

CHANGE ORDER

Number 1

Date: July 17, 2024
 To: FCI Constructors
 From: City of Grand Junction, Department of Engineering & Transportation
 Project: **GJ Community Recreation Center - CM/GC**
 P.O.: **2023-00000503**

It is agreed to modify the Contract for the Project as follows:

GJ Community Recreation Center at Matchett Park Construction is planned to start in July 2024 with a completion date of Summer 2026. FCI Constructors, the Construction Manager - General Contractor (CM/GC) for this project, has provided costs for an Early Release Package (Bid Packages #1 & #2) based on the 50% Construction Documents. This package consists of the Building Earthwork, Utilities, Mechanical, Electrical, Plumbing, Structural Steel, Concrete, and Natatorium scope.

Summary of Contract price adjustments - itemized on the attached sheet(s):

Original Contract Amount	\$50,000.00
Approved Change Orders	0.00
This Change Order	46,906,453.00
Revised Contract Amount	<u>\$46,956,453.00</u>

Summary of Contract time adjustments:

Original Contract Time	800.	Cal. Days
Approved Change Orders	0.	
This Change Order	0.	
Revised Contract Time	<u>800.</u>	Cal. Days

Construction Start Date: July 18, 2024
 Contract Completion Date: September 25, 2026

This modification constitutes compensation in full for all costs and mark-ups directly and/or indirectly attributable to the changes ordered herein, for all delays, impacts and disruptions related thereto and for performance of the changes within the Contract Time.

Owner: **City of Grand Junction**

Prepared by: DocuSigned by: Kirsten Armbruster - Project Engineer, City of Grand Junction Date: 7/18/2024
038708EDC048403
Kirsten Armbruster, Project Engineer

Recommended by: DocuSigned by: Ken Sherbenou - Director of Parks & Recreation, City of Grand Junction Date: 7/19/2024
13302AF02275478
Ken Sherbenou, Parks and Recreation Director

Approved by: DocuSigned by: Andrea Phillips - City Manager, City of Grand Junction Date: 7/19/2024
514602B42183443
Andrea Phillips, Interim City Manager (authorized by City Council on July 17, 2024)

Contractor: **FCI Constructors**

Signature: DocuSigned by: Shane Haas Date: 7/18/2024
3073670D194E8

Name and Title: Shane Haas - President - FCI Constructors, Inc. President

GJ Community Recreation Center - CM/GC -- City P.O. No. 2023-00000503
Change Order No. 1

July 17, 2024

Item No.	CDOT, City Ref.	Description	Original Contract				Revised				Change
			Quantity	Units	Unit Price	Extended Price	Quantity	Units	Unit Price	Extended Price	
---	---	Construction Period	800	Cal. Days	---	---	800	Cal. Days	---	---	-
1		CM/GC PRE-CONSTRUCTION SERVICES FEE	1	LS	\$ 50,000.00	\$ 50,000.00	1	LS	\$ 50,000.00	\$ 50,000.00	
2	010000	GENERAL CONDITIONS					1	LS	\$ 2,635,876.00	\$ 2,635,876.00	\$ 2,635,876.00
3	030000	CONCRETE					1	LS	\$ 4,183,343.00	\$ 4,183,343.00	\$ 4,183,343.00
4	040000	MASONRY							\$ 1,492,296.00		
5	050000	METALS					1	LS	\$ 6,575,533.00	\$ 6,575,533.00	\$ 6,575,533.00
6	060000	WOOD & PLASTICS							\$ 1,218,833.00		
7	070000	THERMAL & MOISTURE PROTECTION							\$ 5,320,635.00		
8	080000	DOORS & WINDOWS							\$ 3,389,265.00		
9	090000	FINISHES							\$ 6,199,752.00		
10	100000	SPECIALTIES							\$ 871,683.00		
11	110000	EQUIPMENT							\$ 316,650.00		
12	120000	FURNISHINGS							\$ 128,778.00		
13	130000	SPECIAL CONSTRUCTION					1	LS	\$ 10,271,816.00	\$ 10,271,816.00	\$ 10,271,816.00
14	140000	CONVEYING SYSTEMS							\$ 151,000.00		
15	210000	FIRE SUPPRESSION							\$ 491,990.00		
16	220000	PLUMBING					1	LS	\$ 3,893,804.00	\$ 3,893,804.00	\$ 3,893,804.00
17	230000	HVAC					1	LS	\$ 6,387,341.00	\$ 6,387,341.00	\$ 6,387,341.00
18	260000	ELECTRICAL					1	LS	\$ 4,795,617.00	\$ 4,795,617.00	\$ 4,795,617.00
19	27/2800	LOW VOLTAGE / SPECIAL SYSTEMS							\$ 317,000.00		
20	310000	EARTHWORK - BUILDING					1	LS	\$ 4,421,246.00	\$ 4,421,246.00	\$ 4,421,246.00
21	310000	EARTHWORK					1	LS	\$ 233,799.00	\$ 233,799.00	\$ 233,799.00
22	320000	SITE IMPROVEMENTS							\$ 4,328,952.00		
23	330000	UTILITIES					1	LS	\$ 76,980.00	\$ 76,980.00	\$ 76,980.00
24	0										
25		CONTINGENCY					0.5737106	LS	\$ 2,273,378.00	\$ 1,304,261.00	\$ 1,304,261.00
26		BUILDERS RISK INSURANCE					0.6406892	LS	\$ 80,621.00	\$ 51,653.00	\$ 51,653.00
27		GENERAL LIABILITY INSURANCE					0.6406838	LS	\$ 732,920.00	\$ 469,570.00	\$ 469,570.00
28		PERMIT FEES					1	LS	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00
29		FCI PAYMENT/PERFORMANCE					0.6406829	LS	\$ 388,448.00	\$ 248,872.00	\$ 248,872.00
30		FCI CONSTRUCTION PHASE FEE					0.6406922	LS	\$ 1,961,538.00	\$ 1,256,742.00	\$ 1,256,742.00
31		ANTICIPATED/ACCEPTED VE						LS	\$ (2,798,538.00)		
32	0										
33	0										
34	0										
35	0										
36	0										
37	0										

**GJ Community Recreation Center - CM/GC -- City P.O. No. 2023-00000503
Change Order No. 1**

July 17, 2024

Item No.	CDOT, City Ref.	Description	Original Contract				Revised				Change
			Quantity	Units	Unit Price	Extended Price	Quantity	Units	Unit Price	Extended Price	
---	---	Construction Period	800	Cal. Days	---	---	800	Cal. Days	---	---	-
38	0										
39	0										
40	0										
MCR		Minor Contract Revisions	---	---	\$ -	\$ -	---	---	\$ -	\$ -	\$ 0.00
SUBTOTAL:					\$ 50,000.00			\$ 46,956,453.00		\$ 46,906,453.00	

PROJECT:

GRAND JUNCTION COMMUNITY RECREATION CENTER

PREPARED FOR:
CITY OF GRAND JUNCTION
GRAND JUNCTION, CO

BID PACKAGE #1 & #2 ESTIMATE
06/27/24

PREPARED BY: **FCI Constructors, Inc.**

FCI Constructors, Inc.

Date:
Project:

June 27, 2024

GRAND JUNCTION COMMUNITY RECREATION CENTER

BID PACKAGE #1 & #2 ESTIMATE

	BP #1 & #2	FUTURE BP	TOTAL PROJECTED	
DESCRIPTION	TOTAL COST			NOTES
010000 GENERAL CONDITIONS	\$ 2,635,876	\$ -	\$ 2,635,876	
030000 CONCRETE	\$ 4,183,343	\$ -	\$ 4,183,343	
040000 MASONRY	\$ -	\$ 1,492,296	\$ 1,492,296	
050000 METALS	\$ 6,575,533	\$ -	\$ 6,575,533	
060000 WOOD & PLASTICS	\$ -	\$ 1,219,933	\$ 1,219,933	
070000 THERMAL & MOISTURE PROTECTION	\$ -	\$ 5,320,635	\$ 5,320,635	
080000 DOORS & WINDOWS	\$ -	\$ 3,389,265	\$ 3,389,265	
090000 FINISHES	\$ -	\$ 6,199,752	\$ 6,199,752	
100000 SPECIALTIES	\$ -	\$ 871,683	\$ 871,683	
110000 EQUIPMENT	\$ -	\$ 316,650	\$ 316,650	
120000 FURNISHINGS	\$ -	\$ 128,778	\$ 128,778	
130000 SPECIAL CONSTRUCTION	\$ 10,271,816	\$ -	\$ 10,271,816	
140000 CONVEYING SYSTEMS	\$ -	\$ 151,000	\$ 151,000	
210000 FIRE SUPPRESSION	\$ -	\$ 491,990	\$ 491,990	
220000 PLUMBING	\$ 3,893,804	\$ -	\$ 3,893,804	
230000 HVAC	\$ 6,387,341	\$ -	\$ 6,387,341	
260000 ELECTRICAL	\$ 4,795,617	\$ -	\$ 4,795,617	
27/280000 LOW VOLTAGE/SPECIAL SYSTEMS	\$ -	\$ 317,000	\$ 317,000	
310000 EARTHWORK - BUILDING	\$ 4,421,246	\$ -	\$ 4,421,246	
310000 EARTHWORK	\$ 233,799	\$ -	\$ 233,799	
320000 SITE IMPROVEMENTS	\$ -	\$ 4,328,952	\$ 4,328,952	
330000 UTILITIES	\$ 76,980	\$ -	\$ 76,980	
SUBTOTAL - DIRECT COST	\$ 43,475,355	\$ 24,227,934	\$ 67,703,288	
CONTINGENCY	\$ 1,304,261	\$ 969,117	\$ 2,273,378	4.00%
BUILDERS RISK INSURANCE	\$ 51,653	\$ 28,969	\$ 80,621	
GENERAL LIABILITY INSURANCE	\$ 469,570	\$ 263,350	\$ 732,920	
PERMIT FEES	\$ 100,000	\$ -	\$ 100,000	
FCI PAYMENT/PERFORMANCE BONDS	\$ 248,872	\$ 139,576	\$ 388,448	
FCI PRECONSTRUCTION PHASE FEE	\$ 50,000	\$ -	\$ 50,000	
FCI CONSTRUCTION PHASE FEE	\$ 1,256,742	\$ 704,796	\$ 1,961,538	2.75%
ANTICIPATED/ACCEPTED VE REMAINING FROM DD EST IN BP3		\$ (2,798,538)	\$ (2,798,538)	
ESTIMATED CONSTRUCTION COST	\$ 46,956,452	\$ 23,535,203	\$ 70,491,656	
TARGET BUDGET AT DD AFTER VE			\$ 68,950,229	
CURRENT TRENDING BUDGET DIFFERENCE			\$ 1,541,427	

FCI Cost Worksheet

Project: GRAND JUNCTION COMMUNITY RECREATION CENTER

06/27/24

BID PACKAGE #1 & #2 ESTIMATE
SF 109,331

BASE BID

DESCRIPTION	COMMENTS / SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL	TOTAL
030000 CONCRETE	BP #1 & #2				
033000 CAST-IN-PLACE CONCRETE	M&M CONCRETE				
CONCRETE FILL TO DRILLED PIERS					
CONCRETE & REBAR TO CAISSONS - 18" DIA.	25' DEPTH	LF	9,650.00	\$ -	3,705,503
CONCRETE & REBAR TO CAISSONS - 18" DIA.	25' DEPTH - WHIRLPOOL	LF	300.00	\$ 58.00	17,400
CONCRETE & REBAR TO CAISSONS - 24" DIA.	25' DEPTH	LF	3,725.00	\$ -	INCLUDED
CONCRETE & REBAR TO CAISSONS - 24" DIA.	25' DEPTH - SLIDE/STAIR TOWER	LF	400.00	\$ 65.00	26,000
OVERRUN ALLOWANCE - 15%	18" PIERS	LF	1,492.50	\$ 65.00	97,013
OVERRUN ALLOWANCE - 15%	24" PIERS	LF	618.75	\$ 65.00	40,219
SUBTOTAL- CONCRETE FILL TO DRILLED PIERS				\$	3,886,134
GRADE BEAMS - 34" X 24"	GB24	LF	45.00		
FORM/STRIP GRADE BEAMS		SF	254.70	\$ -	INCLUDED
FORM/STRIP BRICK SHELF		LF	-	\$ -	-
VOID FORMS- 6" DEEP		LF	45.00	\$ -	INCLUDED
REBAR TO GRADE BEAMS- 20#/LF		TN	0.45	\$ -	INCLUDED
POINT & PATCH GRADE BEAMS		SF	127.35	\$ -	INCLUDED
CONCRETE TO GRADE BEAMS		CY	11.32	\$ -	INCLUDED
SUBTOTAL- GRADE BEAMS				\$	-
GRADE BEAMS - 42" X 20"	GB20	LF	133.00		
FORM/STRIP GRADE BEAMS		SF	931.00	\$ -	INCLUDED
FORM/STRIP BRICK SHELF		LF	-	\$ -	-
VOID FORMS- 6" DEEP		LF	133.00	\$ -	INCLUDED
REBAR TO GRADE BEAMS- 20#/LF		TN	1.33	\$ -	INCLUDED
POINT & PATCH GRADE BEAMS		SF	465.50	\$ -	INCLUDED
CONCRETE TO GRADE BEAMS		CY	34.48	\$ -	INCLUDED
SUBTOTAL- GRADE BEAMS				\$	-
GRADE BEAMS - 66" X 15"	GB15A	LF	74.00		
FORM/STRIP GRADE BEAMS		SF	814.00	\$ -	INCLUDED
FORM/STRIP BRICK SHELF		LF	74.00	\$ -	INCLUDED
VOID FORMS- 6" DEEP		LF	74.00	\$ -	INCLUDED
REBAR TO GRADE BEAMS- 20#/LF		TN	0.74	\$ -	INCLUDED
POINT & PATCH GRADE BEAMS		SF	407.00	\$ -	INCLUDED
CONCRETE TO GRADE BEAMS		CY	21.67	\$ -	INCLUDED
SUBTOTAL- GRADE BEAMS				\$	-
GRADE BEAMS - 48" X 15"	GB15A	LF	370.00		
FORM/STRIP GRADE BEAMS		SF	2,960.00	\$ -	INCLUDED
FORM/STRIP BRICK SHELF		LF	370.00	\$ -	INCLUDED
VOID FORMS- 6" DEEP		LF	370.00	\$ -	INCLUDED
REBAR TO GRADE BEAMS- 20#/LF		TN	3.70	\$ -	INCLUDED
POINT & PATCH GRADE BEAMS		SF	1,480.00	\$ -	INCLUDED
CONCRETE TO GRADE BEAMS		CY	78.80	\$ -	INCLUDED
SUBTOTAL- GRADE BEAMS				\$	-
GRADE BEAMS - 196" X 14"	GB14	LF	59.00		
FORM/STRIP GRADE BEAMS		SF	1,926.94	\$ -	INCLUDED
FORM/STRIP BRICK SHELF		LF	59.00	\$ -	INCLUDED
VOID FORMS- 6" DEEP		LF	59.00	\$ -	INCLUDED
REBAR TO GRADE BEAMS- 20#/LF		TN	0.59	\$ -	INCLUDED
POINT & PATCH GRADE BEAMS		SF	963.47	\$ -	INCLUDED
CONCRETE TO GRADE BEAMS		CY	47.88	\$ -	INCLUDED
SUBTOTAL- GRADE BEAMS				\$	-

FCI Cost Worksheet

Project: GRAND JUNCTION COMMUNITY RECREATION CENTER

06/27/24

BID PACKAGE #1 & #2 ESTIMATE
SF 109,331

BASE BID

DESCRIPTION	COMMENTS / SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL	TOTAL
030000 CONCRETE		BP #1 & #2			
033000 CAST-IN-PLACE CONCRETE					
GRADE BEAMS - 178" X 14"	GB14	LF	10.00		
FORM/STRIP GRADE BEAMS		SF	296.60	\$ -	SF INCLUDED
FORM/STRIP BRICK SHELF		LF	10.00	\$ -	LF INCLUDED
VOID FORMS- 6" DEEP		LF	10.00	\$ -	LF INCLUDED
REBAR TO GRADE BEAMS- 20#/LF		TN	0.10	\$ -	TN INCLUDED
POINT & PATCH GRADE BEAMS		SF	148.30	\$ -	SF INCLUDED
CONCRETE TO GRADE BEAMS		CY	7.37	\$ -	CY INCLUDED
SUBTOTAL- GRADE BEAMS					\$ -
GRADE BEAMS - 138" X 14"	GB14	LF	10.00		
FORM/STRIP GRADE BEAMS		SF	230.00	\$ -	SF INCLUDED
FORM/STRIP BRICK SHELF		LF	10.00	\$ -	LF INCLUDED
VOID FORMS- 6" DEEP		LF	10.00	\$ -	LF INCLUDED
REBAR TO GRADE BEAMS- 20#/LF		TN	0.10	\$ -	TN INCLUDED
POINT & PATCH GRADE BEAMS		SF	115.00	\$ -	SF INCLUDED
CONCRETE TO GRADE BEAMS		CY	5.71	\$ -	CY INCLUDED
SUBTOTAL- GRADE BEAMS					\$ -
GRADE BEAMS - 136" X 14"	GB14	LF	153.00		
FORM/STRIP GRADE BEAMS		SF	3,466.98	\$ -	SF INCLUDED
FORM/STRIP BRICK SHELF		LF	153.00	\$ -	LF INCLUDED
VOID FORMS- 6" DEEP		LF	153.00	\$ -	LF INCLUDED
REBAR TO GRADE BEAMS- 20#/LF		TN	1.53	\$ -	TN INCLUDED
POINT & PATCH GRADE BEAMS		SF	1,733.49	\$ -	SF INCLUDED
CONCRETE TO GRADE BEAMS		CY	86.14	\$ -	CY INCLUDED
SUBTOTAL- GRADE BEAMS					\$ -
GRADE BEAMS - 112" X 14"	GB14	LF	17.00		
FORM/STRIP GRADE BEAMS		SF	317.22	\$ -	SF INCLUDED
FORM/STRIP BRICK SHELF		LF	17.00	\$ -	LF INCLUDED
VOID FORMS- 6" DEEP		LF	17.00	\$ -	LF INCLUDED
REBAR TO GRADE BEAMS- 20#/LF		TN	0.17	\$ -	TN INCLUDED
POINT & PATCH GRADE BEAMS		SF	158.61	\$ -	SF INCLUDED
CONCRETE TO GRADE BEAMS		CY	7.88	\$ -	CY INCLUDED
SUBTOTAL- GRADE BEAMS					\$ -
GRADE BEAMS - 100" X 14"	GB14	LF	30.00		
FORM/STRIP GRADE BEAMS		SF	499.80	\$ -	SF INCLUDED
FORM/STRIP BRICK SHELF		LF	30.00	\$ -	LF INCLUDED
VOID FORMS- 6" DEEP		LF	30.00	\$ -	LF INCLUDED
REBAR TO GRADE BEAMS- 20#/LF		TN	0.30	\$ -	TN INCLUDED
POINT & PATCH GRADE BEAMS		SF	249.90	\$ -	SF INCLUDED
CONCRETE TO GRADE BEAMS		CY	12.42	\$ -	CY INCLUDED
SUBTOTAL- GRADE BEAMS					\$ -

FCI Cost Worksheet

Project: GRAND JUNCTION COMMUNITY RECREATION CENTER

06/27/24

BID PACKAGE #1 & #2 ESTIMATE
SF 109,331

BASE BID

DESCRIPTION	COMMENTS / SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL	TOTAL
030000 CONCRETE		BP #1 & #2			
033000 CAST-IN-PLACE CONCRETE					
GRADE BEAMS - 86" X 14"	GB14	LF	15.00		
FORM/STRIP GRADE BEAMS		SF	216.00	\$ -	SF INCLUDED
FORM/STRIP BRICK SHELF		LF	15.00	\$ -	LF INCLUDED
VOID FORMS- 6" DEEP		LF	15.00	\$ -	LF INCLUDED
REBAR TO GRADE BEAMS- 20#/LF		TN	0.15	\$ -	TN INCLUDED
POINT & PATCH GRADE BEAMS		SF	108.00	\$ -	SF INCLUDED
CONCRETE TO GRADE BEAMS		CY	5.37	\$ -	CY INCLUDED
SUBTOTAL- GRADE BEAMS					\$ -
GRADE BEAMS - 64" X 14"	GB14	LF	95.00		
FORM/STRIP GRADE BEAMS		SF	1,012.70	\$ -	SF INCLUDED
FORM/STRIP BRICK SHELF		LF	95.00	\$ -	LF INCLUDED
VOID FORMS- 6" DEEP		LF	95.00	\$ -	LF INCLUDED
REBAR TO GRADE BEAMS- 20#/LF		TN	0.95	\$ -	TN INCLUDED
POINT & PATCH GRADE BEAMS		SF	506.35	\$ -	SF INCLUDED
CONCRETE TO GRADE BEAMS		CY	25.16	\$ -	CY INCLUDED
SUBTOTAL- GRADE BEAMS					\$ -
GRADE BEAMS - 48" X 14"	GB14	LF	232.00		
FORM/STRIP GRADE BEAMS		SF	1,856.00	\$ -	SF INCLUDED
FORM/STRIP BRICK SHELF		LF	232.00	\$ -	LF INCLUDED
VOID FORMS- 6" DEEP		LF	232.00	\$ -	LF INCLUDED
REBAR TO GRADE BEAMS- 20#/LF		TN	2.32	\$ -	TN INCLUDED
POINT & PATCH GRADE BEAMS		SF	928.00	\$ -	SF INCLUDED
CONCRETE TO GRADE BEAMS		CY	48.12	\$ -	CY INCLUDED
SUBTOTAL- GRADE BEAMS					\$ -
GRADE BEAMS - 40" X 14"	GB14	LF	158.00		
FORM/STRIP GRADE BEAMS		SF	1,052.28	\$ -	SF INCLUDED
FORM/STRIP BRICK SHELF		LF	-	\$ -	LF \$ -
VOID FORMS- 6" DEEP		LF	158.00	\$ -	LF INCLUDED
REBAR TO GRADE BEAMS- 20#/LF		TN	1.58	\$ -	TN INCLUDED
POINT & PATCH GRADE BEAMS		SF	526.14	\$ -	SF INCLUDED
CONCRETE TO GRADE BEAMS		CY	27.28	\$ -	CY INCLUDED
SUBTOTAL- GRADE BEAMS					\$ -
GRADE BEAMS - 112" X 12"	GB12	LF	46.00		
FORM/STRIP GRADE BEAMS		SF	858.36	\$ -	SF INCLUDED
FORM/STRIP BRICK SHELF		LF	-	\$ -	LF \$ -
VOID FORMS- 6" DEEP		LF	46.00	\$ -	LF INCLUDED
REBAR TO GRADE BEAMS- 20#/LF		TN	0.46	\$ -	TN INCLUDED
POINT & PATCH GRADE BEAMS		SF	429.18	\$ -	SF INCLUDED
CONCRETE TO GRADE BEAMS		CY	19.07	\$ -	CY INCLUDED
SUBTOTAL- GRADE BEAMS					\$ -

FCI Cost Worksheet

Project: GRAND JUNCTION COMMUNITY RECREATION CENTER

06/27/24

BID PACKAGE #1 & #2 ESTIMATE
SF 109,331

BASE BID

DESCRIPTION	COMMENTS / SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL	TOTAL
030000 CONCRETE		BP #1 & #2			
033000 CAST-IN-PLACE CONCRETE					
GRADE BEAMS - 88" X 12"	GB12	LF	12.00		
FORM/STRIP GRADE BEAMS		SF	175.92	\$ -	SF INCLUDED
FORM/STRIP BRICK SHELF		LF	-	\$ -	LF \$ -
VOID FORMS- 6" DEEP		LF	12.00	\$ -	LF INCLUDED
REBAR TO GRADE BEAMS- 20#/LF		TN	0.12	\$ -	TN INCLUDED
POINT & PATCH GRADE BEAMS		SF	87.96	\$ -	SF INCLUDED
CONCRETE TO GRADE BEAMS		CY	3.91	\$ -	CY INCLUDED
SUBTOTAL- GRADE BEAMS					\$ -
GRADE BEAMS - 66" X 12"	GB12	LF	74.00		
FORM/STRIP GRADE BEAMS		SF	814.00	\$ -	SF INCLUDED
FORM/STRIP BRICK SHELF		LF	-	\$ -	LF \$ -
VOID FORMS- 6" DEEP		LF	74.00	\$ -	LF INCLUDED
REBAR TO GRADE BEAMS- 20#/LF		TN	0.74	\$ -	TN INCLUDED
POINT & PATCH GRADE BEAMS		SF	407.00	\$ -	SF INCLUDED
CONCRETE TO GRADE BEAMS		CY	18.09	\$ -	CY INCLUDED
SUBTOTAL- GRADE BEAMS					\$ -
GRADE BEAMS - 48" X 12"	GB12	LF	328.00		
FORM/STRIP GRADE BEAMS		SF	2,624.00	\$ -	SF INCLUDED
FORM/STRIP BRICK SHELF		LF	-	\$ -	LF \$ -
VOID FORMS- 6" DEEP		LF	328.00	\$ -	LF INCLUDED
REBAR TO GRADE BEAMS- 20#/LF		TN	3.28	\$ -	TN INCLUDED
POINT & PATCH GRADE BEAMS		SF	1,312.00	\$ -	SF INCLUDED
CONCRETE TO GRADE BEAMS		CY	58.31	\$ -	CY INCLUDED
SUBTOTAL- GRADE BEAMS					\$ -
GRADE BEAMS - 40" X 12"	GB12	LF	410.00		
FORM/STRIP GRADE BEAMS		SF	2,730.60	\$ -	SF INCLUDED
FORM/STRIP BRICK SHELF		LF	-	\$ -	LF \$ -
VOID FORMS- 6" DEEP		LF	410.00	\$ -	LF INCLUDED
REBAR TO GRADE BEAMS- 20#/LF		TN	4.10	\$ -	TN INCLUDED
POINT & PATCH GRADE BEAMS		SF	1,365.30	\$ -	SF INCLUDED
CONCRETE TO GRADE BEAMS		CY	60.68	\$ -	CY INCLUDED
SUBTOTAL- GRADE BEAMS					\$ -
GRADE BEAMS - 48" X 10"	GB10	LF	118.00		
FORM/STRIP GRADE BEAMS		SF	944.00	\$ -	SF INCLUDED
FORM/STRIP BRICK SHELF		LF	118.00	\$ -	LF INCLUDED
VOID FORMS- 6" DEEP		LF	-	\$ -	LF \$ -
REBAR TO GRADE BEAMS- 20#/LF		TN	1.18	\$ -	TN INCLUDED
POINT & PATCH GRADE BEAMS		SF	472.00	\$ -	SF INCLUDED
CONCRETE TO GRADE BEAMS		CY	17.41	\$ -	CY INCLUDED
SUBTOTAL- GRADE BEAMS					\$ -

FCI Cost Worksheet

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06/27/24

BID PACKAGE #1 & #2 ESTIMATE
SF 109,331

BASE BID

DESCRIPTION	COMMENTS / SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL	TOTAL
030000 CONCRETE					
033000 CAST-IN-PLACE CONCRETE					
BP #1 & #2					
GRADE BEAMS - 48" X 8"	GB8	LF	165.00		
FORM/STRIP GRADE BEAMS		SF	1,320.00	\$ -	SF INCLUDED
FORM/STRIP BRICK SHELF		LF	-	\$ -	LF \$ -
VOID FORMS- 6" DEEP		LF	165.00	\$ -	LF INCLUDED
REBAR TO GRADE BEAMS- 20#/LF		TN	1.65	\$ -	TN INCLUDED
POINT & PATCH GRADE BEAMS		SF	660.00	\$ -	SF INCLUDED
CONCRETE TO GRADE BEAMS		CY	19.65	\$ -	CY INCLUDED
SUBTOTAL- GRADE BEAMS					\$ -
GRADE BEAMS - 40" X 8"	GB8	LF	132.00		
FORM/STRIP GRADE BEAMS		SF	879.12	\$ -	SF INCLUDED
FORM/STRIP BRICK SHELF		LF	-	\$ -	LF \$ -
VOID FORMS- 6" DEEP		LF	132.00	\$ -	LF INCLUDED
REBAR TO GRADE BEAMS- 20#/LF		TN	1.32	\$ -	TN INCLUDED
POINT & PATCH GRADE BEAMS		SF	439.56	\$ -	SF INCLUDED
CONCRETE TO GRADE BEAMS		CY	13.09	\$ -	CY INCLUDED
SUBTOTAL- GRADE BEAMS					\$ -
PIER CAPS					
FORM/STRIP PIER CAPS		SF	2,426.00	\$ -	SF INCLUDED
REBAR TO PIER CAPS	<i>ALLOW 250#/CY</i>	TN	7.65	\$ -	TN INCLUDED
CONCRETE TO PIER CAPS		CY	61.20	\$ -	CY INCLUDED
SUBTOTAL- PIER CAPS					\$ -
PILASTERS					
FORM/STRIP PILASTERS		SF	1,410.00	\$ -	SF INCLUDED
REBAR TO PILASTERS	<i>ALLOW 250#/CY</i>	TN	4.20	\$ -	TN INCLUDED
CONCRETE TO PILASTERS		CY	33.60	\$ -	CY INCLUDED
SUBTOTAL- PILASTERS					\$ -
WALLS-186" X 15"	CW15X	LF	129.00		
FORM/STRIP WALLS		SF	3,999.00	\$ -	SF INCLUDED
REBAR TO WALLS- 125#/CY		TN	6.94	\$ -	TN INCLUDED
POINT & PATCH WALLS		SF	1,999.50	\$ -	SF INCLUDED
ADD FOR XYPEX WATERPROOFING ADMIXTURE		CY	111.08	\$ -	CY INCLUDED
CONCRETE TO WALLS		CY	111.08	\$ -	CY INCLUDED
SUBTOTAL- WALLS					\$ -
WALLS-186" X 15"	CW15	LF	132.00		
FORM/STRIP WALLS		SF	4,092.00	\$ -	SF INCLUDED
REBAR TO WALLS- 125#/CY		TN	7.10	\$ -	TN INCLUDED
POINT & PATCH WALLS		SF	2,046.00	\$ -	SF INCLUDED
CONCRETE TO WALLS		CY	113.67	\$ -	CY INCLUDED
SUBTOTAL- WALLS					\$ -
WALLS-180" X 12"	CW12X	LF	122.00		
FORM/STRIP WALLS		SF	3,660.00	\$ -	SF INCLUDED
REBAR TO WALLS- 125#/CY		TN	5.08	\$ -	TN INCLUDED
POINT & PATCH WALLS		SF	1,830.00	\$ -	SF INCLUDED
ADD FOR XYPEX WATERPROOFING ADMIXTURE		CY	81.33	\$ -	CY INCLUDED
CONCRETE TO WALLS		CY	81.33	\$ -	CY INCLUDED
SUBTOTAL- WALLS					\$ -

FCI Cost Worksheet

Project: GRAND JUNCTION COMMUNITY RECREATION CENTER

06/27/24

BID PACKAGE #1 & #2 ESTIMATE
SF 109,331

BASE BID

DESCRIPTION	COMMENTS / SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL	TOTAL
030000 CONCRETE	BP #1 & #2				
033000 CAST-IN-PLACE CONCRETE					
	RADROCK SUPPORT - ABOVE POOL DECK				
WALLS-186" X 14"		LF	14.00		
FORM/STRIP WALLS		SF	434.00	\$ -	SF INCLUDED
REBAR TO WALLS- 125#/CY		TN	0.70	\$ -	TN INCLUDED
POINT & PATCH WALLS		SF	217.00	\$ -	SF INCLUDED
CONCRETE TO WALLS		CY	11.25	\$ -	CY INCLUDED
SUBTOTAL- WALLS					\$ -
	RADROCK SUPPORT - ABOVE POOL DECK				
WALLS-88" X 14"		LF	12.00		
FORM/STRIP WALLS		SF	175.92	\$ -	SF INCLUDED
REBAR TO WALLS- 125#/CY		TN	0.29	\$ -	TN INCLUDED
POINT & PATCH WALLS		SF	87.96	\$ -	SF INCLUDED
CONCRETE TO WALLS		CY	4.56	\$ -	CY INCLUDED
SUBTOTAL- WALLS					\$ -
	RADROCK SUPP - ABOVE POOL DECK				
WALLS-18" X 14"		LF	11.00		
FORM/STRIP WALLS		SF	33.00	\$ -	SF INCLUDED
REBAR TO WALLS- 125#/CY		TN	0.05	\$ -	TN INCLUDED
POINT & PATCH WALLS		SF	16.50	\$ -	SF INCLUDED
CONCRETE TO WALLS		CY	0.86	\$ -	CY INCLUDED
SUBTOTAL- WALLS					\$ -
	RADROCK SUPPORT - BELOW POOL DECK				
WALLS-168" X 12"		LF	41.00		
FORM/STRIP WALLS		SF	1,148.00	\$ -	SF INCLUDED
ADD TO FORM THICKENED TOP EDGE		SF	164.00	\$ -	SF INCLUDED
REBAR TO WALLS- 125#/CY		TN	1.59	\$ -	TN INCLUDED
POINT & PATCH WALLS		SF	574.00	\$ -	SF INCLUDED
ADD FOR THICKENED TOP EDGE		CY	10.93	\$ -	CY INCLUDED
CONCRETE TO WALLS		CY	25.51	\$ -	CY INCLUDED
SUBTOTAL- WALLS					\$ -
	ELEVATOR PIT				
STEM WALLS-48" X 8"		LF	41.00		
FORM/STRIP STEM WALLS		SF	328.00	\$ -	SF INCLUDED
REBAR TO STEM WALLS- 125#/CY		TN	0.31	\$ -	TN INCLUDED
POINT & PATCH STEM WALLS		SF	164.00	\$ -	SF INCLUDED
CONCRETE TO STEM WALLS		CY	4.88	\$ -	CY INCLUDED
SUBTOTAL- STEM WALLS					\$ -
	SLIDE RUNOUT SUMP				
STEM WALLS-36" X 8"		LF	33.00		
FORM/STRIP STEM WALLS		SF	198.00	\$ -	SF INCLUDED
REBAR TO STEM WALLS- 125#/CY		TN	0.18	\$ -	TN INCLUDED
POINT & PATCH STEM WALLS		SF	99.00	\$ -	SF INCLUDED
CONCRETE TO STEM WALLS		CY	2.95	\$ -	CY INCLUDED
SUBTOTAL- STEM WALLS					\$ -

FCI Cost Worksheet

Project: GRAND JUNCTION COMMUNITY RECREATION CENTER

06/27/24

BID PACKAGE #1 & #2 ESTIMATE
SF 109,331

BASE BID

DESCRIPTION	COMMENTS / SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL	TOTAL
030000 CONCRETE					
033000 CAST-IN-PLACE CONCRETE					
BP #1 & #2					
POOL DECK TOPPING SLAB					
SLABS ON GRADE-AVG 6" THICK CONCRETE TO SLAB ON GRADE		CY	153.90	\$ -	CY INCLUDED
ADD FOR COLORED CONCRETE		CY	153.90	\$ -	CY INCLUDED
FINE GRADE SUBGRADE		SF	7,555.00	\$ -	SF INCLUDED
EDGE FORMS- 6"		LF	-	\$ -	LF \$ -
REBAR TO SLAB ON GRADE- #4'S AT 16" OC	N/A	TN	-	\$ -	TN \$ -
WIRE MESH REINF- 6X6/W2.9/2.9	N/A	SF	-	\$ -	SF INCLUDED
CONTROL JOINTS- SAWN/CAULKED		LF	982.15	\$ -	LF INCLUDED
CUSTOM FINISH		SF	7,555.00	\$ -	SF INCLUDED
CURE & PROTECT SLAB ON GRADE		SF	7,555.00	\$ -	SF INCLUDED
PERIMETER JOINT FILLER - 6" X 1/2"		LF	1,604.00	\$ -	LF INCLUDED
SUBTOTAL- SLABS ON GRADE					\$ -
LOCKER AREA TOPPING SLAB					
SLABS ON GRADE-AVG 6" THICK CONCRETE TO SLAB ON GRADE		CY	86.76	\$ -	CY INCLUDED
ADD FOR COLORED CONCRETE	N/A	CY	-	\$ -	CY \$ -
FINE GRADE SUBGRADE		SF	6,389.00	\$ -	SF INCLUDED
EDGE FORMS- 6"		LF	-	\$ -	LF \$ -
REBAR TO SLAB ON GRADE- #4'S AT 16" OC	N/A	TN	-	\$ -	TN INCLUDED
WIRE MESH REINF- 6X6/W2.9/2.9		SF	-	\$ -	SF \$ -
CONTROL JOINTS- SAWN/CAULKED		LF	830.57	\$ -	LF INCLUDED
TROWEL FINISH SLAB ON GRADE		SF	6,389.00	\$ -	SF INCLUDED
CURE & PROTECT SLAB ON GRADE		SF	6,389.00	\$ -	SF INCLUDED
PERIMETER JOINT FILLER - 4" X 1/2"		LF	532.00	\$ -	LF INCLUDED
SUBTOTAL- SLABS ON GRADE					\$ -
POOL DECK SUBSLAB					
SLABS ON GRADE-6" THICK CONCRETE TO SLAB ON GRADE		CY	153.90	\$ -	CY INCLUDED
ADD FOR COLORED CONCRETE		CY	-	\$ -	CY \$ -
FINE GRADE SUBGRADE		SF	7,555.00	\$ -	SF INCLUDED
EDGE FORMS- 6"		LF	-	\$ -	LF \$ -
REBAR TO SLAB ON GRADE- #4'S AT 16" OC		TN	4.72	\$ -	TN INCLUDED
WIRE MESH REINF- 6X6/W2.9/2.9		SF	-	\$ -	SF \$ -
CONTROL JOINTS- SAWN/CAULKED		LF	982.15	\$ -	LF INCLUDED
TROWEL FINISH SLAB ON GRADE		SF	7,555.00	\$ -	SF INCLUDED
CURE & PROTECT SLAB ON GRADE		SF	7,555.00	\$ -	SF INCLUDED
PERIMETER JOINT FILLER - 6" X 1/2"		LF	1,604.00	\$ -	LF INCLUDED
SUBTOTAL- SLABS ON GRADE					\$ -
BUILDING SLABS					
SLABS ON GRADE-5" THICK CONCRETE TO SLAB ON GRADE		CY	434.50	\$ -	CY INCLUDED
ADD FOR TURNDOWN EDGE AT AT CLASSROOM PLATFORM		CY	5.76	\$ -	CY INCLUDED
FINE GRADE SUBGRADE		SF	23,269.00	\$ -	SF INCLUDED
EDGE FORMS- 5"		LF	2,359.00	\$ -	LF INCLUDED
REBAR TO SLAB ON GRADE- #4'S AT 16" OC		TN	14.54	\$ -	TN INCLUDED
WIRE MESH REINF- 6X6/W2.9/2.9		SF	-	\$ -	SF \$ -
CONTROL JOINTS- SAWN/CAULKED		LF	3,024.97	\$ -	LF INCLUDED
TROWEL FINISH SLAB ON GRADE		SF	23,269.00	\$ -	SF INCLUDED
CURE & PROTECT SLAB ON GRADE		SF	23,269.00	\$ -	SF INCLUDED
PERIMETER JOINT FILLER - 5" X 1/2"		LF	1,127.00	\$ -	LF INCLUDED
FORM COLUMN POCKETS		EA	100.00	\$ -	EA INCLUDED
GROUT COLUMN POCKETS		EA	100.00	\$ -	EA INCLUDED
SUBTOTAL- SLABS ON GRADE					\$ -

