

Anythink Reunion Express, Commerce City, CO

Request for Qualifications – General Contracting Services for Tenant Improvement Project

Publication date: November 6, 2025

Responses due: November 20, 2025, 5:00 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 Reunion Express location, Anythink looks to expand its reach to better serve the Reunion and adjacent communities.

Project Summary

Anythink Libraries ("Owner") requests qualifications from general contracting firms in connection with the new Anythink Reunion Express branch to be located in Commerce City, CO. The project is within a leased retail property and is intended to provide access to library resources, services and programs to Adams County and Reunion area residents. The size of the leased area is approximately 2,100 SF.

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

- Space for library fixtures, materials and features for public use
- 2 public restrooms
- Janitor closet
- Staff work room
- Server room with dedicated temperature & humidity control
- Coordination with Anythink's staff and vendors for the installation of security, FFE, access controls, IT and other required project components to be provided by Owner
- Miscellaneous

Construction work includes:

- Interior and perimeter wall systems/assemblies
- Ceilings (gypsum & ACT)
- Code required and architectural lighting
- HVAC systems, including RTU & distribution and dedicated cooling/humidity control for 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
- Interior slab including in-floor power & data boxes (no slab currently exists)

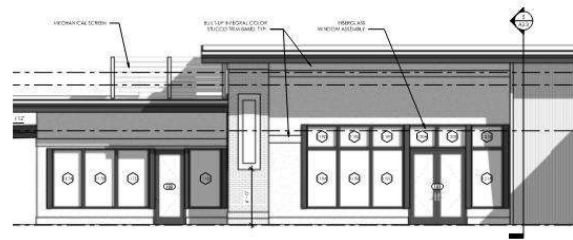
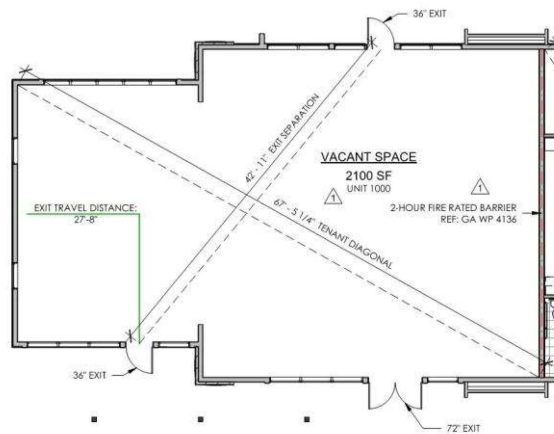


5877 East 120th Avenue
Thornton, Colorado 80602
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anythinklibraries.org

The Owner will retain a material testing company to provide all testing required by design professionals and AHJs. The General Contractor is to assist the Owner with coordination of all utilities servicing the space.

The leased area is within a newly constructed envelope, immediately adjacent to, and shares a demising wall with, another tenant. This tenant provides healthcare-related professional services to the public. Cooperation with this tenant so as not to interfere with their operations and minimizing 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.

The Owner has retained Davis Partnership Architects and JRS Development Management, LLC to design and manage the execution of the project.



Scope of Work

Construction Services

- Manage and execute all aspects of construction, construction phasing & logistics, site supervision & safety in accordance with contract documents
- 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
- 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)

Notice and Issuance of RFQ	Nov 6, 2025
RFQ responses due	Nov 20, 2025, 5:00 PM MT
Shortlist decision provided by owner committee	Nov 25, 2025
Notifications of shortlist provided to all respondents	Nov 26, 2025
Construction documents issued to shortlisted bidders (only)	Early Feb 2026
Bids due	Early Mar 2026
Evaluation of bids, award & contract	Late Mar 2026
Start of construction	Mid-Apr 2026
Construction completion	July 31, 2026

Table of Submittal Requirements and Format

<u>Item</u>	<u>Title</u>	<u>Description</u>
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 tenant’s operations, maintaining a clean and safe project site, and related matters.

Form of Contract

It is currently anticipated that 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 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. 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@jrsdm.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

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