and notice to proceed given by Eagle County. More information regarding the RFP process will be provided to the shortlisted respondents.

II. OBJECTIVE OF THE REQUEST

The objective of the request is to select a highly-qualified construction manager/general contracting (CM/GC) firm to provide Preconstruction Services, including, but not limited to, design, budget, and schedule review/comment in order to validate the design approach, budget, and schedule assumptions for the Project. Eagle County desires to hire the CM/GC during the design phase of the Project in order to benefit from the firm’s estimating and building experience and

expertise. The successful firm will be required to work closely with Eagle County, Eagle County Project Management and the Project design team in reviewing and validating the plans and provide constructability assessments, cost estimates and schedules. Eagle County's objective is to forge a productive and effective relationship between Eagle County, the Project design team, funding partners, and the selected Preconstruction Services CM/GC.

Upon completion of the Preconstruction Services, the CM/GC will provide Eagle County with a proposed Guaranteed Maximum Price (GMP), detailed budget and construction schedule for performance of the Construction Services as a Construction Manager-At-Risk (CM-A-R). If Eagle County accepts the GMP, the agreement between Eagle County and the CM/GC will be amended to include the GMP. Following execution of this amendment, a Notice to proceed will be issued for the Construction Services.

Notwithstanding the foregoing, Eagle County does not represent that the Project will be constructed or that the successful respondent will be the CM/GC in the event of construction of the Project. Eagle County, in its sole discretion, may decide not to proceed with the Project, or may decide not to proceed with the CM/GC as the CM-A-R. Eagle County, in its sole discretion, may decide not to issue a Notice to Proceed for Construction Services for any reason or no reason at all.

General information is being provided to respondents concerning the Project, this RFQ, the RFP process and the award of the agreement for Preconstruction Services for the Project. This RFQ document is not intended to completely define the process for the ultimate selection of the successful respondent or the contractual relationship to be entered into by Eagle County and the successful respondent.

III. PRECONSTRUCTION SERVICES

The anticipated Preconstruction Services Scope of Work is set forth below. The final Scope of Work will be collaboratively developed and agreed upon by the successful respondent and Eagle County during fee negotiations.

1. Consult, advise, and make recommendation to Eagle County and the Project Design Team on all aspects of planning for the Project.
2. Attend biweekly design development progress meetings.
3. Provide cost analysis comparisons of various material or design options as requested.
4. Provide value engineering services through technical review and analysis of alternative design.
5. Evaluate alternatives on the basis of cost, schedule, labor and materials availability, construction feasibility, warranties, projected life expectancy, and others as appropriate.
6. Validate or redefine costs as provided by the design cost estimates at Conceptual, 50% and 100% Design Development.
7. Review design details for accuracy and comprehensiveness.
8. Provide schedule review and sequencing insight.
9. Assist in the development of the Final Construction Schedule.

IV. SELECTION CRITERIA FOR REQUEST FOR QUALIFICATIONS:

Respondents should address each of the evaluation criteria listed below and provide specific examples of projects they have undertaken that demonstrate their qualifications. These criteria are not listed in any order of evaluation priority and are a non-exhaustive list. Eagle County may seek additional information or perform further investigations as it deems necessary.

- A. General Approach to the Project: Provide a narrative or other form to explain your firm's intended approach to the overall Project. Identify who will be directly involved with the Project and how much time each person will be available to meet with the Project team. Describe the roles of each member of your proposed team. Relative Importance 2.
- B. Experience: Each firm will be evaluated based on its overall experience providing preconstruction and construction services for public building projects, experience with construction practices and procedures with Eagle County, Federal and State Government Agencies, along with experience with mixed use complexes and mountain environments. Evaluation of experience will include the following:
1. Resumes of the proposed members of the project management team who will be committed to the Project, both for Preconstruction Services and for possible Construction Services. Resumes must include a description of the person's qualifications and past experience with similar projects. Relative Importance 4.
 2. The firm's experience in the preconstruction and construction process of public building facilities. Provide specific examples of similar or larger projects and all applicable contact information, including owner, architect, engineer or other parties. Relative Importance 4.
- C. Schedule and Budget Constraints: Identify your firm's ability to undertake and complete the Project in a timely manner. The Preconstruction Services will commence upon execution of an agreement anticipated by February, 2019 with conceptual design budget and schedule review reports due by March, 2019. Periodic assessment of design development and constructability will continue on a regular basis until 100% design development review and proposed GMP is complete (est. July, 2019). The goal is to commence construction by August 2019 and achieve substantial completion of the Project by August 2020. Relative Importance 4.
- D. Practices and Procedures: Describe your firm's construction project management approach; quality control and assurance procedures; safety record and program; and any other pertinent factors as deemed appropriate for a project of this scope. Relative Importance 2.
- E. Familiarity with Eagle County: Provide a narrative describing your firm's familiarity with Eagle County and the County construction projects and with local agencies, construction conditions, codes and practices. Relative Importance 3.
- F. Legal Issues: Are any lawsuits; Federal, State, or Local tax liens; or any potential claims or liabilities pending against your firm, your team members, or the officers of the team firms at

this time? If yes, please explain. Please disclose any and all claims in the past 5 years. Relative Importance 3.

V. INSURANCE REQUIREMENTS

Prior to the commencement of performance of any services for Eagle County, the successful respondent shall furnish to Eagle County a certificate of insurance documenting it has obtained insurance coverage for its operations on the Project, including, but not limited to the following: workers' compensation as required by law; auto coverage with limits of liability not less than \$1,000,000 each accident combined bodily injury and property damage liability insurance, including coverage for owned, hired and non-owned vehicles; Builders' Risk Insurance in the amount of the contract sum on a replacement cost basis; and commercial general liability coverage with limits of not less than \$2,000,000 each occurrence and general aggregate.