FCI Cost Worksheet

Project: GRAND JUNCTION COMMUNITY RECREATION CENTER

06/27/24

BID PACKAGE #1 & #2 ESTIMATE
SF 109,331

BASE BID

DESCRIPTION	COMMENTS / SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL	TOTAL
030000 CONCRETE					
033000 CAST-IN-PLACE CONCRETE					
BP #1 & #2					
BUILDING SLABS					
SLABS ON GRADE-5.5" THICK					
CONCRETE TO SLAB ON GRADE		CY	561.94	\$ -	CY INCLUDED
ADD FOR TURNDOWN EDGE AT AT CLASSROOM PLATFORM		CY	5.76	\$ -	CY INCLUDED
FINE GRADE SUBGRADE		SF	30,094.00	\$ -	SF INCLUDED
EDGE FORMS- 5"		LF	2,359.00	\$ -	LF INCLUDED
REBAR TO SLAB ON GRADE- #4'S AT 16" OC		TN	18.81	\$ -	TN INCLUDED
WIRE MESH REINF- 6X6/W2.9/2.9		SF	-	\$ -	SF \$ -
CONTROL JOINTS- SAWN/CAULKED		LF	3,912.22	\$ -	LF INCLUDED
TROWEL FINISH SLAB ON GRADE		SF	30,094.00	\$ -	SF INCLUDED
CURE & PROTECT SLAB ON GRADE		SF	30,094.00	\$ -	SF INCLUDED
PERIMETER JOINT FILLER - 5" X 1/2"		LF	2,138.00	\$ -	LF INCLUDED
FORM COLUMN POCKETS		EA	150.00	\$ -	EA INCLUDED
GROUT COLUMN POCKETS		EA	150.00	\$ -	EA INCLUDED
SUBTOTAL- SLABS ON GRADE					\$ -
ENTRANCES					
SLABS ON GRADE-7" THICK					
CONCRETE TO SLAB ON GRADE		CY	10.48	\$ -	CY INCLUDED
FINE GRADE SUBGRADE		SF	441.00	\$ -	SF INCLUDED
EDGE FORMS- 7"		LF	411.00	\$ -	LF INCLUDED
REBAR TO SLAB ON GRADE- #5'S AT 12" OC		TN	0.44	\$ -	TN INCLUDED
WIRE MESH REINF- 6X6/W2.9/2.9		SF	-	\$ -	SF \$ -
CONTROL JOINTS- SAWN/CAULKED		LF	57.33	\$ -	LF INCLUDED
TROWEL FINISH SLAB ON GRADE		SF	441.00	\$ -	SF INCLUDED
CURE & PROTECT SLAB ON GRADE		SF	441.00	\$ -	SF INCLUDED
PERIMETER JOINT FILLER - 7" X 1/2"		LF	-	\$ -	LF \$ -
SUBTOTAL- SLABS ON GRADE					\$ -
LOCKER ROOMS SUBSLAB					
SLABS ON GRADE-8" THICK					
CONCRETE TO SLAB ON GRADE		CY	173.53	\$ -	CY INCLUDED
FINE GRADE SUBGRADE		SF	6,389.00	\$ -	SF INCLUDED
EDGE FORMS- 8"		LF	720.00	\$ -	LF INCLUDED
REBAR TO SLAB ON GRADE- #5'S AT 16" OC		TN	5.27	\$ -	TN INCLUDED
WIRE MESH REINF- 6X6/W2.9/2.9		SF	-	\$ -	SF \$ -
CONTROL JOINTS- SAWN/CAULKED		LF	830.57	\$ -	LF INCLUDED
TROWEL FINISH SLAB ON GRADE		SF	6,389.00	\$ -	SF INCLUDED
CURE & PROTECT SLAB ON GRADE		SF	6,389.00	\$ -	SF INCLUDED
PERIMETER JOINT FILLER - 8" X 1/2"		LF	532.00	\$ -	LF INCLUDED
FORM COLUMN POCKETS		EA	30.00	\$ -	EA INCLUDED
GROUT COLUMN POCKETS		EA	30.00	\$ -	EA INCLUDED
SUBTOTAL- SLABS ON GRADE					\$ -
ELEVATOR PIT					
SLABS ON GRADE-12" THICK					
CONCRETE TO SLAB ON GRADE		CY	8.11	\$ -	CY INCLUDED
FINE GRADE SUBGRADE		SF	199.00	\$ -	SF INCLUDED
EDGE FORMS- 12"		LF	-	\$ -	LF \$ -
REBAR TO SLAB ON GRADE- #5'S AT 12" OC		TN	0.25	\$ -	TN INCLUDED
WIRE MESH REINF- 6X6/W2.9/2.9		SF	-	\$ -	SF \$ -
CONTROL JOINTS- SAWN/CAULKED		LF	-	\$ -	LF \$ -
TROWEL FINISH SLAB ON GRADE		SF	199.00	\$ -	SF INCLUDED
CURE & PROTECT SLAB ON GRADE		SF	199.00	\$ -	SF INCLUDED
PERIMETER JOINT FILLER - 12" X 1/2"		LF	-	\$ -	LF \$ -
VOID FORM-6"		SF	199.00	\$ -	SF INCLUDED
SUBTOTAL- SLABS ON GRADE					\$ -

FCI Cost Worksheet

Project: GRAND JUNCTION COMMUNITY RECREATION CENTER

06/27/24

BID PACKAGE #1 & #2 ESTIMATE
SF 109,331

BASE BID

DESCRIPTION	COMMENTS / SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL	TOTAL
030000 CONCRETE	BP #1 & #2				
033000 CAST-IN-PLACE CONCRETE					
	THICKENED SLAB SECTIONS - LIFTS & DIVING BOARDS				
SLABS ON GRADE-12" THICK CONCRETE TO SLAB ON GRADE		CY	8.03	\$ -	CY INCLUDED
FINE GRADE SUBGRADE		SF	197.00	\$ -	SF INCLUDED
EDGE FORMS- 12"		LF	-	\$ -	LF \$ -
REBAR TO SLAB ON GRADE- #4'S AT 8" OC- DOUBLE MAT		TN	0.34	\$ -	TN INCLUDED
WIRE MESH REINF- 6X6/W2.9/2.9		SF	-	\$ -	SF \$ -
CONTROL JOINTS- SAWN/CAULKED		LF	-	\$ -	LF \$ -
TROWEL FINISH SLAB ON GRADE		SF	197.00	\$ -	SF INCLUDED
CURE & PROTECT SLAB ON GRADE		SF	197.00	\$ -	SF INCLUDED
PERIMETER JOINT FILLER - 12" X 1/2"		LF	-	\$ -	LF \$ -
VOID FORM-6"		SF	197.00	\$ -	SF INCLUDED
SUBTOTAL- SLABS ON GRADE					\$ -
	BASEMENT				
SLABS ON GRADE-14" THICK CONCRETE TO SLAB ON GRADE		CY	183.56	\$ -	CY INCLUDED
FINE GRADE SUBGRADE		SF	3,862.00	\$ -	SF INCLUDED
EDGE FORMS- 14"		LF	-	\$ -	LF \$ -
REBAR TO SLAB ON GRADE- #6'S AT 12" OC- DOUBLE MAT		TN	7.72	\$ -	TN INCLUDED
WIRE MESH REINF- 6X6/W2.9/2.9		SF	-	\$ -	SF \$ -
CONTROL JOINTS- SAWN/CAULKED		LF	-	\$ -	LF \$ -
TROWEL FINISH SLAB ON GRADE		SF	3,862.00	\$ -	SF INCLUDED
CURE & PROTECT SLAB ON GRADE		SF	3,862.00	\$ -	SF INCLUDED
ADD FOR OSB PROTECTION BOARD		SF	3,862.00	\$ -	SF INCLUDED
PERIMETER JOINT FILLER - 14" X 1/2"		LF	256.00	\$ -	LF INCLUDED
VOID FORM-6"		SF	3,862.00	\$ -	SF INCLUDED
SUBTOTAL- SLABS ON GRADE					\$ -
	LAP POOL SLAB				
SLABS ON GRADE-14" THICK CONCRETE TO SLAB ON GRADE		CY	242.07	\$ -	CY INCLUDED
FINE GRADE SUBGRADE		SF	5,093.00	\$ -	SF INCLUDED
EDGE FORMS- 14"		LF	304.00	\$ -	LF INCLUDED
REBAR TO SLAB ON GRADE- #6'S-DOUBLE MAT		TN	12.73	\$ -	TN INCLUDED
WIRE MESH REINF- 6X6/W2.9/2.9		SF	-	\$ -	SF \$ -
CONTROL JOINTS- SAWN/CAULKED		LF	-	\$ -	LF \$ -
TROWEL FINISH SLAB ON GRADE		SF	5,093.00	\$ -	SF INCLUDED
CURE & PROTECT SLAB ON GRADE		SF	5,093.00	\$ -	SF INCLUDED
ADD FOR OSB PROTECTION BOARD		SF	5,093.00	\$ -	SF INCLUDED
PERIMETER JOINT FILLER - 14" X 1/2"		LF	-	\$ -	LF \$ -
VOID FORM-6"		SF	5,093.00	\$ -	SF INCLUDED
SUBTOTAL- SLABS ON GRADE					\$ -
	WELLNESS POOL SLAB				
SLABS ON GRADE-12" THICK CONCRETE TO SLAB ON GRADE		CY	58.67	\$ -	CY INCLUDED
FINE GRADE SUBGRADE		SF	1,440.00	\$ -	SF INCLUDED
EDGE FORMS- 12"		LF	154.00	\$ -	LF INCLUDED
REBAR TO SLAB ON GRADE- #5'S-DOUBLE MAT		TN	3.24	\$ -	TN INCLUDED
WIRE MESH REINF- 6X6/W2.9/2.9		SF	-	\$ -	SF \$ -
CONTROL JOINTS- SAWN/CAULKED		LF	-	\$ -	LF \$ -
TROWEL FINISH SLAB ON GRADE		SF	1,440.00	\$ -	SF INCLUDED
CURE & PROTECT SLAB ON GRADE		SF	1,440.00	\$ -	SF INCLUDED
ADD FOR OSB PROTECTION BOARD		SF	1,440.00	\$ -	SF INCLUDED
PERIMETER JOINT FILLER - 12" X 1/2"		LF	-	\$ -	LF \$ -
VOID FORM-6"		SF	1,440.00	\$ -	SF INCLUDED
SUBTOTAL- SLABS ON GRADE					\$ -

FCI Cost Worksheet

Project: GRAND JUNCTION COMMUNITY RECREATION CENTER

06/27/24

BID PACKAGE #1 & #2 ESTIMATE
SF 109,331

BASE BID

DESCRIPTION	COMMENTS / SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL	TOTAL
030000 CONCRETE	BP #1 & #2				
033000 CAST-IN-PLACE CONCRETE					
SLABS ON GRADE-12" THICK	LIFESTYLE POOL SLAB				
CONCRETE TO SLAB ON GRADE		CY	207.13	\$ -	CY INCLUDED
FINE GRADE SUBGRADE		SF	5,084.00	\$ -	SF INCLUDED
EDGE FORMS- 12"		LF	366.00	\$ -	LF INCLUDED
REBAR TO SLAB ON GRADE- #5'S-DOUBLE MAT		TN	11.44	\$ -	TN INCLUDED
WIRE MESH REINF- 6X6/W2.9/2.9		SF	-	\$ -	SF \$ -
CONTROL JOINTS- SAWN/CAULKED		LF	-	\$ -	LF \$ -
TROWEL FINISH SLAB ON GRADE		SF	5,084.00	\$ -	SF INCLUDED
CURE & PROTECT SLAB ON GRADE		SF	5,084.00	\$ -	SF INCLUDED
ADD FOR OSB PROTECTION BOARD		SF	5,084.00	\$ -	SF INCLUDED
PERIMETER JOINT FILLER - 12" X 1/2"		LF	-	\$ -	LF \$ -
VOID FORM-6"		SF	5,084.00	\$ -	SF INCLUDED
SUBTOTAL- SLABS ON GRADE					\$ -
SLABS ON GRADE-12" THICK	DEEP POOL SLAB				
CONCRETE TO SLAB ON GRADE		CY	91.30	\$ -	CY INCLUDED
FINE GRADE SUBGRADE		SF	2,241.00	\$ -	SF INCLUDED
EDGE FORMS- 12"		LF	187.00	\$ -	LF INCLUDED
REBAR TO SLAB ON GRADE- #5'S-DOUBLE MAT		TN	5.04	\$ -	TN INCLUDED
WIRE MESH REINF- 6X6/W2.9/2.9		SF	-	\$ -	SF \$ -
CONTROL JOINTS- SAWN/CAULKED		LF	-	\$ -	LF \$ -
TROWEL FINISH SLAB ON GRADE		SF	2,241.00	\$ -	SF INCLUDED
CURE & PROTECT SLAB ON GRADE		SF	2,241.00	\$ -	SF INCLUDED
ADD FOR OSB PROTECTION BOARD		SF	2,241.00	\$ -	SF INCLUDED
PERIMETER JOINT FILLER - 12" X 1/2"		LF	-	\$ -	LF \$ -
VOID FORM-6"		SF	2,241.00	\$ -	SF INCLUDED
SUBTOTAL- SLABS ON GRADE					\$ -
SLABS ON GRADE-12" THICK	SLIDE RUNOUT END SUMP				
CONCRETE TO SLAB ON GRADE		CY	3.67	\$ -	CY INCLUDED
FINE GRADE SUBGRADE		SF	40.00	\$ -	SF INCLUDED
EDGE FORMS- 12"		LF	187.00	\$ -	LF INCLUDED
REBAR TO SLAB ON GRADE- #5'S-DOUBLE MAT		TN	0.20	\$ -	TN INCLUDED
WIRE MESH REINF- 6X6/W2.9/2.9		SF	-	\$ -	SF \$ -
CONTROL JOINTS- SAWN/CAULKED		LF	-	\$ -	LF \$ -
TROWEL FINISH SLAB ON GRADE		SF	90.00	\$ -	SF INCLUDED
CURE & PROTECT SLAB ON GRADE		SF	90.00	\$ -	SF INCLUDED
ADD FOR OSB PROTECTION BOARD		SF	90.00	\$ -	SF INCLUDED
PERIMETER JOINT FILLER - 12" X 1/2"		LF	-	\$ -	LF \$ -
VOID FORM-6"		SF	90.00	\$ -	SF INCLUDED
SUBTOTAL- SLABS ON GRADE					\$ -
SLABS ON METAL DECKING-6" THICK					
CONCRETE TO SLABS ON DECK- NORMAL WT- 6.5" TH		CY	399.82	\$ -	CY INCLUDED
ADD FOR MOISTURE MITIGATION ADMIXTURE- CONCURE OR EQUAL	<i>N/A-EXCLUDED</i>	CY	-	\$ -	CY \$ -
EDGE FORMS- 6"	<i>N/A- SEE POUR PLATE STOPS</i>	LF	-	\$ -	LF \$ -
WIRE MESH REINF- 6X6/W2.9		SF	-	\$ -	SF \$ -
REBAR TO SLABS ON DECK - 1.0#/SF		TN	9.00	\$ -	TN INCLUDED
TROWEL FINISH SLABS ON DECK		SF	17,992.00	\$ -	SF INCLUDED
CURE & PROTECT SLABS ON DECK		SF	17,992.00	\$ -	SF INCLUDED
SUBTOTAL- SLABS ON METAL DECKING					\$ -

FCI Cost Worksheet

Project: GRAND JUNCTION COMMUNITY RECREATION CENTER

06/27/24

BID PACKAGE #1 & #2 ESTIMATE
SF 109,331

BASE BID

DESCRIPTION	COMMENTS / SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL	TOTAL
030000 CONCRETE	BP #1 & #2				
033000 CAST-IN-PLACE CONCRETE					
SLABS ON METAL DECKING-6" THICK CONCRETE TO SLABS ON DECK- NORMAL WT- 6.0" TH	ROOFTOP EQUIPMENT	CY	62.73	\$ -	CY INCLUDED
ADD FOR MOISTURE MITIGATION ADMIXTURE- CONCURE OR EQUAL	<i>N/A-EXCLUDED</i>	CY	-	\$ -	CY \$ -
EDGE FORMS- 6"	<i>N/A- SEE POUR PLATE STOPS</i>	LF	-	\$ -	LF \$ -
WIRE MESH REINF.- 6X6/W2.9		SF	-	\$ -	SF \$ -
REBAR TO SLABS ON DECK - 1.5#/SF		TN	2.12	\$ -	TN INCLUDED
TROWEL FINISH SLABS ON DECK		SF	2,823.00	\$ -	SF INCLUDED
CURE & PROTECT SLABS ON DECK		SF	2,823.00	\$ -	SF INCLUDED
SUBTOTAL- SLABS ON METAL DECKING					\$ -
METAL PAN STAIR FILL					
STAIR TREAD & LANDING FILL		LS	1.00	\$ -	LS INCLUDED
SUBTOTAL- SLABS ON METAL DECKING					\$ -
MISC CONCRETE					
CONCRETE CLEANOUT		PULLS	15.00	\$ 850.00	PULLS \$ 12,750
GROUT COLUMN BASE PLATES		EA	200.00	\$ 38.92	EA \$ 7,785
CONCRETE PUMP		DYS	25.00	\$ -	DYS INCLUDED
WINTER CONCRETE - HOT WATER	<i>SLABS</i>	CY	2,238.26	\$ -	CY INCLUDED
WINTER CONCRETE - ADMIXTURES	<i>SLABS</i>	CY	2,238.26	\$ 15.00	CY \$ 33,574
WINTER CONCRETE - HEAT/GROUND THAW	<i>SLABS</i>	MO	2.00	\$ 20,000.00	MO \$ 40,000
WINTER CONCRETE - BLANKETS	<i>SLABS</i>	LS	1.00	\$ 15,000.00	LS \$ 15,000
EQUIPMENT/HOUSEKEEPING PADS		LS	1.00	\$ 20,000.00	LS \$ 20,000
CONCRETE DESIGN COMPLETION		LS	1.00	\$ 50,000.00	LS \$ 50,000
POOL DECK SLOPING DESIGN		LS	1.00	\$ 5,000.00	LS \$ 5,000
SHRINKAGE ADDITIVE & TESTING	<i>N/A-EXCLUDED</i>	CY	-	\$ 70.00	CY NOT INCLUDED
MVRA ADMIXTURE	<i>N/A-EXCLUDED</i>	CY	-	\$ 120.00	CY NOT INCLUDED
GEOFOAM	<i>AT ELEVATED SLABS</i>	LS	1.00	\$ -	LS INCLUDED
FORKLIFT RENT		MO	3.00	\$ 3,500.00	MO \$ 10,500
LAYOUT		HRS	800.00	\$ 70.00	HRS \$ 56,000
CLEANUP		HRS	800.00	\$ 52.00	HRS \$ 41,600
DUMPSTER		PULLS	5.00	\$ 1,000.00	PULLS \$ 5,000
SUBTOTAL- MISC CONCRETE					\$ 297,209
030000 CONCRETE - TOTALS	BP #1 & #2				\$ 4,183,343

FCI Cost Worksheet

Project: GRAND JUNCTION COMMUNITY RECREATION CENTER

06/27/24
 BID PACKAGE #1 & #2 ESTIMATE
 SF 109,331

BASE BID

DESCRIPTION	COMMENTS / SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL	TOTAL
050000 METALS	BP #1 & #2				
051200 STRUCTURAL STEEL	WSI				
TS/WF FLOOR & ROOF FRAMING		TNS	402.00	\$ -	TNS \$ 6,395,254
TS/WF ROOF FRAMING - HIGH PERFORMANCE PRIMER	NATATORIUM	TNS	116.00	\$ -	TNS INCLUDED
PERIMETER DECK SUPPORT/POUR STOP ANGLES		TNS	45.07	\$ -	TNS INCLUDED
TS SCREEN WALL FRAMING	ROOFTOP SCREEN WALLS	TNS	20.00	\$ -	TNS INCLUDED
MASONRY LINTELS/RELIEF ANGLES		TNS	15.00	\$ -	TNS INCLUDED
ROOF/FLOOR OPENING FRAMES		TNS	10.00	\$ -	TNS INCLUDED
AES STEEL + UPGRADED PRIMER PAINT- EXPOSED STEEL	N/A - EXCLUDED	LS	-	\$ -	LS INCLUDED
SHEAR STUDS		EA	1,288.00	\$ -	EA INCLUDED
OPERABLE PARTITION STRUCTURE		EA	2.00	\$ -	EA INCLUDED
STRUCTURAL STEEL/JOIST ERECTION		DY	85.00	\$ -	DY INCLUDED
TOUCH UP PRIMER		LS	1.00	\$ -	LS INCLUDED
ADD FOR GALVANIZING AT BASEMENT STEEL		TNS	10.00	\$ -	TNS INCLUDED
DESIGN COMPLETION ALLOWANCE		LS	1.00	\$ 50,000.00	LS \$ 50,000
CRANE PADS/LEVELING		LS	1.00	\$ 5,500.00	LS \$ 5,500
TEMP STAIRS		MO	6.00	\$ 1,500.00	MO \$ 9,000
LAYOUT		HRS	400.00	\$ 70.00	HRS \$ 28,000
CLEANUP		HRS	400.00	\$ 52.00	HRS \$ 20,800
FORKLIFT RENT		MO	3.00	\$ 3,500.00	MO \$ 10,500
DUMPSTER		PULLS	4.00	\$ 1,000.00	PULLS \$ 4,000
SUBTOTAL- STRUCTURAL STEEL					\$ 6,523,054
052110 STEEL JOISTS					
OPEN WEB STEEL JOIST GIRDER FRAMING		TNS	28.39	\$ -	TNS INCLUDED
OPEN WEB STEEL JOIST FRAMING	ROOFS	TNS	21.88	\$ -	TNS INCLUDED
SUBTOTAL- STEEL JOISTS					\$ -
053100 METAL DECKING					
ROOF DECK - 1.50" 20 GA- GALV		SF	22,743.00	\$ -	SF INCLUDED
COMPOSITE DECK - 2" 19 GA- GALV		SF	19,497.50	\$ -	SF INCLUDED
ACOUSTIC ROOF DECK - 5.5" EPIC DECK		SF	52,232.25	\$ -	SF INCLUDED
ACOUSTIC ROOF DECK - 5.5" EPIC DECK - HIGH PERFORMANCE PRIMER	NATATORIUM	SF	31,091.55	\$ -	SF INCLUDED
SUBTOTAL- METAL DECKING					\$ -
055250 MISCELLANEOUS METALS					
METAL PAN STAIRS W/RAILINGS-PRIMED		RI	70.00	\$ -	RI INCLUDED
SURGE TANK RAILING		LF	15.00	\$ -	LF INCLUDED
ROOF LADDERS		EA	5.00	\$ -	EA INCLUDED
ALTERNATING TREAD DEVICE		EA	1.00	\$ -	EA INCLUDED
GUARDRAIL W/PERF PANEL INFILL	2ND FLOOR EXTERIOR DECK	LF	78.00	\$ -	LF INCLUDED
GUARDRAIL W/PERF PANEL INFILL	MEZZANINE	LF	176.00	\$ -	LF INCLUDED
GUARDRAIL W/PERF PANEL INFILL	TRACK	LF	458.00	\$ -	LF INCLUDED
METAL MESH SCREEN WALL IN TUBE STEEL FRAME - 10' HEIGHT	HEARTH AREA	LF	12.00	\$ -	LF INCLUDED
MISCELLANEOUS METALS		SF	109,331.00	\$ 0.48	SF \$ 52,479
SUBTOTAL- MISCELLANEOUS METALS					\$ 52,479
050000 METALS - TOTALS	BP #1 & #2				\$ 6,575,533

FCI Cost Worksheet

Project: GRAND JUNCTION COMMUNITY RECREATION CENTER

June 27, 2024
 BID PACKAGE #1 & #2 ESTIMATE
 SF 109,331

BASE BID

DESCRIPTION	COMMENTS / SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL	TOTAL
130000 SPECIAL CONSTRUCTION	<i>BP#1 & #2</i>				
131100 SWIMMING POOLS	<i>THE POOL COMPANY</i>				
MULTIPURPOSE 6 LANE LAP POOL	<i>POOL - A</i>	SF	-	\$ -	SF \$ 9,756,458
DESIGN COMPLETION ALLOWANCE		LS	1.00	\$ 100,000.00	LS \$ 100,000
LAP PROGRAM COMPETITION EQUIPMENT		LS	1.00	\$ -	LS INCLUDED
DIVING PLATFORMS		LS	-	\$ -	LS INCLUDED
WELLNESS POOL	<i>POOL - B</i>	SF	-	\$ -	SF INCLUDED
ACTIVITY POOL	<i>POOL - C</i>	SF	-	\$ -	SF INCLUDED
ZDE SPRAY EQUIPMENT		LS	1.00	\$ -	LS INCLUDED
PLAY STRUCTURE		LS	1.00	\$ -	LS INCLUDED
LIFESTYLE POOL	<i>POOL - D</i>	SF	-	\$ -	SF INCLUDED
RIVER WAVE BALL		LS	1.00	\$ -	LS INCLUDED
RIVER SPRAY PLAY AMENTIES		LS	1.00	\$ -	LS INCLUDED
CLIMBING FEATURE	<i>RADROCK</i>	LS	1.00	\$ -	LS \$ 200,358
SLIDES & TOWER		LS	1.00	\$ -	LS INCLUDED
SCAFFOLDING		LS	1.00	\$ 200,000.00	LS \$ 200,000
POOL FILL		LS	1.00	\$ 15,000.00	LS \$ 15,000
WHIRLPOOL	<i>POOL - E</i>	SF	309.00	\$ -	SF SEE ALT
SUBTOTAL- SWIMMING POOLS	<i>BP#1 & #2</i>				\$ 10,271,816
130000 SPECIAL CONSTRUCTION - TOTALS					\$ 10,271,816

FCI Cost Worksheet

Project: GRAND JUNCTION COMMUNITY RECREATION CENTER

06/27/24
 BID PACKAGE #1 & #2 ESTIMATE
 SF 109,331

BASE BID

DESCRIPTION	COMMENTS / SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL	TOTAL
22/230000 MECHANICAL	BP #1 & #2				
220000 PLUMBING	2H				
PLUMBING WORK		SF	109,331.00	\$ 24.51 SF	\$ 3,696,804
DESIGN COMPLETION ALLOWANCE		LS	1.00	\$ 75,000.00 LS	\$ 75,000
FIXTURE PACKAGE		LS	1.00	\$ - LS	INCLUDED
PIPING-D/W/V		LS	1.00	\$ - LS	INCLUDED
WATER HEATER VENTING		LS	1.00	\$ - LS	INCLUDED
LAYOUT		HRS	1,000.00	\$ 70.00 HRS	\$ 70,000
CLEANUP		HRS	1,000.00	\$ 52.00 HRS	\$ 52,000
SUBTOTAL- PLUMBING					\$ 3,893,804
230000 HVAC	2H				
HVAC WORK-RTU/VAV SYSTEM		SF	109,331.00	\$ 76.00 SF	\$ 6,068,341
DESIGN COMPLETION ALLOWANCE		LS	1.00	\$ 75,000.00 LS	\$ 75,000
CONTROLS		LS	1.00	\$ - LS	INCLUDED
LAYOUT		HRS	2,000.00	\$ 70.00 HRS	\$ 140,000
CLEANUP		HRS	2,000.00	\$ 52.00 HRS	\$ 104,000
SUBTOTAL- HVAC					\$ 6,387,341
22/230000 MECHANICAL - TOTALS	BP #1 & #2				\$ 10,281,145

FCI Cost Worksheet

Project: GRAND JUNCTION COMMUNITY RECREATION CENTER

06/27/24
 BID PACKAGE #1 & #2 ESTIMATE
 SF 109,331

BASE BID

DESCRIPTION	COMMENTS / SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL	TOTAL
261000 ELECTRICAL WORK	BP #1 & #2				
ELECTRICAL WORK	EC ELECTRIC	SF	109,331.00	\$ 40.00	\$ 4,377,217
DESIGN COMPLETION		LS	1.00	\$ -	\$ 150,000
SERVICE GEAR		LS	1.00	\$ -	INCLUDED
LIGHTING PACKAGE		LS	1.00	\$ -	INCLUDED
BRANCH WIRING		LS	1.00	\$ -	INCLUDED
FIRE ALARM		LS	1.00	\$ -	INCLUDED
RACEWAYS-LOW VOLT SYSTEMS		LS	1.00	\$ -	INCLUDED
LAYOUT		HRS	2,200.00	\$ 70.00	\$ 154,000
CLEANUP		HRS	2,200.00	\$ 52.00	\$ 114,400
SUBTOTAL- ELECTRICAL					\$ 4,795,617
261000 ELECTRICAL WORK - TOTALS	BP #1 & #2				\$ 4,795,617

FCI Cost Worksheet

Project: GRAND JUNCTION COMMUNITY RECREATION CENTER

06/27/24
 BID PACKAGE #1 & #2 ESTIMATE
 SF 109,331

BASE BID

DESCRIPTION	COMMENTS / SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL	TOTAL
270000/ 280000 SPECIAL SYSTEMS	BP #1 & #2				
271000 LOW VOLTAGE SYSTEMS					
ERRS SYSTEM SURVEY		LS	1.00	\$ - LS	INCLUDED
ERRS SYSTEM		LS	1.00	\$ - LS	INCLUDED
SUBTOTAL- LOW VOLTAGE SYSTEMS					\$ -
270000 SPECIAL SYSTEMS - TOTALS	BP #1 & #2				\$ -

FCI Cost Worksheet

Project: GRAND JUNCTION COMMUNITY RECREATION CENTER

11/10/23

SCHEMATIC DESIGN ESTIMATE
SF 107,428

BASE BID

DESCRIPTION		UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL	TOTAL
310000 EARTHWORK - BLDG	BP #1 & #2				
312210 EXCAV. & BACKFILL & COMPACT	SKYLINE CONTRACTING				
EXCAVATE BUILDING SLABS	2' OVEREX	CY	4,830.30	\$ -	CY \$ 3,976,966
EXCAVATE FOUNDATIONS	TO TOP OF PIER	CY	3,227.52	\$ -	CY INCLUDED
EXCAVATE BASEMENT	TO TOP OF PIER	CY	4,635.40	\$ -	CY INCLUDED
EXCAVATE POOLS		CY	4,369.00	\$ -	CY INCLUDED
BACKFILL BUILDING SLAB - 36" IMPORT FILL		CY	8,667.00	\$ -	CY INCLUDED
BACKFILL FOUNDATIONS - NATIVE SOILS		CY	1,107.82	\$ -	CY INCLUDED
BACKFILL BASEMENT - NATIVE SOILS		CY	279.77	\$ -	CY INCLUDED
BACKFILL POOLS - NATIVE SOILS		CY	1,473.44	\$ -	CY INCLUDED
BACKFILL POOLS - SQUEEGEE	TO BOTTOM OF POOL DECK	CY	4,369.00	\$ -	CY INCLUDED
BACKFILL BASEMENT PERIMETER - FLOW FILL		CY	720.00	\$ -	CY INCLUDED
FINE GRADE/SCARIFY & RECOMPACT SUBGRADE		SY	10,070.00	\$ -	SY INCLUDED
4" UNDERSLAB GRAVEL		CY	806.00	\$ -	CY INCLUDED
15 MIL VAPOR BARRIER	FLOOR SLABS	SY	6,860.00	\$ -	SY INCLUDED
ALLOW FOR ROCK EXCAVATION/REMOVAL	N/A-EXCLUDED	LS	-	\$ -	LS \$ -
TOTAL - EXCAVATION, BACKFILL & COMPACT					\$ 3,976,966
316329 DRILLED CAISSONS FOUNDATIONS	LMS DRILLING				
18" DRILLED HOLE	25 FT PIER DEPTH	LF	9,650.00	\$ -	LF \$ 116,070
18" DRILLED HOLE	25 FT PIER DEPTH - WHIRLPOOL	LF	300.00	\$ 12.00	LF \$ 3,600
24" DRILLED HOLE	25 FT PIER DEPTH	LF	3,725.00	\$ -	LF INCLUDED
	25 FT PIER DEPTH -SLIDE/STAIR TOWER	LF	400.00	\$ 16.00	LF \$ 6,400
24" DRILLED HOLE		LS	-	\$ -	LS NOT INCLUDED
CASING ALLOWANCE		LF	1,492.50	\$ 12.00	LF \$ 17,910
OVERRUN ALLOWANCE - 15%	18" PIERS	LF	618.75	\$ 16.00	LF \$ 9,900
OVERRUN ALLOWANCE - 15%	24" PIERS	LF			
TOTAL - DRILLED CAISSONS FOUNDATIONS					\$ 153,880
316550 MICROPILE SHORING	MAYS SPECIALTIES				
MICROPILE SHORING		LS	1.00	\$ -	LS \$ 290,400
TOTAL - MICROPILE SHORING					\$ 290,400
310000 EARTHWORK - BLDG - TOTALS	BP #1 & #2				\$ 4,421,246

FCI Cost Worksheet

Project: GRAND JUNCTION COMMUNITY RECREATION CENTER

11/10/23
SCHEMATIC DESIGN ESTIMATE
SF 107,428

BASE BID

DESCRIPTION	UNIT OF MEASURE	QUANTITY	UNIT PRICE	TOTAL	TOTAL
310000 EARTHWORK					
					BP #1 & #2
312100 SITE PREPARATION					SKYLINE CONTRACTING
SOIL/EROSION & SEDIMENT CONTROL-INITIAL SETUP & INSTALL	SILT TRAPS/SILT FENCING/INLET PROTECTION	LS	1.00 \$	- LS	INCLUDED
SOIL EROSION MAINTENANCE		MO	22.00 \$	1,133.32 MO \$	24,933
STONE TRACKING PADS	INSTALL/REMOVE/MAINTAIN	EA	2.00 \$	2,000.00 EA \$	4,000
STREET CLEANING		MO	22.00 \$	4,516.64 MO \$	44,366
SUBTOTAL- SITE PREPARATION				\$	73,299
312200 MASS EXCAVATION & SITE GRADING					SKYLINE CONTRACTING
MOBILIZATION		LS	1.00 \$	- LS	INCLUDED
INITIAL SURVEY & LAYOUT		LS	1.00 \$	120,000.00 LS \$	120,000
STRIP/STOCKPILE TOPSOIL	6" THICK	CY	23,475.35 \$	- CY	INCLUDED
SITE GRADING		CY	25,320.00 \$	- CY	INCLUDED
SCARIFY & RECOMPACT	SITE CONC	SY	9,764.89 \$	- SY	INCLUDED
SCARIFY & RECOMPACT	ASPHALT	SY	28,637.56 \$	- SY	INCLUDED
RESPREAD TOPSOIL FROM ONSITE STOCKPILE		SY	42,793.17 \$	- SY	INCLUDED
GRAVEL TEMP LAYDOWN AREA		LS	1.00 \$	- LS	INCLUDED
POT HOLING FOR EXISTING UTILITIES		LS	1.00 \$	2,420.00 LS \$	2,420
SKID STEER-W/FUEL & MAINT		MO	22.00 \$	1,120.00 MO \$	24,640
WEED CONTROL		MO	12.00 \$	1,120.00 MO \$	13,440
SUBTOTAL- MASS EXCAVATION & GRADING				\$	160,500
315000 FOUNDATION DRAINAGE SYSTEM					SKYLINE CONTRACTING
PERIMETER FOUNDATION DRAINS - 4" DIA		LF	1,700.00 \$	- LF	INCLUDED
UNDERSLAB DRAINS- 4" PERF PIPING	W/ MECHANICAL	LF	- \$	- LF \$	-
TOTAL - FOUNDATION DRAINAGE SYSTEM				\$	-
310000 EARTHWORK - TOTALS				\$	233,799

FCI Cost Worksheet

Project: GRAND JUNCTION COMMUNITY RECREATION CENTER

11/10/23
SCHEMATIC DESIGN ESTIMATE
SF 107,428

BASE BID

DESCRIPTION		UNIT OF MEASURE	QUANTITY	UNIT PRICE	TOTAL	TOTAL
320000 SITE IMPROVEMENTS	BP#1 & #2					
322515 PAVEMENT BASE MATERIAL	SKYLINE CONTRACTING					
BASE COURSE- 6" OF CLASS 6 ROAD BASE	ASPHALT	CY	4,772.93	\$ 47.00	CY	INCLUDED
BASE COURSE- 6" OF CLASS 2 ROAD BASE	ASPHALT	CY	4,772.93	\$ 47.00	CY	INCLUDED
BASE COURSE- 8" OF CLASS 6 ROAD BASE	CONCRETE PAVING	CY	467.01	\$ 47.00	CY	INCLUDED
BASE COURSE- 6" OF CLASS 6 ROAD BASE	CONCRETE WALKS & PATIOS	CY	1,278.96	\$ 60.00	CY	INCLUDED
SUBTOTAL- PAVEMENT BASE MATERIAL					\$	-
320000 EXTERIOR IMPROVEMENTS - TOTALS	BP#1 & #2				\$	-

FCI Cost Worksheet

Project: GRAND JUNCTION COMMUNITY RECREATION CENTER

11/10/23
SCHEMATIC DESIGN ESTIMATE
SF 107,428

BASE BID

DESCRIPTION	UNIT OF MEASURE	QUANTITY	UNIT PRICE	TOTAL	TOTAL
330000 UTILITIES					
					BP #1 & #2
332650 STORM SEWER					SKYLINE CONTRACTING
STORM SEWER PIPING - 18" ADS	LF	2,088.00	\$	-	LF INCLUDED
STORM SEWER PIPING - 12" SDR35	LF	1,572.00	\$	-	LF INCLUDED
STORM SEWER PIPING - 10" SDR35	LF	390.00	\$	-	LF INCLUDED
STORM SEWER PIPING - 8" SDR35	LF	500.00	\$	-	LF INCLUDED
STORM SEWER PIPING - 6" SDR35	LF	500.00	\$	-	LF INCLUDED
STORM SEWER PIPING - 4" PERF	LF	804.00	\$	-	LF INCLUDED
CONNECT TO EXG MANHOLE	LS	-	\$	-	LS \$ -
CURB INLET	EA	7.00	\$	-	EA INCLUDED
LARGE AREA INLET	EA	15.00	\$	-	EA INCLUDED
SMALL AREA INLET	EA	5.00	\$	-	EA INCLUDED
24" NYOPLAST DRAIN	EA	5.00	\$	-	EA INCLUDED
18" NYOPLAST DRAIN	EA	5.00	\$	-	EA INCLUDED
10" NYOPLAST DRAIN	EA	4.00	\$	-	EA INCLUDED
12" DIA RIP RAP AT OUTLETS	SF	100.00	\$	-	SF INCLUDED
BIO SWALE SAND/PEAT MIX 18" THICK	SY	1,300.00	\$	-	SY INCLUDED
STORM POND OUTLET STRUCTURE	EA	2.00	\$	-	EA INCLUDED
SUBTOTAL- STORM SEWER					\$ -
332660 SANITARY SEWER					SKYLINE CONTRACTING
SANITARY SEWER - 8" SDR35	LF	1,214.00	\$	-	LF INCLUDED
SANITARY SEWER - 4" SDR35	LF	-	\$	-	LF \$ -
CONNECT TO EXG MANHOLE	EA	1.00	\$	-	EA INCLUDED
SANITARY MANHOLE	EA	6.00	\$	-	EA INCLUDED
TEMP BARRICADES/ MAINT OF TRAFFIC	LS	1.00	\$	-	LS INCLUDED
SUBTOTAL- SANITARY SEWER					\$ -
332665 WATER SERVICE					SKYLINE CONTRACTING
WATER LINE- 10"	LF	2,637.00	\$	-	LF INCLUDED
WATER LINE- 8"	LF	1,340.00	\$	-	LF INCLUDED
WATER LINE- 6"	LF	111.00	\$	-	LF INCLUDED
DOMESTIC WATER LINE- 3"	LF	446.00	\$	-	LF INCLUDED
DOMESTIC WATER LINE-2"	LF	332.00	\$	-	LF INCLUDED
WATER/FIRE SERVICE ENTRIES	EA	1.00	\$	-	EA INCLUDED
WATER METER VAULTS	EA	-	\$	-	EA \$ -
HOT BOX & BACKFLOW PREVENTOR	EA	1.00	\$	-	EA INCLUDED
CONNECT TO EXISTING SERVICE	EA	2.00	\$	-	EA INCLUDED
FIRE HYDRANTS	EA	11.00	\$	-	EA INCLUDED
TEMP BARRICADES/ MAINT OF TRAFFIC	LS	1.00	\$	-	LS INCLUDED
SUBTOTAL- WATER SERVICE					\$ -
332665 IRRIGATION					SKYLINE CONTRACTING
IRRIGATION MAIN- 8"	LF	847.00	\$	-	LF INCLUDED
IRRIGATION MAIN- 6"	LF	704.00	\$	-	LF INCLUDED
CONNECT TO EXG	EA	2.00	\$	-	EA INCLUDED
POND LINER	SF	45,500.00	\$	-	SF INCLUDED
SUBTOTAL- IRRIGATION					\$ -

FCI Cost Worksheet

Project: GRAND JUNCTION COMMUNITY RECREATION CENTER

11/10/23
 SCHEMATIC DESIGN ESTIMATE
 SF 107,428

BASE BID

DESCRIPTION		UNIT OF MEASURE	QUANTITY	UNIT PRICE	TOTAL		TOTAL
330000 UTILITES	BP #1 & #2						
332665 DRY UTILITIES							
IT/TELECOMM/FIBER	TRENCH & BACKFILL ONLY	LF	2,595.00	\$ -	LF		INCLUDED
ELEC SERVICE - SECONDARY POWER TO BLDG	TRENCH & BACKFILL ONLY	LF	427.00	\$ -	LF		INCLUDED
ELEC SERVICE - PRIMARY TO TX	TRENCH & BACKFILL ONLY	LF	2,665.00	\$ 12.00	LF	\$	31,980
TEMP PRIMARY ELEC SERVICE	GRAND VALLEY POWER	LS	1.00	\$ 15,000.00	LS	\$	15,000
GAS SERVICE	TRENCH & BACKFILL ONLY	LF	2,500.00	\$ 12.00	LF	\$	30,000
SUBTOTAL- DRY UTILITIES						\$	76,980
330000 UTILITES - TOTALS	BP #1 & #2					\$	76,980



CITY OF GRAND JUNCTION, COLORADO

CONTRACT

This CONTRACT made and entered into this 5th day of October, 2023 by and between the City of Grand Junction, Colorado, a government entity in the County of Mesa, State of Colorado, hereinafter in the Contract Documents referred to as the "Owner" and FCI Constructor, Inc. hereinafter in the Contract Documents referred to as the "Contractor."

