

Anythink Nature Library Project, Thornton, CO

Request for Qualifications & Proposal Construction Manager/General Contractor

Publication date: July 15, 2022

Responses due: August 5, 2022, by 5 PM MT

"One touch of nature makes the whole world kin." - William Shakespeare

"... this project will not only bring our community a deeper relationship with the natural world, but a deeper relationship with their neighbors, their broader community, and the world in which they dwell." - Maria Mayo, Anythink Nature Library Manager

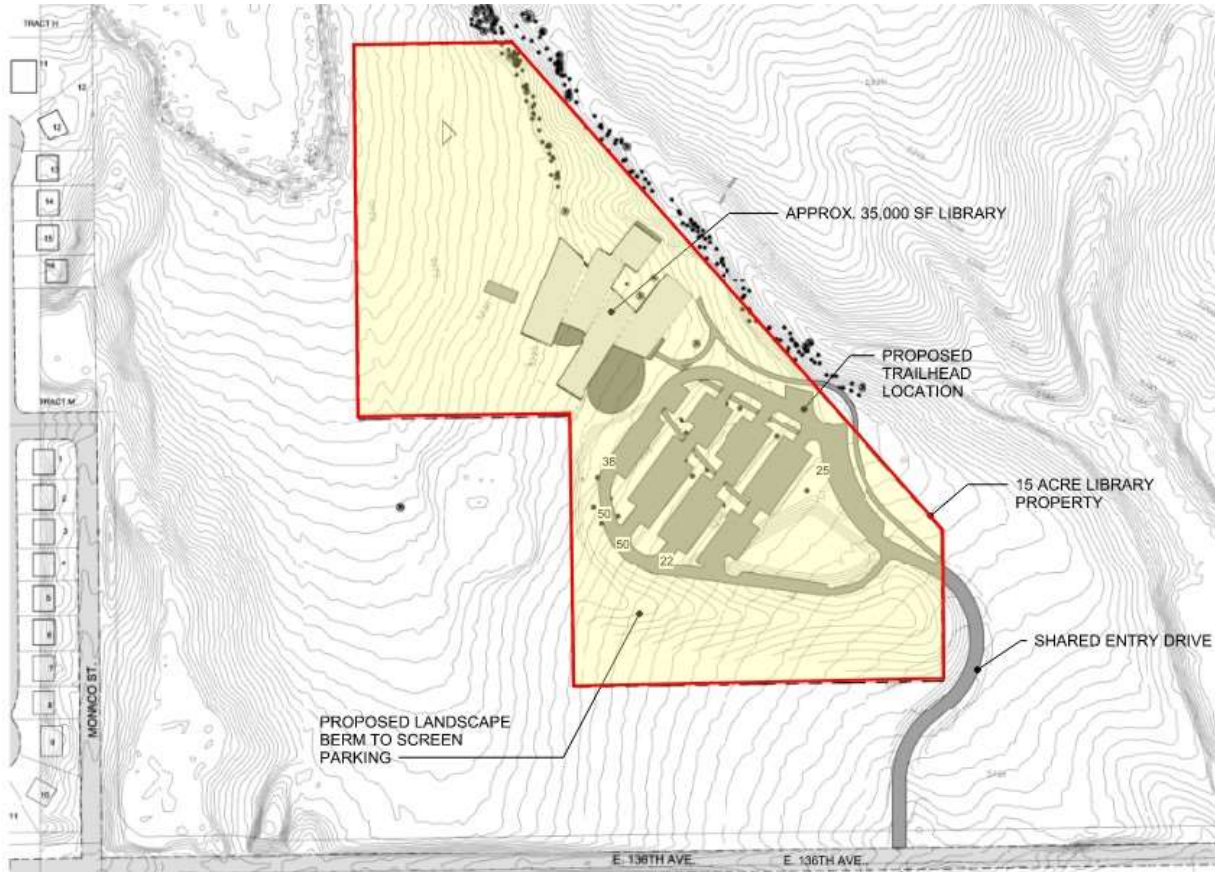
Project Summary

Rangeview Library District, also known as "Anythink Libraries" ("Owner"), requests qualifications and proposals from construction managers/general contractors ("CM/GC") for the construction of a new 40,000 to 35,000 SF (approximate) Nature Library ("Project") on a 15-acre site located north of 136th Ave. in Thornton, Colo., between Quebec and Monaco Streets within the 135-acre +/- City of Thornton open lands site. The completion of the City's open lands project will likely occur after the completion of the Nature Library. This comprehensive, cohesive project will provide a nature experience that supports the wellbeing of the land and the community.

