

Anythink Northglenn Express, Northglenn, CO

Request for Qualifications – General Contracting Services for Tenant Improvement Project

Publication date: March 30, 2026

Responses due: April 21, 2026, 4:00 PM MT

About Anythink Libraries

Anythink Libraries serves the residents of Adams County, Colo., with seven existing branches in Bennett, Brighton, Commerce City, Thornton and the Perl Mack neighborhood of Denver. The library also offers outreach services through Anythink in Motion, the district's bookmobile which visits neighborhoods and communities throughout the county. With a focus on innovation, Anythink's award-winning approach to library service is recognized by industry leaders and organizations across the globe.

Anythink's vision is to be the catalyst for innovation in Adams County – a place where people are happy, healthy, safe and smart. We support lifelong learning for children, families, artists and entrepreneurs through hands-on programming, popular resources, and the one-on-one assistance of our dedicated staff. With the Anythink Northglenn Express location, Anythink looks to expand its reach to better serve the Northglenn community.

Project Summary

Anythink Libraries ("Owner") requests qualifications from general contracting firms in connection with the new Anythink Northglenn Express branch to be located in Northglenn, CO. The project is within a leased retail property and is intended to provide access to library resources, services and programs to area residents. The size of the leased area is approximately 1,800 SF.

Program elements within the General Contractor's tenant improvement scope of work includes:

- Space for library fixtures, materials and features for public use
- 1 public restroom
- Janitor closet with mop sink
- Staff work room
- Server closet with dedicated temperature & humidity control
- Miscellaneous

Construction work includes:

- Interior wall systems/assemblies, including soffits
- Selective demo (primarily restroom tile and fixtures)
- Ceilings (architectural ceilings & ACT)
- Code required and architectural lighting
- HVAC system distribution and dedicated cooling/humidity control at server closet
- Doors, frames & hardware (interior)
- Architectural finishes (interior)
- Plumbing for: server room condensate, 2 ADA restrooms, janitor closet and drinking fountain
- Low-voltage systems, including cameras, security, access control, data cabling
- Solatube installations (if allowed by landlord)
- Coordination with Anythink's staff and vendors

The Owner has retained the following entities in connection with this project:



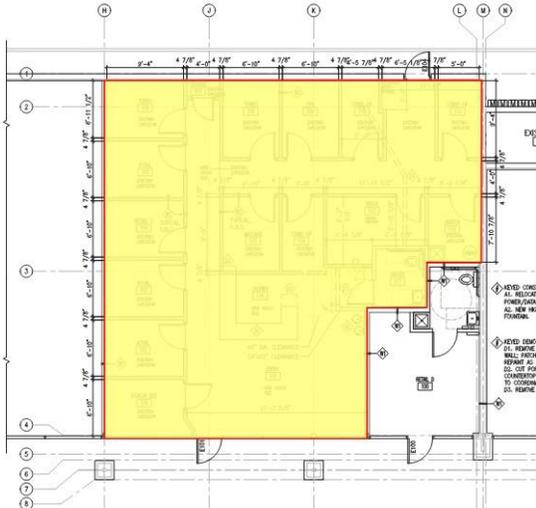
anythink®

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Thornton, Colorado 80602
303.288.2001
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Davis Partnership Architects—coordinated A/E design & CA

Ground Engineering—material testing as required by design professionals and AHJs
JRS Development Management, LLC—overall project management

The leased area is within an existing strip retail center and is situated between other various business operations which are currently open to the public. Cooperation with the neighboring tenants and landlord so as not to interfere with their operations and to minimize disruptions is a requirement of this project. This includes measures to ensure an orderly construction site, including maintaining clean and clear parking areas and traffic lanes, noise mitigation, construction sequencing/scheduling to provide for a cooperative execution of work with minimal disturbances.