WITNESSETH:

WHEREAS, the Owner advertised that sealed Responses would be received for furnishing all labor, tools, supplies, equipment, materials, and everything necessary and required for the Project described by the Contract Documents and known as Construction Manager/General Contractor (CM/GC) Services for New Community Recreation Center RFP-5283-23-DH.

WHEREAS, the Contract has been awarded to the above-named Contractor by the Owner, and said Contractor is now ready, willing and able to perform the Work specified in the Notice of Award, in accordance with the Contract Documents;

NOW, THEREFORE, in consideration of the compensation to be paid the Contractor, the mutual covenants hereinafter set forth and subject to the terms hereinafter stated, it is mutually covenanted and agreed as follows:

ARTICLE 1

Contract Documents: It is agreed by the parties hereto that the following list of instruments, drawings, and documents which are attached hereto, bound herewith, or incorporated herein by reference constitute and shall be referred to either as the "Contract Documents" or the "Contract", and all of said instruments, drawings, and documents taken together as a whole constitute the Contract between the parties hereto, and they are fully a part of this agreement as if they were set out verbatim and in full herein:

The order of contract document governance shall be as follows:

- a. The body of this contract agreement;
- b. Negotiated Fee Proposal;
- c. Solicitation Documents for the Project; **Solicitation Name;**
- d. Notice of Award;
- e. Contractors Response to the Solicitation;

- f. Work Change Requests (directing that changed work be performed);
- g. Field Orders;
- h. Change Orders.

ARTICLE 2

Definitions: The clauses provided in the Solicitation apply to the terms used in the Contract and all the Contract Documents.

ARTICLE 3

Contract Work: The Contractor agrees to furnish all labor, tools, supplies, equipment, materials, and all that is necessary and required to complete the tasks associated with the Work described, set forth, shown, and included in the Contract Documents as indicated in the Solicitation Document.

ARTICLE 4

Contract Time and Liquidated Damages: Time is of the essence with respect to this Contract. The Contractor hereby agrees to commence Work under the Contract on or before the date specified in the Solicitation from the Owner, and to achieve Substantial Completion and Final Completion of the Work within the time or times specified in the Solicitation. In the event the Work is not completed in the times set forth and as agreed upon, the Contractor further agrees to pay Liquidated Damages to the Owner as set forth in the Solicitation. The Contractor acknowledges and recognizes the delays, expenses and difficulties involved in proving in a legal proceeding the actual losses suffered by the Owner if the work is not completed on time. Accordingly, instead of requiring any such proof, the Owner and the Contractor agree that as Liquidated Damages for delay, but not as a penalty, the Contractor shall pay to the Owner the amounts specified in the Solicitation.

ARTICLE 5

Contract Price and Payment Procedures: The Contractor shall accept as full and complete compensation for the performance and completion of all of the Work specified in the Contract Documents, the not to exceed cost of CM/GC Pre-Construction Services Fee of Fifty Thousand and 00/100 Dollars (\$50,000.00); CM/GC Construction Services Fee (OH&P) of 2.75%; General Conditions of Two Million Nine Hundred Eighty Seven Thousand and Nine Hundred Thirty Three and 00/100 Dollars (\$2,987,933.00). If this Contract contains unit price pay items, the Contract Price shall be adjusted in accordance with the actual quantities of items completed and accepted by the Owner at the unit prices quoted in the Solicitation Response. The amount of the Contract Price is and has heretofore been appropriated by the Grand Junction City Council Board of Commissioners for the use and benefit of this Project. The Contract Price shall not be modified except by Change Order or other written directive of the Owner. The Owner shall not issue a Change Order or other written directive which requires additional work to be performed, which work causes the aggregate amount payable under this Contract to exceed the amount appropriated for this Project, unless and until the Owner provides Contractor written assurance that lawful appropriations to cover the costs of the additional work have been made.

Unless otherwise provided in the Solicitation, monthly partial payments shall be made as the Work progresses. Applications for partial and Final Payment shall be prepared by the Contractor and approved by the Owner in accordance with the Solicitation.

Upon Final Completion of the Work under the Contract and before the Contractor shall receive final payment, the Owner shall publish at least twice in a newspaper of general circulation published in the County a notice that: 1. the Owner has accepted such Work as completed according to the Contract Documents; 2. the Contractor is entitled to final payment therefore; 3. thirty days after the first publication, specifying the exact date, the Owner shall pay the full balance due under the Contract; and 4. persons having claims for labor, materials, team hire, sustenance, provisions, provender, or other supplies used or consumed by the Contractor or a subcontractor shall file a verified statement of the amount due and unpaid on account of such claim prior to the date specified for such payment. Nothing herein shall be construed as relieving the Contractor and the Sureties on the Contractor's Bonds from any claim or claims for work or labor done or materials or supplies furnished in the execution of the Contract.

ARTICLE 6

Bonds: Prior to the start of the CM/GC Construction Services, the Contractor shall furnish currently herewith the Bonds required by the Contract Documents, such Bonds being attached hereto. The Performance Bond shall be in an amount not less than one hundred percent (100%) of the Contract Price set forth in Article 5. The Payment Bond shall be in an amount not less than one hundred (100%) of the Contract Price set forth in Article 5.

ARTICLE 7

Contract Binding: The Owner and the Contractor each binds itself, its partners, successors, assigns and legal representatives to the other party hereto in respect to all covenants, agreements and obligations contained in the Contract Documents. The Contract Documents constitute the entire agreement between the Owner and Contractor and may only be altered, amended or repealed by a duly executed written instrument. Neither the Owner nor the Contractor shall, without the prior written consent of the other, assign or sublet in whole or in part its interest under any of the Contract Documents and specifically, the Contractor shall not assign any moneys due or to become due without the prior written consent of the Owner.

ARTICLE 8

Severability: If any part, portion or provision of the Contract shall be found or declared null, void or unenforceable for any reason whatsoever by any court of competent jurisdiction or any governmental agency having the authority thereover, only such part, portion or provision shall be effected thereby and all other parts, portions and provisions of the Contract shall remain in full force and effect.

IN WITNESS WHEREOF, City of Grand Junction, Colorado, has caused this Contract to be subscribed and sealed and attested in its behalf; and the Contractor has signed this Contract the day and the year first mentioned herein.

SECTION 7.0: SOLICITATION RESPONSE FORM

RFP-5283-23-DH

“Construction Manager/General Contractor (CM/GC) Services for New Community Recreation Center”

Proposer must submit entire Form completed, dated, and signed.

CM/GC Cost/Pricing proposal shall be based upon a \$54,600,000 construction budget.

1. CM/GC Pre-Construction Services Fee		\$	<u>50,000</u>
2. CM/GC Construction Services Fee (OH&P) (provide in both % and \$)	% <u>2.75</u>	\$	<u>1,501,500</u>
3. General Conditions (NTE)		\$	<u>2,987,933</u>
Total CM/GC Fee		\$	<u>4,539,433</u>

Total CM/GC Fee Written:

Four Million, Five Hundred Thirty Nine Thousand, Four Hundred and Thirty Three

Please provide a detailed breakdown to adequately describe the CM/GC services and associated anticipated reimbursable costs so as to demonstrate as complete an understanding as possible of the services provided.

Company: FCI CONSTRUCTORS, INC

Authorized Signature: 

Title: VICE PRESIDENT

Date: 9/20/2023

The Owner reserves the right to accept any portion of the services to be performed at its discretion

The undersigned has thoroughly examined the entire Request for Proposals and therefore submits the proposal and schedule of fees and services attached hereto.

This offer is firm and irrevocable for sixty (60) days after the time and date set for receipt of proposals.

The undersigned Proposer agrees to provide services and products in accordance with the terms and conditions contained in this Request for Proposal and as described in the Proposer's proposal attached hereto; as accepted by the Owner.

Prices in the proposal have not knowingly been disclosed with another provider and will not be prior to award.

- Prices in this proposal have been arrived at independently, without consultation, communication or agreement for the purpose of restricting competition.
- No attempt has been made nor will be to induce any other person or firm to submit a proposal for the purpose of restricting competition.
- The individual signing this proposal certifies they are a legal agent of the Proposer, authorized to represent the Proposer and is legally responsible for the offer with regard to supporting documentation and prices provided.
- Direct purchases by the City of Grand Junction are tax exempt from Colorado Sales or Use Tax. Tax exempt No. 98-903544. The undersigned certifies that no Federal, State, County or Municipal tax will be added to the above quoted prices.
- City of Grand Junction payment terms shall be Net 30 days.
- Prompt payment discount of N/A percent of the net dollar will be offered to the Owner if the invoice is paid within N/A days after the receipt of the invoice.

RECEIPT OF ADDENDA: the undersigned Firm acknowledges receipt of Addenda to the Solicitation, Specifications, and other Contract Documents. State number of Addenda received: 3

It is the responsibility of the Proposer to ensure all Addenda have been received and acknowledged.

FCI CONSTRUCTORS, INC
Company Name – (Typed or Printed)


Authorized Agent Signature

3070 I-70B BLDG A
Address of Proposer

GRAND JUNCTION, CO 81504
City, State, and Zip Code

EVAN WALTON
Authorized Agent – (Typed or Printed)

970-434-9093
Phone Number

EWALTON@FCIOL.COM
E-mail Address of Agent

9/20/2023
Date



8/28/2023

Project: Grand Junction Community Rec Center
 Div. 1: GENERAL CONDITIONS

Original Design										
DESCRIPTION	QUANTITY	UNIT	PRICE	MATERIAL	MATERIAL TAX	PRICE	EQUIP/SUB	PRICE	LABOR	TOTAL
PROJECT DIRECTOR	19	WK	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,920.00	\$ 134,836.20	\$ 134,836.20
PROJECT MANAGER	52	WK	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,920.00	\$ 256,921.42	\$ 256,921.42
GENERAL SUPERINTENDENT	78	WK	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,500.00	\$ 428,670.00	\$ 428,670.00
ASST SUPERINTENDENT	78	WK	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,120.00	\$ 321,112.80	\$ 321,112.80
PROJECT ENGINEER	78	WK	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,680.00	\$ 286,819.20	\$ 286,819.20
PROJECT COORDINATOR	19	WK	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000.00	\$ 58,455.00	\$ 58,455.00
INFORMATION TECHNOLOGY	18	MO	\$ -	\$ -	\$ -	\$ 980.00	\$ 17,640.00	\$ -	\$ -	\$ 17,640.00
COPIER	18	MO	\$ -	\$ -	\$ -	\$ 350.00	\$ 6,300.00	\$ -	\$ -	\$ 6,300.00
FIRST AID	18	MO	\$ -	\$ -	\$ -	\$ 350.00	\$ 6,300.00	\$ -	\$ -	\$ 6,300.00
OFFICE TRAILER	18	MO	\$ 2,000.00	\$ 36,000.00	\$ -	MOB/DEMOB	\$ 4,500.00	\$ -	\$ -	\$ 40,500.00
STORAGE TRAILER	18	MO	\$ 1,375.00	\$ 24,750.00	\$ -	MOB/DEMOB	\$ 2,500.00	\$ -	\$ -	\$ 27,250.00
CELL PHONE	18	MO	\$ 600.00	\$ 10,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,800.00
TRAILER INTERNET & PHONE	18	MO	\$ 275.00	\$ 4,950.00	\$ -	INSTALL	\$ 5,000.00	\$ -	\$ -	\$ 9,950.00
POSTAGE	18	MO	\$ 100.00	\$ 1,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800.00
TEMP TOILET	18	MO	\$ -	\$ -	\$ -	\$ 1,200.00	\$ 21,600.00	\$ -	\$ -	\$ 21,600.00
PROJECT SIGN	1	LS	\$ -	\$ -	\$ -	\$ 2,000.00	\$ 2,000.00	\$ -	\$ -	\$ 2,000.00
TEMP POWER	18	MO	\$ 2,000.00	\$ 36,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,000.00
TEMP GAS	18	MO	\$ 750.00	\$ 13,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,500.00
TEMP WATER	18	MO	\$ 1,200.00	\$ 21,600.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,600.00
SAFETY	18	MO	\$ 750.00	\$ 13,500.00	\$ -	\$ -	\$ -	\$ 1,000.00	\$ 18,000.00	\$ 31,500.00
FIRE EXTINGUISHERS	18	MO	\$ 300.00	\$ 5,400.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,400.00
CONSTRUCTION FENCING	18	MO	\$ -	\$ -	\$ -	\$ 2,000.00	\$ 36,000.00	\$ 750.00	\$ 13,500.00	\$ 49,500.00
PROJECT PHOTOS	1	LS	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000.00
FINAL CLEAN	84,000	SF	\$ 0.75	\$ 63,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63,000.00
MISCELLANEOUS SMALL TOOLS	18	MO	\$ 2,500.00	\$ 45,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,000.00
OFFICE SUPPLIES	18	MO	\$ 150.00	\$ 2,700.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,700.00
REPROGRAPHICS - BLUEPRINTS- FCI	1	LS	\$ 3,000.00	\$ 3,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000.00
PICKUP RENT	18	MO	\$ 1,800.00	\$ 32,400.00	\$ -	\$ 4,100.00	\$ 73,800.00	\$ -	\$ -	\$ 106,200.00
INSURANCES										
GENERAL LIABILITY	1	LS	\$ -	\$ -	\$ -	\$ 464,100.00	\$ 464,100.00	\$ -	\$ -	\$ 464,100.00
PAYMENT & PERFORMANCE BOND	1	LS	\$ -	\$ -	\$ -	\$ 290,270.00	\$ 290,270.00	\$ -	\$ -	\$ 290,270.00
BUILDER'S RISK	1	LS	\$ -	\$ -	\$ -	\$ 45,208.80	\$ 45,208.80	\$ -	\$ -	\$ 45,208.80
ALLOWANCES										
SITE CLEAN UP - STREET/ WALK/PARKING LOT/SNOW/ TRASH	1	AL	\$ -	\$ -	\$ -	\$ 50,000.00	\$ 50,000.00	\$ -	\$ -	\$ 50,000.00
TEMP BUILDING HEAT	1	AL	\$ -	\$ -	\$ -	\$ 100,000.00	\$ 100,000.00	\$ -	\$ -	\$ 100,000.00
SNOW AND ICE REMOVAL	1	AL	\$ -	\$ -	\$ -	\$ 25,000.00	\$ 25,000.00	\$ -	\$ -	\$ 25,000.00
TOTALS			\$ 319,400.00		\$ -	\$ 1,150,218.80		\$ 1,518,314.62		\$ 2,987,933.42

FW: Fee Proposal and Signature Sheets - 9-20-23.pdf - Signed.pdf

Marc Litzen <MLitzen@fciol.com>

Thu 9/21/2023 10:14 AM

To: Duane Hoff Jr. <duaneh@gjcity.org>

Cc: Lucas Marone <LMarone@fciol.com>; Evan Walton <EWalton@fciol.com>

1 attachments (376 KB)

Fee Proposal and Signature Sheets - 9-20-23.pdf - Signed.pdf;

**** - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - ****

Duane-

Please see the attached updated fee proposal. In addition, FCI will target a goal of \$100,000 in donations and in-kind labor from FCI, our sub partners and other community partners. Thanks again for the opportunity.

Marc Litzen
Senior Project Manager
FCI Constructors, Inc.
P.O. Box 1767 (81502)
3070 I-70 B, Bldg. A
Grand Junction, CO 81504
P. (970) 434-9093 F. (970) 434-7583 C. (970) 261-3680

www.fciol.com



Focused On Your Vision



**Request for Proposal
RFP-5283-23-DH**

**Construction Manager/General Contractor
(CM/GC) Services for New Community
Recreation Center**

RESPONSES DUE:

August 28, 2023, Prior to 3:00pm MDT

Accepting Electronic Responses Only

**Responses Only Submitted Through the Rocky Mountain E-Purchasing System
(RMEPS)**

www.bidnetdirect.com/colorado

(Purchasing Representative does not have access or control of the vendor side of RMEPS. If website or other problems arise during response submission, vendor **MUST** contact RMEPS to resolve issue prior to the response deadline. 800-835-4603)

[NOTE: All City solicitation openings will continue to be held virtually.](#)

PURCHASING AGENT:

Duane Hoff Jr, Contract Administrator

duaneh@gjcity.org

970-244-1545

REQUEST FOR PROPOSAL

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Appendices

- Appendix 1 - 2022 Grand Junction Community Recreation Center (CRC) Plan**
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REQUEST FOR PROPOSAL

SECTION 1.0: ADMINISTRATIVE INFORMATION & CONDITIONS FOR SUBMITTAL

NOTE: It is the Proposer's responsibility to read and review all solicitation documentation in its entirety, and to ensure that it has a clear and complete understanding of not only the scope, specifications, project requirements, etc., but also all other requirements, instructions, rules, regulations, laws, conditions, statements, procurement policies, etc. that are associated with the solicitation process and project/services being solicited.

- 1.1 Issuing Office:** This Request for Proposal (RFP) is issued by the City of Grand Junction (the "City"). All contact regarding this RFP is to be directed to the Purchasing Agent.

Duane Hoff Jr., Purchasing Agent
duaneh@gjcity.org

With the exception of pre-bid or site visit meeting(s), all questions, inquiries, comments, or communication pertaining to this solicitation (whether process, specifications, scope, etc.) must be directed in writing to the Purchasing Agent. Other communication may result in disqualification.

- 1.2 Purpose:** The purpose of this RFP is to obtain proposals from qualified professional Firms to CONSTRUCTION MANAGEMENT/GENERAL CONTRACTOR (CM/GC) services for the new Community Recreation Center.
- 1.3 Optional Site Visit Meeting:** Interested Proposers are strongly encouraged to attend a site visit meeting. The purpose of the site visit meeting will be to inspect the site and to clarify the contents of this Request for Proposal (RFP). **The site visit meeting shall take place on August 11, 2023, 10:00am at Matchett Park, 2844 Patterson Road, Grand Junction, CO.** Nothing stated during the site visit meeting will modify the Solicitation. Only information provided in an addendum will modify the Solicitation.



- 1.4 The Owner:** The Owner is the City of Grand Junction, Colorado and is referred to throughout this Solicitation as "Owner". The term "Owner" means the Owner or its authorized representative.
- 1.5 Compliance:** By submitting a proposal each Proposer agrees to comply with all conditions, requirements, and instructions of this RFP as stated or implied herein, or modified by addenda. Should the Owner omit anything which is necessary to the clear understanding of the requirements, or should it appear that various instructions are in conflict, the Proposer(s) shall secure instructions from the Purchasing Agent prior to the submittal deadline.
- 1.6 Procurement Process:** The most current version of the [City of Grand Junction Purchasing Manual](#) .
- 1.7 Submission:** See section 5.0 of this Solicitation for Preparation and Submittal Terms. Proposals shall be formatted as directed, in Section 5. Proposals that fail to follow the format may be found non-responsive. To participate in the solicitation opening, please utilize the following information and link:

Solicitation Opening, RFP-5283-23-DH Construction Manager/General Contractor (CM/GC)
Services for New Community Recreation Center
Aug 28, 2023, 3:00 – 3:30 PM (America/Denver)
Please join my meeting from your computer, tablet or smartphone.
<https://meet.goto.com/752904373>
You can also dial in using your phone.

Access Code:

752-904-373

United States:

+1 (312) 757-3121

Join from a video-conferencing room or system.

Meeting ID:

752-904-373

Dial in or type:

67.217.95.2 or inroomlink.goto.com

Or dial directly:

752904373@67.217.95.2 or 67.217.95.2##752904373

Get the app now and be ready when your first meeting starts:

<https://meet.goto.com/install>

- 1.8 Altering Proposals:** Any alterations made prior to opening date and time must be initiated by the Proposer. Proposals may not be altered or amended after submission deadline.
- 1.9 Withdrawal of Proposal:** A proposal must be firm and valid for award and may not be withdrawn or canceled by the Proposer for sixty (60) days following the submittal deadline date, and only prior to award.
- 1.10 Acceptance of Proposal Content:** The selected proposal shall become a part of the Contract. Failure of the successful Proposer to accept these obligations in the Contract shall result in cancellation of the award and such Proposer shall be removed from future

solicitations. When a Contract is executed by and between the Proposer and the City, the Proposer may be referred to as the "Firm" or "Firm".

- 1.11 Addenda:** All questions shall be submitted in writing to the Purchasing Agent. Any interpretations, corrections and changes to this RFP or extensions to the opening/receipt date shall be made by a written Addendum to the RFP by the Purchasing Agent. Sole authority to authorize addenda shall be vested in the Purchasing Agent. Addenda will be issued electronically through the Rocky Mountain E-Purchasing website at www.bidnetdirect.com/colorado. Proposers shall acknowledge receipt of all addenda in their proposals.
- 1.12 Exceptions and Substitutions:** All proposals meeting the intent of this RFP will be considered for award. A Proposer taking exception to the specifications does so at the Proposer's risk. The Owner reserves the right to accept or reject any or all substitution(s) or alternative(s). When offering substitution(s) and/or alternative(s), Proposer must state any exception(s) in the section to which the exception(s) pertain(s). Exception/substitution, if accepted, must meet or exceed the stated intent and/or specification(s). The absence of stated exception(s) indicates that the Proposer has not taken exception(s), and if awarded a Contract, shall hold the Proposer responsible to perform in strict accordance with the Contract.
- 1.13 Confidential Material:** All materials submitted in response to this RFP shall ultimately become public record and shall be subject to inspection after Contract award. **"Proprietary or Confidential Information"** is defined as any information that is not generally known to competitors and which provides a competitive advantage. Unrestricted disclosure of Proprietary Information places it in the public domain. Only submittal information clearly identified with the words **"Confidential Disclosure"** and uploaded as a separate document may establish the information confidential or proprietary. Any material to be treated as confidential or proprietary in nature must include a written explanation for the request. Consistent with the CORA, the request shall be reviewed and decided by the Owner. If denied, the Proposer shall have the opportunity to withdraw its proposal, or to remove the Confidential or Proprietary Information. Neither cost nor pricing information nor the entire proposal may be claimed as confidential or proprietary.
- 1.14 Response Material Ownership:** All proposals become the property of the Owner upon receipt and may only be returned to the Proposer at the Owner's option. Selection or rejection of the proposal shall not affect this right. The Owner shall have the right to use all ideas or adaptations of the ideas contained in any proposal received in response to this RFP, subject to limitations in the materials marked as "Confidential" or "Proprietary". Disqualification of a proposal does not eliminate the City's rights.
- 1.15 Minimal Standards for Responsible Prospective Proposers:** The Proposer must affirmatively demonstrate its responsibility. A prospective Proposer must meet the following minimum requirements.
- Be able to comply with the required or proposed completion schedule.
 - Have a satisfactory record of performance of projects of similar scope and size.
 - Have a satisfactory record of integrity and ethics.
 - Be otherwise qualified and eligible to receive an award and enter into a Contract with the Owner.

- 1.16 Open Records:** All proposals shall be open for public inspection after the Contract is awarded.
- 1.17 Sales Tax:** The Owner is exempt from State, County, and Municipal Taxes and Federal Excise Tax; therefore, all fees shall not include taxes.
- 1.18 Public Opening:** Proposals shall be received and publicly opened in a virtual meeting immediately following the proposal deadline. Proposers, their representatives and interested persons may attend. Proposals shall be received and acknowledged so as to avoid disclosure of process. Only the name(s) and business address of the Proposers will be disclosed.

SECTION 2.0: GENERAL CONTRACT TERMS AND CONDITIONS

- 2.1. Acceptance of RFP Terms:** A proposal submitted in response to this RFP shall constitute a binding offer. Acknowledgment of this condition shall be indicated on the Letter of Interest or Cover Letter by the autographic signature of the Offeror or an officer of the Offeror legally authorized to execute contractual obligations. A submission in response to the RFP acknowledges acceptance by the Offeror of all terms and conditions including compensation, as set forth herein. An Offeror shall identify clearly and thoroughly any variations between its proposal and the Owner's RFP requirements. Failure to do so shall be deemed a waiver of any rights to subsequently modify the terms of performance, except as outlined or specified in the RFP.
- 2.2. Execution, Correlation, Intent, and Interpretations:** The Contract Documents shall be signed by the Owner and Contractor. By executing the contract, the Contractor represents that they have familiarized themselves with the local conditions under which the Work is to be performed, and correlated their observations with the requirements of the Contract Documents. The Contract Documents are complementary, and what is required by any one, shall be as binding as if required by all. The intention of the documents is to include all labor, materials, equipment, services and other items necessary for the proper execution and completion of the scope of work as defined in the technical specifications and drawings contained herein. All drawings, specifications and copies furnished by the Owner are, and shall remain, Owner property. They are not to be used on any other project.
- 2.3. Permits, Fees, & Notices:** The Contractor shall secure and pay for all permits, governmental fees and licenses necessary for the proper execution and completion of the work. The Contractor shall give all notices and comply with all laws, ordinances, rules, regulations and orders of any public authority bearing on the performance of the work. If the Contractor observes that any of the Contract Documents are at variance in any respect, he shall promptly notify the Owner in writing, and any necessary changes shall be adjusted by approximate modification. If the Contractor performs any work knowing it to be contrary to such laws, ordinances, rules and regulations, and without such notice to the Owner, he shall assume full responsibility and shall bear all costs attributable.
- 2.4. The Owner:** The Owner is the City of Grand Junction and/or Mesa County, Colorado and is referred to throughout the Contract Documents. The term Owner means the Owner or his authorized representative. The Owner shall, at all times, have access to the work wherever it is in preparation and progress. The Contractor shall provide facilities for such

access. The Owner will make periodic visits to the site to familiarize himself generally with the progress and quality of work and to determine, in general, if the work is proceeding in accordance with the contract documents. Based on such observations and the Contractor's Application for Payment, the Owner will determine the amounts owing to the Contractor and will issue Certificates for Payment in such amounts, as provided in the contract.

The Owner will have authority to reject work which does not conform to the Contract documents. Whenever, in his reasonable opinion, he considers it necessary or advisable to ensure the proper implementation of the intent of the Contract Documents, he will have authority to require the Contractor to stop the work or any portion, or to require special inspection or testing of the work, whether or not such work can be then be fabricated, installed, or completed. The Owner will not be responsible for the acts or omissions of the Contractor, and sub-Contractor, or any of their agents or employees, or any other persons performing any of the work.

- 2.5. Contractor:** The Contractor is the person or organization identified as such in the Agreement and is referred to throughout the Contract Documents. The term Contractor means the Contractor or his authorized representative. The Contractor shall carefully study and compare the General Contract Conditions of the Contract, Specification and Drawings, Scope of Work, Addenda and Modifications and shall at once report to the Owner any error, inconsistency or omission he may discover. Contractor shall not be liable to the Owner for any damage resulting from such errors, inconsistencies or omissions. The Contractor shall not commence work without clarifying Drawings, Specifications, or Interpretations.
- 2.6. Sub-Contractors:** A sub-contractor is a person or organization who has a direct contract with the Contractor to perform any of the work at the site. The term sub-contractor is referred to throughout the contract documents and means a sub-contractor or his authorized representative.
- 2.7. Award of Sub-Contractors & Other Contracts for Portions of the Work:** As soon as practicable after bids are received and prior to the award of the contract, the successful Contractor shall furnish to the Owner, in writing for acceptance, a list of the names of the sub-contractors or other persons or organizations proposed for such portions of the work as may be designated in the proposal requirements, or, if none is so designated, the names of the sub-contractors proposed for the principal portions of the work. Prior to the award of the contract, the Owner shall notify the successful Contractor in writing if, after due investigation, has reasonable objection to any person or organization on such list. If, prior to the award of the contract, the Owner has a reasonable and substantial objection to any person or organization on such list, and refuses in writing to accept such person or organization, the successful Contractor may, prior to the award, withdraw their proposal without forfeiture of proposal security. If the successful Contractor submits an acceptable substitute with an increase in the proposed price to cover the difference in cost occasioned by the substitution, the Owner may, at their discretion, accept the increased proposal or may disqualify the Contractor. If, after the award, the Owner refuses to accept any person or organization on such list, the Contractor shall submit an acceptable substitute and the contract sum shall be increased or decreased by the difference in cost occasioned by such substitution and an appropriate Change Order shall be issued. However, no increase in the contract sum shall be allowed for any such substitution unless the Contractor has acted promptly and responsively in submitting a name with respect thereto prior to the award.

- 2.8. Supervision and Construction Procedures:** The Contractor shall supervise and direct the work, using his best skill and attention. He shall be solely responsible for all construction means, methods, techniques, sequences and procedures and for coordinating all portions of the work under the contract.
- 2.9. Warranty:** The Contractor warrants to the Owner that all materials and equipment furnished under this contract will be new unless otherwise specified, and that all work will be of good quality, free from faults and defects and in conformance with the Contract Documents. All work not so conforming to these standards may be considered defective. If required by Owner, the Contractor shall furnish satisfactory evidence as to the kind and quality of materials and equipment. If within ten (10) days after written notice to the Contractor requesting such repairs or replacement, the Contractor should neglect to make or undertake with due diligence to the same, the City may make such repairs or replacements. All indirect and direct costs of such correction or removal or replacement shall be at the Contractor's expense. The Contractor will also bear the expenses of making good all work of others destroyed or damaged by the correction, removal or replacement of his defective work.
- 2.10. Responsibility for those Performing the Work:** The Contractor shall be responsible to the Owner for the acts and omissions of all his employees and all other persons performing any of the work under a contract with the Contractor.
- 2.11. Use of the Site:** The Contractor shall confine operations at the site to areas permitted by law, ordinances, permits and the Contract Documents, and shall not unreasonably encumber the site with any materials or equipment.
- 2.12. Cleanup:** The Contractor at all times shall keep the premises free from accumulation of waste materials or rubbish caused by his operations. At the completion of work he shall remove all his waste materials and rubbish from and about the project, as well as all his equipment and surplus materials.
- 2.13. Miscellaneous Conditions: Material Availability:** Contractors must accept responsibility for verification of material availability, production schedules, and other pertinent data prior to submission of bid. It is the responsibility of the bidder to notify the Owner immediately if materials specified are discontinued, replaced, or not available for an extended period of time. OSHA Standards: All bidders agree and warrant that services performed in response to this invitation shall conform to the standards declared by the US Department of Labor under the Occupational Safety and Health Act of 1970 (OSHA). In the event the services do not conform to OSHA standards, the Owner may require the services to be redone at no additional expense to the Owner.
- 2.14. Time:** Time is of the essence with respect to the time of completion of the Project and any other milestones or deadline which are part of the Contract. It will be necessary for each Bidder to satisfy the City of its ability to complete the Work within the Contract Time set forth in the Contract Documents. The Contract Time is the period of time allotted in the Contract Documents for completion of the work. The date of commencement of the work is the date established in a Notice to Proceed. If there is no Notice to Proceed, it shall be the date of the Contract or such other date as may be established therein, or as established as entered on the Bid Form. The Date of Substantial Completion of the work or designated

portions thereof is the date certified by the Owner when construction is sufficiently complete, in accordance with the Contract Documents.

- 2.15. Performance & Payment Bonds:** After design & construction documents completion, but prior to construction commencement, Contractor shall furnish a Performance and a Payment Bond, each in an amount at least equal to that specified for the contract amount as security for the faithful performance and payment of all Contractor's obligations under the Contract Documents. These bonds shall remain in effect for the duration of the Warranty Period (as specified in the Special Conditions). Contractor shall also furnish other bonds that may be required by the Special Conditions. All bonds shall be in the forms prescribed by the Contract Documents and be executed by such sureties as (1) are licensed to conduct business in the State of Colorado and (2) are named in the current list of "Companies Holding Certificates of Authority as Acceptable Sureties on Federal Bonds and as Acceptable Reinsuring Companies" as published in Circular 570 (amended) by the Audit Staff, Bureau of Accounts, U.S. Treasury Department. All bonds signed by an agent must be accompanied by a certified copy of the Authority Act. If the surety on any bond furnished by the Contractor is declared bankrupt, or becomes insolvent, or its rights to do business in Colorado are terminated, or it ceases to meet the requirements of clauses (1) and (2) of this section, Contractor shall within five (5) days thereafter substitute another bond and surety, both of which shall be acceptable to the City.
- 2.16. Retention:** The Owner will deduct money from the partial payments in amounts considered necessary to protect the interest of the Owner and will retain this money until after completion of the entire contract, this is related only to the construction portion of the contract. The amount to be retained from partial payments will be five (5) percent of the value of the completed work, and not greater than five (5) percent of the amount of the Contract. When the retainage has reached five (5) percent of the amount of the Contract no further retainage will be made and this amount will be retained until such time as final payment is made.
- 2.17. Liquidated Damages for Failure to Enter Into Contract:** Should the Successful Bidder fail or refuse to enter into the Contract within ten Calendar Days from the issuance of the Notice of Award, the City shall be entitled to collect the amount of such Bidder's Bid Guaranty as Liquidated Damages, not as a penalty but in consideration of the mutual release by the City and the Successful Bidder of all claims arising from the City's issuance of the Notice of Award and the Successful Bidder's failure to enter into the Contract and the costs to award the Contract to any other Bidder, to readvertise, or otherwise dispose of the Work as the City may determine best serves its interest.
- 2.18. Liquidated Damages for Failure to Meet Project Completion Schedule:** Once a construction schedule is set and agreed upon by both Owner and Contractor, as liquidated damages only apply to the construction portion(s) of the project. if the Contractor does not achieve Final Completion by the required date, whether by neglect, refusal or any other reason, the parties agree and stipulate that the Contractor shall pay liquidated damages to the City for each such day that final completion is late. As provided elsewhere, this provision does not apply for delays caused by the City. The date for Final Completion may be extended in writing by the Owner.

The Contractor agrees that as a part of the consideration for the City's awarding of this Contract liquidated damages in the daily amount of **\$5,000.00**, is reasonable and

necessary to pay for the actual damages resulting from such delay. The parties agree that the real costs and injury to the City for such delay include hard to quantify items such as: added damages for permit/violations from the State (CDPHE - Colorado Department of Public Health and the Environment) due to project delays, additional engineering, inspection and oversight by the City and its agents; additional contract administration; inability to apply the efforts of those employees to the other work of the City; perceived inefficiency of the City; citizens having to deal with the construction and the Work, rather than having the benefit of a completed Work, on time; inconvenience to the public; loss of reputation and community standing for the City during times when such things are very important and very difficult to maintain.

The Contractor must complete the Work and achieve final completion included under the Bid Schedule in the number of consecutive calendar days after the City gives is written Notice to Proceed. When the Contractor considers the entire Work ready for its intended use, Contractor shall certify in writing that the Work is substantially complete. In addition to the Work being substantially complete, Final Completion date is the date by which the Contractor shall have fully completed all clean-up, and all items that were identified by the City in the inspection for final completion. Unless otherwise stated in the Special Conditions, for purposes of this liquidated damages clause, the Work shall not be finished and the Contract time shall continue to accrue until the City gives its written Final Acceptance.

If the Contractor shall fail to pay said liquidated damages promptly upon demand thereof after having failed to achieve Final Completion on time, the City shall first look to any retainage or other funds from which to pay said liquidated damages; if retainage or other liquid funds are not available to pay said liquidated damages amounts, the Surety on the Contractor's Performance Bond and Payment Bond shall pay such liquidated damages. In addition, the City may withhold all, or any part of, such liquidated damages from any payment otherwise due the Contractor.

Liquidated damages as provided do not include any sums to reimburse the City for extra costs which the City may become obligated to pay on other contracts which were delayed or extended because of the Contractor's failure to complete the Work within the Contract Time. Should the City incur additional costs because of delays or extensions to other contracts resulting from the Contractor's failure of timely performance, the Contractor agrees to pay these costs that the City incurs because of the Contractor's delay, and these payments are separate from and in addition to any liquidated damages.

The Contractor agrees that the City may use its own forces or hire other parties to obtain Substantial or Final Completion of the work if the time of completion has elapsed and the Contractor is not diligently pursuing completion. In addition to the Liquidated Damages provided for, the Contractor agrees to reimburse the City for all expenses thus incurred.

- 2.19. Contingency/Force Account:** Contingency/Force Account work will be authorized by the Owner's Project Manager and is defined as minor expenses to cover miscellaneous or unforeseen expenses related to the project. The expenses are not included in the Drawings, Specifications, or Scope of Work and are necessary to accomplish the scope of this contract. Contingency/Force Account Authorization will be directed by the Owner through an approved form. Contingency/Force Account funds are the property of the Owner and any Contingency/Force Account funds, not required for project completion, shall

remain the property of the Owner. Contractor is not entitled to any Contingency/Force Account funds, that are not authorized by Owner or Owner's Project Manager.