The Project will consist of the construction of the building, parking for approximately 150 vehicles, outdoor amenities, and site utilities to points of connection along Monaco St. and/or 136th Ave.

The programming of the building is to include spaces for discovery, collaboration, events and gathering spaces, and library collections. Owner intends for the Project to conform to the Well Building "Gold" standard (<https://standard.wellcertified.com/well>) and is to be a high-quality, institutional-grade construction. Assuming budgetary and other key targets are met, Owner, at the Owner's election, will proceed into construction with the selected CM/GC. The City of Thornton ("City"), under separate contract and cost-sharing agreement between Owner and City, is responsible for delivering: signalized intersection and associated work at 136th Ave at Newport, access drive connecting the Project site to 136th Ave., water and sewer line extensions to point(s) along 136th Ave. and Monaco St. where TBD easements or pathways will abut 136th Ave. and/or Monaco St. CM/GC will install utilities connections through TBD easements or pathways and provide all site development and construction work within the 15-acre Project site.

The Owner has hired Ratio Architects to lead the coordinated design effort and JRS Development Management, LLC to manage the overall Project.



Scope of Work - Preconstruction Services

Below outlines the scope of work for preconstruction services.

- Work collaboratively with Owner and design team to establish construction-related Project goals and priorities
- Evaluate and inform Owner and design team of market conditions and risks with respect to labor, equipment, materials, budget, delivery schedules and related items
- Provide, as requested by Owner, month-by-month estimated construction spend down schedule(s)
- Provide recommendations and guidance to Owner and design team with on all matters of design, materials, methods, systems and assemblies
- Provide recommendations and guidance to Owner and design team on matters of scheduling, phasing, product availability and procurement schedules
- Provide recommendations and guidance to Owner and design team on matters of quality, sustainability, aesthetics and long-term value
- Provide comprehensive construction budget and management of construction budget to hold to established budget through time of final pricing
- Attend design and coordination meetings
- Provide constructability reviews including reviews by major subcontractors
- Provide CPM construction scheduling, including long-lead items, planning and logistics

- Inform Owner and design team of schedule and budget risks along with methods to control and minimize negative impacts of such risks
- Provide intra-phase input and guidance as requested by design team and/or Owner
- Review and evaluate bid document design completeness and provide recommendations to Owner and design team to improve the clarity and comprehensiveness of bid documentation
- Produce comprehensive milestone estimates
- Develop value engineering alternatives, recommendations and tracking of such items to control costs, control risks, meet schedule and improve long-term value of Project
- Prequalify subcontractors and suppliers to control costs, risks, meet schedule, and conform to quality expectations
- Establish, at design completion, a fixed price for construction to the satisfaction of Owner and in conformance with established budget

Scope of Work - Construction Services

Below outlines the scope of work for construction services.

- Manage all aspects of construction
- Coordinate with all authorities having jurisdiction over the Project
- Provide comprehensive CPM schedule and continual updates, including near-term schedules
- Provide reporting on trending costs of construction reflective of potential change orders
- Report on potential construction schedule and budget risks upon discovery of such risks
- Perform [Well Building Gold Certification](#) tasks as required by CM/GC
- Provide site supervision and safety
- Provide utility coordination for all public and private utilities servicing the site
- Provide coordination for construction-related permits, and inspections, including Owner's material testing entity
- Coordinate with City as required for the City's construction of above listed City-provided scopes
- Perform Project closeout tasks as required or requested by Owner, including tasks associated with AHJ's and investors
- Coordinate and cooperate with Owner and Owner's consultants and vendors
- Perform other CM/GC related services to ensure a complete and successful Project and services as defined within the contract

Form of Contract

The contract form for the Project will be a modified AIA A133-2019 and AIA A201 General Conditions, although a separate Project-specific preconstruction agreement may be used in lieu of the contract for construction.