Scope of Work

Construction Services

- Manage and execute all aspects of construction, construction phasing & logistics, site supervision & safety in accordance with contract documents and per landlord requirements
- Cooperate with Owner on communications for informing staff and public about construction matters
- Coordinate with all authorities having jurisdiction over the project as required
- Provide comprehensive CPM schedule and periodic updates, including near-term schedules at monthly intervals or as requested by Owner
- Report on potential construction schedule and budget risks upon discovery of such risks
- Provide utility installation coordination for all public and private utilities servicing the project (as required)
- Provide coordination of construction-related permits and inspections, including Owner's material testing entity, Ground Engineering
- Perform project closeout tasks as required, including tasks associated with AHJ requirements, warranty claims and other related matters
- Generate and maintain accurate electronic as-built documentation for turnover at project completion
- Coordinate and cooperate with Owner and Owner's consultants and vendors throughout course of project

Schedule, Submittal Requirements, Response Format, Selection Criteria & Form of Contract

Schedule (subject to change)



5877 East 120th Avenue
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Notice and Issuance of RFQ	March 30, 2026
RFQ responses due	April 21, 2026, 4:00 PM MT
Notifications of shortlist provided to all respondents	April 28, 2026
Bids due	July 2026
Evaluation of bids, award & contract	July 2026
Receipt of permit & start of construction	October 2026
Construction completion	Dec 2026 / Jan 2027

Table of Submittal Requirements and Format

Item	Title	Description
1—Firm		
1-A	AIA A305	<u>Current</u> completed & signed AIA A305 – Contractor’s Qualification Statement.
1-B	Experience Narrative	Summary of the firm’s experience, with a focus on strengths which are applicable to this project.
1-C	Project Examples and References	Provide four (4) project examples/references. Include the following information for each project (may overlap with information provided within AIA A305): <ul style="list-style-type: none"> • Project name and description • Year completed • Construction budget • Owner contact name and current contact information • Architect contact name and current contact information
1-D	A/E/C Communication and Management Platform	Provide the name of the online A/E/C workflow management platform used by the firm.
2—Team		
2	Team Experience	Summary resumes each key team member to be directly and significantly involved in the project. Include the following information: <ul style="list-style-type: none"> • Name and job title • Years of construction experience • Year with firm • Project list with role played by team member
3—Approach		
3	Project Execution	Describe methods for minimizing disruptions to adjacent tenants’ operations, maintaining a clean and safe project site, and related matters.

Form of Contract

A modified version of the AIA A105—2017 stipulated sum form of contract will be used for this project. Modifications to this contract include language required by Colorado law and other terms and conditions as deemed appropriate by Anythink’s legal counsel. The form of contract will be provided to the shortlisted firms who intend to bid on the project.

Communication & Response Format

Responses to this RFQ are to be addressed to: Mr.



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Mark Fink, Executive Director, Anythink Libraries, 5877 E. 120th Ave. Thornton, Colorado 80602

Responses to this RFQ to be submitted by email (only) to: Paola Vilaxa, pvilaxa@anythinklibraries.org with CC to Justin Sager, jsager@jrscdm.com.

Responses are to be ONE E-MAIL ONLY, which is to include 2 FILES (see 1 & 2 below). The maximum total size of the email is to be less than 25 MB.

- (PDF FILE #1) NON-CONFIDENTIAL PDF file, which is to include the completed, current, AIA A305 and no more than 20 additional pages addressing all other submittal requirements outlined in the table above, EXCEPT financial documentation.
- (PDF FILE #2) CONFIDENTIAL PDF file of the AIA A305 requested financial documentation. This file has no specific page count limitation.

It is recommended that RFQ respondents send email using proof of delivery and read receipt electronic notifications.

A response to this RFQ must be complete and in full accordance with all information requested herein. Non-conforming responses will not be considered. The Owner reserves the right to amend the RFQ or request additional information as deemed necessary by the Owner to assess respondent qualifications to the satisfaction of Owner. The Owner reserves the right to shortlist and select a General Contractor that is deemed by the Owner to be in the best interests of the Owner.

Evaluation & Selection Criteria

The Owner's selection committee will evaluate responses to this RFQ using the following ranking methodology. The Owner intends to shortlist a maximum of three (3) firms who will be invited to bid on the project.

Item	Points
1—Firm Quals	55
2—Staff Quals	35
3—Approach	10

End of document



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