- 2.20. Claims for Additional Cost or Time:** If the Contractor wishes to make a claim for an increase in the contract sum or an extension in the contract time, he shall give the Owner written notice thereof within a reasonable time after the occurrence of the event giving rise to such claim. This notice shall be given by the Contractor before proceeding to execute the work, except in an emergency endangering life or property in which case the Contractor shall precede in accordance with the regulations on safety. No such claim shall be valid unless so made. Any change in the contract sum or contract time resulting from such claim shall be authorized by Change Order.
- 2.21. Field Orders:** The Owner may issue written Field Orders which interpret the Contract Documents in accordance with the specifications, or which order minor changes in the work in accordance with the agreement, without change in the contract sum or time. The Contractor shall carry out such Field Orders promptly.
- 2.22. Progress & Completion:** The Contractor shall begin work on the date of commencement as defined in the Contract, and shall carry the work forward expeditiously with adequate forces and shall complete it within the contract time.
- 2.23. Payment & Completion:** The Contract Sum is stated in the Contract and is the total amount payable by the Owner to the Contractor for the performance of the work under the Contract Documents. Upon receipt of written notice that the work is ready for final inspection and acceptance and upon receipt of application for payment, the Owner's Project Manager will promptly make such inspection and, when they find the work acceptable under the Contract Documents and the Contract fully performed, the Owner shall make payment in the manner provided in the Contract Documents. Partial payments will be based upon estimates, prepared by the Contractor, of the value of Work performed and materials placed in accordance with the Contract Documents. The work performed by Contractor shall be in accordance with generally accepted professional practices and the level of competency presently maintained by other practicing professional firms in the same or similar type of work in the applicable community. The work and services to be performed by Contractor hereunder shall be done in compliance with applicable laws, ordinances, rules and regulations.
- 2.24. Protection of Persons & Property:** The Contractor shall comply with all applicable laws, ordinances, rules, regulations and orders of any public authority having jurisdiction for the safety of persons or property or to protect them from damage, injury or loss. Contractor shall erect and maintain, as required by existing safeguards for safety and protection, and all reasonable precautions, including posting danger signs or other warnings against hazards promulgating safety regulations and notifying owners and users of adjacent utilities. When or where any direct or indirect damage or injury is done to public or private property by or on account of any act, omission, neglect, or misconduct by the Contractor in the execution of the work, or in consequence of the non-execution thereof by the Contractor, they shall restore, at their own expense, such property to a condition similar or equal to that existing before such damage or injury was done, by repairing, rebuilding, or otherwise restoring as may be directed, or it shall make good such damage or injury in an acceptable manner.

- 2.25. Changes in the Work:** The Owner, without invalidating the contract, may order changes in the work within the general scope of the contract consisting of additions, deletions or other revisions, the contract sum and the contract time being adjusted accordingly. All such changes in the work shall be authorized by Change Order and shall be executed under the applicable conditions of the contract documents. A Change Order is a written order to the Contractor signed by the Owner issued after the execution of the contract, authorizing a change in the work or an adjustment in the contract sum or the contract time. The contract sum and the contract time may be changed only by Change Order.
- 2.26. Claims for Additional Cost or Time:** If the Contractor wishes to make a claim for an increase in the contract sum or an extension in the contract time, he shall give the Owner written notice thereof within a reasonable time after the occurrence of the event giving rise to such claim. This notice shall be given by the Contractor before proceeding to execute the work, except in an emergency endangering life or property in which case the Contractor shall precede in accordance with the regulations on safety. No such claim shall be valid unless so made. Any change in the contract sum or contract time resulting from such claim shall be authorized by Change Order.
- 2.27. Minor Changes in the Work:** The Owner shall have authority to order minor changes in the work not involving an adjustment in the contract sum or an extension of the contract time and not inconsistent with the intent of the contract documents.
- 2.28. Uncovering & Correction of Work:** The Contractor shall promptly correct all work rejected by the Owner as defective or as failing to conform to the contract documents whether observed before or after substantial completion and whether or not fabricated installed or completed. The Contractor shall bear all costs of correcting such rejected work, including the cost of the Owner's additional services thereby made necessary. If within two (2) years after the date of completion or within such longer period of time as may be prescribed by law or by the terms of any applicable special guarantee required by the contract documents, any of the work found to be defective or not in accordance with the contract documents, the Contractor shall correct it promptly after receipt of a written notice from the Owner to do so unless the Owner has previously given the Contractor a written acceptance of such condition. The Owner shall give such notice promptly after discovery of condition. All such defective or non-conforming work under the above paragraphs shall be removed from the site where necessary and the work shall be corrected to comply with the contract documents without cost to the Owner. The Contractor shall bear the cost of making good all work of separate Contractors destroyed or damaged by such removal or correction. If the Owner prefers to accept defective or non-conforming work, he may do so instead of requiring its removal and correction, in which case a Change Order will be issued to reflect an appropriate reduction in the payment or contract sum, or, if the amount is determined after final payment, it shall be paid by the Contractor.
- 2.29. Acceptance Not Waiver:** The Owner's acceptance or approval of any work furnished hereunder shall not in any way relieve the Proposer of their present responsibility to maintain the high quality, integrity and timeliness of his work. The Owner's approval or acceptance of, or payment for, any services shall not be construed as a future waiver of any rights under this Contract, or of any cause of action arising out of performance under this Contract.

- 2.30. Change Order/Amendment:** No oral statement of any person shall modify or otherwise change, or affect the terms, conditions or specifications stated in the resulting contract. All amendments to the contract shall be made in writing by the Owner.
- 2.31. Assignment:** The Offeror shall not sell, assign, transfer or convey any contract resulting from this RFP, in whole or in part, without the prior written approval from the Owner, which approval may be withheld.
- 2.32. Compliance with Laws:** Proposals must comply with all Federal, State, County and local laws governing or covering this type of service and the fulfillment of all ADA (Americans with Disabilities Act) requirements. Contractor hereby warrants that it is qualified to assume the responsibilities and render the services described herein and has all requisite corporate authority and professional licenses in good standing, required by law.
- 2.33. Debarment/Suspension:** The Contractor hereby certifies that the Contractor is not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Governmental department or agency.
- 2.34. Confidentiality:** All information disclosed by the Owner to the Offeror for the purpose of the work to be done or information that comes to the attention of the Offeror during the course of performing such work is to be kept strictly confidential.
- 2.35. Conflict of Interest:** No public official and/or Owner employee shall have interest in any contract resulting from this RFP.
- 2.36. Contract:** This Request for Proposal, submitted documents, and any negotiations, when properly accepted by the Owner, shall constitute a contract equally binding between the Owner and Offeror. The contract represents the entire and integrated agreement between the parties hereto and supersedes all prior negotiations, representations, or agreements, either written or oral, including the Proposal documents. The contract may be amended or modified with Change Orders, Field Orders, or Amendment.
- 2.37. Project Manager/Administrator:** The Project Manager, on behalf of the Owner, shall render decisions in a timely manner pertaining to the work proposed or performed by the Offeror. The Project Manager shall be responsible for approval and/or acceptance of any related performance of the Scope of Services.
- 2.38. Contract Termination:** This contract shall remain in effect until any of the following occurs: (1) contract expires; (2) completion of services; (3) acceptance of services or, (4) for convenience terminated by either party with a written *Notice of Cancellation* stating therein the reasons for such cancellation and the effective date of cancellation at least thirty days past notification.
- 2.39. Employment Discrimination:** During the performance of any services per agreement with the Owner, the Offeror, by submitting a Proposal, agrees to the following conditions:
- 2.39.1.** The Offeror shall not discriminate against any employee or applicant for employment because of race, religion, color, sex, age, disability, citizenship status, marital status, veteran status, sexual orientation, national origin, or any legally protected status except when such condition is a legitimate occupational

qualification reasonably necessary for the normal operations of the Offeror. The Offeror agrees to post in conspicuous places, visible to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause.

2.39.2. The Offeror, in all solicitations or advertisements for employees placed by or on behalf of the Offeror, shall state that such Offeror is an Equal Opportunity Employer.

2.39.3. Notices, advertisements, and solicitations placed in accordance with federal law, rule, or regulation shall be deemed sufficient for the purpose of meeting the requirements of this section.

2.40. Affirmative Action: In executing a Contract with the City, the Contractor agrees to comply with Affirmative Action and Equal Employment Opportunity regulations presented in the General Contract Conditions.

2.41. Immigration Reform and Control Act of 1986 and Immigration Compliance: The Offeror certifies that it does not and will not during the performance of the contract employ personnel without authorization or otherwise violate the provisions of the Federal Immigration Reform and Control Act of 1986 and/or the immigration compliance requirements of State of Colorado C.R.S. § 8-17.5-101, *et seq.* (House Bill 06-1343).

2.42. Ethics: The Offeror shall not accept or offer gifts or anything of value nor enter into any business arrangement with any employee, official, or agent of the Owner.

2.43. Failure to Deliver: In the event of failure of the Offeror to deliver services in accordance with the contract terms and conditions, the Owner, after due oral or written notice, may procure the services from other sources and hold the Offeror responsible for any costs resulting in additional purchase and administrative services. This remedy shall be in addition to any other remedies that the Owner may have.

2.44. Failure to Enforce: Failure by the Owner at any time to enforce the provisions of the contract shall not be construed as a waiver of any such provisions. Such failure to enforce shall not affect the validity of the contract or any part thereof or the right of the Owner to enforce any provision at any time in accordance with its terms.

2.45. Force Majeure: The Offeror shall not be held responsible for failure to perform the duties and responsibilities imposed by the contract due to legal strikes, fires, riots, rebellions, and acts of God beyond the control of the Offeror, unless otherwise specified in the contract.

2.46. Indemnification: Offeror shall defend, indemnify and save harmless the Owner and all its officers, employees, insurers, and self-insurance pool, from and against all liability, suits, actions, or other claims of any character, name and description brought for or on account of any injuries or damages received or sustained by any person, persons, or property on account of any negligent act or fault of the Offeror, or of any Offeror's agent, employee, subcontractor or supplier in the execution of, or performance under, any contract which may result from proposal award. Offeror shall pay any judgment with cost which may be obtained against the Owner growing out of such injury or damages.

2.47. Independent Firm: The Offeror shall be legally considered an Independent Firm and neither the Firm nor its employees shall, under any circumstances, be considered servants

or agents of the Owner. The Owner shall at no time be legally responsible for any negligence or other wrongdoing by the Firm, its servants, or agents. The Owner shall not withhold from the contract payments to the Firm, any federal or state unemployment taxes, federal or state income taxes, Social Security Tax or any other amounts for benefits to the Firm. Further, the Owner shall not provide to the Firm any insurance coverage or other benefits, including Workers' Compensation, normally provided by the Owner for its employees.

- 2.48. Nonconforming Terms and Conditions:** A proposal that includes terms and conditions that do not conform to the terms and conditions of this Request for Proposal is subject to rejection as non-responsive. The Owner reserves the right to permit the Offeror to withdraw nonconforming terms and conditions from its proposal prior to a determination by the Owner of non-responsiveness based on the submission of nonconforming terms and conditions.
- 2.49. Ownership:** All plans, prints, designs, concepts, etc., shall become the property of the Owner.
- 2.50. Oral Statements:** No oral statement of any person shall modify or otherwise affect the terms, conditions, or specifications stated in this document and/or resulting agreement. All modifications to this request and any agreement must be made in writing by the Owner.
- 2.51. Patents/Copyrights:** The Offeror agrees to protect the Owner from any claims involving infringements of patents and/or copyrights. In no event shall the Owner be liable to the Offeror for any/all suits arising on the grounds of patent(s)/copyright(s) infringement. Patent/copyright infringement shall null and void any agreement resulting from response to this RFP.
- 2.52. Remedies:** The Offeror and Owner agree that both parties have all rights, duties, and remedies available as stated in the Uniform Commercial Code.
- 2.53. Venue:** Any agreement as a result of responding to this RFP shall be deemed to have been made in, and shall be construed and interpreted in accordance with, the laws of the City of Grand Junction, Mesa County, Colorado.
- 2.54. Expenses:** Expenses incurred in preparation, submission and presentation of this RFP are the responsibility of the company and cannot be charged to the Owner.
- 2.55. Sovereign Immunity:** The Owner specifically reserves its right to sovereign immunity pursuant to Colorado State Law as a defense to any action arising in conjunction to this agreement.
- 2.56. Public Funds/Non-Appropriation of Funds:** Funds for payment have been provided through the Owner's budget approved by the City Council/Board of County Commissioners for the stated fiscal year only. State of Colorado statutes prohibit the obligation and expenditure of public funds beyond the fiscal year for which a budget has been approved. Therefore, anticipated orders or other obligations that may arise past the end of the stated Owner's fiscal year shall be subject to budget approval. Any contract will be subject to and must contain a governmental non-appropriation of funds clause.

- 2.57. Collusion Clause:** Each Offeror, by submitting a proposal, certifies that it is not party to any collusive action or any action that may be in violation of the Sherman Antitrust Act. Any and all proposals shall be rejected if there is evidence or reason for believing that collusion exists among the Proposers. The Owner may or may not, at the discretion of the Owner Purchasing Representative, accept future proposals for the same service or commodities for participants in such collusion.
- 2.58. Gratuities:** The Contractor certifies and agrees that no gratuities or kickbacks were paid in connection with this contract, nor were any fees, commissions, gifts or other considerations made contingent upon the award of this contract. If the Contractor breaches or violates this warranty, the Owner may, at their discretion, terminate this contract without liability to the Owner.
- 2.59. Safety Warranty:** Offeror also warrants that the services performed shall conform to the standards declared by the US Department of Labor under the Occupational Safety and Health Act of 1970.
- 2.60. Performance of the Contract:** The Owner reserves the right to enforce the performance of the contract in any manner prescribed by law or deemed to be in the best interest of the Owner in the event of breach or default of resulting contract award.
- 2.61. Benefit Claims:** The Owner shall not provide to the Offeror any insurance coverage or other benefits, including Worker's Compensation, normally provided by the Owner for its employees.
- 2.62. Default:** The Owner reserves the right to terminate the contract in the event the Contractor fails to meet delivery or completion schedules, or otherwise perform in accordance with the accepted proposal. Breach of contract or default authorizes the Owner to purchase like services elsewhere and charge the full increase in cost to the defaulting Offeror.
- 2.63. Multiple Offers:** If said Proposer chooses to submit more than one offer, THE ALTERNATE OFFER must be clearly marked "Alternate Proposal". The Owner reserves the right to make award in the best interest of the Owner.
- 2.64. Cooperative Purchasing:** Purchases as a result of this solicitation are primarily for the Owner. Other governmental entities may be extended the opportunity to utilize the resultant contract award with the agreement of the successful provider and the participating agencies. All participating entities will be required to abide by the specifications, terms, conditions and pricings established in this Proposal. The quantities furnished in this proposal document are for only the Owner. It does not include quantities for any other jurisdiction. The Owner will be responsible only for the award for our jurisdiction. Other participating entities will place their own awards on their respective Purchase Orders through their purchasing office or use their purchasing card for purchase/payment as authorized or agreed upon between the provider and the individual entity. The Owner accepts no liability for payment of orders placed by other participating jurisdictions that choose to piggy-back on our solicitation. Orders placed by participating jurisdictions under the terms of this solicitation will indicate their specific delivery and invoicing instructions.

2.65. Definitions:

- 2.65.1.** "Firm" refers to the person, partnership, firm or corporation entering into an Agreement with the Owner for the services required and the legal representatives of said party or the agent appointed to act for said party in the performance of the service(s) contracted for.
- 2.65.2.** "Offeror" refers to the person or persons legally authorized by the Contractor and/or CM/GC to make an offer and/or submit a bid (fee) proposal in response to the Owner's RFP.
- 2.65.3.** The term "Work" includes all labor necessary to produce the requirements by the Contract Documents, and all materials and equipment incorporated or to be incorporated in such construction.
- 2.65.4.** "Owner" is the City of Grand Junction, Colorado and is referred to throughout the Contract Documents. The term Owner means the Owner or his authorized representative. The Owner shall, at all times, have access to the work wherever it is in preparation and progress. The Contractor shall provide facilities for such access. The Owner will make periodic visits to the site to familiarize himself generally with the progress and quality of work and to determine, in general, if the work is proceeding in accordance with the contract documents. Based on such observations and the Contractor's Application for Payment, the Owner will determine the amounts owing to the Contractor and will issue Certificates for Payment in such amounts, as provided in the contract. The Owner will have authority to reject work which does not conform to the Contract documents. Whenever, in his reasonable opinion, he considers it necessary or advisable to insure the proper implementation of the intent of the Contract Documents, he will have authority to require the Contractor to stop the work or any portion, or to require special inspection or testing of the work, whether or not such work can be then be fabricated, installed, or completed. The Owner will not be responsible for the acts or omissions of the Contractor, and sub- Contractor, or any of their agents or employees, or any other persons performing any of the work.
- 2.65.5.** "Contractor and/or CM/GC" is the person or organization identified as such in the Agreement and is referred to throughout the Contract Documents. The term Contractor means the Contractor or his authorized representative. The Contractor shall carefully study and compare the General Contract Conditions of the Contract, Specification and Drawings, Scope of Work, Addenda and Modifications and shall at once report to the Owner any error, inconsistency or omission he may discover. Contractor shall not be liable to the Owner for any damage resulting from such errors, inconsistencies or omissions. The Contractor shall not commence work without clarifying Drawings, Specifications, or Interpretations.
- 2.65.6.** "Sub-Contractor" is a person or organization who has a direct contract with the Contractor to perform any of the work at the site. The term sub-contractor is referred to throughout the contract documents and means a sub-contractor or his authorized representative.
- 2.66. Public Disclosure Record:** If the Proposer has knowledge of their employee(s) or sub-Proposer(s) having an immediate family relationship with an Owner employee or elected official, the Proposer must provide the Purchasing Representative with the name(s) of these individuals. These individuals are required to file an acceptable "Public Disclosure Record", a statement of financial interest, before conducting business with the Owner.

2.67. Keep Jobs in Colorado Act: Contractor shall be responsible for ensuring compliance with Article 17 of Title 8, Colorado Revised Statutes requiring 80% Colorado labor to be employed on public works. Contractor shall, upon reasonable notice provided by the Owner, permit the Owner to inspect documentation of identification and residency required by C.R.S. §8-17-101(2)(a). If Contractor claims it is entitled to a waiver pursuant to C.R.S. §8-17-101(1), Contractor shall state that there is insufficient Colorado labor to perform the work such that compliance with Article 17 would create an undue burden that would substantially prevent a project from proceeding to completion, and shall include evidence demonstrating the insufficiency and undue burden in its response.

Unless expressly granted a waiver by the Owner pursuant to C.R.S. §8-17-101(1), Contractor shall be responsible for ensuring compliance with Article 17 of Title 8, Colorado Revised Statutes requiring 80% Colorado labor to be employed on public works. Contractor shall, upon reasonable notice provided by the Owner, permit the Owner to inspect documentation of identification and residency required by C.R.S. §8-17- 101(2)(a).

"Public project" is defined as:

- (a) any construction, alteration, repair, demolition, or improvement of any land, building, structure, facility, road, highway, bridge, or other public improvement suitable for and intended for use in the promotion of the public health, welfare, or safety and any maintenance programs for the upkeep of such projects
- (b) for which appropriate or expenditure of moneys may be reasonably expected to be \$500,000.00 or more in the aggregate for any fiscal year except any project that receives federal moneys. Proposer Proposer Proposer Proposer Proposer Proposer Proposer Proposer Proposer Proposer Proposer Proposer Firm Proposer Proposer

SECTION 3.0: INSURANCE REQUIREMENTS

3.1 Insurance Requirements: The selected Firm agrees to procure and maintain, at its own cost, insurance policies sufficient to insure against all liability, claims, demands, and other obligations assumed by the Firm pursuant to the Contract. Such insurance shall be in addition to any other insurance requirements imposed by this Contract or by law. The Firm shall not be relieved of any liability, claims, demands, or other obligations assumed pursuant to the Contract by reason of its failure to procure or maintain insurance in sufficient amounts, durations, or types.

Firm shall procure and maintain and, if applicable, shall cause any Sub-Contractor of the Firm to procure and maintain insurance coverage listed below. Such coverage shall be procured and maintained with forms and insurers acceptable to Owner. All coverage shall be continuously maintained to cover all liability, claims, demands, and other obligations assumed by the Firm pursuant to the Contract. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage. Minimum coverage limits shall be as indicated below unless specified otherwise in the Special Conditions:

(a) **Worker Compensation:** Firm shall comply with all State of Colorado Laws, Rules, and Regulations concerning Workers' Compensation insurance coverage.

(b) **General Liability insurance** with minimum combined single limits of:

**FIVE MILLION DOLLARS (\$5,000,000) each occurrence and
FIVE MILLION DOLLARS (\$5,000,000) per job aggregate.**

The policy shall be applicable to all premises, products and completed operations. The policy shall include coverage for bodily injury, broad form property damage (including completed operations), personal injury (including coverage for contractual and employee acts), blanket contractual, products, and completed operations. The policy shall contain a severability of interest provision. Prior to the start of construction, Contractor's General Liability Insurance shall be increased to the amount of THIRTY MILLION DOLLARS (\$30,000,000), and shall be maintained at this amount throughout construction.

(c) Comprehensive Automobile Liability insurance with minimum combined single limits for bodily injury and property damage of not less than:

ONE MILLION DOLLARS (\$1,000,000) each occurrence and
ONE MILLION DOLLARS (\$1,000,000) aggregate

With respect to each of Firm's owned, hired, or non-owned vehicles assigned to be used in performance of the Services. The policy shall contain a severability of interest provision.

(d) Professional Liability & Errors and Omissions Insurance policy with a minimum of:

FIVE MILLION DOLLARS (\$5,000,000) per claim

This policy shall provide coverage to protect the City against liability incurred as a result of the professional services performed as a result of responding to this Solicitation and Contract.

(e) Builder's Risk Insurance with minimum combined single limits of:

FIVE MILLION DOLLARS (\$5,000,000) each occurrence and
FIVE MILLION DOLLARS (\$5,000,000) per job aggregate.

3.2 Additional Insured Endorsement: The policies required by paragraphs (b), and (c) above shall be endorsed to include the City of Grand Junction, its Elected and Appointed Officials, Employees and Volunteers are included as Additional Insureds. Every required policy above shall be primary insurance, and any insurance carried by the Owner, its officers, or its employees, or carried by or provided through any insurance pool of the Owner, shall be excess and not contributory insurance to that provided by Firm. The Firm shall be solely responsible for any deductible losses under any policy required above.

SECTION 4.0: SPECIFICATIONS/SCOPE OF SERVICES

4.1. General/Background:

It is the intent of the City of Grand Junction (City/Owner) to negotiate a guaranteed maximum price (GMP) contract for construction with the selected construction manager/general contractor (CM/GC). Pre-Construction Services will be provided beginning in Schematic Design and will continue through the duration of the Construction Documents phase. A final guaranteed maximum price (GMP) amount will be established toward the completion of the Construction Documents phase. The City is seeking a firm with significant experience in multi-purpose recreation center construction to enable the City's intent to construct and operate a new stand-

alone CRC. The CRC will be built at 2844 Patterson Road, Grand Junction CO. The nature of the scope of work is outlined in this Request for Proposal (RFP).

The City of Grand Junction is the largest city in Western Colorado and serves as a hub for transportation between Denver and Salt Lake City. The population of Grand Junction is around 66,000 residents with the larger Mesa County area hosting a population of 158,000. The Parks and Recreation Department offers an extensive system including 45 parks (35 developed, 4 undeveloped and 6 school grounds that double as parks), 25 playgrounds, 24 park shelters, 5 indoor recreation facilities including the Orchard Mesa Pool, Lincoln Park Hospitality Suite, the Bookcliff Activity Center, the Lincoln Park Barn, and the Senior Recreation Center, a multitude of outdoor facilities which include the Lincoln Park-Moyer Pool, 2 City Cemeteries, Amphitheater at Las Colonias and the Lincoln Park Stadium Sports Complex. A complete listing of the system is described in the Activity Guide, available at gjcity.org.

On April 4, 2023, City of Grand Junction voters approved a sales tax increase to help fund the construction of the CRC and approved debt financing for the CRC. In April 2021, voters approved the legalization of cannabis. A tax on cannabis sales is devoted to funding the priorities in the Parks, Recreation and Open Space (PROS) Master Plan. The highest priority in the PROS Master Plan is a CRC. City Council adopted the PROS Master Plan in January 2021. City Council also adopted the CRC Plan in November of 2022. Both plans are publicly available on the City website as well as a full background on the planning process under the CRC icon on the Parks and Recreation department homepage. The 2022 CRC Plan, attached to this RFP, also builds off of the 2014 Matchett Park Master Plan, also attached. The Matchett Park Master Plan should incorporate potential full build out possibilities that will need to be considered when designing the CRC. The 2022 CRC Plan also has an initial outdoor facilities phase with a playground, artificial turf field, and pavilion, dependent on grant funding. While full design of these grant dependent improvements are not in the scope of the CRC project and this RFP, initial concepts building of those in the 2022 CRC Plan (see page 46) and associated cost estimates will be needed. Proposers are encouraged to look closely, in particular, at the 2022 CRC plan. In it, facility size, layout, elevations and renderings are included.

The CRC project budget including design/engineering, building construction, site and infrastructure construction and other project development costs is \$70,700,000. The budget was prepared assuming construction beginning in summer of 2024. Exhibit A, the 2022 GJ CRC Plan shows the current concept design, public process employed while crafting the plan, the final facility program and the total project budget. The design and process was facilitated by Barker Rinker Seacat (BRS). Proposers are encouraged to access the CRC icon on the City website to learn about the CRC process. All plans that reference the CRC including the 2022 CRC Plan, the 2021 PROS Plan, the 2022 CRC survey conducted by Professors from Colorado Mesa University as well as much of the public process to date is available under this icon, the "CRC".

The Owner has selected Barker-Rinker-Seacat (BRS) (Architect/Engineer) as the design firm for this project. The Owner shall require maximum collaboration by the Architect/Engineer, the CM/GC/General Contractor, and the Owner's project staff to insure value engineering through constructability assessments, during the preconstruction phase, as well as the construction phase(s) of the project.

It is expected the Architect/Engineer (A/E) team will be led by BRS and the selected CM/GC will work as a team with the Owner and BRS to maximize the success of the project.

The budget for this project, in its entirety, (including all related design and construction) is estimated at approximately \$70,700,000. The construction cost is anticipated to be \$54,600,000 after design fees and other soft costs.

4.2. Project Objectives

- Utilize the existing and approved conceptual design to support the A/E in their work to complete final design and engineering documents.
- Work constructively with the Owner and the A/E to support the preparation the 35%, 65%, 100% design documents as well as construction documents. Cost estimations will be critical in this process. BRS has an independent cost estimator on their team. It is expected that the CM/GC provide their own independent cost analysis, guidance regarding constructability and any other important considerations for various design ideas and considerations as the design develops.
- Complete the pre-construction phase of the project in preparation for final approval by the Owner, A/E, and other potential project partners. In conjunction with this approval, the CM/GC will have also prepared a final Guaranteed Maximum Price (GMP).
- Support the generation of plans and cost estimates early in the design process to support the pursuit of additional funding such as grants and potential local partners. The strategy for pursuing grants to support the facility is described in the 2022 CRC Plan. Contacts have already been made with several potential funders including the Department of Local Affairs (DOLA) and Great Outdoors Colorado. These organizations are anticipating a request from the City, now that voters have approved the CRC. With contract approval for the A/E complete, the CM/GC will now also assist in this pursuit of grants. DOLA has expressed strong interest in supporting energy efficiencies to reduce electricity and gas costs. Geothermal is being considered and would make for a competitive grant request. The Proposer should speak to their experience in geothermal and other renewable energy sources. The A/E and CM/GC needs to investigate the viability for ground source heat pumps (GSHP) by drilling to conduct a thermal conductivity test, supporting the building of an energy model that is capable of modeling HVAC options including GSHP. The A/E and CM/GC is required to assess different options considering both up-front costs, life-cycle costs and operation costs. Proposers should state in their proposals an energy use target and discussion of possible budget implications. Overall, Proposers need to provide initial thoughts on if geothermal makes sense on the CRC as well as describing alternative options if geothermal is not the initially preferred option.
- Delivery and completion of the project on the timeline that has been communicated to the public during the CRC planning and election, is as follows. Design is expected to take approximately 12 months followed by 18 months of construction. The City has set out the expectation that the project will be complete by the end of 2025. (See CRC Draft Timeline in the appendices that list several key milestones in this project.) Proposers should comment on this draft schedule and speak to how their team of Firms and sub-contractors will be able to maximize success and progress as described in the draft timeline.

4.3. Special Conditions & Provisions:

4.3.1 Optional Site Visit Meeting: Interested Firms are strongly encouraged to attend a site visit meeting. The purpose of this site visit meeting will be to inspect and to clarify the contents of this Request for Proposal (RFP). The site visit meeting shall take place on **August 11, 2023, 10:00am at Matchett Park, 2844 Patterson Road, Grand Junction, CO.** Nothing stated during the site visit meeting will modify the solicitation. Only information provided in an addendum can modify the solicitation.



4.3.2 Term of Contract: By submitting a response to this RFP, the Proposer agrees and understands that payments pursuant to this Contract are subject to and contingent upon the continuing availability of funds for the purposes herein. If such funds become unavailable, the Council may terminate all or part of this Contract immediately without further liability.

4.3.3

Pricing/Fees: Pricing shall be all inclusive to include but not be limited to: all labor, equipment, supplies, materials, freight (F.O.B. Destination – Freight Pre-paid and Allowed to each site), all design related services, travel, mobilization costs, fuel, set-up and take down costs, and full-time inspection costs, general conditions, and all other costs related to the successful completion of the project.

The Owner shall not pay nor be liable for any other additional costs including but not limited to: taxes, shipping charges, insurance, interest, penalties, termination payments, attorney fees, liquidated damages, etc.

Contractor shall submit pricing using Solicitation Response Form found in Section 7, accompanied by a complete list of costs breakdown as follows: Not to Exceed Price for all Pre-Construction Services for this project; and % of OH&P for Construction Services for this project; and Not to Exceed Price for all General Conditions. The Owner intends to establish a Guaranteed Maximum Price for the construction portion of this project.

For pricing purposes for this solicitation process, Firms shall presume a construction budget of \$54,600,000.

All fees will be considered by the Owner to be negotiable.

The following items are considered to be included as part of the basic compensation for this project, but not limited to:

- ✓ Normal business expenses – payroll, Firms, materials, phone, postage, etc.
- ✓ Cost of insurance
- ✓ In-house computer time and service
- ✓ Word processing, accounting, and person-hour records
- ✓ Permits and license fees
- ✓ Mileage
- ✓ Travel fees, room and board, per diem
- ✓ Drawing and printing costs for all standard review, bidding, and as-constructed plans and other correspondence and contract documents
- ✓ Film and processing
- ✓ Overtime engineering and inspection
- ✓ Any additional survey work that may be required including materials, stakes, etc
- ✓ Additional required services

Any changes in the Proposer's or Sub-Contractor's staff or fee structure shall be presented in writing to the City for approval prior to initiating any changes or performing any Services.

Also see Section 5.0

4.3.5 Laws, Codes, Rules, and Regulations: Firm shall ensure that all Services and/or Construction provided meet all Federal, State, County, and City laws, codes, rules, regulations, and requirements for providing such Services.

4.3.6 Project Schedule: Proposer shall include a project schedule, delineating the calendar of events proposed to meet the anticipated construction completion date of the end of 2025.

4.3.7 Time of Completion: Contractor shall submit a complete project schedule for design with its proposal.

4.3.8 Contract: A binding Contract shall consist of: (1) the RFP and any Addendum(s) thereto, (2) the Proposer's response (Proposal) to the RFP, (3) clarification of the Proposal, if any, and (4) the City's Purchasing Department's acceptance of the proposal by "Notice of Award". All Exhibits and Attachments included in the RFP shall be incorporated into the contract by reference.

A. The Contract expresses the complete agreement of the parties and, performance shall be governed solely by the specifications and requirements contained therein.

B. Any change to the Contract, whether by modification and/or supplementation, must be accomplished by a formal Contract Amendment signed and approved by and between the duly authorized representative of the Proposer and the Purchasing Agent or by a modified Purchase Order/Contract prior to the effective date of such modification. The Proposer expressly and explicitly understands and agrees that no other method and/or no

other document, including acts and oral communications by or from any person, shall be used or construed as an amendment or modification to the Contract.

4.3.9 City Owner's Representative: The Owner's Representative for the Project is Jay Valentine, General Services Director. During CM/GC Pre-Construction and Construction shall act as the Owner's advocate and represent the Owner's best interests.

Jay Valentine, General Services Director
jayva@gjcity.org

4.3.9 City Project Manager: The Project Manager for the Project is Ken Sherbenou, Parks and Recreation Director. During Pre-Construction and Construction, all notices, letters, submittals, and other communications directed to the City shall be addressed and mailed or delivered to:

City of Grand Junction
Department of Parks & Recreation
Attn: Ken Sherbenou, Project Manager
kensh@gjcity.org
1340 Gunnison Ave
Grand Junction, CO 81501

4.3.10 Contract Administrator: The Contract Administrator for the Project is Duane Hoff Jr., who can be reached at (970) 244-1545. During the scope of the Project, Contract related inquiries, issues, and other communications shall be directed to:

Duane Hoff, Jr., Contract Administrator
duaneh@gjcity.org

4.4 Scope of Services: The general scope of services to be obtained as a result of this RFP includes the following: (The Proposer is invited to provide additional steps or work tasks as they see fit to assist in the completion of the objectives)

- The CM/GC's services will include two major phases: Pre-Construction Services and with GMP approval, Construction Services. Generally, all trade contracts shall be competitively bid and assigned to the CM/GC's contract; however, when circumstances warrant, the CM/GC will be allowed to self-perform work that it traditionally performs with its own forces. This work shall be competitively bid by the CM/GC against other contractors performing the same scope of work, with the oversight of the City. It is the desire of the City for qualified local participation with subcontractors, Firms and labor force. The CM/GC shall allow for "open book" policy and facilitate review of all project contracts, bid tabs, records, accounting and other documentation and information, in any form, to the City or persons designated by the City for auditing purposes. It is the City 's intention to ensure as competitive of a bidding environment as possible so does the goal is to have multiple bids with the various trades, particularly with the larger scope items.
- **PRE-CONSTRUCTION SERVICES FIXED FEE**
The CM/GC shall participate in the continuing design process as an integral member of the Project Team and shall perform Pre-Construction Services that shall include but not be limited to the following:

- 1) **Risk Register** – The Risk Register is a tool used to document the risk management process. The purpose of the Risk Register is to define the risks, document the risks, identify cost and schedule impacts associated with the risks, and produce detailed mitigation plans for the risks. Each Risk Register includes the agreement of how the City and the Contractor defined the risks, who is responsible for the risks, and how the risks are to be paid for during construction. The Contractor is responsible for preparing and updating the Risk Register with input from City, and the A/E. By the end of the Preconstruction Phase, the Risk Register describes all known project risks, defines the project Risk Pools, and becomes part of the Contract Documents. This Risk Register includes the agreements between City and the Contractor that defines risk management for the construction package(s). The Risk Register is formalized with the Construction Agreement and is a Contract Document that is signed and agreed to by both parties so that miscommunications and disputes during construction are limited. During the Construction Phase, the Contractor is responsible for monitoring and controlling the risks that have been allocated to the Contractor through the Risk Register. The outline and City template for a typical Risk Register includes the following:

Section 1 – Project Overview, Purpose, and Procedure

- a. Project overview (a full description of the project from the RFP with any changes that have occurred during the design development)
- b. Project goals (as previously developed during the RFP and Project Scoping Workshop)
- c. Purpose of the Risk Register
- d. Risk Register procedure and methodology

Section 2 – Construction Phase Risk Categories and Definitions

- a. Construction package (list the construction package(s) determined in the Preconstruction Phase)
- b. Definition of the established Risk Pools and Agreements
- c. A list of each identified risk specifying which Risk fund the item will be paid from
- d. Revisions to standard payment Specifications for all Shared Risk Pool items, which define how the item will be paid and shared

Section 3 – Risk Matrix

- a. Identifies each risk, risk level, cost impact, schedule impact, approach to minimize risk, responsible party, and result of risk mitigation.

Attached Documents for an example Risk Register form, however, the actual Risk Register form to be used on the project shall be provided by the A/E.

- 2) **Design Consultation During Project Development** – Attend regularly scheduled meetings (as needed), with the A/E and the City during design development, and development of construction documents, to advise on site use and improvements, selection of materials, building systems and equipment. Provide recommendations on construction feasibility, availability of materials and labor, time requirements for installation and construction and factors related to cost including alternative designs or materials, preliminary budgets and possible economies. Consult with the City and the A/E to finalize construction-phasing plans based upon the preliminary project plan included with the CM/GC's original proposal. Present schedule and cost associated with each plan. The Construction Phasing Plan must consider construction feasibility, availability of materials and labor, coordination with the

City's on-going activities on the Project sites, and other factors related to time, cost and safety.

3) Cost Estimating, Scope Management and Value Engineering

In addition to the initial cost opinion request as a part of this solicitation, the CM-GC shall prepare a cost estimate based on the 35%, 65%, 100% and GMP package and provide a complete review and comparison with the A/E's cost estimates as reflected in the 2014 Matchett Park Master Plan and 2022 Grand Junction Community Recreation Center (CRC) Plan documents. The CM-GC can use whatever means and methods deemed necessary to develop the estimate, including use of subcontractor pricing, historical unit costs, etc. The estimate shall be sufficiently detailed to enable review, by the City and the A/E, of all site and building components and systems. The CM-GC shall be expected to identify and present scope adjustment, value engineering or cost reduction ideas generated as a result of the estimating process. The CM-GC will work with the City and the A/E to develop a scope of work that fits within City's available budget for site and building construction. Any pre-qualified and likely bidders (design-build, in some instances) for major elements of the renovation should be included in the proposal.

A/E will produce an estimate format for the project utilizing a Work Breakdown Structure (WBS) format. The format will be developed based on the key work areas identified for the project. Each work area will contain a breakdown structure that incorporates the scope for that work area by CSI division; i.e., concrete, masonry, miscellaneous metals, electrical, etc.

The CM/GC estimate should contain sufficient detail to be able to review and understand the costs for labor, material, construction equipment, small tools, and incidentals for each activity associated with the WBS for the estimate. CM/GC contractor will provide a summary for general conditions which will include but not be limited to management staff labor, job site staging, overhead, bonds, insurance. The CM/GC fee and contingency will also be identified separately.

Attached is an example of a WBS for the direct cost estimate and this will be the format required for submission of CM/GC developed estimates.

4) Scheduling – Develop a Project Time Schedule that coordinates and integrates the A/E's design efforts with construction schedules. Update the Project Time Schedule incorporating details for the construction operations of the project, including realistic activity sequences and durations, allocation of labor and materials, processing of shop drawings, and samples and delivery of products requiring long lead-time procurement.

The CM/GC and A/E will work collaboratively to identify options of construction activities, however, ultimate responsibility for coordination of work of the sub-contractors is the CM/GC's responsibility. Coordination of activities must be developed and executed in a way that minimizes cost. This will be a balance that will require regular communication and joint decision making between the Owner, the A/E and the CM/GC.