Schedule of Events (subject to change)

Item	Date
<i>Issuance of RFQ&P</i>	<i>July 15, 2022</i>
<i>CM/GC respondent questions due</i>	<i>July 26, 2022</i>
<i>Owner answers to CM/GC respondent questions</i>	<i>July 27, 2022</i>
<i>RFQP submittal due</i>	<i>August 5, 2022, 5 PM MT</i>
<i>Owner shortlist determination</i>	<i>August 12, 2022</i>
<i>Owner interviews of shortlisted CM/GC respondents</i>	<i>August 18, 2022</i>
<i>CM/GC award notification</i>	<i>August 19, 2022</i>
Initiation of preconstruction services	August 22, 2022
Construction document completion	Spring/Summer 2023
Final construction pricing	July 2023
Owner concurrence with pricing	August 2023
Start of construction	August 2023
Construction completion	Q1 2025

Exhibits Incorporated into this RFQP (provided as separate file)

- Survey of 15-acre Project site
- Environmental Phase 1 Report
- Environmental Phase 2 Report
- Geotechnical Report
- Required Legal Provisions
- Concept Site Plan

Table of Submittal Requirements and Format for Preconstruction and CM/GC Services RFQP

Item	Title	Description
1A	Firm Qualifications	Provide current completed AIA A305 - Contractor's Qualification Statement
1B	Firm Experience Narrative	Summary of firm's experience, with a focus on strengths which are applicable to Project
1C	Firm Project Examples and References	For projects of similar type and/or scale and complexity, provide four (4) project examples/references. Include the following information for each project: <ul style="list-style-type: none"> • Project name and description • Year completed • Location (reference projects within 150 miles of Project location only)

		<ul style="list-style-type: none"> • Budget • Owner contact name and contact information • Architect contact name and information
1D	Firm Documentation Standards	<p>Provide sample formats of standard project documentation and tools, including:</p> <ul style="list-style-type: none"> • Construction budget format • Budget management and VE log(s) • CPM schedule and CPM near-term schedule • Other key forms/formats which are dedicated project management and communications tools
2A	Team Organization	Provide organization chart showing the relationships between roles of each team member
2B	Team Experience	<p>Summary resumes of each key team member to be directly and significantly involved in the Nature Library Project. Include the following information:</p> <ul style="list-style-type: none"> • Name • Years of construction experience • Year with firm • Project list with role played by team member
2C	Team Commitment	For each team member submitted within 2B (above), provide the level of involvement in percentage terms of workload to be committed to Project. If a team members involvement varies by phase, identify percentage involvement by team member, by phase. Address both Preconstruction and Construction work.
3A	Project Approach – Best Value	Provide an itemized list and narrative of specific methods to be used to obtain best value from the subcontractor and supplier markets.
3B	Project Approach – Cost, Schedule and Performance Risk Management	Provide an itemized list and narrative of specific methods to be used to manage cost, schedule, and performance risks inherent in the pricing, procurement and execution of the Project in the current market.
3C	Project Approach – Changes to baseline project assumptions	Provide detailed narrative approach of how a material change in scope, costs or schedule would impact CM/GC overhead costs.
3D	Project Approach – Self-Performed Construction Scopes	Provide listing of all scopes of work typically self-performed or potentially proposed as self-performed by CM/GC. If none, declare “none.”
3E	Project Approach – Schedule	Provide preliminary, high-level CPM schedule.
4A	Costs – Preconstruction Fee	Provide all-inclusive fee for all preconstruction services, including: cost estimating, milestone design estimates, design collaboration on systems and assemblies, value engineering and cost savings recommendations, scheduling, determining methods for obtaining best value for Owner’s benefit, procurement recommendations, determining construction cost risk mitigation measures and other reasonable preconstruction requests made by design team and Owner. Provide total not-to-exceed fee (\$), inclusive of