5) Construction Estimate – Prepare a construction estimate for the work based on a quantity survey of drawings and available specifications. Update and refine the construction estimate for the City's approval and acceptance as the development of the drawings and specifications proceeds. Provide detailed construction costs estimates at the completion of 35% 65% 100%, and GMP documents produced by the A/E. Estimate shall include the bid amounts and construction contingencies.

6) It is anticipated that an early release / equipment procurement package(s) will be needed to ensure project schedule adherence, therefore Contractor shall provide cost/pricing during the design development in in the Preconstruction Phase, at which point an initial contract shall be

established (upon City Council approval). Guaranteed Maximum Price shall be submitted for approval upon completion of the Construction Documents, at which point a change order shall be established (upon City Council approval).

- 7) Value Engineering (VE) – At the end of both 35% and 65% construction documents, CM/GC shall complete a technical review and analysis of systems and materials being considered in the design to produce the greatest value for the least cost, including life cycle analysis.

Design Review/Coordination of Contract Documents – Conduct a formal review of 100% construction documents produced by the A/E. These reviews shall address estimated cost, completeness of design, coordination of documents, and construction feasibility and work phasing and shall include detailed reviews of the structural, mechanical, plumbing and electrical work described (to include instrumentation and controls). A written report of findings, including recommended revisions and/or value engineering proposals, shall be submitted to the City and the A/E within one week of receipt of said documents. Verify that all identified deficiencies and/or revisions authorized by the City are acknowledged by the A/E and incorporated in all subsequent documents presented and in the final Construction Documents.

- 8) Construction Logistic Plan – Throughout the course of design & bidding, develop (with the input from the A/E and City) options regarding the execution of the work. Upon the completion of design, and as part of the amendments to the contract sum, document and/or identify in the appropriate detail as required and/or approved by the City, construction sequencing and actions required to mitigate adverse effects to ongoing daily operations of areas affected by construction activities. Plan shall be submitted at the same time A/E submits the 90% design development documents.
- 9) Subcontractor Pre-Qualification – Develop and implement a subcontractor pre-qualification process, with the cooperation and approval of the City and the A/E. Recommend early pre-qualification of critical subcontractors as deemed advisable, especially for instrumentation, controls, coatings, structural, and mechanical and electrical work.
- 10) Labor – Analyze the types, quantity and availability of appropriate categories of labor required for various phases of the Project.
- 11) Bidding – The CM/GC shall establish bidding schedules and conduct pre-bid conferences to familiarize bidders with bidding documents, management techniques and any special systems, materials or methods. Solicit and receive competitive and responsible bids on the Work from qualified subcontractors and materials suppliers, pursuant to bidding procedures acceptable to the City.
- 12) Conferences – In concert with the City and the A/E, conduct pre-construction conferences with successful subcontractors.
- 13) Work Task Coordination – The CM/GC shall work collaboratively with the A/E (in conjunction with the Owner) throughout the process. The Owner expects that the CM/GC and A/E work as a team to produce design documents that consider constructability and placed an importance on value engineering where possible.

The A/E shall provide construction administration services in conjunction with the CM/GC, including participation in periodic on-site meetings, submittal reviews, construction inspection services, and any other necessary item to ensure proper construction of the project. Construction administration may include daily observation during critical construction periods and periodic observations during less important periods of construction. CM/GC shall have overall responsibility for budgeting and construction estimating. A/E shall work with CM/GC on feasibility of systems, document completeness and acceptability, and alternatives for bidding.

- 14) Attend all necessary work sessions with the City and Design Team to gather and distribute information on the Project as required.
- 15) In conjunction with the City and Design Team, immediately identify the Project requirements and prepare comprehensive construction estimates. CM/GC to identify all project related construction costs including (but not limited to) building and site construction, infrastructure improvement costs (on-site and off-site), construction within right-of-way, permitting, any necessary soft cost, development fees and other such costs that may be of consequence to City.
- 16) Develop and continue to refine a comprehensive Project Construction Schedule. Identify, set decision dates, and make recommendations to the City and the Design Team on procurement of long-lead delivery items. Update and monitor the Project Schedule with the City and the Design Team regularly to identify deviations and changes.
- 17) Provide value engineering and life-cycle costing for all materials, equipment and systems mutually agreed upon to determine the best possible value to the City. Conduct formal value engineering work sessions with the City and the Design Team, and recommend design detail, system and assembly alternatives as required.
- 18) Prepare and monitor estimates of the construction cost during each of the design phases based on narratives, assumptions, allowances and detailed quantity surveys of the Drawings and Specifications. Advise the City and the Design Team if it appears that the construction budget will not be met, and make recommendations for corrective action. Prepare and update with each cost estimate a reconciliation report comparing the previous cost estimate, the current cost estimate, and the approved budget. Provide a narrative of the changes made from the previous versions and accompanied with an updated construction billing and cash flow forecast. Provide this service at each of the following design milestone: Schematic Design, Design Development; Permit Drawings (95% CDs) and Construction Documents (100% CDs). In addition to providing periodic estimates, it is expected that CM/GC will work cooperatively with City and the Design Team to provide intra-phase pricing evaluations of building systems, assemblies, and component options to facilitate timely design related decision-making as required by the City and the Design Team.
- 19) Constructability review of the drawings and specifications as they are being prepared, and recommend alternate solutions whenever design details affect budget, schedule, constructability, and consistency with local and traditional trade practice.
- 20) Review the proposed design concepts, layouts, dimensions, clearances and advise the City and the Design Team of possible conflicts of the M/E/P building systems with the adjacent

structure and finishes. CM/GC to confirm accuracy of Civil Engineer's earthmoving, import and export quantity assumptions prior to providing GMP.

- 21) Provide a selection process similar to the CM/GC process to utilize prequalified major trade subcontractors in an Integrated Project Delivery approach to provide design and cost support for the team. These subcontractors would work directly with the team during preconstruction. At the time of GMP the design assist subcontractors, at the direction of the City, could move forward as the subcontractor.
- 22) Recommend a strategy for bid packaging the drawings and specifications relative to the Project approach and other pertinent considerations. Administrate the various bid packages for the Project.
- 23) Recommend and prequalify subcontractors and contract suppliers to develop a bidder's list for review and approval by the City and the Design Team. Only prequalified subcontractors and suppliers shall be invited to bid on various procurement packages on the Project and, further, that awards are then based upon the lowest responsible and conforming bids received. Minimum of four (4) bids per subcontract or subtrade, including work to be self-performed, unless otherwise agreed to by City.
- 24) Prepare a detailed approach to phasing of the work, mobilization, logistics, quality control and safety of the public for review by the City and the Design Team.
- 25) Prepare and submit a final Guaranteed Maximum Price (GMP) Proposal for the City's optional acceptance reflecting the entire cost, scope of work and quality intent of the Project before any construction funds are committed. The GMP Proposal shall be supplemented with a clearly defined and detailed breakdown of costs for the entire Project. All construction costs must be clearly defined and included in the GMP Proposal. All proposed allowances included shall be approved by the City, and shall include estimated quantities and values justified by the CM/GC. All clarifications, exclusions, exceptions must be identified within your proposal.
- 26) Assist the City and the Design Team 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.

• **CONSTRUCTION SERVICES FEE**

- a. Pre-Construction Conference – Prior to the commencement of work, the CM/GC shall submit to the A/E and the City in reasonable detail and format acceptable to the A/E and the City, copies of the following documents:
 1. Submittal log and schedule.
 2. Request for Information (RFI) form and log format. (A/E will provide log being used to date)
 3. Request for Change Order form and log format.
 4. List of inspections required by the Contract Documents.
 5. Quality Control (QC) plan.
 6. Safety plan.
 7. Copies of required permits.

Upon review of the above documents by the A/E and the City, the CM/GC shall facilitate a Pre-Construction Conference and establish project procedures and construction schedules.

- b. Project Control – Supervise the Work of the subcontractors and coordinate the Work with the activities and responsibilities of the City and A/E in order to complete the Project in accordance with the City's objectives of cost, time and quality.
- c. Staffing – Maintain, at the Project site, a competent staff as approved by the City, to coordinate, provide overall direction of the Work, and monitor progress of the subcontractors on the Project. Assign to the Project, for the duration of the Work through correction of punch-list, a full-time competent Superintendent and any necessary assistants, as satisfactory to the City, in accordance with executed Amendments and/or CM/GCs General Conditions. The Superintendent shall not be changed except with the consent of the City. The Superintendent shall see that the Work is carried out in accordance with the Contract Documents and shall be full time and/or shall be present on the project site during the execution of all work associated with this Agreement unless authorized by the City.
- d. Organization – Establish, document and communicate an on-site organization and lines of authority in order to carry out the overall plans of the Project team.
- e. Coordination – Establish and implement procedures for coordination among the City, A/E, subcontractors and the CM/GC with respect to all aspects of the Project. Schedule and conduct weekly progress meetings with the A/E and the City. CM/GC shall be responsible for recording and distribution of meeting minutes
- f. Schedule Monitoring and Updating– Provide regular monitoring and monthly updating of the schedule as construction progresses. Identify potential variances between scheduled and projected completion dates. Review schedule for work not started or incomplete, and recommend to the City and A/E, sub-contractors adjustments in the schedule to meet the scheduled completion date.
- g. Progress Meetings – The City, CM/GC, and A/E shall meet, either in person or by conference calls (Zoom or similar video) at regularly scheduled Project Working Group Meetings held at approximate two-week intervals throughout the project. Meetings shall include A/E PM, City PM, CM/GC, and other stakeholders as identified and required during the design and construction progress. The Project Working Group meetings shall be used to coordinate the work effort and resolve any outstanding issues or problems. The Meetings shall focus on the following topics:
 - Activities completed since last meeting
 - Problems encountered or anticipated
 - Late activities or activities slipping behind schedule
 - Solutions for unresolved or newly identified problems
 - Schedule of upcoming activities

- Information on items required, or comments from stake holders.
- h. Change Orders – Develop and implement a system for the expeditious review and processing of Change Orders. Propose necessary or desirable changes in the Scope of Work to the City and the A/E, review requests for changes, submit recommendations to the City and the A/E and negotiate Change Orders with subcontractors.
 - i. Permits – Secure all necessary permits, licenses and inspections for the proposed completion and execution of the Work. Coordinate and schedule all inspections. Create and maintain a log of all inspection including copies of all “sign-offs.”
 - j. City’s A/Es/Contractors – If required, assist the City in the coordination of a surveyor, testing laboratories other special A/Es, telecom/data, temperature controls and other contractors contracted directly to the City involved with work associated with contract documents.
 - k. Safety Measures – Establish procedures and measures for the safety of persons and property at and around the site of the Work. Assure compliance with all federal, state and local statutes, rules, regulations and orders applicable to the conduct of the Work.
 - l. Quality Control Program – The CM/GC shall establish and maintain a Quality Control (QC) Program specific to the Project. The QC program shall consist of the CM/GC’s QC organization, the project specific QC plan, QC meetings, the phases of control, submittal review and approval, testing and inspections, and documentation necessary to provide materials, equipment, workmanship, fabrication, construction and operations compliance with the requirements of the Contract Documents.

Quality Control is the responsibility of the CM/GC. This Quality Control is not to be mistaken for the Quality Assurance Program provided by the City (construction materials testing & Special Inspection services, A/E observations, etc.). These City-provided inspection and/or observation services are for the purpose of verifying the CM/GC’s Quality Control.

- m. Contract Interpretations – Refer all questions, in writing, relative to interpretations of design intent to the A/E. CM/GC shall implement an effective system for recording and tracking questions (RFI) and responses through final resolution and distribution to all parties concerned. At the weekly progress meeting, CM/GC is to identify any critical questions (RFI) that may impact either schedule, cost or quality of the Project.
- n. Material Submittals, Shop Drawings and Samples – In collaboration with the A/E, establish and implement procedures for expediting the processing and approval of material submittals, shop drawings and samples. The Contractor shall plan on ten working days for submittal review by the A/E team.
- o. Reports and Project Site Documents – Record the daily progress of the Project in a daily log available to the City and the A/E. Submit, on a weekly basis, written progress reports and summaries of meetings to the City and the A/E, including information of the subcontractors’ work, labor resource levels by trade, safety violations, inspections or tests and the percentage of completion of item relative to the Project Schedule.

- p. **Record Documents –** Maintain at the Project site, on a current basis, records of all contracts, shop drawings, samples, purchases, materials, equipment, maintenance and operating manuals and instructions and any other documents and revisions thereto which arise out of the Project or the Work.
- q. **Start-Up and Training -** With the City's maintenance personnel, schedule and direct the checkout of utilities, operating systems and equipment for readiness and assist in their initial start-up and testing by the appropriate subcontractor, representative or authority.
- r. **Attic Stock -** Turn over to the City all keys and maintenance/attic stocks required by the Contract Documents.
- s. **Warranty –** During the two-year warranty period, which starts at the date of Substantial Completion, perform four (4) warranty inspections, 1 each at 6 months, 12 months, 18 months, and 23 months, and ensure that Work which proves defective or deficient during such time is corrected either by the subcontractors or such other means as shall be required. Administer the one-year warranty period by the City's Warranty Work Request process.

The CM/GC shall perform the work according to the construction documents within the scheduled time frame agreed to with the City. The CM/GC will be required to provide warranty and closeout assistance. Warranty on items will be for a minimum of 2 years (alternate for 1 year warranty can be a VE option).

- 1.) **COST SAVINGS.** To the extent the actual cost of the work may be reduced through the course of the design refinement, Procurement and Construction, the reduction in cost shall revert entirely to the benefit of the City. There shall be no "shared savings" compensation to the CM/GC.
 - 2) **CONSTRUCTION CHANGE ORDER MARK-UP.** For City approved changes to the scope of work, the CM/GC shall propose a Percentage Fee for additive and deductive change orders to the Guaranteed Maximum Price (GMP) Contract amount. This will only be required at the time of providing a fee.
 - 3) **SCHEDULE.** The final Project Schedule is not certain at this time; however, it is the City's intent to provide Notice to Proceed for Services by October of 2023. Construction completion is anticipated prior to the end of 2025.
 - 4) **BIDDING & CONSTRUCTION CONTINGENCY.** The CM/GC'S contingency shall be used with the City's concurrence only, which shall not be unreasonably withheld. The CM/GC's contingency shall not be used for repairing or replacement of the Work due to the CM/GC's negligence or error. 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 City, upon final invoicing. The CM/GC shall also provide the City documented status of the contingency amount on a monthly basis with each payment application. Unused construction contingency shall revert back to the City in a form of a change order.
- The A/E awarded as a result of this RFP process will be required to fully collaborate with the City, BRS, and stakeholders. They shall ensure the final design and construction of the facility complies with the requirements of the City conditions, covenants and restrictions. The City shall require maximum collaboration by the A/E A/E and the CM/GC

to insure value engineering through constructability assessments during the preconstruction phase as well as the construction phase of the project.

- All finalized drawings, plans, scope, specifications (both hard copy and electronic, to include CAD versions), shall become the property of the City.
- The CM/GC's services will include two major phases: Pre-Construction Services and upon GMP approval, Construction Services. Generally, all trade contracts shall be competitively bid and assigned to the CM/GC's contract; however, when circumstances warrant it, the CM/GC will be allowed to self-perform work that it traditionally performs with its own forces. This work shall be competitively bid by the CM/GC against other contractors performing the same scope of work, with the oversight of the City. It is the desire of the City that the CM/GC utilize qualified local participation with subcontractors, as much as practical, A/Es and labor force. The CM/GC shall allow for "open book" policy and facilitate review of all project contracts, bid tabs, records, accounting and other documentation and information, in any form, to the City or persons designated by the City for auditing purposes. It is the City's intention to ensure as competitive of a bidding environment as possible so does the goal is to have multiple bids with the various trades, particularly with the larger scope items.
- The City's project manager, BRS's project manager and the CM/GC's Project Manager shall maintain ongoing communication about the project on a frequent and regular basis. Each Project Manager shall provide the other with: Written synopsis of their respective contacts (both telephone or in person) with others; Copies of pertinent written communications, including electronic (email) correspondence; Early identification of potential problems needs to be a focus of both the A/E and the CM/GC.
- Reporting Requirements: The CM/GC PM shall provide the following on a routine basis:
 - Bi-weekly status reports (percent of design components complete) and monthly billings.
 - Progress Meetings: The City, CM/GC and A/E shall meet, either in person or by conference calls (Zoom or similar video) at regularly scheduled Project Working Group Meetings held at approximate two-week intervals throughout the project. Meetings shall include A/E PM, City PM, CM/GC, and other stakeholders as identified and required during the design and construction progress. The Project Working Group meetings shall be used to coordinate the work effort and resolve any outstanding issues or problems. The Meetings shall focus on the following topics:
 - Activities completed since last meeting
 - Problems encountered or anticipated
 - Late activities or activities slipping behind schedule
 - Solutions for unresolved or newly identified problems
 - Schedule of upcoming activities
 - Information on items required, or comments from stake holders.
 - The A/E PM shall prepare a written summary report of the general discussion held, including all action items assigned.

**4.5 Attached Documents: ([Click Links for Access](#))
Appendixes**

Appendix 1 - [2022 Grand Junction Community Recreation Center \(CRC\) Plan](#)

Appendix 2 – [2014 Matchett Park Master Plan](#)

Appendix 3 – [Orchard Mesa Pool Study from 2019](#)

Appendix 4 – [CRC Draft Timeline](#)

Appendix 5 – [Matchett Geotechnical Report 2014](#)

Appendix 6 - [Risk Register Example](#)

Appendix 7 - [Work Breakdown Structure for Generating Cost Estimate](#)

Appendix 8 – [GJCRC Scaled Drawing Package](#)

Appendix 9 – [2023 Draft Matchett Geotech Report](#)

4.6 RFP Tentative Time Schedule:

- | | |
|--|--------------------------|
| • Request for Proposal available | August 2, 2023 |
| • Optional Site Visit | August 11, 2023 |
| • Inquiry deadline, no questions after this date | August 17, 2023 |
| • Addendum Posted | August 21, 2023 |
| • Submittal deadline for proposals | August 28, 2023 |
| • Owner evaluation of proposals
2023 | August 29 - September 5, |
| • Interviews (if required) | September 15, 2023 |
| • Final selection | September 20, 2023 |
| • City Council Approval | October 4, 2023 |
| • Contract execution | October 5, 2023 |
| • Services begins no later than | October 9, 2023 |

4.7 Questions Regarding Scope of Services:

Duane Hoff Jr., Purchasing Agent
duaneh@gjcity.org

SECTION 5.0: PREPARATION AND SUBMITTAL OF PROPOSALS

Submission: *Each proposal shall be submitted in electronic format only, and only through the Rocky Mountain E-Purchasing website (www.bidnetdirect.com/colorado). This site offers both "free" and "paying" registration options that allow for full access of the Owner's documents and for electronic submission of proposals. (Note: "free" registration may take up to 24 hours to process. Please Plan accordingly.)* Please view our "Electronic Vendor Registration Guide" at <https://co-grandjunction.civicplus.com/501/Purchasing-Bids> for details. (Purchasing Agent does not have access or control of the Proposer side of RMEPS. If website or other problems arise during response submission, vendor **MUST** contact RMEPS to resolve issue prior to the response deadline **800-835-4603**). For proper comparison and evaluation, the City requests that proposals be formatted as directed in Section 5.0 "Preparation and Submittal of Proposals." Proposers are required to indicate their interest in this Project, show their specific experience and address their capability to perform the Scope of Services in the Time Schedule as set forth herein. For proper comparison and evaluation, the Owner requires that proposals be formatted **A to J, in response to the following:**

- A. Cover Letter:** Cover letter shall be provided which explains the Proposer's interest in the project. The letter shall contain the name/address/phone number/email of the person who will serve as the Proposer's principal contact person and shall identify individual(s) who will be authorized to make presentations on behalf of the Proposer. The statement shall bear the signature of the person having proper authority to make formal commitments on behalf of the Proposer. By submitting a response to this solicitation, the Proposer agrees to all requirements herein.
- B. Qualifications/Experience/Credentials:** Proposers shall provide its qualifications for consideration as a Contract provider to the City and include prior experience in similar projects. In addition to Section 4.4 Scope of Services, Proposers shall also provide the following information with its proposal submittal:

Information provided shall include but is not limited to:

- Organizational chart of company and/or project team
- Identification of key personnel
- Professional qualifications, resumes and functions of personnel who will be assigned to the project
- Specific related project experience of personnel
- Personnel availability and time commitment proposed to meet the project schedule
- Experience with CM/GC Community Recreation Center projects.

Key personnel will be committed to this project in the Contract and can only be changed by approval of the City.

Provide a summary of key personnel experience information. List the most recent projects first. Include project owner and contact reference, project location, scope of project, construction cost, project duration and completion date. Additional discussion of Key Personnel experience can be provided as a narrative in the RFP.

Proposer

Discuss experience of the key personnel working together on past similar projects. List previous projects and roles of the key personnel. Provide client references and resumes of key personnel including:

- 1) Pre-Construction Manager
- 2) Estimator
- 3) Project Manager
- 4) Project Superintendent(s)
- 5) General Superintendent

Discuss goals and challenges on previous projects that the team was involved in and how goals were met and challenges were addressed by key personnel.

Discuss projects with change order values over 5% of the original project cost (not including change orders) or time delays over 1 month of the original duration. Describe circumstances that led to the change orders or delays and how the issues were resolved with the Owner.

C. Strategy and Implementation Plan: Describe your (the CM/GC's) interpretation of the Owner's objectives with regard to this RFP. Describe your proposed CM/GC management strategy and/or plan for achieving the objectives of this RFP. Provide examples of control systems you propose to use in the execution of this project:

- Cost control
- Schedule control
- Quality control (value engineering, methodology)
- Value Engineering
- Maintenance of Operations Plan

The CM/GC may utilize a written narrative or any other printed technique to demonstrate their ability to satisfy the Scope of Services. The narrative should describe a logical progression of tasks and efforts starting with the initial steps or tasks to be accomplished and continuing until all proposed tasks are fully described and the RFP objectives are accomplished. Include a **time schedule** for completion of your firm's implementation plan and an estimate of time commitments from Owner.

The key pre-construction milestones for the CM/GC Community Recreation Center Schedule.

The current design schedule as conceived by CM/GC is as follows (**provide estimated dates**):

35% Design Review Workshop	_____	Date
65% Design Review Workshop	_____	Date
100% Design Review Workshop	_____	Date
Final GMP and Project Schedule Development	_____	Date

The CM/GC should evaluate the schedule put forth by Firm with narrative described below the completion of the CM/GC schedule below as part of the proposal and include any other key dates needed. Also, if the CM/GC believes a certain date related to the Firm is in need of revision, please indicate this in your proposal.

As described in Item H. of Section 5 above, the Proposer shall submit a Project Schedule and any initial phasing recommendations. The dates listed above for these key milestones should be highlighted in the Proposer's Project Schedule.

Included in the strategy and implementation plan, provide a cost opinion for the project including all expected costs for site development, soft costs and hard construction costs for the CRC described in the 2022 CRC plan, appendix 1, and the GJCRC Scaled Drawing Package, appendix 8.

In your response for the strategy and implementation plan, please also address these questions:

- A. What makes your firm's pre-construction services unique? What tools do you use to enhance the process? Describe your preconstruction process and approach.
- B. Define how your strategy will get to a GMP that meets the budget, program and design goals.
- C. Describe a project that was completed as an integrated project with Design-assist(pre-construction services). What lessons did you learn and what would you do differently on this project?
- D. Have your estimator and your superintendent describe what he/she is most proud of on his/her most recent project.
- E. What bothers your superintendent most on projects, and how do we resolve it through an integrated process?
- F. Fill in the blank: We define success on a project as _____.
- G. Describe how you would go about hiring local firms/subcontractors.

D. Current and Anticipated Workload: Describe your current workload and expectations in coordinating your current projects, anticipated projects and this project.

E. Capability/Performance: Provide brief project descriptions and histories that delineate your ability for at least four (4) projects completed in the past five years with a similar size, scope and delivery method to this project. Provide as a minimum:

- Project description
- Project budget at 30% and 60%
- Guaranteed Maximum Price; delineate specifically the fee and general conditions cost totals
- Total dollar amount of change orders (exclusive of change of scope change orders)
- Completed project cost inclusive of all change orders, final contractor fees, and general conditions.
- Gross square footage, number of stories, and number of parking spaces
- Major structural system(s)
- Special or unique conditions, systems, characteristics, etc., including work that was fast tracked to meet an expedited schedule
- Original and actual construction schedule comparisons and describe the difference
- Owner's representative name and contact information

- F. **Bonding Capacity:** Provide proof of bonding capacity for this project including CM/GC fees along with current and anticipated project workloads.
- G. **References:** A minimum of eight (8) **references** that can attest to your experience in projects of similar scope and size. **Please also summarize the projects completed with these references including:** Client Name, Address, Contact Person, Telephone, Email Address, Project Dates, Project Description, Original Project Budget, Final Project Cost, Pictures, and Explanation of variation from original budget to final project cost.
- H. **Additional Submittal of Documents to include at a minimum:**
1. Cost Opinion for the Project. This should analyze the cost estimating completed by BRS as shown in the attachments.
 2. Detailed General Conditions Estimate
 3. Project Schedule and Phasing Recommendations
- I. **Fee Proposal:** The construction duration for this project will be determined during the course of design and the development of the "Construction Logistics Plan

Contractor shall submit pricing using Solicitation Response Form found in Section 7, accompanied by a complete list of costs breakdown as follows: Not to Exceed Price for all Pre-Construction Services for this project; and % of OH&P for Construction Services for this project; and Not to Exceed Price for all General Conditions. The Owner intends to establish a Guaranteed Maximum Price for the construction portion of this project. Include the following:

1. **Fee & Pre-Construction Services:** The CM/GC fee shall be all inclusive, and include all job indirect costs, home office overhead and profit, including, but not limited, to the following:
- a Salaries benefits and taxes or other compensation of the CM/GC's employees at the principal office and branch offices;
 - b General operating expenses of the CM/GC's principal and branch offices other than the field office;
 - c Any part of the CM/GC's capital expenses, including interest on the CM/GC's capital employed for the Project;
 - d Overhead or general expenses of any kind;
 - e Salaries of the CM/GC's principal(s) or branch office employees when at the field office in whatever capacity employed and such employees when engaged on the road in expediting the production or transportation of materials and equipment;
 - f Cost of data processing services required in the performance of the Work;
 - g Cost of the premium for all insurance which the CM/GC is required to procure by this Agreement or is deemed necessary by the CM/GC;
 - h Minor expenses such as facsimile messages, telegrams, long distance telephone calls, express mailing and similar petty cash items in connection with Pre-construction and/or the Construction Services;
 - i Normal business expenses – payroll, Firms, materials, phone, postage, etc. Cost of insurance. In-house computer time and service. Word processing, accounting, and person-hour records. Permits and license fees. Mileage. Travel fees, room and board, per diem. Printing costs. Film and procession. Overtime. Any additional survey work. Additional required services.

- j Assume a minimum of 2 In-Person Partnering Sessions attended by at least Project Manager & Superintendent. All other bi-weekly project meetings may be attended virtually. Additionally, assume a minimum of 3 in-person project review workshops, or site visits.

2. General Conditions: The CM/GC General Conditions shall include all job direct onsite management costs including, but not limited, to the following:

- a Onsite Staff – Project Manager, Project Superintendent, Assistant Superintendent(s), Office/Field Engineers, Field Inspectors, Secretary and all staff necessary to complete all tasks required. All onsite employees of the CM/GC with the exception of self-performed work authorized by the City and bid in accordance with this agreement, shall be considered staff and shall be identified within the General Conditions and not part of the "Direct Cost of the Work".
- b Onsite Equipment and office expenses – personal computers, copy machine, fax machine, first aid supplies, office or trailer rental (including moving costs), storage trailer, telephones, generators (for CM/GC's office), radios and office furniture, facsimile messages, telegrams, long distance telephone calls and mailings;
- c Onsite Services – temporary toilets, project sign, bulletin boards, street / walk / parking lot cleaning / snow removal and trash removal;
- d Onsite Utilities – temporary enclosures / weather protection, temporary building heat, temporary electrical service, temporary gas and power charges and temporary water;
- e Safety – safety programs, handrails and toe boards, fire extinguishers and general fire protection, temporary stairs, construction fencing and covered walkways;
- f Insurance and Bonds – errors and omissions, general liability, workers' compensation, FICA, federal and state unemployment and performance and payment bonds and builders risk;
- g Miscellaneous – project photographs, warranty inspection and coordination, jobsite construction fencing, storage or tool trailers, protection of open space, etc., construction sign and on-site construction signage, jobsite communications (radios, etc.), mailing and shipping of shop drawings, samples, etc., snow and ice removal (specify amount or use an allowance), security costs, final clean-up, assistance in start-up and owner orientation for all building systems, preparation, issuance to owner of record drawings (red-lined as-built drawings) for use by the architect (and engineers) to complete final as-built drawings and required Operating and Maintenance manuals, small tool allowance, safety and safety manager, dust control, scaffolding, temporary heat, travel, per diem, punch list and project close-out.

J. Additional Data (optional): Provide any additional information that will aid in evaluation of the Proposer's qualifications with respect to this project.

SECTION 6.0: EVALUATION CRITERIA AND FACTORS

- 6.1 Evaluation:** An evaluation team will review all responses and select the proposal(s) that best demonstrate the capability in all aspects to perform the Scope of Services and possess the integrity and reliability that will ensure full faith and full performance.
- 6.2 Intent:** Only Proposers who meet the qualification criteria will be considered. Therefore, it is imperative that the submitted proposal clearly indicate the Proposer's ability to provide the Services.

Submittal evaluations will be done in accordance with the criteria and procedure defined herein. The Owner reserves the right to reject any and all portions of proposals and take into consideration past performance. The following parameters will be used to evaluate the submittals **(with weighted values)**:

The following collective criteria shall be worth 90%
--

- | |
|---|
| <ul style="list-style-type: none"> • Responsiveness of Submittal to the RFP (5)
(Firm has submitted a proposal that is fully comprehensive, inclusive, and conforms in all respects to the Request for Proposals (RFP) and all of its requirements, including all forms and substance.) • Understanding of the Project and Objectives (20)
(Firm's ability to demonstrate a thorough understanding of the City's goals pertaining to this specific project.) • Experience (30)
(Firm's proven proficiency in the successful completion of similar projects.) • Strategy & Implementation Plan (35)
(Firm has provided a clear interpretation of the City's objectives in regard to the project (to include Item H of Section 5), and a fully comprehensive plan to achieve successful completion. See section 5.0 C. Strategy and Implementation Plan for details.) |
|---|

The following criteria shall be worth 10%

- | |
|--------------------|
| * Fees (10) |
|--------------------|

Owner reserves the right to take into consideration past performance of previous awards/contracts with the Owner of any Firm, or service provider in determining a final award(s), if any.

The Owner may undertake negotiations with the top-rated Proposer and will not negotiate with lower rated Proposers unless negotiations with higher rated Proposers have been unsuccessful and terminated.

- 6.3 Oral Interviews:** The Owner reserves the right to invite the most qualified rated Proposer(s) to participate in oral interviews, if needed.
- 6.4 Award:** Proposers shall be ranked or disqualified based on the criteria listed in Section 6.2. The Owner reserves the right to consider all of the information submitted and/or oral presentations, if required, in selecting the project Firm.

SECTION 7.0: SOLICITATION RESPONSE FORM

RFP-5283-23-DH

“Construction Manager/General Contractor (CM/GC) Services for New Community Recreation Center”

Proposer must submit entire Form completed, dated, and signed.

CM/GC Cost/Pricing proposal shall be based upon a \$54,600,000 construction budget.

- 1. CM/GC Pre-Construction Services Fee \$ _____
 - 2. CM/GC Construction Services Fee (OH&P) % _____ \$ _____
(provide in both % and \$)
 - 3. General Conditions (NTE) \$ _____
- Total CM/GC Fee** \$ _____

Total CM/GC Fee Written:

Please provide a detailed breakdown to adequately describe the CM/GC services and associated anticipated reimbursable costs so as to demonstrate as complete an understanding as possible of the services provided.

Company: _____

Authorized Signature: _____

Title: _____

Date: _____

The Owner reserves the right to accept any portion of the services to be performed at its discretion

The undersigned has thoroughly examined the entire Request for Proposals and therefore submits the proposal and schedule of fees and services attached hereto.

This offer is firm and irrevocable for sixty (60) days after the time and date set for receipt of proposals.

The undersigned Proposer agrees to provide services and products in accordance with the terms and conditions contained in this Request for Proposal and as described in the Proposer’s proposal attached hereto; as accepted by the Owner.

Prices in the proposal have not knowingly been disclosed with another provider and will not be prior to award.

- Prices in this proposal have been arrived at independently, without consultation, communication or agreement for the purpose of restricting competition.
- No attempt has been made nor will be to induce any other person or firm to submit a proposal for the purpose of restricting competition.
- The individual signing this proposal certifies they are a legal agent of the Proposer, authorized to represent the Proposer and is legally responsible for the offer with regard to supporting documentation and prices provided.
- Direct purchases by the City of Grand Junction are tax exempt from Colorado Sales or Use Tax. Tax exempt No. 98-903544. The undersigned certifies that no Federal, State, County or Municipal tax will be added to the above quoted prices.
- City of Grand Junction payment terms shall be Net 30 days.
- Prompt payment discount of _____ percent of the net dollar will be offered to the Owner if the invoice is paid within _____ days after the receipt of the invoice.

RECEIPT OF ADDENDA: the undersigned Firm acknowledges receipt of Addenda to the Solicitation, Specifications, and other Contract Documents. State number of Addenda received: _____

It is the responsibility of the Proposer to ensure all Addenda have been received and acknowledged.

Company Name – (Typed or Printed)

Authorized Agent – (Typed or Printed)

Authorized Agent Signature

Phone Number

Address of Proposer

E-mail Address of Agent

City, State, and Zip Code

Date



Purchasing Division

ADDENDUM NO. 1

DATE: August 4, 2023
FROM: City of Grand Junction Purchasing Division
TO: All Offerors
RE: Construction Manager/General Contractor (CM/GC) Services for New Community Recreation Center RFP-5283-23-DH

Offerors responding to the above referenced solicitation are hereby instructed that the requirements have been clarified, modified, superseded and supplemented as to this date as hereinafter described.

Please make note of the following clarifications:

- 1. Section 4.6 RFP Tentative Time Schedule has been modified as follows:

RFP Tentative Time Schedule:

- Request for Proposal available August 2, 2023
- Optional Site Visit August 11, 2023
- Inquiry deadline, no questions after this date August 17, 2023
- Addendum Posted August 21, 2023
- Submittal deadline for proposals August 28, 2023
- **Owner evaluation of proposals August 29 - September 7, 2023**
- Interviews (if required) September 15, 2023
- Final selection September 20, 2023
- City Council Approval October 4, 2023
- Contract execution October 5, 2023
- Services begins no later than October 9, 2023

- 2. Section 3.0 Insurance Requirements has been modified to the following:

SECTION 3.0: INSURANCE REQUIREMENTS

3.1 Insurance Requirements: The selected Firm agrees to procure and maintain, at its own cost, insurance policies sufficient to insure against all liability, claims, demands, and other obligations assumed by the Firm pursuant to the Contract. Such insurance shall be in addition to any other insurance requirements imposed by this Contract or by law. The Firm shall not be relieved of any liability, claims, demands, or other obligations assumed pursuant to the Contract by reason of its failure to procure or maintain insurance in sufficient amounts, durations, or types.

Firm shall procure and maintain and, if applicable, shall cause any Sub-Contractor of the Firm to procure and maintain insurance coverage listed below. Such coverage shall be procured and maintained with forms and insurers acceptable to Owner. All coverage shall be continuously maintained to cover all liability, claims, demands, and other obligations assumed by the Firm pursuant to the Contract. In the case of any claims-made policy, the necessary retroactive dates

and extended reporting periods shall be procured to maintain such continuous coverage. Minimum coverage limits shall be as indicated below unless specified otherwise in the Special Conditions:

(a) Worker Compensation: Firm shall comply with all State of Colorado Laws, Rules, and Regulations concerning Workers' Compensation insurance coverage.

(b) General Liability insurance with minimum combined single limits of:

THREE MILLION DOLLARS (\$3,000,000) each occurrence and
THREE MILLION DOLLARS (\$3,000,000) per job aggregate.

The policy shall be applicable to all premises, products and completed operations. The policy shall include coverage for bodily injury, broad form property damage (including completed operations), personal injury (including coverage for contractual and employee acts), blanket contractual, products, and completed operations. The policy shall contain a severability of interest provision.

(c) Comprehensive Automobile Liability insurance with minimum combined single limits for bodily injury and property damage of not less than:

ONE MILLION DOLLARS (\$1,000,000) each occurrence and
ONE MILLION DOLLARS (\$1,000,000) aggregate

With respect to each of Firm's owned, hired, or non-owned vehicles assigned to be used in performance of the Services. The policy shall contain a severability of interest provision.

(d) Professional Liability & Errors and Omissions Insurance policy with a minimum of:

TWO MILLION DOLLARS (\$2,000,000) per claim

This policy shall provide coverage to protect the City against liability incurred as a result of the professional services performed as a result of responding to this Solicitation and Contract.

(e) Builder's Risk Insurance (for replacement value) with minimum combined single limits of:

5% of the final established Guaranteed Maximum Price (GMP) for project construction

3.2 Additional Insured Endorsement: The policies required by paragraphs (b), and (c) above shall be endorsed to include the City of Grand Junction, its Elected and Appointed Officials, Employees and Volunteers are included as Additional Insureds. Every required policy above shall be primary insurance, and any insurance carried by the Owner, its officers, or its employees, or carried by or provided through any insurance pool of the Owner, shall be excess and not contributory insurance to that provided by Firm. The Firm shall be solely responsible for any deductible losses under any policy required above.

The original solicitation for the project noted above is amended as noted.

All other conditions of subject remain the same.

Respectfully,



Duane Hoff Jr., Contract Administrator
City of Grand Junction, Colorado



Purchasing Division

ADDENDUM NO. 2

DATE: August 9, 2023
FROM: City of Grand Junction Purchasing Division
TO: All Offerors
RE: Construction Manager/General Contractor (CM/GC) Services for New Community Recreation Center RFP-5283-23-DH

Offerors responding to the above referenced solicitation are hereby instructed that the requirements have been clarified, modified, superseded and supplemented as to this date as hereinafter described.

Please make note of the following clarifications:

1. Q. On the Purchasing Bids page of the city's website, at which RFP-5283-23-DH is listed, there is a section on prequalification. There is a link to a Prequalification Checklist - a list of prequalified contractors for infrastructure projects > \$500,000. Does our firm need to prequalify (and join this list of prequalified contractors) before submitting a bid in response to RFP-5283-23-DH?

A. For clarification, the prequalification as stated on the City's website pertains to submitting "bids" for Invitation for Bids (IFB's) processes for Public Works/Construction projects. This does not pertain to submitting "proposals:" for a Request for Proposals (RFP) process. This prequalification application process is not required for this project.

The original solicitation for the project noted above is amended as noted.

All other conditions of subject remain the same.

Respectfully,

A handwritten signature in black ink, appearing to read "Duane Hoff Jr.", written over a white background.

Duane Hoff Jr., Contract Administrator
City of Grand Junction, Colorado



Purchasing Division

ADDENDUM NO. 3

DATE: August 21, 2023
FROM: City of Grand Junction Purchasing Division
TO: All Offerors
RE: Construction Manager/General Contractor (CM/GC) Services for New Community Recreation Center RFP-5283-23-DH

Offerors responding to the above referenced solicitation are hereby instructed that the requirements have been clarified, modified, superseded and supplemented as to this date as hereinafter described.

Please make note of the following clarifications:

1. Q. Will there be a traffic signal at the new north-south access road at Patterson Road as part of this project?

A. No, this intersection will be a three-quarter turn movement, with a left-turn from eastbound Patterson Rd, right-turn from westbound Patterson Rd and right-turn only from the access road onto Patterson westbound. Anyone needing access to eastbound Patterson from the new CRC will be able to access 28 ¼ Road to the east at Hawthorn Rd and the signalized intersection at Patterson Rd.
2. Q. Can you better define what you're looking for in the requested "cost opinion" from the contractor, and why?

A. At the conceptual stage of this project, the level of detail available is limited. The design and scope are not fully defined, making creating a detailed cost estimate impractical. Instead, this request asks the proposer to demonstrate their understanding of the project's goals, parameters, primary design intent, approximate quantities, and essential project elements. Opinions on potential cost ranges, potential cost drivers, and project risks based on the conceptual plan help the selection committee better understand each applicant's depth of expertise with this building type.
3. Q. Would it be possible to get the Architect's sketch model?

A. The sketch model is not available. The Architect's sketch model is designed to a conceptual level and provides minimal information beyond the scaled two-dimensional drawings included in the RFP.
4. Q. In addendum #1, 3.1.e – Builders risk insurance for 5% of the final established GMP. Builders risk typically covers the total of direct construction costs. Please clarify this requirement.

A. Upon further review of the Builder's Risk insurance requirements, the minimums shall be set at \$54,600,000 until the final GMP is established, at which time the Builder's Risk insurance requirements will be aligned with the final GMP.

5. Q. RFP section 4.4, item s.2) (on page 32) discusses construction change order mark-up for additive and deductive change orders. This section goes on to note that "This will only be required at the time of providing fee.". Proposed fee will be provided on the section 7.0 Solicitation Response Form, but there does not appear to be a place to denote proposed change order mark-up on this form. Please clarify.

A. Section 4.4, Construction Services Fee, S. Warranty, Item 2. Construction Change Order Mark-Up is hereby removed from this solicitation. Change order mark-up shall be at the same percentage as that established upon contract execution.

6. Q. Please confirm the required limits and coverage for Commercial General Liability may be achieved through a combination of primary and excess or umbrella liability insurance.

A. The General Liability insurance requirements shall be provided by primary only.

7. As a reminder, per the solicitation documents:

With the exception of pre-bid or site visit meeting(s), all questions, inquiries, comments, or communication pertaining to this solicitation (whether process, specifications, scope, etc.) must be directed in writing to the Purchasing Agent. Other communication may result in disqualification.

This includes communication with the City's selected Architect/Engineering firm.

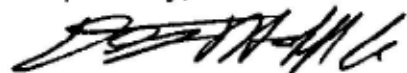
8. Q. We are wanting to bid this project, do you have a GC in mind or a sign in sheet that I can reference.

A. The Site Visit Sign-In Sheet can be found on our City Purchasing page at <https://co-grandjunction.civicplus.com/501/Purchasing-Bids>

The original solicitation for the project noted above is amended as noted.

All other conditions of subject remain the same.

Respectfully,



Duane Hoff Jr., Contract Administrator
City of Grand Junction, Colorado



NOTICE OF AWARD

Date: October 5, 2023

Company: FCI Constructors, Inc.

Project: Construction Manager/General Contractor (CM/GC) Services for New Community Recreation Center RFP-5283-23-DH

You have been awarded the City of Grand Junction Construction Manager/General Contractor (CM/GC) Services for New Community Recreation Center RFP-5283-23-DH for the not to exceed cost of **CM/GC Pre-Construction Services Fee of Fifty Thousand and 00/100 Dollars (\$50,000.00); CM/GC Construction Services Fee (OH&P) of 2.75%; General Conditions of Two Million Nine Hundred Eighty Seven Thousand and Nine Hundred Thirty Three and 00/100 Dollars (\$2,987,933.00).**

Please notify Ken Sherbenou, City of Grand Junction Parks & Recreation Director 970-254-3881 to begin services, and return to the City Purchasing Division an acknowledged copy of this Notice of Award, signed Contract, and Certificate of Insurance.

CITY OF GRAND JUNCTION, COLORADO

DocuSigned by:

Duane Hoff Jr.

Duane Hoff Jr., Contract Administrator

SUPPLIER ACKNOWLEDGEMENT

Receipt of this Notice to Award is hereby acknowledged:

Company: FCI Constructors, Inc

DocuSigned by:

By: Shane Haas - President - FCI Constructors, Inc.

352F365100184EB...

Title: President

Date: 10/5/2023

**City of Grand Junction
RFQ/P Response for the
CM/GC Services
New Community Recreation
Center**



FOCUSED ON YOUR VISION

**Presented by:
FCI Constructors, Inc.
3070 I-70B, Bldg. A
Grand Junction, CO 81504
(970) 434-9093**

Due: August 28, 2023



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August 28, 2023



Re: New Community Recreation Center

Thank you for the opportunity to present FCI Constructors, Inc. for consideration in constructing the Grand Junction Community Recreation Center.

In 2010, FCI was selected for the renovations and additions at Lincoln Park Stadium, and I served as the Project Manager. At that time, I was able to form strong relationships with much of the City of Grand Junction staff and other members of the community that continue to this day. That project is the one I am most proud of in my career. Projects like Lincoln Park Stadium and the Grand Junction Community Recreation Center bring joy to so many families, and their impact is immediate.

The Lincoln Park Stadium project led me to serve on the Parks and Rec Advisory Board from 2012 to 2021. During that time, I also served on several campaign advisory committees for the Community Recreation Center as we endeavored for so many years to convince our community to say "YES!". I am very proud of that effort over the years to get to this point, and I look forward to the opportunity to continue my relationship with the City of Grand Junction and, specifically, the Parks and Rec Department as we work together to construct the highly-anticipated Grand Junction Community Recreation Center.

FCI is an employee-owned company, and we are dedicated to our client's visions. We are a service-based company whose product is managing a process with guaranteed results. FCI is committed to the communities that we live and work in. A community recreation center is more than the sum of the materials and labor to construct it. It is a vehicle through which the City of Grand Junction delivers its promise to provide a community space that promotes physical and mental health while fostering connections and friendships.

It is this perspective that drives how we approach the process of construction. We must provide timely, accurate information so the team can make decisions that benefit the project. We may not always tell you what you want to hear, but we will tell you what you NEED to hear. It is our duty to facilitate clear and concise communication. With numerous stakeholders and knowing that challenges will arise, all team members must be leaders when communicating issues and seeking positive outcomes. FCI is solution driven. When problems arise, we deploy all energies to finding the best possible solution, ensuring those issues, and communicating these decisions clearly to mitigate any potential impact on the project. It is our commitment to be transparent. The funds utilized to build this project are taxpayer dollars. The team must use these funds to the most significant benefit of the City of Grand Junction and, thus, the taxpayer. When all parties are privy to all financial information this is achieved. From the subcontractor bid proposals to the presentation of monthly costs to the review of allowance and contingency dollars every week, the whole team needs to share the budget status maximizing funds to benefit the project.

At FCI, our core values are Trust, Hard Work, Honesty, Professionalism, and our Brand Promise is "Focused on your Vision". These are our guiding principles. We know a project is unsuccessful unless we meet the client's Vision. To accomplish this, we must earn your trust. To earn your trust, we promise to be honest, professional, and hard-working from the beginning of the project to the end.

With great pleasure, we submit FCI Constructors for your consideration for the construction of the Grand Junction Community Recreation Center. I look forward to another opportunity to work with you and your team to bring our community together to foster the health and well-being of the people served by the City of Grand Junction.

Respectfully,

A handwritten signature in blue ink, appearing to read "Marc Litzen", is written over a light blue rectangular background.

Marc Litzen

Project Director

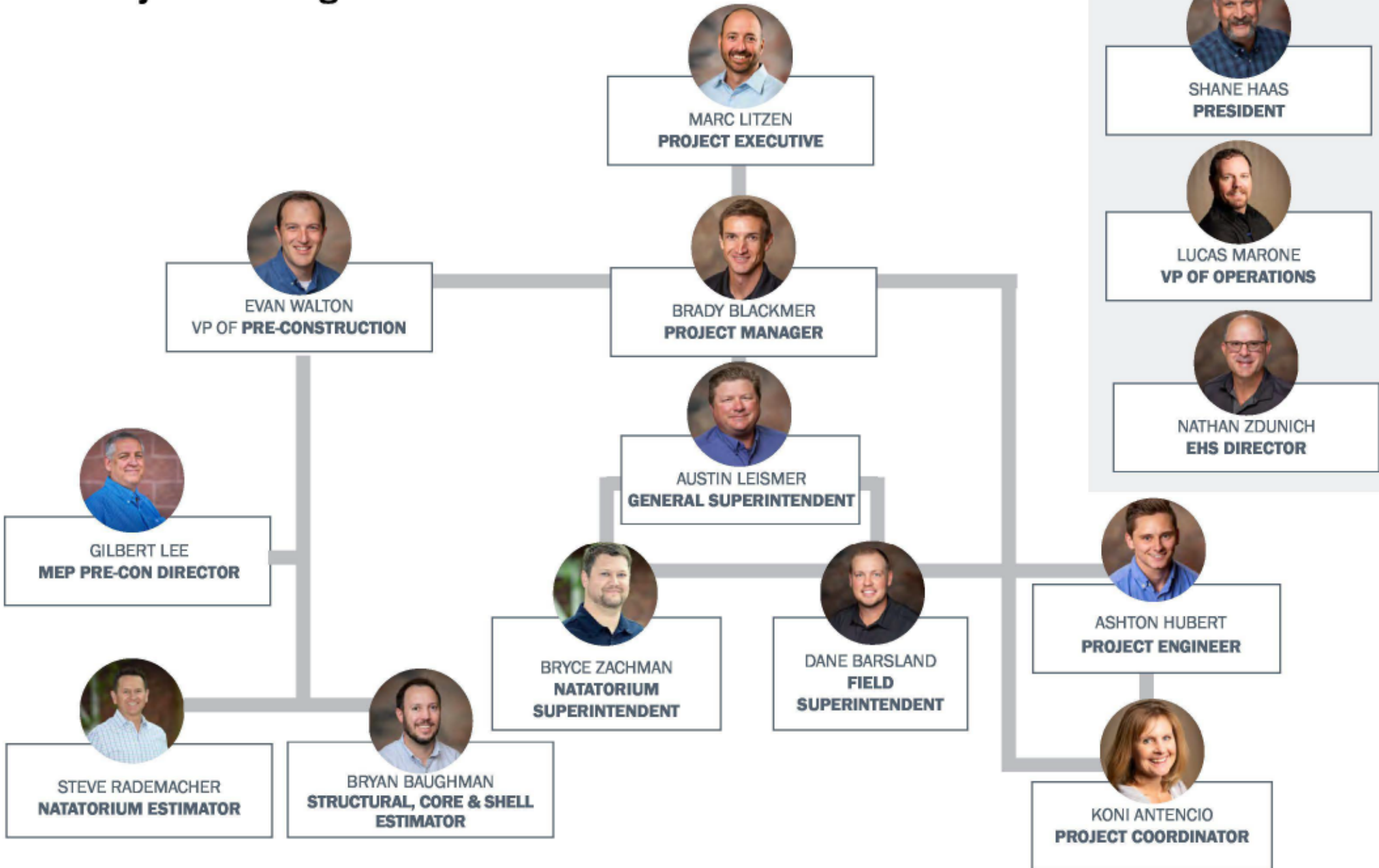
FCI Constructors, Inc.

P. (970) 434-9093 F. (970) 434-7583 C. (970) 261-3680

B. Qualifications/Experience/Credentials

PROJECT SUPPORT STAFF

Project Team Organizational Chart



Staffing and Team Organization

Team Member Qualifications and Roles

MARC LITZEN

PROJECT EXECUTIVE

Marc is FCI's expert in construction of recreation facilities. His project portfolio includes multi purpose sports fields, gymnasiums (basketball, volleyball, baseball stadiums), indoor/outdoor fitness spaces and pools. Marc, as Project Executive will provide leadership and oversight to ensure that project goals are met.

BRADY BLACKMER

PROJECT MANAGER

Brady is your primary contact during all phases of the project. All information will be processed through him, which provides a consistent, single point of contact and responsibility from start to finish and eliminates the learning curve at the point of turnover from pre-construction to construction operations. He will coordinate and schedule weekly meetings as necessary during pre-construction and construction phases to make certain that all involved team members are informed as to what decisions need to be made in the time frames necessary to keep the project on track for success. Being the primary contact during the project allows Brady the opportunity to implement the project's execution plans developed during the design and pre-construction phases. During construction, his primary responsibility is to ensure project success in the areas of schedule, budget, quality, safety and client satisfaction.

AUSTIN LIESMER

GENERAL SUPERINTENDENT

Austin's input during the design and construction will be extremely valuable. As General Superintendent, Austin is responsible for the physical construction of your whole project, including general coordination, planning and scheduling of subcontractors and FCI crews. It is his responsibility to relay news about construction activities, address questions or concerns, distribute information about milestones, closures, service disruptions, and traffic patterns. He is also accountable for job site safety and quality assurance / quality control. Austin will be dedicated full-time to the construction phase of your project, based on site.

DANE BARSLUND

FIELD SUPERINTENDENT

Dane, as Assistant Superintendent will work with Austin side by side for project success. Dane will assist with coordinating all site construction activities and provide support with supervision of all field personnel.

BRYCE ZACHMAN

NATATORIUM SUPERINTENDENT

Bryce will be responsible for the physical construction of the natatorium, including general coordination, planning and scheduling of subcontractors and FCI crews. He will be working with Austin to optimize schedule and coordinate daily activities. Bryce has the experience with natatoriums to understand the critical elements involved with their construction from means and methods, to material selection, to pool contractor selection.

EVAN WALTON

PRE-CONSTRUCTION DIRECTOR

Evan will oversee and coordinate the **FCI ESTIMATING TEAM**. As a Team Leader Evan will ensure that Bryan, Steve, and Gilbert are focused on their area of expertise and have the most up to date information to provide detailed and accurate estimates. Evan will closely coordinate with Marc and Brady to provide complete Preconstruction Services.

BRYAN BAUGHMAN (CORE & SHELL) & STEVE RADEMACHER (NATATORIUM) ESTIMATORS

Bryan and Steve will be responsible for developing detailed estimates at each design phase, utilizing a trend log to update pricing between milestone estimates, identifying and presenting various cost-saving options, using estimate comparisons to show fluctuation between milestone estimates, performing constructability reviews during each stage of design, and providing open-book estimates. Bryan and Steve, along with the **FCI ESTIMATING TEAM**, will be performing the quantity takeoffs, pricing consolidation, bid analysis, value engineering and research necessary to ensure accurate estimates throughout the pre-construction process.

GILBERT LEE**MEP PRE-CONSTRUCTION DIRECTOR**

Gilbert will be responsible for developing the MEP estimates for various MEP options, identifying and presenting various cost-saving options and performing constructability reviews during each stage of design. Gilbert will work Bryan and Steve along with the rest of the **FCI ESTIMATING TEAM** during the pre-construction phase.

ASHTON HUBERT**PROJECT ENGINEER**

Ashton will be responsible for the management of all contract documents, to include contract and subcontract administration, RFIs and submittal review. He will ensure that all contract documents are kept up-to-date and that all pertinent and new information is distributed and understood by the necessary trades and end users. He will also track material delivery dates to ensure that the project is kept on schedule, and manage the procurement log.

KONI ANTENCIO**PROJECT COORDINATOR**

Koni is responsible for keeping orderly and accurate project record files. This includes, but is not limited to, subcontracts/purchase agreements, tax-exempt certificates, insurance certificates, and applications for payment. Koni will assist the project construction team in all manners of paperwork and record keeping.

LUCAS MARONE**VP OF OPERATIONS**

Lucas is responsible for construction operations for the Grand Junction office. He will continually monitor the project, as well as make periodic site visits to ensure FCI and subcontractor resources are properly allocated. Lucas will provide support to Brady and his team as necessary to ensure Owner satisfaction and project success.

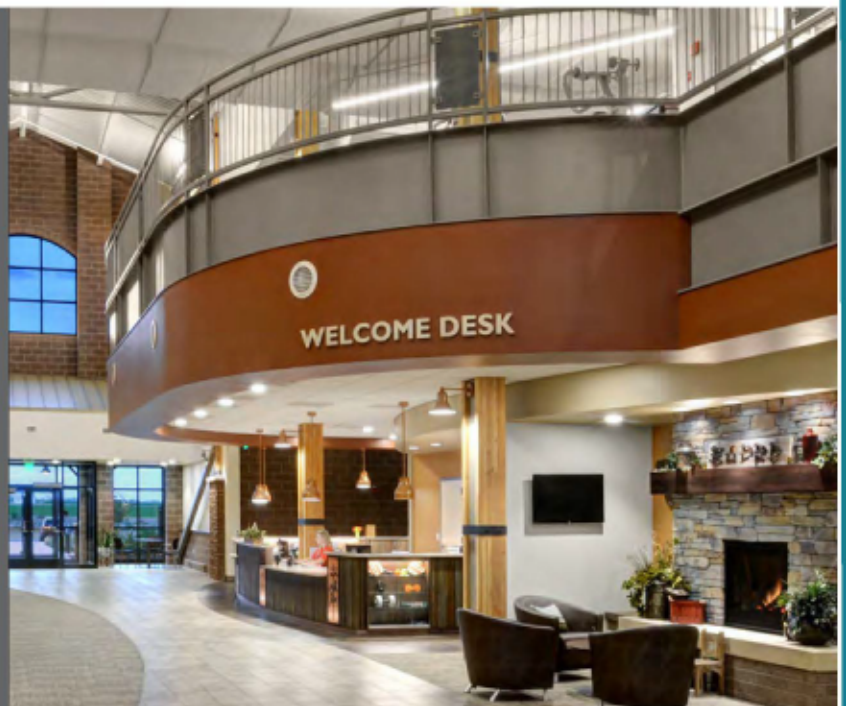
NATHAN ZDUNDICH**CORPORATE EHS DIRECTOR**

Nathan is FCI's EHS Director. He is responsible for monitoring and maintaining OSHA and Quality Assurance compliance on FCI projects. His 25+ years of experience in construction inspection, quality control and safety compliance ensure a high standard of quality and job safety on all FCI projects.

CLIENT TESTIMONIAL

"The District was extremely impressed with FCI/BRS to review the design and overall budget at the very first meeting. It became apparent that the District would need to prioritize the building options since there had been at least a 30% increase in inflation since the original estimate was completed. The initial SD estimate was based on original program and exceeded the District's budget. FCI worked with the design team and the District to think "outside the box" in order to get the project back in budget. This was in large part due to the many brainstorming sessions with the District - FCI would bring numerous estimators, project managers, field engineers, and superintendents to discuss phasing, energy efficient options, material options, and constructability reviews to ensure the District was fully informed before making decisions."

Nina Lewis, Board President
formerly with Eaton Area Park & Recreation District
Re: Eaton Area Community Center



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MARC LITZEN

Project Executive

Marc's experience is diverse and extensive, and includes both municipal and recreation district projects. Marc has been a part of the Grand Junction Recreation Center steering committee and the importance of the success of this project is to our community. In addition, Marc has a successful relationship completing multiple projects for the City of Grand Junction. His strengths as a team builder and motivator, always encourages the people around him to perform at their best. The relationships he cultivates with his clients and partners are built to last.

IN INDUSTRY

28 years

WITH FCI

23 years

EDUCATION

BA Construction Management
Kansas State University

REFERENCES

Jim Pedersen, CEO
Timberline Bank
(970) 683-5560

Ken Watkins, Fire Chief
City of Grand Junction
(970) 549-5801
kenw@gjcity.org

Jody Diers
Director of Residential Life
Colorado Mesa University
(970) 248-1536

Matt Porta, Principal
Hord Coplan Macht
(303) 607-0977
mporta@hcm2.com

Paul Anderson Chief Financial
Officer
Lake County School District
(719) 486-6835
panderson@lakecountyschools.
net

RELEVANT PROJECT EXPERIENCE



Lincoln Park Stadium Improvements – Grand Junction [\$9,445,953] Stadium improvements to Sam Suplizio baseball stadium and locker room addition and remodel.



City of Rifle Pool - Rifle, CO New utilities, an equipment/mechanical building, and an additional locker room and concession sales area. Addition of a tube slide, speed slide, zero-depth entry leisure pool, 25-yard 6-lane competition pool and a lazy river pool.



Gateway Canyons Resort Pool & Casitas - Gateway, CO Construction of Palisade pools, spas, flagstone pavers, landscaping and associated buildings.

- **Mesa County Valley School District Grand Junction High School Replacement - Grand Junction, CO [\$128,306,590]**
- **Lake County School District West Park Elementary School - Leadville, CO [\$28,830,648]**
- **Mesa County Valley School District New Orchard Mesa Middle School - Grand Junction, CO [\$34,505,918]**
- **Summit High School Addition & Renovation - Breckenridge, CO [\$23,712,461]**
- **Roaring Fork School District Phase II Improvements - Glenwood Springs, Basalt, Carbondale, CO [\$26,260,392]**
- **Garfield County School District Bond Issue- Rifle, Parachute, Battlement Mesa, CO [\$29,920,224]**
- **Two Rivers Community School - Glenwood Springs, CO [\$5,793,566]**
- **Gunnison High School Renovation - Gunnison, CO [\$19,287,040]**
- **Crested Butte Community School, Crested Butte, CO [\$15,292,969]**



BRADY BLACKMER

Project Manager

Brady began his career with FCI Constructors in 2009 on the \$191 million St. Mary's Century Project. Over the last fourteen years he has worked as a Field Engineer, Superintendent and now Project Manager. Brady has extensive experience in both new construction and renovation projects, large and small. Clients will attest to his willingness to go above and beyond to ensure they receive the best customer service and that the client's best interests are at the forefront of every decision.

IN INDUSTRY

15 years

WITH FCI

14 years

EDUCATION

BA Construction Management
Colorado Mesa University

REFERENCES

Gideon Bullock
Director - Facilities, Parks,
Fairgrounds
Mesa County
(970) 623-9511
gideon.bullock@mesacounty.us

Pascal Ginesta
Facilities Director
Steamboat Springs School District
RE-2
(970) 871-3188
pginesta@ssk12.org

Michelle Boisvenue-Fox
Executive Director
Mesa County Libraries
(970) 683-2424
mboisvenuefox@mcpld.org

Dave Detwiler
Wember
(970) 261-6360
ddetwiler@wemberinc.com

Ragan Ferrara
Hord Coplan Macht
(303) 607-0977
rferrara@hcm2.com

RELEVANT PROJECT EXPERIENCE



Two Rivers Convention Center Renovation - Grand Junction, CO [\$6,027,835] Renovation of existing facility.



SSSD Sleeping Giant School (New PK-8) - Steamboat Springs, CO [\$45,334,545] New 2-story, 80,000 SF school.



West End School District Replacement PK-12 School [\$35,361,957] New 74,744 SF, PK-12 replacement school built on existing high school site.



Summit Middle School Addition & Renovations - Frisco, CO [\$16,674,468] Three new additions consisting of classrooms, and art room and cafeteria. 35,000 SF renovation.



Lincoln Park Stadium Improvements - Grand Junction [\$9,445,953] Stadium improvements to Sam Suplizio baseball stadium and locker room addition and remodel.

ADDITIONAL PROJECT EXPERIENCE

- **Pitkin County Sheriff Station & Administration Building - Aspen, CO [\$18,501,138]** A complete gut and remodel of the existing Courthouse Plaza Building.
- **DeBeque PK-12 Addition & Renovation - DeBeque, CO [\$14,861,282]** New additions at the existing Jr./Sr. High School, demolition of the existing elementary school & library and installation of a new track.



AUSTIN LIESMER

General Superintendent

IN INDUSTRY

35 years

WITH FCI

9 years

CERTIFICATIONS

First Aid and CPR
OSHA 10-hour Training
Stormwater Management Training

REFERENCES

Clint Wytulka
Superintendent
West End School District
(970) 260-6094
cwytulka@westendschools.org

Colleen Kaneda
Principal
Dynamic Program Management
(303) 390-0312
colleen.kaneda@dynamicpm.com

Paul Anderson
Chief Financial Officer
Lake County School District
(719) 486-6835
panderson@lakecountyschools.net

Woody Bates
Facilities Manager
Summit School District RE-1
(970) 668-0631
woody.bates@summitk12.org

Jon Mok-Lamme
Executive Director
Karis, Inc.
(970) 234-1810
jmoklamme@karisinc.org

Bringing 35 years of construction management experience, Austin joined the FCI team in 2014. We selected Austin as the Superintendent for the New Community Recreation Center project because of his extensive experience managing large and challenging construction projects. Austin is currently completing the \$35 million West End PK-12 School in Nucla and recently completed the \$28 million new West Park Elementary Replacement School in Leadville, CO. His extensive experience managing multi-million dollar legacy projects within rural communities will be of great benefit to your project.

RELEVANT PROJECT EXPERIENCE



Two Rivers Convention Center Renovation - Grand Junction, CO [\$6,027,835] Renovation of existing facility.



West End School District Replacement PK-12 School [\$35,361,957] New 74,744 SF, PK-12 replacement school built on existing high school site. T



Lake County School District New West Park Elementary School - Leadville, CO [\$28,830,648] new, replacement 60,000 SF elementary (K-2) school.



Summit Middle School Addition & Renovations - Frisco, CO [\$16,674,468] Three new additions consisting of classrooms, and art room and cafeteria. 35,000 SF renovation.

ADDITIONAL PROJECT EXPERIENCE

- **Basalt Middle School - Basalt, CO** [\$11,906,928]
- **Garfield County School Districtt Bea Underwood Elementary School** [\$7,857,506]
- **Williams Midstream Solvay Office Building Renovation - Parachute, CO** [\$400,000]
- **United States Postal Service Annex Renovation, Grand Junction, CO** [\$1,500,000]



IN INDUSTRY

15 years

WITH FCI

10 years

EDUCATION

BS Construction Management
Kansas State University

REFERENCES

Bob Exstrom
Town of Parker
(303) 840-9546

bexstrom@parkeronline.org

Doug Finch
ProSource
(970) 325-6118

dfinch@carpetonecfi.com

Joe Lomas
Perkins + Will
(916) 832-7204

joe.lomas@perkinswill.com

BRYCE ZACHMAN

Natatorium Superintendent

Bryce is FCI's natatorium construction specialist. He has completed pools for the Eaton Area Community Center, Gand Swansea Rec Center, Northglenn Civic Center and is currently constructing the Green Valley Ranch Indoor Pool for the City and County of Denver. His experience, knowledge and relationship with the natatorium subcontracting workforce will be of great benefit to the Grand Junction Community Center project.

RELEVANT PROJECT EXPERIENCE



Northglenn Civic Center - Northglenn, CO

[\$45,000,000] New 88,000 SF recreation center, senior center and theatre. Includes leisure pool and 6-lane competition pool.



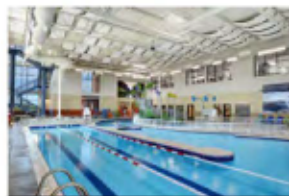
Green Valley Ranch Indoor Pool - Denver, CO

[\$12,000,000] Construction of a natatorium and support services such as offices, dressing rooms, storage and chemical rooms.



Swansea Rec Center Indoor Pool - Denver, CO

[\$19,000,000] 15,230 SF Natatorium addition, renovation of existing rec center, infrastructure upgrades, replacement of futsal court.



Eaton Community Center - Eaton, CO

[\$24,200,000] The new, 62,329 SF facility on 32 acres includes an 8,000 SF natatorium, enclosed pool, including a lazy river, play pool and leisure pool.

ADDITIONAL PROJECT EXPERIENCE

- **CSM - CoorsTek Center for Applied Science and Engineering - Golden, CO** **[\$40,691,026]**
- **Halliburton Ft Lupton Field Camp - Fort Lupton, CO** **[\$51,117,549]**
- **Parker Public Works Facility - Parker, CO** **[\$13,037,386]**
- **ProSource Showroom - Loveland, CO** **[\$3,381,763]**



DANE BARSLUND

Field Superintendent

Dane has worked on three of the largest school projects out of our Grand Junction office. This includes the \$33 million new Orchard Mesa Middle School, the \$24 million West Park Elementary School in Leadville, and Dane is currently working on the \$126 million new Grand Junction High School Replacement project. Dane is a detail oriented, driven, and hard-working member of the FCI team. Dane is accomplished, results driven, and highly successful with the execution of contract nuances to

IN INDUSTRY

5 years

WITH FCI

5 years

EDUCATION

BS Construction Management
Colorado Mesa University

REFERENCES

Todd Coffin
Maintenance Director Lake
County School District R-1
(719) 486-6815
tcoffin@lakecountyschools.net

Eric Nilsen
Director of Maintenance &
Operations
Mesa County Valley School
District 51
(970) 254-5233
Eric.Nilsen@d51schools.org

RELEVANT PROJECT EXPERIENCE



Mesa County Valley School District Grand Junction High School Replacement - Grand Junction, CO [\$128,306,590] New four-story 250,000 SF state of the art high school facility.



Mesa County Valley School District New Orchard Mesa Middle School - Grand Junction, CO [\$34,505,918] A new 100,000 SF replacement middle school with indoor gymnasium, theatre, and state of the art STEM classroom and laboratory



Lake County School District New West Park Elementary School - Leadville, CO [\$28,830,648] New, replacement 60,000 SF elementary (K-2) school.



EVAN WALTON

VP of Pre-Construction Services

Evan has an extensive knowledge of multiple types of construction in both the competitive bid and negotiated markets. With this background, as your pre-construction director, Evan will ensure that most accurate and relevant pricing is integrated into your project budgeting process. Evan has led the pre-construction efforts of forty-six projects, totaling over \$400,000,000 worth of construction projects.

IN INDUSTRY

19 years

WITH FCI

18 years

EDUCATION

BS Construction Management
Kansas State University

REFERENCES

Gideon Bullock
Facilities Director
Mesa County
(970) 244-3232

Paul Anderson, Chief Financial
Officer
Lake County School District
(719) 486-6835
panderson@lakecountyschools.
net

Jim Pedersen, CEO
Timberline Bank
(970) 683-5560

Jay Valentine, General Services
Director City of Grand Junction
(970) 244-1517

Eric Tschertter, AIA
Chamberlin Architects
(970) 242-6804
etschertter@chamberlinarchitects.
com

RELEVANT PROJECT EXPERIENCE



Mesa County Valley School District Grand Junction High School Replacement - Grand Junction, CO [\$128,306,590] New four-story 250,000 SF state of the art high school facility.



SSSD Sleeping Giant School (New PK-8) - Steamboat Springs, CO [\$45,334,545] New 2-story, 80,000 SF school.



Lake County School District New West Park Elementary School - Leadville, CO [\$28,830,648] New, replacement 60,000 SF elementary (K-2) school.

ADDITIONAL PROJECT EXPERIENCE

- Grand River Health Care Center - Rifle, CO [\$42,141,374]
- Grand River Hospital Patient Wing Expansion - Rifle, CO [\$40,396,792]
- St. Mary's Hospital Pharmacy & Lab Expansion - Grand Junction, CO [\$36,932,610]
- Mesa County Valley School District New Orchard Mesa Middle School - Grand Junction, CO [\$34,505,918]
- Mind Springs Health West Springs Hospital - Grand Junction, CO [\$25,819,508]
- Summit School District New West Park Elementary School - Leadville, CO [\$28,830,648]
- Summit County School District High School Addition & Renovation - Breckenridge, CO [\$23,386,362]
- Montrose School District RE-1J New Columbine Middle School - Montrose, CO [\$26,273,628]
- Missouri Ridge Middle School - Williston, ND [\$19,693,426]
- Glenwood Springs Elementary Addition/Renovation - Glenwood Springs, CO [\$25,203,052]
- Aspen Ski Company Buttermilk Ski Resort Phase II - Aspen, CO [\$19,796,759]



GILBERT LEE

MEP Pre-Construction Director

Gilbert has been focused on MEP for his entire career, starting out as a Chief Estimator for mechanical contractors in his early years, then as an MEP Pre-construction Director for CM firms. His extensive pre-construction experience combined with his field knowledge make him a valued asset to our team at FCI and clients. Gilbert also has been a solution provider for building energy efficiency and utilization of alternative energies, helping clients build Green and Lean.

IN INDUSTRY

35 years

WITH FCI

5 years

EDUCATION

BS Renewable Energy
Jordan Energy Institute

REFERENCES

Jeremy Kucera
Odin Electric
(720) 335-0704
jkucera@odinelec.com

Paul Dense
Braconier Plumbing, Heating and
Cooling
(303) 357-5197
pauldense@braconier.com

Chuck Rogge
Cator, Ruma & Associates, Co.
(303) 462-8865
crogge@catorruma.com

RELEVANT PROJECT EXPERIENCE

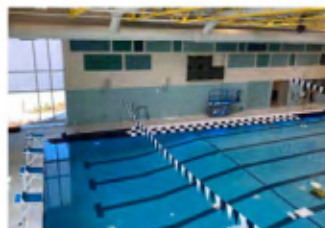


Berthoud Recreation Center [\$29,903,688]
49,500 SF facility that includes aquatics, gymnasium, fitness/wellness, classrooms, offices, lounge, locker rooms, reception, lobby, child watch, outdoor fitness areas, 2 plazas, 2 multipurpose sports fields, outdoor basketball court, regional park.



City & County of Denver Westwood Recreation Center [\$40,000,000]

New recreation center that includes indoor aquatics facilities, gymnasium, and fitness area for weights and cardio activities.



Northglenn Civic Center [\$45,265,474]

88,000 SF consisting of a new recreation center, new senior center and theatre.



Orchard Pool Remodel & Addition

[\$2,699,533] Remodel of existing bathhouse, community building addition, concessions addition, pool equipment building improvements, site improvements.



STEVE RADEMACHER

Natatorium Pre-Con Manager

Steve is FCI's natatorium preconstruction services specialist, providing estimating and pre-construction services for over ten pool projects. With this background, Steve will ensure that most accurate and relevant pricing is integrated into your project budgeting process. His strong relationships with pool subcontractors benefits your project by allowing FCI to choose from the most qualified subcontractors.

IN INDUSTRY

27 years

WITH FCI

9 years

EDUCATION

BS Business Management
University of Phoenix School of
Business

REFERENCES

Margi Ammon
Adams 12 Five Star Schools
(720) 972-4237
margi.ammon@adams12.org

William Welch
William T Welch Company LLC
(970) 215-4099
wwelch@wmtwelch.com

Jack Christensen
Cumming Management Group
(303) 569-9988
jchristensen@cumming-group.
com

RELEVANT PROJECT EXPERIENCE



Northglenn Civic Center - Northglenn, CO

New 88,000 SF recreation center, senior center and theatre. Includes leisure pool and 6-lane competition pool. [\$45,000,000]



Aquatic Center, St Vrain Valley Schools - Longmont, CO

A 13,252 SF addition to occupied high school to accommodate 8-lane competition pool, spectator seating, lockers and equipment. [\$8,700,000]



Columbine & 6th Ave West Pools - Littleton/Golden

Renovation of outdoor aquatic facilities including replacement of bathhouse and mechanical buildings, and all mechanical and filtration systems [\$12,600,000]



Green Valley Ranch Indoor Pool - Denver, CO

Construction of a natatorium and support services such as offices, dressing rooms, storage and chemical rooms. [\$12,000,000]



Orchard Pool Addition & Remodel - Englewood, CO

Remodel of existing bathhouse, community building addition, concessions addition, pool equipment building and site improvements. [\$2,700,000]



Sundance Hills Pool Remodel - Greenwood Village, CO

Remodel of existing bathhouse and community building, pool equipment building upgrades and site improvements. [\$2,100,000]



BRYAN BAUGHMAN

Estimator - Core & Shell

Bryan has knowledge of multiple types of construction in both the competitive bid and negotiated markets. With this background, Bryan will ensure that most accurate and relevant pricing is integrated into your project budgeting process. His strong relationships with the local subcontracting community benefits the project by allowing FCI to choose from the most qualified subcontractors with available resources, saving you time and money.

IN INDUSTRY

14 years

WITH FCI

13 years

EDUCATION

BS Construction Management
Colorado State University

REFERENCES

Colleen Kaneda
Principal

Dynamic Program Management
(970) 390-0312

Jonathan West
Chamberlin Architects
(970) 242-6804

Peter Icenogle
BG+co
(970) 242-1058

RELEVANT PROJECT EXPERIENCE



Bill Heddles Recreation Center Renovation, Delta, CO

6,587 SF building expansion containing a new Wellness Pool and support spaces and a 2,883 SF Fitness Area expansion [**\$2,713,329**]



Fruita Community Center - Fruita, CO

New 54,500 SF Recreation Center & Mesa County Branch Library. [**\$11,812,313**]

- McKenzie County Ag Expo - Watford City, ND [**\$39,568,623**]
- Mesa County Early Childhood Education & Clifton Community Hall - Clifton, CO [**\$27,999,759**]
- Timberline Bank Headquarters - Grand Junction CO [**\$17,736,651**]
- Summit County School District High School Addition & Renovation - Breckenridge, CO [**\$23,386,362**]
- CoorsTek Bio-Ceramics Addition / Renovation - Grand Junction, CO [**\$15,535,035**]
- DeBeque PK-12 School Addition - DeBeque, CO [**\$14,861,282**]
- Missouri Ridge School - Williston, ND [**\$14,841,286**]
- Basalt River Park Gallery Building - Basalt, CO [**\$12,955,795**]
- Basalt River Park Townhomes Phase 1 - Basalt, CO [**\$11,533,446**]
- City of Williston Pubic Works Phase 2 - Williston, ND [**\$23,000,000**]
- Pitkin County Library Renovation & Expansion - Aspen, CO [**\$10,585,675**]






Staffing and Team Organization

			Percent Involvement	
			Design	Construction
	Marc Litzen Project Executive	Marc is currently managing the Grand Junction High School Replacement project and will be available to oversee and assist Brady in the pre-con and management of this project.		
	Brady Blackmer Project Manager	Brady is currently finishing the West End PK-12 school in Nucla, CO. That school will open in early January 2024. He is also managing the Mesa County ECE project which is scheduled to be completed in May of 2024.		
	Evan Walton VP of Pre-Construction	Evan leads the Grand Junction Pre-Construction department and will ensure that our pre-con resources are properly allocated to successfully execute the Community Recreation Center pre-con services.		
	Austin Liesmer General Superintendent	Austin is currently in completion of the West End PK-12 School in Nucla to be completed in December and is not currently scheduled on another project.		
	Bryce Zachman Natatorium Superintendent	Bryce recently completed the Green Valley Ranch Indoor Pool facility for the City and County of Denver and will be available for this project.		
	Dane Barslund Assistant Superintendent	Dane is currently working at the Grand Junction High School Replacement and will move to the New Community Recreation Center when construction commences.		
	Gilbert Lee, MEP Pre-Construction Director	Gilbert assists our firm's pre-construction department as needed, and may be involved in up to four projects at one time. Gilbert will be available for your project.		
	Bryan Baughman Estimator	Bryan is intermittently working on up to three projects at one time and will be available for your project.		
	Steve Rademacher Natatorium Pre-Con Manager	Steve is a member of our Pre-Construction Department and is intermittently working on up to three projects at one time. Steve will be available for your project.		
	Lucas Marone Vice President of Operations	Lucas oversees company field operations, and is involved in each of our projects, as necessary to ensure client satisfaction.		