		direct costs, indirect/overhead costs and any reimbursables (if applicable).
4B	Costs –Construction Fee (\$ and %)	Provide a fixed fee for construction based on a budget of \$35M expressed in \$. Provide fee in terms of % of cost of construction ((general conditions + general requirements + direct construction)/\$35M) = %).
4C	Costs – CM/GC Overhead	Provide detailed costs exhibits for all General Conditions and General Requirements for the project. These overhead costs are to include all necessary labor (fully burdened), materials, equipment, supplies and other costs necessary to fully execute the project, exclusive of subcontractor direct construction. No CM/GC overhead costs can be assigned to any subcontractor direct costs of construction for this exercise or at time of establishment of a fixed price of construction. Provide separate breakout of labor categories which correlate to staffing plan, including hourly rates for each labor category in effect for the duration of the project (may warrant different fee tables for different years).
4D	Costs – Self-Performed Work Fee (if applicable)	Provide a CM/GC Fee as a percentage (%) mark-up on any self-performed work
4E	Cost – Surety	Provide percentage rate (%) for CM/GC to provide a Payment and Performance Bond for the Project
4F	Cost – Builder’s Risk Insurance	Owner may request Builder’s Risk Insurance policy to be provided by CM/GC. Provide percentage rate (%) for the total cost of Builder’s Risk Insurance for the entire project duration.
4G	Cost –Subcontractor Default Insurance	Owner may request Subcontractor Default Insurance to be provided by CM/GC. Provide percentage rate (%) for the total cost of Subcontractor Default Insurance for the entire project duration.
4H	Cost – General Liability Insurance	Provide percentage rate (%) on cost of work for General Liability Insurance.
5A	Acknowledgement – Change Order Markup	Provide acknowledgement and agreement that overhead and profit (fee) costs for any change shall not exceed a total of 15%, inclusive of material suppliers, subcontractors and CM/GC.
5B	Acknowledgement – Self-Performed Work	Provide acknowledgement and agreement that any work to be proposed as self-performed by CM/GC needs to be approved in advance by Owner and is subject to a minimum of three (3) bona-fide bids for each scope of work.
5C	Acknowledgement – Open Records	Respondent acknowledgement that response to RFQP is subject to the Colorado Open Records Act (CORA).
6A	Conditions, Clarifications, Exclusions & Exceptions	Provide a detailed list of any and all clarifications, qualifications, exclusions and/or conditions to this proposal. Modified versions AIA A133-2019 and AIA A201 is the contract type to be assumed.

7A	Authorization	Provide firm name, title, signature and date validating the response to RFQP.
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Communication & Response Format

All communications associated with this RFQP are to be emailed to Justin Sager at justin.sager@live.com with a “cc” to Susan Dobbs sdobbs@anythinklibraries.org.

Responses to this RFQP to be emailed to justin.sager@live.com and sdobbs@anythinklibraries.org and provided with RETURN RECEIPT in order to confirm successful transmission to recipients.

Responses to be emailed in one (1) PDF file, not to exceed 120 pages total and not to exceed 15 MB (max). Financial documentation as requested within the AIA A305 can be provided as a standalone PDF document if desired although total combined file size of email is not to exceed 15 MB. AIA A305 requested financial documentation will not count toward 120-page maximum.

Selection & Evaluation

The Owner’s selection committee will evaluate responses to this RFQP using the following ranking methodology.

Item	Points
1–Firm	20
2–Team	30
3–Approach	10
4–Costs	40

A response to this RFQP must be complete and in full accordance with all information contained herein. Non-conforming responses will not be considered. Owner reserves the right to amend the RFQP and/or request additional information as deemed necessary by Owner for Owner to assess respondent CM/GC qualifications to the satisfaction of Owner. Owner reserves the right to select CM/GC that is deemed by Owner to be in the best interests of Owner.

End of document