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Project Team Experience Matrix

*Additional project information and reference contact information is located within the 'References' section.

Project	 Mar Litzen Project Director	 Brady Blackmer Project Manager	 Evan Walton VP Pre-Con	 Austin Liesmer Superintendent	 Dane Barslund Ast. Superint.	 Bryan Baughman Estimator	 Gilbert Lee MEP Pre-Con Director
Summit County Middle School & High School Addition / Renovations	☑	☑	☑	☑	☑	☑	☑
Roaring Fork School District Glenwood Springs Elementary School Addition/Renoviton		☑	☑				
Two Rivers Convention Center		☑	☑	☑			
Lake County West Park Elementary School	☑		☑	☑	☑		☑
Roaring Fork School District 2015 Bond Capital Improvements			☑	☑		☑	
Garfield County School District Bond Issue Improvements	☑		☑	☑			
Mesa County Valley School District Orchard Mesa Middle School	☑		☑		☑		☑
Mesa County Valley School District New Grand Junction High School	☑		☑		☑	☑	☑
Steamboat Springs School District Sleeping Giant School		☑	☑				☑
Montrose School District Columbine Middle School			☑		☑		
DeBeque PK-12 School Addition		☑	☑			☑	
West End School District Replacement School PK-12 School		☑	☑	☑			☑
Bill Heddles Recreation Center Pool Renovation, Delta, CO						☑	
City of Rifle Muncipal Pool	☑		☑				☑
Timberline Bank Headquarters, Grand Junction	☑		☑			☑	

B. Qualifications/Experience/Credentials

Examples of Goals and Challenges from previous projects.

West Park Elementary School, Leadville, CO

Your proposed team members Marc Litzen, Austin Liesmer, Evan Walton, and Dane Barslund recently completed a 65,000 SF elementary school in Leadville, CO, for the Lake County School District. Mining activities contaminated the site building site location for the school with heavy metal contaminants. The contaminants posed a high risk to workers and the surrounding community if not mitigated properly. In addition, the price of remediation can be very costly. Budget and schedule are critical goals in any project; this one was no exception. Therefore, the FCI team, led by Marc Litzen and Austin Liesmer, had to develop a plan to meet the schedule and budget goals. First, early in the design process, the FCI team analyzed the building placement to minimize the excavation and disturbance. Ultimately, the building was designed with a step in the middle to accommodate the slope from one end of the site to the other. Second, a written material handling plan was established and approved by the CDPHE for the disposal and handling of all dirt on site. Third, within the materials handling plan, OSHA established an exposure limit and a method for testing. Once those exposure limits were tested, the remediation



could be scaled up or down. Fourth, our pre-construction team created an estimate, and budgets were carried in the GMP for the potential cost exposure to the school district if extreme remediation efforts had to continue for the duration of the project. NO SURPRISES! Finally, we established alternate scopes of work for the project to see if the remediation completion was within the budget—this detailed approach to overcoming this challenge paid off. The project could maintain a schedule because the team had a clear plan before the work started. The budget was to be effected. In fact, within two weeks of beginning earthwork operations, FCI was able to determine that the exposure limits during earthwork operations were low enough to undertake minor remediation efforts, and the budgeted potential cost was able to be used in the building for enhancements.

West End School District Replacement PK-12 School, Nucla, CO

Your proposed team members, Brady Blackmer, and Austin Liesmer, are working on a new PK-12 school facility in Nucla, CO, for the West End Public School District. This project experienced significant budget challenges due to unprecedented construction cost escalations experienced in 2021 and into 2022. A BEST Grant from the State of Colorado funded most of this project, so the school district had a set amount of funding to work with and still achieve their program. During preconstruction, the project team (FCI, design team, and owner) went through a significant value engineering effort to ensure that the project proceeded as planned within the available funding. The value engineering cut critical items out of the project. The District hoped for additional financing and project budget savings to add these scope items. FCI worked with the owner and design team to develop, track, and manage a list of 64 alternates that would add scopes of work back into the project once the District secured additional funding.



In addition to pricing each alternate, we provided input on timing when these alternates needed approval for work to be completed and meet the project schedule. Fortunately, the school district was awarded a supplemental BEST Grnt from the State of Colorado in June 2023. As such, almost every alternate has been implemented into the project (or is currently being implemented) to provide the owner with a complete project as they originally envisioned and designed. While the project team is pleased about getting these project enhancements, there are challenges associated with the procurement, submittal process, material lead time, and installation related to implementing these “added” scopes of work towards the tail end of the project schedule and still meeting the original project schedule. Significant effort went into planning and coordinating the job to include all the additional alternates without drastically affecting the project schedule and avoiding rework.

B. Qualifications/Experience/Credentials

Discuss projects with change order values over 5% of the original project cost (not including change orders) or time delays of over 1 month of the original duration. Describe circumstances that led to the change orders or delays and how the issues were resolved with the owner.

The majority of our completed projects have been completed well within a 5% margin when looking at original contract value. However, here are some examples of projects that had total change order values that exceeded 5% of the original project GMP or contract value and the main reasons why they exceeded the original contract value by more than 5%:

West End Public School District - New PK-12 School (project still in construction)

The original contract value for this project was \$33,198,149. The current contract value for this project is \$37,015,162.

- Major change orders have been for project add alternates that were accepted and incorporated into the project because the owner received additional funding for the project from the State of Colorado.

Colorado Mesa University St. Mary's Medical Education Center

The original contract value for this project was \$9,843,587. The final contract value for this project was \$11,005,637. Major change orders for this project included:

- Owner requested design changes that added approximately \$322,000 to the contract value. Most of these changes were related to upgrades to the building exterior masonry for products that better matched CMU's standards (both durability and aesthetic).
- Added construction of a large parking lot adjacent to the project worth approximately \$854,000.

Colorado Mesa University Baseball Clubhouse

The original contract value for this project was \$1,237,582. The final contract value for this project was \$1,593,083. Major change orders for this project included:

- Significant revisions and additions to site retaining walls, fencing, and batting cages around clubhouse and at the adjacent baseball field worth approximately \$171,000.
- Revisions to irrigation, utilities, batting cage foundations, electrical and other items to include in FCI's scope of work items that were not previously included in the design, worth approximately \$184,000.

For the majority of our projects, change orders result from owner added scope to the project. On many publicly funded projects the owner would like to spend all (or most all) the funds allocated to the project to maximize the benefit to that project. If that is the project's goal (as defined by the owner), there is a transparent process that goes along with this. Many times, this includes the development of "wish lists" and alternate lists that can be acted on as soon as additional funding is available, or as soon as the project has worked through enough risk to release contingency funds to go towards additional scope items. We have a history of many projects being delivered below the original contract amount/GMP amount. We pride ourselves in working with owners and design teams in a concerted effort to spend project dollars wisely.

Like project contract amounts (original vs. final), we pride ourselves on meeting our schedule commitments. The overwhelming majority of our projects stay on track schedule-wise and we achieve the project's schedule goals. However, at times issues arise that impact the project schedule. Here is an example of a project schedule delay and how this issue was resolved with the owner.

River Valley Family Health Center – Delta

This project was originally supposed to have a March 2023 completion date. However, the framing contractor defaulted on their subcontract about halfway through their scope of work (critical path work item). FCI had to scramble to find a replacement framing contractor. The process to find a new contractor and get them up to speed with the project cost the project about 4 weeks of time. The owner was kept up to speed on this issue throughout. Ultimately the project was completed about 4 weeks behind schedule. However, because we communicated this issue to the owner from the very beginning, this issue did not drastically impact the owner's operations or move in plans.

C. Strategy & Implementation Plan

FCI's Interpretation of the Owner's Objectives with regard to this RFP

We believe the City of Grand Junction objective with this RFP is to find and hire a CM/GC firm qualified to build their new Recreation Center. This is a very high-profile project for this City and is a project that needs to be designed and constructed to be of service to this community for a very long time. We believe the City is looking for a construction partner who possesses some of these qualities:

1. A construction partner with the experience and expertise in these types of recreation facilities.
2. A construction partner that will be fully engaged in all facets of the project (preconstruction, construction, close-out, and warranty period).
3. A construction partner that will be transparent, open, and honest – this may mean not always telling you what you want to hear.
4. A construction partner will work hand-in-hand with the design team and will collaborate with the City and other community partners involved in the project.
5. A construction partner that will be a leader in bringing this project to reality.
6. A construction partner that will be enjoyable to work with – there will be challenges, but the experience of designing and constructing this project should be an enjoyable and memorable process.

We believe that we possess these qualities and more.

Cost Control:

Essential to establishing cost control is meeting to understand the goals and priorities of the City of GJ. Once these goals are identified FCI's preconstruction can go to work with assembling budgets and targets for the entire project Team to achieve. This first estimate will establish a baseline budget for the Team to evaluate as we move through design. Our Preconstruction Team will participate in design meetings in order to provide input and consideration for cost, constructability, and durability.

Our Preconstruction Team will begin to engage the subcontractor community during the schematic design phase. We find this critical to get them introduced and thinking about the project, while also checking our bud-

gets to ensure we are accurately projecting costs in the market. The initial subs to be contacted for interest and input would consist of mechanical, electrical, plumbing, geo-thermal, pool, and foundation system.

Between the schematic and design development phase FCI will coordinate with the Design Team to develop a list of alternates that can begin to be worked into the design. These alternate items can then begin to be tracked outside of the total budget, but not forgotten as the design is finished. In most cases, alternates consist of "value add" items. Meaning they are beneficial to the project, if budget allows.

We anticipate that the GJCRC will have several bid packages due to the urgency of getting construction started to achieve the schedule goal. Our Preconstruction Team will competitively bid all trades with each bid package. Prequalified bidders will be sent a bid booklet outlining the scopes of work they are to include. Once bids are received the Preconstruction Team will evaluate them against budgets we have prepared prior to bidding. The results will be input into a bid tabulation and presented to the City of GJ for approval. It is important to note that each subcontractor selection is a Team decision and we look for input from the City and BRS to ensure we are picking the right partners for the project.

Schedule Control:

The schedule developed and discussed within PART 2 of the Strategy and Implementation Plan will become the benchmark against which all schedule-driven decisions will be made. The objective in developing a project schedule early in the project to track critical milestones and hold us and all members of the GJCRC project accountable.

- City of Grand Junction – related to timely reviews and decisions
- Barker Rinker Seacat – commitments regarding design submittals, bid packages, and submittal review
- FCI – meeting commitments for cost estimates and construction milestones

FCI will coordinate a pull planning exercise to create open dialogue between the design professionals to ensure critical design submittals are achieved. Marc, Brady, and Austin will then work together to refine the schedule as design documents are published.

C. Strategy & Implementation Plan

Once construction begins, 'Five Week Short Interval' schedules are prepared by Austin for weekly subcontractor coordination meetings. Short interval schedules enable our subcontractors to be certain of start and finish dates, permitting them to manage their resources effectively.

Project schedules are updated monthly by entering actual start and finish dates, as well as percentage of work com-

pleted, per activity, and then recalculating the schedule. Continual monitoring of actual progress relative to planned progress allows FCI to assess potential and actual impacts to the schedule and to determine necessary corrections. Austin and his Team are working daily to ensure that schedule commitments are kept. In the event a subcontractor can't keep up with a schedule milestone, Austin will work with them to create a recovery schedule that pro-

Sample 5-Week Look Ahead Schedule

Work Items:		Responsible Company		5 Week Short Interim Schedule														Comments:																	
				April							May																								
		M	T	W	Th	F	S	Su	M	T	W	Th	F	S	Su	M	T	W	Th	F															
		3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	1	2	3	4	5	
1	QAC Meeting	FCI				X					X								X													X	Every Thursday - 9:00 am		
2	Subcontractor coordination meeting	All Subs on 5 week		X						X						X									X							X	Sam FCI on-site trailer/Sam Safety meeting		
3	New School Building																																		
4	Foundations, Structure																																		
5	Rough site grading	Williams Construction																																Resume later date	
6	Underground utilities (Water, Gas, Fire, Storm, etc)	Williams Construction																																Weather permitting	
7	Survey - Layout, Building	FCI/Bulcon																																As needed	
8																																			
9	Plan area WEST																																		
10	Install Roofing	Highline Roofing		X	X	X	X	X			X	X	C																						
11	Interior CMU	IMS														R	X	X	X	X						X	X	X	X	X	X	X	X	Gym vestibules first then locker room walls	
12	MEP rough in	Ridge/2H/Excel		X	X	X	X	X			X	X	X	X	X	X	X	X	X	X						X	X	X	X	X	X	X	X	Excel first then others to follow in locker rooms	
13	Interior framing	579		B	X	X	X	X			X	X	X	X	P																		Vestibule lids then locker rooms Week of 5-1		
14	Exterior brick veneer	IMS									B	X	X	X	X											X	X	X	X	X	X	X			
15																																			
16	Plan area NORTH (Lower Level)																																		
17	Deck trusses	Iron Industries		*																															
18	Install Pespel blocking and backing	579		B	X	X	X	X			C																								
19	MEP rough in @ roof	Ridge/2H		B	X	X	C																										Drains/curbs/skylights		
20	Exterior brick veneer	IMS		B	X	X	X	X			X	X	X	X	X											X	X	X	X	X	X	X	X		
21	RTU curb pour rough in	FCI/2H				B	X	X			X	C																					Chase in Wrestling room		
22	Interior framing (music room)	579													B	X	C																		
23	Install roofing	Highline Roofing													B	X	X	X	X	X						X	X	X	X	X	X	X			
24	MEP rough in	Ridge/2H/Excel																B	X	X	X	X						X	X	X	X	X			
25																																			
26	Plan area NORTH (Upper level)																																		
27	MEP rough in (Main level)	Ridge/2H/Excel		X	X	X	X	X			X	X	X	X	X	X	X	X	X	X						X	X	X	X	X	X	C			
28	Exterior brick veneer	IMS		X	X	X	X	X			X	X	X	X	X	X	X	X	X	X						X	X	X	X	X	X	X			
29	Install roofing	Highline Roofing		B	X	X	X	X			X	X	X	X	C											X	X	X	X	X	X	X			
30	Interior framing (Main level)	579		B	X	X	X	X			X	X	X	X	C																		Set door frames too		
31	MEP rough in (Second Level)	Ridge/2H/Excel									B	X	X	X	X											X	X	X	X	X	X	X			
32	Interior framing (Second Level)	579													B	X	X	X	X	X						X	X	X	X	X	C	Set door frames too			
33	Drywall top out (Main level)	579																													B	X	Week of 5-1		
34																																			
35	Plan area SOUTH																																		
36	Glulam beam install	FCI		?	?	?	?	?																									Area South to CTE		
37	Exterior framing	579									R	X	X	X	C																				
38	CMU at CTE shop	IMS		*	C																												CMU at CTE needed		
39	MEP rough in (Lower Level)	2H/Ridge/Excel		X	X	X	X	X			X	X	C	I																			In wall		
40	MEP rough in (Main level)	Ridge/2H/Excel		X	X	X	X	X			X	X	X	X	X	X	C	I															In wall		
41	Resume Steel install at commons	Iron Industries		R	X	X					X	C																					CMU at CTE needed		
42	Interior framing (lower level)	579		*	*																														
43	Resume Deck install at commons	Iron Industries		*	*	*	*	*																									Includes all remaining decking/roofing		
44	Install thermax Exterior insulation	579		X	X	X	X	X			X	X	X	X	X	C																			
45	Install Roofing	Highline Roofing																R	X	X	X	X						X	X	X	X	This duration includes the center section			
46	Install Center stair core	Iron Industries																																	

C. Strategy & Implementation Plan

Quality Control:

The procedures listed outline FCI's method of subcontractor coordination, project construction management and quality control.



PRE-QUALIFICATION OF SUBCONTRACTORS

Completed prior to bid time to optimize cost, quality and safety, and to verify necessary licenses, insurance and bonding.



SUBCONTRACT SCHEDULES

Integrated into the project master schedule so work may be performed in a productive and cost-effective manner with limited interference.



LEGALLY BINDING SUBCONTRACTS

Clearly define the scope of work, terms and conditions, and milestone dates.



COORDINATION OF SUBCONTRACTS BETWEEN VARIOUS CRAFTS

Enhances communication and cooperation. Close monitoring ensures that standards of safety, quality and performance are met.



SUBCONTRACT COSTS

Cost are committed when the subcontract is written, providing early cost control. Schedule of values is developed for pricing.



PRE-INSTALLATION MEETING

Prior to commencement of construction activities. Communicate and establish the ground rules for workmanship.



CONSTRUCT MOCK-UPS

Mock-ups are inspected and reviewed for quality and conformance with the design documents.



WEEKLY SUBCONTRACTOR & FCI SUPERINTENDENT COORDINATION MEETINGS

Provides direction regarding expectations for overall quality workmanship, final detailing and trim out.



SUBCONTRACT PROGRESS

Progress is verified and accurate. Payments (less retention) are made in a timely fashion. Lower tier lien releases are required.

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C. Strategy & Implementation Plan

Building Information Modeling (BIM)

FCI utilizes Building Information Modeling (BIM) to optimize the construction process and to assist in the design of special systems. This tool helps streamline the construction efforts and schedule and reduce risk on the construction site. By utilizing BIM during the initial design phase, we are able to coordinate steel, window, skylight, fire sprinkler system, electric, pool pumping system, and equipment placement in order to eradicate clashes. We focus on integrating BIM as early into the project as possible even before the construction documents are completed.

FCI full-time, in-house Building Information Modeling (BIM) team will be dedicated to your project from the very beginning of the preconstruction process. BIM is a very useful to our team on several of our recent projects including, the Green Valley Ranch Indoor Pool, the Northglenn Civic Center, and the Berthoud Recreation Center projects. In all scenarios, we were able to detect multiple clashes in building systems before construction began that saved us, the clients, and our subcontractors time and money.

Check out a sample of BIM for the pipe installation for a pool here



Value Engineering

During the pre-construction/design phase of the project, we initiate the Value Analysis (VA) process, including a VA report issued to the team for review and action. Our approach to VA is not merely to cut cost but rather to enhance the value of the project through select revisions to items such as: building material selection, based on sustainability and local availability, systems and equipment selection, procurement strategies, such as buying early to lock-in lower pricing, constructability issues, and factors relating to sustainability and life cycle costs.

Each of these views will be tempered with questions such as 'What are the City of Grand Junction's needs?' and 'What options bring the greatest value to the project?'

Immediately following this section is a [sample VE log](#) from the Swansea Recreation Center.



Maintenance of Operations

Considerations for project long-term maintenance of the project should not start after the construction is finished. We think it will be critical for the City to delegate maintenance personnel that will be responsible for the building's maintenance (especially the Natatorium) early on in the design process, and get those folks engaged in discussions and decisions being made on MEP systems, finishes, assemblies, etc. We also think it would be good to get City maintenance personnel involved in the BIM coordination process so that they can see the piping, ductwork, conduit, etc. routing and coordination before anything gets installed.

The location of systems above the pools will also be critical to long term maintenance. The project design should try to avoid (as much as possible) putting lights, fans, mechanical units, etc. above the pools, but instead above pool decks so that they are accessible. We know that BRS is aware of this, but it is something we can help QC as part of our constructability reviews.

C. Strategy & Implementation Plan

Other things we plan to do to ensure that the City is fully prepared to maintain this facility include, but are not limited to the following:

- Development and issuance of Operations and Maintenance Manuals.
- Development and issuance of as-built plans and specifications.
- Perform owner training on critical building systems and components (video these trainings for future reference)
- Communicate, coordinate, and schedule warranty inspections.

Some pool specific maintenance of operations items that we would perform or help perform could also include:

- Development of piping schematics and valve diagrams.
- Assist the City in development of pool maintenance routine plans, with help from our pool installer/designer
- Assist in securing proposals for pool maintenance contracts (if that is something the City was interested in)
- Provide recommendations on pool equipment that City should consider keeping back-ups of to aid in

Sample VE Log



Swansea Rec Center Natatorium Addition - OPTION 3									
BUDGET TREND LOG - POTENTIAL SCOPE CHANGES, TRACKING ITEMS AND VALUE ENGINEERING									
ESTIMATE TYPE: 50% Design Development									
EST. ORIGINATION DATE: 01/13/23									
CURRENT DATE: 06/29/23									
VERSION: REVISION 3									
RED INDICATES CHANGES FROM OPTION 2									
CURRENT ESTIMATE \$ 22,577,823									
BUDGET GOAL \$ 18,060,000									
CREATED	ITEM#	DESCRIPTION	STATUS	PENDING	ACCEPTED	REJECTED	CLARIFICATIONS	BALL IN COURT	
01/19/23	0.1	REMOVE OUTDOOR AREA AND AMENITIES	A		(443,348)		KEEP 3,500 SQFT CONCRETE AREA	CCD/HDR	
01/30/23	0.2	REDUCE DESIGN CONTINGENCY FROM 5% TO 3%	A		(426,839)			FCI	
01/30/23	0.3	REDUCE ANTICIPATED ESCALATION FROM 10% TO 7%	A		(640,258)		SHORTENED DESIGN SCHEDULE BY 5-6 MONTHS REQUIRED	CCD/HDR	
01/30/23	0.4	REDUCE BUILDING SOFT BY 1,000 SF (ASSUMED \$600/SF)	A		(715,372)		ACHIEVED BY COMBINING POOLS INTO A SINGLE BODY OF	CCD/HDR	
02/02/23	0.4a	REDUCE BUILDING SOFT BY ADDITIONAL 1,200 SF (ASSUMED \$600/SF)	A		(856,448)		MUST ACCEPT ITEM 13.2a OR 13.2b FOR THIS REDUCTION	CCD/HDR	
01/31/23	0.5	LOWERS LOCKER ROOM ROOF BY 2' (392 SQFT OF ENVELOPE)	A		(33,874)		WILL CREATE 5' CEILINGS IN LOCKER, PARTY, OFFICE AREAS	CCD/HDR	
01/31/23	0.6	LOWER NATATORIUM ROOF BY 6' (2,280 SQFT OF ENVELOPE)	A		(226,350)		CANNOT PROVIDE SLIDE AT A LATER DATE	CCD/HDR	
02/08/23	0.6a	LOWER NATATORIUM ROOF BY 6', ADD POP UP FOR SLIDE STAIR (3,208 SF OF ENVELOPE)	R			(161,802)	ALLOWS US TO KEEP SLIDE AS AN OPTION FOR FUTURE	CCD/HDR	
02/08/23	0.7	DELETE ENTRY CANOPY AT EXISTING REC CENTER	A		(64,741)			CCD/HDR	
02/13/23	0.8	PRE-ENGINEERED METAL BUILDING IN LIEU OF MASONRY/STEEL	P	(81,229)				FCI	
02/13/23	0.9	PRECAST CONCRETE WALLS W/TWIN-Y ROOF I.L.O. MASONRY/STEEL	P	(448,340)				FCI	
01/30/23	5.1	DELETE STAINLESS STEEL LOCKER ROOM BENCH AND VANITY SUPPORTS	A		(58,790)		REPLACE WITH GALVANIZED AND HP PAINT	FCI/HDR	
01/18/23	7.1	ALTERNATE METAL WALL PANELS	A		(62,422)		ACHIEVE BY FINDING PANEL THAT IS \$30/SQFT LESS	FCI	
01/18/23	7.2	DELETE NATATORIUM HIGH ROOF SOFFIT	A		(63,110)		REMOVES FRAMING, SOFFIT PANELS	FCI	
01/18/23	7.3	CHANGE 3" RIGID INSULATION TO 2" AT BUILDING ENVELOPE	A		(38,389)		DESIGN ADJUSTMENT THAT MEETS ENVELOPE	FCI/HDR	
02/06/23	7.4	DELETE REPLACE ROOF AT EXISTING REC CENTER	A		(411,339)			CCD/HDR	
01/15/23	8.1	REPLACE FIBERGLASS DOORS WITH GALVANIZED HM DOORS AND HP	A		(84,784)		IS THIS AN ACCEPTABLE ITEM?	CCD/HDR	
01/15/23	8.2	REPLACE RAILWALL GLAZING SYSTEM WITH STOREFRONT WINDOWS	A		(41,126)		STOREFRONT WINDOWS WOULD REQUIRE SMALLER	CCD/HDR	
01/15/23	8.3	REDUCE SOFT OF GLAZING SYSTEMS BY 25%	A		(58,180)			HDR	
02/08/23	8.4	DELETE REPLACING WINDOWS AT EXISTING REC CENTER	A		(85,422)			CCD/HDR	
01/18/23	9.1	SET MATERIAL ALLOWANCES FOR TILE SECTIONS	A		(53,787)		USING \$8.50/SQFT FOR NOW	FCI/HDR	
01/18/23	9.2	DELETE WATERPROOF MEMBRANE FROM WALL TILE IN ESTIMATE	A		(30,704)		OVERSIGHT ON FCIS PART USUALLY INCLUDED WITH	FCI	
01/16/23	9.3	REPLACE EPOXY FLOORING AND BASE WITH TILE FLOORING AND BASE	P	(45,099)			USE \$6/SQFT TILE MATERIAL ALLOWANCE	CCD/HDR	
01/30/23	9.4	DELETE ACOUSTICAL CEILINGS IN PARTY ROOM AND OFFICE	A		(15,784)			CCD/HDR	
01/18/23	9.4a	DELETE ACOUSTICAL WALL PANELS IN NATATORIUM	A		(17,884)		HDR COMMENTED NOT DESIRED BY OWNER	HDR	
01/30/23	9.4b	DELETE NATATORIUM LAPINARY PANELS	A		(42,238)			CCD/HDR	
01/18/23	9.5	DELETE PAINT AT FRP DOORS	A		(3,398)			FCI	
01/28/23	9.6	DELETE GYP BOARD CEILINGS AND EPOXY PAINT	A		(102,112)		UNNECESSARILY CARRIED IN ESTIMATE	FCI	
01/28/23	10.1	REDUCE LOCKER QUANTITY BY 25%	R			(26,618)	PAINT EXPOSED STRUCTURE	CCD/HDR	
01/31/23	10.2	REDUCE LOCKER QUANTITY BY 50%	R				FOR OPTION 1	CCD/HDR	
01/18/23	11.1	CONSIDER ALTERNATIVE SAFETY TIE-BACK SYSTEM	P	0	(53,296)		FOR OPTION 2	CCD/HDR	
01/30/23	11.1a	DELETE SAFETY TIE-BACK SYSTEM AT EXISTING REC CENTER ROOF	A		(20,203)		DESIGN TEAM/FCI TO INVESTIGATE ALTERNATIVES	CCD/HDR	
01/15/23	13.1	CHANGE POOL FINISH TO DIAMOND BRITE FROM ECO-FINISH	P	(137,113)				CCD	
01/25/23	13.2	COMBINED REC/LAP POOL VS. TWO SEPARATE POOLS	R			(800,913)	CANT SELECT 13.2 IF 13.2a OR 13.2b IS SELECTED	CCD	
01/25/23	13.2a	DELETE REC POOL AND KEEP 3-LANE LAP POOL	R		(1,311,610)		13.2a OR 13.2b CAN BE SELECTED BUT NOT BOTH	CCD	
02/02/23	13.2b	DELETE 3-LANE LAP POOL AND KEEP REC POOL	P	0			APPROXIMATELY THE SAME COST TO DELETE LAP POOL	CCD	
01/30/23	13.3	CHANGE POOLS FROM GUTTER SYSTEM TO SHIMMER SYSTEM	R			(126,190)	ONLY FOR OPTION 1 MAINTAINING TWO SEPARATE POOLS	CCD/HDR	
01/31/23	13.3a	CHANGE SINGLE BODY OF WATER POOL FROM GUTTERS TO SHIMMER	R			(80,320)	ONLY FOR OPTION 2 WITH SINGLE BODY OF WATER POOL	CCD/HDR	
01/25/23	13.4	DELETE SLIDE FROM SCOPE	A		(596,143)		EITHER 13.4 OR 13.4a CAN BE SELECTED, NOT BOTH	CCD/HDR	
01/25/23	13.4a	FIBERGLASS SLIDE STAIRS IN LIEU OF CONCRETE STAIRS	R			(137,113)		CCD	
01/15/23	22.1	ALTERNATE HOT WATER HEATER	P	(65,678)				RCER	
01/15/23	22.2	DELETE PLUMBING FIXTURES	P	(50,078)			FIXTURE COUNT REDUCED BY REDUCING BUILDING SOFT	HDR	
01/18/23	23.1	DELETE CHILLER AND HEAT EXCHANGER 3	A		(387,688)		ITEMS USED FOR ENERGY SAVINGS ONLY	FCI/RCER	
01/15/23	23.2	STANDARD DX SPLIT SYSTEM IN LIEU OF VRF UNITS	A		(35,769)			FCI/RCER	
01/15/23	25.1	DELETE INVERTER FROM SCOPE	A		(177,219)		EMERGENCY LIGHTING CONTROL FOR ENTIRE BUILDING	CCD/HDR	
01/18/23	26.1	DELETE LOOKING STATION AND MAIN TRANSFER SWITCH	A		(12,543)		USED WITH GENERATOR BACK-UP POWER	CCD/HDR	
01/18/23	27.1	TARGET COMMUNICATIONS CARNING SYSTEM SAVINGS	A		(47,691)		RECEIVED BACK-UP BUDGET WITH FEWER ASSUMPTIONS	FCI/HDR	
01/15/23	27.2	REDUCE A/V BUDGET TO JUST A SINGLE MONITOR IN PARTY ROOM	A		(61,854)		ALLOWANCE OF \$6,500 LEFT IN FOR A/V	HDR	
01/15/23	28.1	REFINE SECURITY SCOPE	A		(23,848)		DETERMINE EXACTLY WHAT IS NEEDED HERE	CCD/HDR	
01/19/23	31.1	DELETE RAMMED AGGREGATE PIERS, KEEP 5' OVER-EX AT POOLS	R			(143,775)	CONFIRM NEED FOR BOTH RAP AND OVER-EX W/GEOTECH	FCI/HDR	
01/19/23	31.2	DELETE 5' OVER EX, KEEP RAMMED AGGREGATE PIERS AT POOLS	R		(5,930)		CONFIRM NEED FOR BOTH RAP AND OVER-EX W/GEOTECH	FCI/HDR	
03/07/23	X	TYPE DESCRIPTION ON BILL SUMMARY	P	532,707				FCI	
SUBTOTAL OF ITEMS ABOVE				\$	(294,722)	\$	(7,280,646)	\$	(1,205,801)

Natatorium - Best Building Practices

There are many QA/QC considerations that go into the construction of a natatorium. One of the most critical is understanding natatorium envelope and ensuring materials and installation sequences within that envelope are installed in a manner where corrosion will be prevented. That is a key element we provide constructability reviews for, and a responsibility we Quality Control closely. A common problem of indoor swimming pools is the corrosive environment's destructive forces on almost anything that is not properly installed or properly protected. Some examples of mitigation methods for materials within this envelope are:

- Pre-painted High-Performance Coating (HPC) to CMU structural walls prior to attaching the steel connections.
- Pre-coating bar joists with a special galvanized primer in lieu of normal steel primer.
- Pre-coating tops of steel beams, steel joists, and undersides of metal decking ahead of erection to ensure these areas are covered in coatings to resist corrosion.
- Utilize bolted connections for structural steel as much as possible to avoid post-treatment of welded connections.
- Adding additional layers of CMU wall prep to omit any holes in CMU block prior to applying HPC's.
- Sealing all wall penetrations (joist pockets, j-boxes, pipe penetrations, and duct openings) vapor tight.
- Applying high performance coatings to everything, from super structure to the smallest screw and/or ensuring hardware, fasteners, attachment materials, etc. are stainless steel, hot-dipped galvanized, or other non-corrosive materials.
- Adding an extra layer of vapor barrier on roof metal deck prior to installation of the rigid insulation/ISO and TPO roof (rubber roof).
- Utilizing acrylic plaster coating systems at locker rooms ceilings (and other locations as required) in lieu of drywall.
- We might investigate bringing a coatings specialist onboard for the project to review materials specified, review details, and perform inspections during construction.
- The chemical room within a Natatorium is particularly susceptible to corrosion. Special attention needs to be paid to the materials and sequences of construction within this room.



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C. Strategy & Implementation Plan

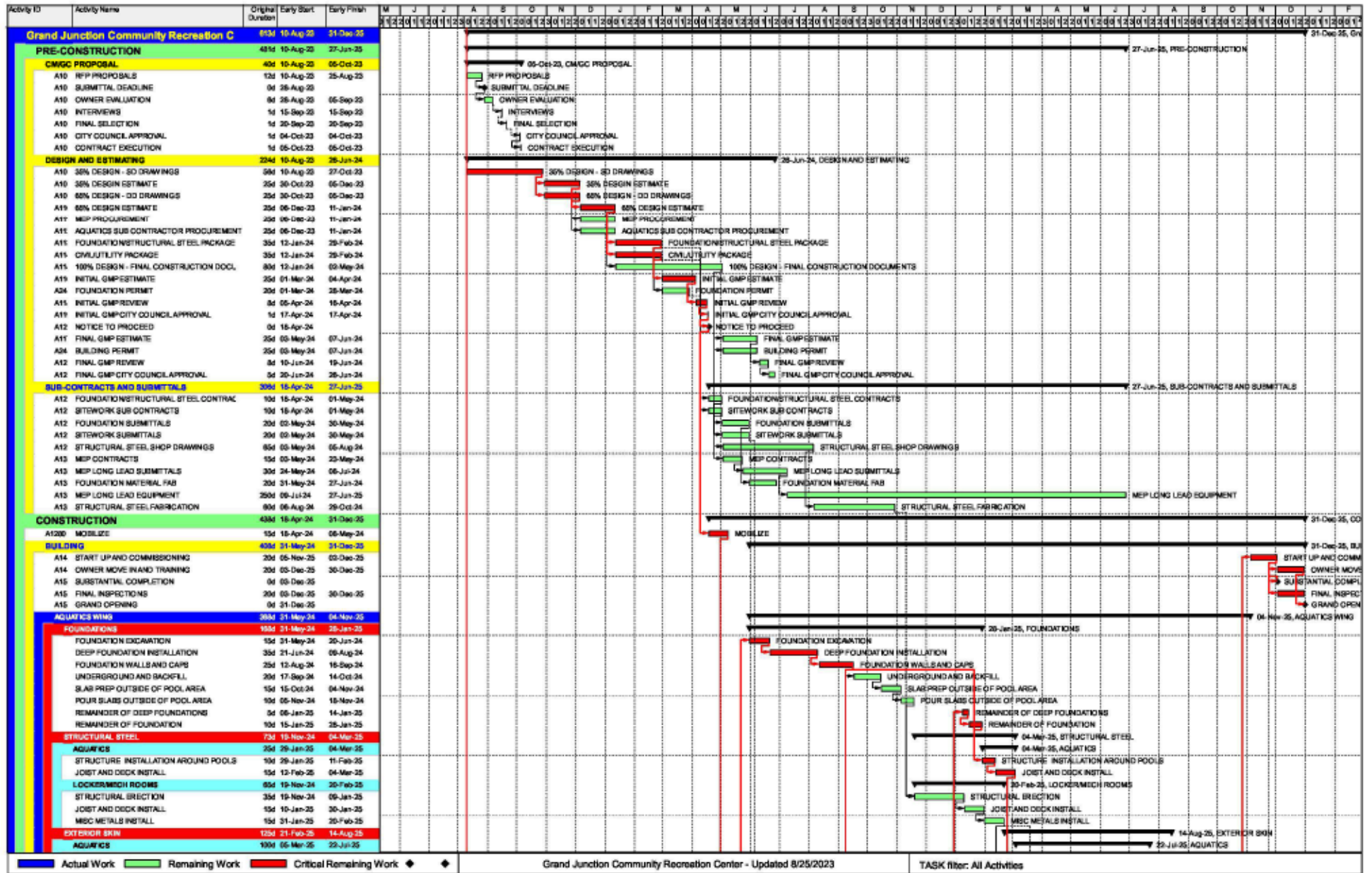
Part 2 - Key Project Schedule Milestones:

FCI has reviewed the project goal of an 18 month schedule against the conceptual design and FCI believes this is an aggressive but achievable schedule for the scope of work. FCI has developed a schedule to meet this goal of 18 months and an opening in December 2025, with the following assumptions on bid packages, building materials and sequence.

- 1. Placement of the building will need to be explored to avoid building in expansive shale or high water tables. Expansive shale will create the need for structural slabs, crawl spaces for piping and more extensive foundation systems. FCI's schedule assumes slab on grade.**
- 2. Assumes the structure around the pool to be structural steel, pre-cast panels, tilt panels or some combination of those materials. Structural CMU walls were not assumed in the schedule.**
- 3. Assumes structural steel, pre-cast panels, tilt up panels or structural CMU or a combination around the gymnasium and work out rooms.**
- 4. Either structural CMU or structural steel be used for locker room and mechanical room spaces.**
- 5. Early procurement packages for mechanical, Electrical, plumbing, aquatics sub partner, issued on December 5, 2023**
- 6. A foundation and structural steel bid package issued on February 29th, 2024**
- 7. 100% Construction documents issued on May 2, 2024**
 - 35% Design (Schematic design) – *Completed October 27, 2023*
 - 65% Design (Design development) – *Completed December 5, 2023*
 - Procure Aquatics sub partner – *Completed January 11, 2024*
 - Procure MEP sub partners – *Completed January 11, 2024*
 - Pre-cast supplier procurement - *Completed January 11, 2024*
 - Foundation/Structural steel Bid package – *Completed February 29, 2024*
 - Civil/Utility Bid package - *Completed February 29, 2024*
 - Foundation/Structural Steel/civil/utility initial GMP approved – *April 17, 2024*
 - Notice to Proceed – *April 18, 2024*
 - 100% Design complete – *May 2, 2024*
 - Final GMP approval – *June 26, 2024*
 - Grand Opening – *December 2025*

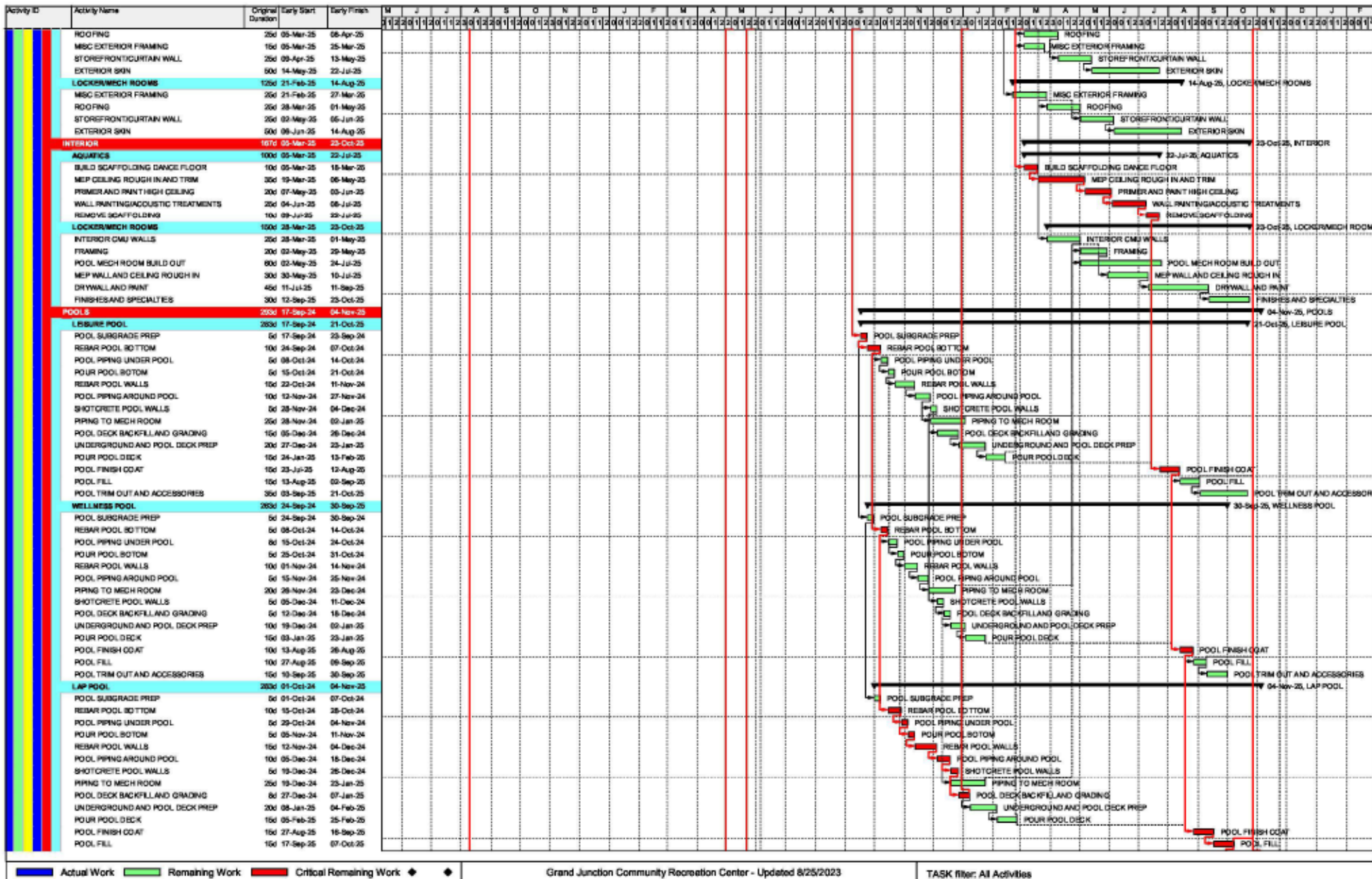
While we think an 18-month project schedule is achievable, we understand these assumptions on bid packages, building materials, sequences, etc. as they relate to project schedule may not ultimately fully align with the owner and design teams' vision and goals for the project. We look forward to discussing the project schedule in further detail.

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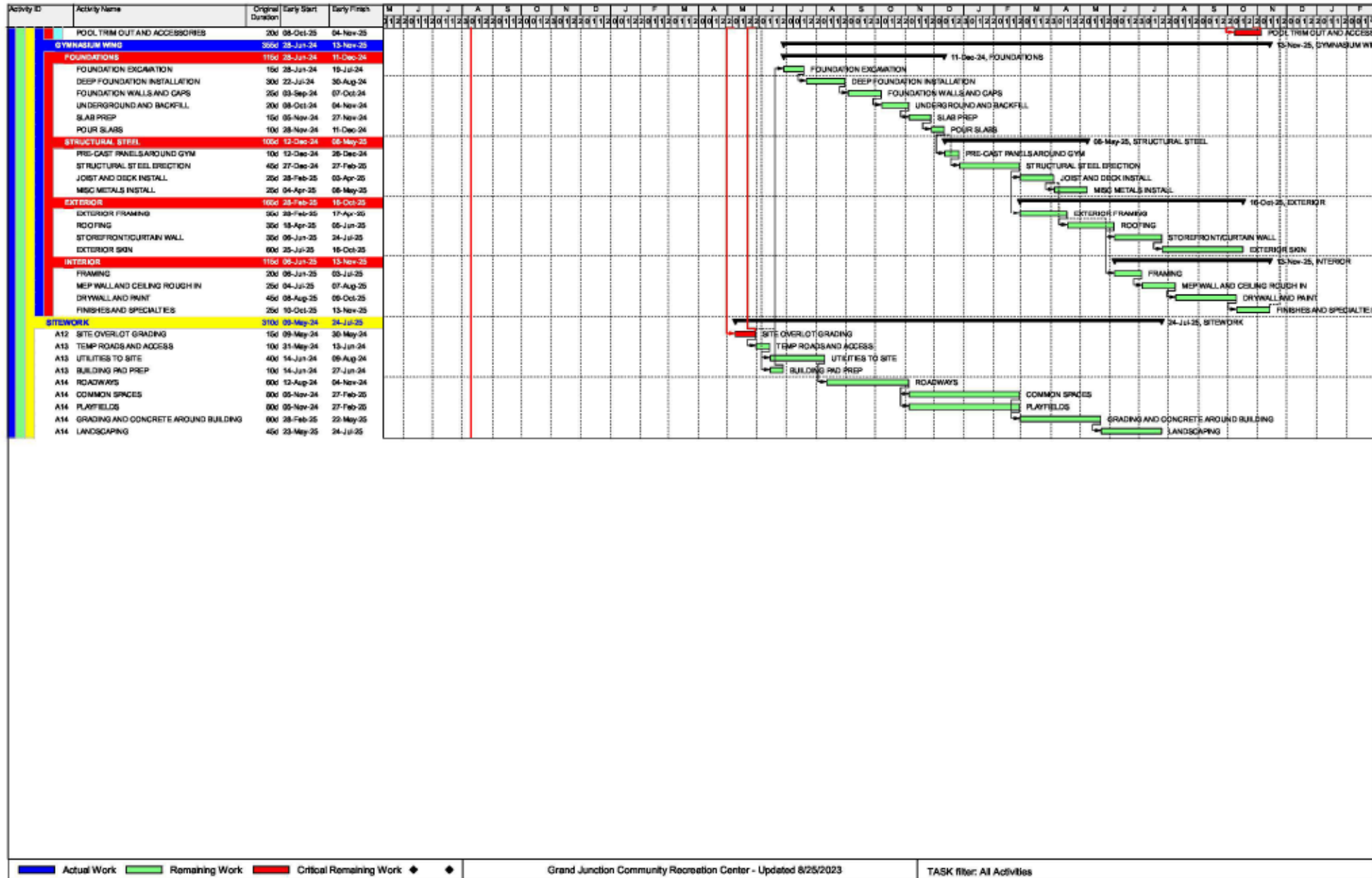
Grand Junction Community Recreation Center - Updated 8/25/2023

TASK filter: All Activities



Grand Junction Community Recreation Center - Updated 8/25/2023

TASK filter: All Activities

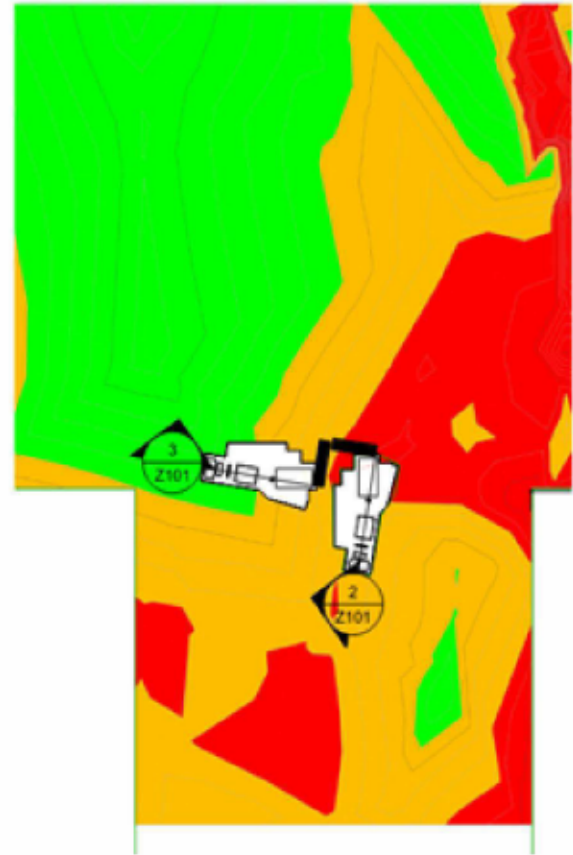


C. Strategy & Implementation Plan

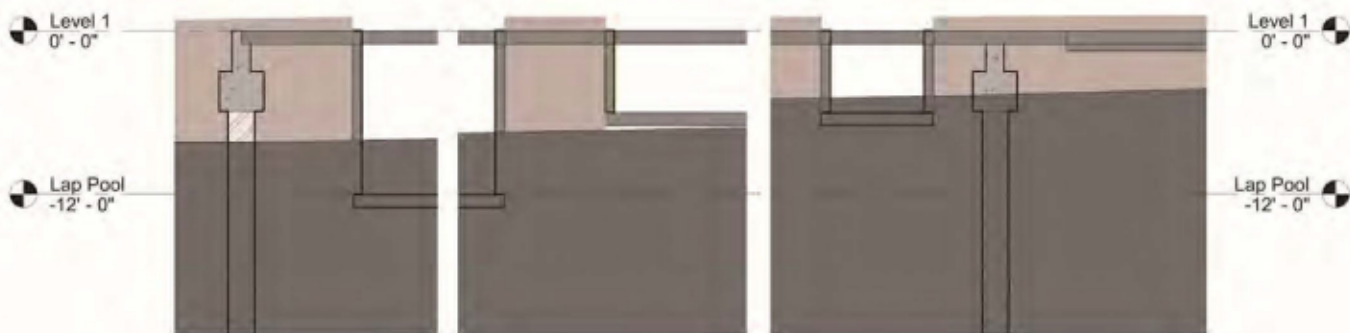
Part 3 - Cost Opinion

The budget goal of \$54,600,000 to construct the GJCRC while maintaining 83,000 SF, as outlined in the 2022 master plan, presents the Team with a challenge. The building, as provided with the RFP drawings, currently scales to approximately 90,000sf. We will work with the Team to understand why the increase has occurred and opportunities to reduce and get back to the planned 83,000sf.

We must then focus on areas of risk and cost drivers. The first area of risk and cost driver we must examine is the location of the building. The drawing to the right represents the shale's depth and the building's proposed location in various colors. The areas of red are where the shale is less than 4 feet below the existing grade. At the same time, the orange areas are the levels of shale between 4 feet and 12 feet. Green identifies shale depth at 12 feet and greater. The changes in the depth of the shale across the building introduce challenges and complexity to the foundation system (see section 2 below). There is a need for more than one foundation system across the building. An additional concern is that lap pool excavation will be into the shale. Not only is the expansive nature of the shale a concern, but water appears on top of the shale layer. The water could introduce the need for permanent dewatering around the pool. The dewatering would then require the City of Grand Junction to obtain a permanent permit with the State of Colorado and incorporate it into the City's regular maintenance procedures for the building.



Section 2 Diagram

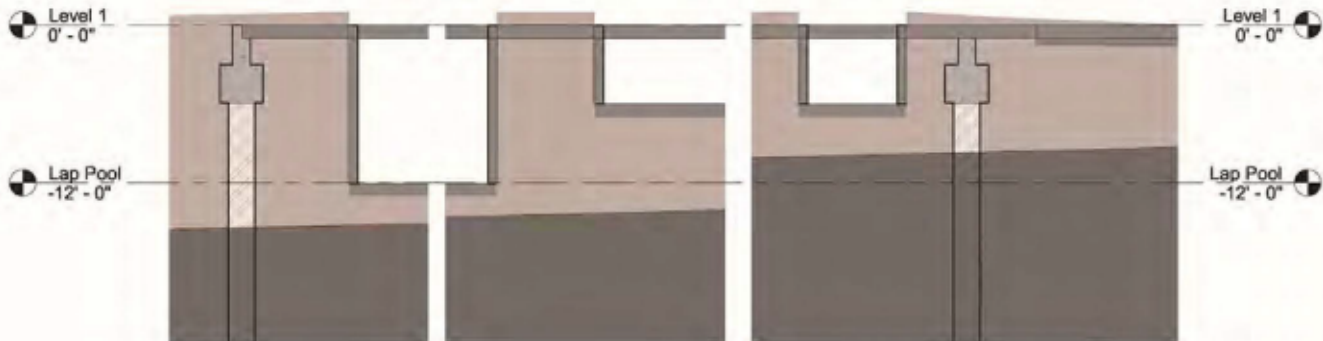


1 North-South Section Through Planned Building Pad
1/8" = 1'-0"

C. Strategy & Implementation Plan

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Section 3 Diagram



① East-West Section Through Potential Building Pad
1/8" = 1'-0"

As shown on the sketch, FCI would suggest rotating the building and shifting to the west. (See section 3). The intent would be to provide a uniform foundation type, reduce/remove excavation into the shale, and eliminate the need for permanent dewatering.

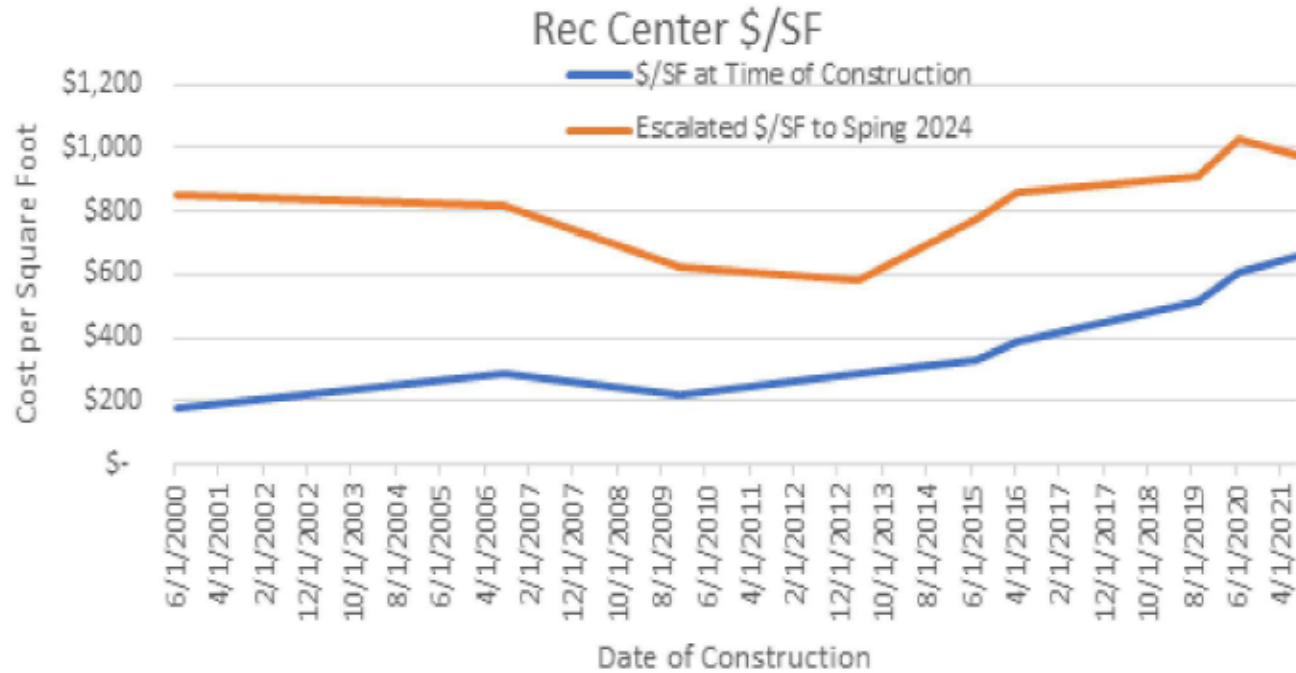
Focusing on pools and what is needed to fulfill the commitment to the community and the operation of the building is also a high priority. We anticipate a budget of approximately \$5 Million for the pool scope depicted. Working with the Team to understand preferences, we will focus and develop solutions to balance the scope and budget of the pool to deliver this essential element of the building. Another critical scope item that needs to be analyzed is the size and location of the fitness center. Ensuring that this area is sized correctly and doesn't get unfairly reduced as it is a critical income-generating feature of the building. Often overlooked early in the budgeting process is the climbing wall. We will need to analyze the type and size to ensure correct budgeting.

We will then move our focus to the more traditional components of the building. Those would be exterior skin, structural, mechanical, and electrical. The current amount of glazing shown on the building presents a budget challenge as the price of curtainwall has skyrocketed over the last several years. Current curtainwall budgets range from \$150/sf to \$175/sf. The quantity of the glazing shown also increases the design requirements for heating and cooling. We will work to balance the amount of glass to optimize the user experience with the need to provide adequate ventilation from the mechanical system while avoiding condensation issues introduced by a rec center.

We believe the conceptual drawings do not match the established project budget. However, we can work with the Team to quickly arrive at a balance of building program, budget, and schedule to achieve the project's goals.

C. Strategy & Implementation Plan

Highlighted below is cost and schedule information on the last eight recreation centers FCI has or is currently constructing as well as the Montrose Recreation Center, which was designed by BRS, but built by another CM/GC.



Project Name	Final (or Current) Contract AC	Start Date	Duration	Total SF	\$/SF	2024 \$/SF
CCD - Green Valley Ranch Indoor Pool	\$12,147,303	7/1/2021	15	18,400	\$660	\$981
Berthoud Recreation Center	\$29,903,688	6/5/2020	16	49,500	\$604	\$1,027
Northglenn Civic Center Phase I	\$45,265,474	9/18/2019	24	87,891	\$515	\$914
Eaton Area Community Center	\$24,208,537	4/1/2016	14	62,329	\$388	\$858
Montrose Rec Center*	\$26,100,000	7/15/2015	16	80,100	\$326	\$780
Delta Recreation Center Expansion	\$2,713,329	4/17/2013	8	9,470	\$287	\$581
Fruita Community Center & Mesa County Library	\$11,812,313	12/7/2009	13	54,500	\$217	\$625
Meeker Recreation Center	\$7,189,363	8/1/2006	15	25,000	\$288	\$815
Durango Community Recreation Center	\$13,044,759	6/8/2000	19	74,641	\$175	\$850

* Project not built by FCI Constructors

C. Strategy & Implementation Plan

A. What makes your pre-construction services unique? What tools do you use to enhance the process? Describe your preconstruction process and approach.

FCI's approach to preconstruction is unique in that it is operations driven. From day one we are working diligently to develop a plan that will be successful once construction begins. Marc and Brady will be actively involved in preconstruction along with the team of estimators. Marc and Brady's active involvement in preconstruction provides for a seamless transition into construction. FCI is also unique in that we are a completely open book when it comes to preconstruction. We find that with every project we must earn your trust and there is no better way to earn that trust than to provide each piece of information for review.

Our estimates are prepared in Excel using templates we developed internally. Excel is extremely flexible and easily adaptable to any format that a client requests. We utilize On Screen Takeoff to calculate quantities, Earthworks for earthmoving quantities, and SmartBid for communication with the subcontractor community.

Our approach to preconstruction is simple, work collaboratively with the Team and obtain the best value for the GJCRC. The process begins with being actively involved during the design phase. Once estimating begins we will work diligently to provide fast and accurate cost information. Our preconstruction team will work alongside the Design Team to provide constructability reviews of the drawings while the design is in progress. The project schedule will be reviewed and updated as the design is completed. As bid packages are presented for approval, we will provide a look at the total project budget to ensure that the budget is intact prior to moving forward. Most importantly we will provide honest information quickly so that the design and preconstruction process can move forward as efficiently as possible for all Team members.

B. Define how your strategy will get to a GMP that meets the budget, program and design goals.

FCI's strategy to get to a GMP that meets the budget, program and design goals is only achievable through open and honest conversation that occurs timely. At times the conversation may not be easy, but we are committed to working with the City of Grand Junction to achieve what is in our community's best interest.

Our systems and processes as described throughout this response are tools that are used by our extremely competent and passionate leaders. Marc, Brady and the entire FCI Team will work tirelessly to ensure that budget, program, and design goals are balanced.

C. Describe a project that was completed as an integrated project with Design-assist (pre-construction services). What lessons did you learn and what would you do differently on this project?

The Steamboat Springs New PK-8 school project was completed as an integrated project. FCI was brought onboard for this project right after the bond was passed by the community. At the time that FCI was brought onboard, the owner had already procured the owner's representative and the design team. This project had a goal of starting construction as soon as allowable (as soon as enough snow had melted) in the spring following the passage of the bond. To meet this timeline for design and budgeting/estimating ahead of construction starting, FCI and the design team had to come to an agreement on milestone dates for design packages. FCI and the architect held a "pull planning" session that engaged all parties in the preconstruction/design process. Along with FCI and the architect this pull planning session

included the owner's representative, MEP consultants, civil engineer, structural engineer, and other design consultants. At this pull planning session all parties were provided the opportunity to provide input into the process and arrive at an agreed upon preconstruction/design schedule. Further, because FCI was onboarded as soon as possible in the process, we were able to provide input on construction methods and costs from the onset. We were also able to perform constructability reviews and QC reviews of the plans and specifications as they were developed. We were continuously working with the design team and owner group to address areas of risk and develop strategies on how to handle those risk items. We also implemented a process to bring key subcontractor partners onboard earlier than might happen

C. Strategy & Implementation Plan

on a non-integrated project. These subcontractor partners provided critical cost estimating, cost savings ideas, and constructability reviews and were also able to early procure long lead materials. It is essential for projects with aggressive timelines to fully embrace an integrated project approach. This process on the Steamboat Springs school project further reinforced the importance in securing "buy-in" from the CM/GC, design team, and owner team in what the projects goals are and coming to an agreement on the approach to meet those goals. This process also reinforced the need to identify long lead

materials early on and get a plan together to procure those materials as needed to meet project schedule.

For the City of Grand Junction New Community Recreation Center project, we would like to explore holding a "pull planning" session with subcontractor partners to similarly come to a construction schedule that they can buy into as well. It will be the major subcontractors (earthwork, foundations, pool, MEP, structure) that will have a major impact on project schedule, and we want their input and buy-in to the process.

D. Have your estimator and your superintendent describe what he/she is most proud of on their most recent project.



Austin Liesmer, Superintendent

"What I am most proud of on my current project, the West End PK-12 School located in Nucla is to be a part of a team that has worked tremendously hard through some challenging budget issues. We have collaborated with the Owners and Community to deliver a new school that the community of Nucla will be proud of for many years to come. It also brings me such pride to witness the development and growth of my fellow FCI team members as both individuals and construction managers."



Evan Walton, VP Pre-Construction

"I am extremely proud of the opportunity that was provided to me to be a member of the Grand Junction High School Preconstruction Team. The preconstruction began prior to the bond passing and prior to FCI being hired for the construction. We provided D51 with a schematic design estimate in early 2021 to ensure the proper budget was developed for the bond language. After the bond passed and FCI was hired in early 2022 the construction industry was beginning to understand that we were experiencing extraordinary cost escalation. Our Team was able to work closely with the Design Team and School District to identify cost savings, value engineering items, and alternates to keep the project within budget. Additionally, we worked through five bid packages over six months. With each bid package we were able to forecast and demonstrate that with buyout and creative solutions, we remained on budget. I am very humbled to have had the chance to work on one of the largest public projects in the Grand Junction Area, during the most volatile time our industry has seen in decades, and meet the School District's goals for budget, program, and design."

E. What bothers your Superintendent most on projects, and how do we resolve it through an integrated process?

"I think probably what bothers a superintendent the most, me included, is schedule duration. We all take a tremendous amount of pride in what we do and more often than not we are pushed for shorter and shorter durations to deliver the highest quality projects. I understand that this will always be an issue. And I take pride in my team's ability to deliver projects in a timely fashion, but it seems to never fail that as we approach a finish date, we seem to always want more time to get everything just right."

A large key to improving that issue is making sure you have early subcontractor buy in and commitment to the schedule as well as a mutual understanding of the schedule demands. Early procurement is also key. Having the materials on or before you need them, so that work can continue to move in a fluid sequence is of the utmost importance."

- Austin Liesmer, Superintendent

C. Strategy & Implementation Plan

Fill in the blank: We define success on a project as _____.

We define success on a project as a happy client. That means delivering a project that meets or exceeds the goals set forth by the City of Grand Junction.

G. Describe how you would go about hiring local firm/subcontractors.

FCI understands the importance of a construction project of this magnitude is to the community and the local businesses. FCI will work diligently to ensure the maximum amount of construction dollars spent remain in our community. Building in Western Colorado over the past 45 years has given us a great understanding of the available local subcontractor resources. FCI has developed long-lasting relationships with many companies in the communities we live and work in and we strive to provide the professional working environment needed to ensure the most competitive subcontractor pricing.

This project will be most attractive to Western Slope subcontractors and because of our presence throughout the region, we are aware of subcontractor resources and can provide educated recommendations to the team. To ensure that subcontractors within the community have the opportunity to participate for the Community Center project, we will utilize our internal database plus business directories to solicit local area subcontractors. We advertise and generate interest in the project throughout the general public. FCI will use the services of local publications as well as local news, plan rooms and our website to advertise for bids from Mesa County and Western Slope businesses.

D. Current & Anticipated Workload

Please reference page 16 as to our current workload, your team's availability and time commitment for this project.

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E. Capability / Performance

In our history, we have completed:

10

New Recreation Centers

8

Projects with BRS

120+

New Gymnasiums

21

Swimming Pool Projects



FCI and Barker Rinker Seacat have been completing recreation centers together for 23 years. Pictured above is our first recreation center we completed - The Duragno Community Recreation Center completed in 2002.



Fruita Community Center (2011)



Rangely Reception Center (2009)



Meeker Recreation Center (2007)



Gunnison Community Center (2005)



Clear Creek Metro Recreation Center (2015)



Chinle Sports Complex & Recreation Center (2006)

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Eaton Area Community Center, Eaton, CO



COMPLETED WITH BARKER RINKER SEACAT

ORIGINAL / FINAL CONSTRUCTION COSTS: \$22,677,708 / \$24,208,537
Owner added scope / alternates \$1,530,829

PROJECT BUDGET AT 30% / 60%
\$24,669,526 at SD
\$21,473,040 st DD

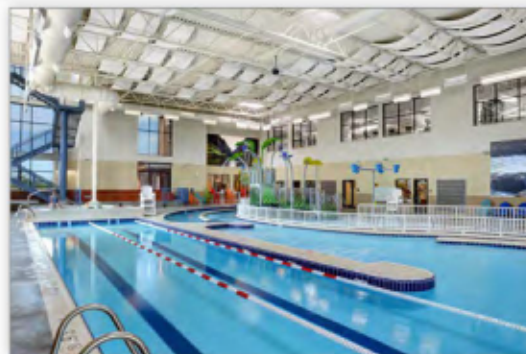
GMP: \$22,677,708

CHANGE ORDERS
1 / \$605 BUDGET ADJUSTMENT

START DATE / COMPLETION DATE
April 2016 / June 2017
*Project completed on schedule

OWNER REFERENCE
Nina Lewis, Board Member at Large
formerly with Eaton Area Park &
Recreation District
970-371-2401
cishth@gmail.com

ARCHITECT
Barker Rinker Seacat



DESCRIPTION OF SERVICES PROVIDED

The new, 62,329 SF facility on 32 acres includes amenities on two levels. The main level houses a large gymnasium to accommodate basketball, volleyball and gymnastics, an assembly hall with associated kitchen and stage, administration area and building support offices, and a 8,000 SF natatorium, enclosed pool, including a lazy river, play pool and leisure pool. The second, mezzanine level, houses a running track, weight training area and a separate room for spinning and aerobics classes. The scope of work also included two full size baseball/softball fields, two full size youth baseball/softball fields, and a large multipurpose green space to host athletic and local community special events. The parking lot has 447 parking spaces.

Structural systems: Spread Footing and Stem Wall foundation system, Structural Masonry bearing structural steel roofing system at pool and Mezzanine, Structural Steel frame with Steel Stud exterior walls at Common Areas, PEMB at Gymnasium.

AWARDS

2017 Excellence in Construction Associated Builders and Contractors Rocky Mountain Chapter, Design-Build category
2017 Excellence in Construction Associated Builders and Contractors Rocky Mountain Chapter, Institutional \$10-\$25 million category

Northglenn Civic Center, Northglenn, CO



COMPLETED WITH BARKER RINKER SEACAT

ORIGINAL / FINAL CONSTRUCTION COSTS

\$43,887,003 / \$45,265,474
Owner added scope / alternates
\$1,378,471

PROJECT BUDGET AT 30% / 60%

\$47,443,809 AT SD
\$43,529,417 AT DD

GMP: \$43,887,003

CHANGE ORDERS

1 / \$336,000 cost savings returned to Owner

START DATE / COMPLETION DATE

September 2019 / August 2021

*Project completed on schedule

OWNER REFERENCE

Amanda Peterson
Director of Parks, Recreation and Cultural Services
City of Northglenn Parks & Recreation
303-450-8800
apeterson@northglenn.org



DESCRIPTION OF SERVICES PROVIDED

This new undertaking for the City of Northglenn is the first phase of the new Civic Center complex in the heart of the City. The first phase is nearly 88,000 SF consisting of a new recreation center, new senior center and theatre. Phases to follow will include the new City Hall (currently in pre-construction phase by FCI), and opportunities for residential, hospitality and retail growth. The building is two stories and has 188 parking spaces.

FCI joined the project team during the development of schematic design to establish budget and schedule expectations with the group, and construction started 12 months later. The new multi-use facility consists of:

- Indoor basketball courts
- Family, women's and men's locker rooms
- Six-lane lap/competition swimming pool
- Warm-water leisure pool
- Water slide
- Sun deck
- Party room
- Two fitness studios
- Jogging track
- Weights area
- Catering kitchen
- 320-seat theatre
- Senior Center
- Preschool area
- Multi-purpose and community rooms

Structural systems: Spread footings, foundation walls, structural steel and masonry load bearing walls with joist and deck.

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Berthoud Recreation Center at Waggener Farm Park, Berthoud, CO



COMPLETED WITH BARKER RINKER SEACAT

ORIGINAL / FINAL CONSTRUCTION COSTS

\$29,659,351 / \$29,903,688

PROJECT BUDGET AT 30% / 60%

\$32,838,354 AT SD
\$28,196,840 AT DD

GMP: \$29,659,351

CHANGE ORDERS

3 / \$336,000 cost savings returned to Owner

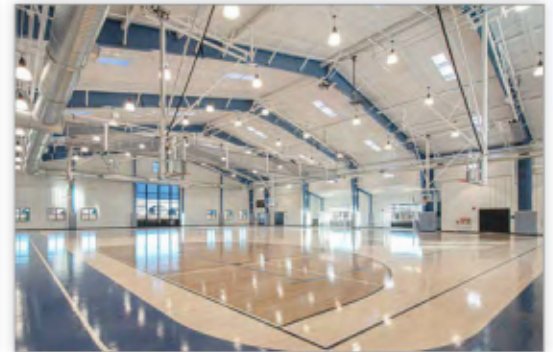
START DATE / COMPLETION DATE

June 2020 / October 2021

*Project completed on schedule

OWNER REFERENCE

Jeremy Olinger
Deputy Town Administrator
Town of Berthoud
970-344-5824
jolinger@berthoud.org



DESCRIPTION OF SERVICES PROVIDED

The project scope consisted of a new, 49,500 SF ground up structure. The facility includes aquatics, gymnasium, fitness/wellness, classrooms, offices, lounge, locker rooms, reception, lobby, child watch, outdoor fitness areas, 2 plazas, 2 multipurpose sports fields, outdoor basketball court, regional park including a restroom and picnic shelter facility, skate park, and pump track, 3.2 miles of paved trails. The site work included site improvements: asphalt drive lanes and parking, sidewalks, curb & gutter, playground, landscape and irrigation. The building is single-story with 206 parking spaces.

Structural systems: Drilled piers and grade beams, structural steel and masonry loadbearing walls, joist and deck, pre-engineered metal building components.

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SVVSD - Aquatic Center of St Vrain Valley Schools, Longmont, CO



ORIGINAL / FINAL CONSTRUCTION COSTS

\$8,640,873 / \$8,676,573

PROJECT BUDGET AT 30% / 60%

\$8,345,206 at SD
\$8,489,136 at DD

GMP: \$8,640,873

CHANGE ORDERS

-0-

START DATE / COMPLETION DATE

December 2020 / October 2021

OWNER REFERENCE

Bryan Zwisler, Project Manager
Saint Vrain Valley School District RE-1J
303-870-2560
zwisler_bryan@svvsd.org

ARCHITECT

Cunningham Group



DESCRIPTION SERVICES PROVIDED

FCI completed this 13,252 SF addition to the Silver Creek High School (also built by FCI). The District was in need of a competition aquatics center to host events within the District and to offer a quality facility for training and development of their aquatics teams. Early on, FCI provided cost comparisons to the District for three different potential sites, which eventually led to the chosen site at the existing Silver Creek High School, on the west side of Longmont. During design, we priced several different options to meet the District's needs in terms of space and budget. They knew they wanted an 8-lane competition pool and associated locker rooms, spectator space and mechanical areas. The District decided on a pre-cast concrete structure, with interior masonry partition walls. The project was completed on time, and provided all the amenities the District was looking for. The spectator section seats 120, and the pool volume is 260,000 gallons. The building is single-story and there was no added parking spaces.

Structural systems: Drilled piers and grade beams, structural pre-cast concrete and CMU.

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F. Bonding Capacity



UNDERSTAND. SERVICE. INNOVATE.

August 5, 2023

City of Grand Junction
Duane Hoff Jr., Contract Administrator

Re: FCI Constructors, Inc.
Project: New Community Recreation Center
Budget: \$54,600,000

Dear Mr. Duane Hoff Jr.:

Our agency services the Surety Program for FCI Constructors, Inc. We are personally acquainted with Mr. Shane Haas, President of FCI Constructors, Inc. and we have found him to be an individual of high character and integrity. FCI Constructors, Inc. is one of the premier construction firms in the Rocky Mountain Area and has been doing business with USI since 2004. In the time that our firm has done business with FCI, there have been no adverse bond claims on record. FCI has always handled themselves with the utmost professionalism and integrity.

Surety bonds for FCI Constructors, Inc. have been written through the Western Surety Company since 1989. Due to the strong financial strength of this organization we are willing to give consideration to projects in excess of \$150,000,000 and an aggregate capacity in excess of \$850,000,000. This is merely a working parameter and does not constitute maximum bond capacity. Western Surety Company is listed in the most recent issue of the Federal Register, Circular 570, and US Treasury Department and possesses a current Best rating of A and XIV. Western Surety Company is also licensed to conduct business in the State of Colorado.

We understand that FCI Constructors, Inc. will be submitting a proposal to you on above referenced project. The addition of your project(s) to FCI Constructors work program will not affect their bond capacity. Currently, FCI is utilizing around \$400,000,000 of their bond capacity, leaving more than \$450,000,000 in available bond capacity for additional projects.

FCI Constructors, Inc. has an excellent reputation and experience in providing input on value engineering options to optimize construction quality and cost effectiveness within a specified budget. Other considerations within FCI's area of expertise are project scheduling and the integrity of all design alternatives.

Should FCI be awarded the contract on the above referenced projects, we anticipate being able to provide bonds in the amount of 100% of the contract sum. Our approval of any bond requests would be conditioned upon applicable underwriting considerations at the time of the bond request. This letter is not an assumption of liability. We have issued this letter only as a bonding reference requested by our client.

We strongly recommend FCI Constructors, Inc. to you and if you should need any additional information or services, please advise at your convenience.

Sincerely,

Cory A. Clauss
Vice President – Surety
303-831-5218

G. References

Project Name	Location	Client	Original Contract Amt	Final Contract	Schedule
West End School District RE-2 New PK-12 School	Nucla, CO	Clint Wytulka Superintendent West End School District (970) 260-6094 cwytulka@westendschools.org	\$33,198,149	\$36,940,192 (not final amount) Owner added scope.	May 2022 - Dec 2023
Description:	<p>FCI is currently completing this new replacement PK-12 school. Similar project team members: Brady Blackmer, Project Manager, Austin Liesmer, General Superintendent</p> <p><i>"My experience working with FCI, particularly Brady Blackmer and Austin Leisner has been impressive. Our project has been unique in every regard from day one. Brady and Austin have had to overcome global stressors throughout our project because of the pandemic and unforeseen escalation prices. They are not only professional in every aspect, but continue to amaze us with their knowledge and creativity in a time of turmoil. They have been transparent and forthcoming in every way. I couldn't ask for a better team to lead us through our project." - Clint Wytulka, Superintendent West End Schools RE-2</i></p>				
Berthoud Recreation Center at Waggener Farm Park	Berthoud, CO	Jeremy Olinger Deputy Town Administrator Town of Berthoud 970-344-5824 jolinger@berthoud.org	\$29,659,351	\$29,903,688	June 2020 - October 2021
Description:	<p>The project scope consists of a new ground up structure, approximately 49,500 SF. The facility includes aquatics, gymnasium, fitness/wellness, classrooms, offices, lounge, locker rooms, reception, lobby, child watch, outdoor fitness areas, 2 plazas, 2 multipurpose sports fields, outdoor basketball court, regional park including a restroom and picnic shelter facility, skate park, and pump track, 3.2 miles of paved trails. The site work includes site improvements including asphalt drive lanes and parking, sidewalks, curb & gutter, playground, landscape and irrigation. Similar project team members: Gilbert Lee, MEP Precon Director</p>				

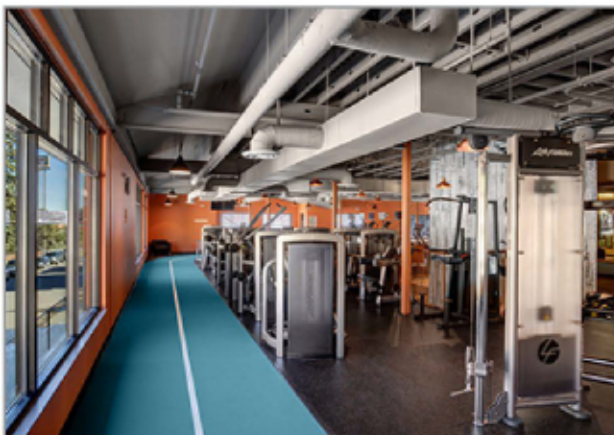


West End PK-12 School, Nucla, CO



Berthoud Recreation Center, Berthoud, CO

Clear Creek Metro Recreation Center	Idaho Springs, CO	Laura Allen Clear Creek Metropolitan Recreation District (303) 567-4822 lallen@clearcreekrecreation.com	\$6,662,180	\$6,751,522 Owner added scope	August 2014 - July 2015
Description:	Expansion and improvements to the existing rec center, including replacing the mechanical systems in the pool, constructing a zero-depth entry pool with spray features, a water slide, lazy river, and sauna; as well as an indoor walking/jogging track, rock climbing wall, basketball court, and fitness facilities. Similar project team member: Steve Rademacher, Precon Manager				
Mesa County Valley School District 51 Grand Junction High School Replacement	Grand Junction, CO	Mesa County Valley School District 51 Clint Garcia, Chief Operations Officer (719) 291-1915	\$122,666,122	\$128,306,590 Owner added scope	May 2022 - October 2024
Description:	The replacement of the existing Grand Junction High School with a new four-story 250,000 SF state of the art high school facility. The portion of the building which includes the auxiliary gym was completed in 2006 and will remain on site as a stand-alone building. The existing art building will remain on site and will be repurposed for athletic storage. All other existing structures built since the 1950s will be demolished. The track and field will remain in the existing location and will be refurbished. Similar team members: Marc Litzen, Project Manager, Evan Walton, VP of Precon, Bryan Baughman, Estimator, Dane Barslund, Superintendent				
Two Rivers Convention Center Remodel	Grand Junction, CO		\$6,233,000	\$6,027,835 -\$205,165 cost savings returned to Owner	March 2019 - March 2020
Description:	FCI was the CM/GC for the remodel and renovation of the Two Rivers Convention Center. The scope of work included a new back of house corridor for staff access during events, construction of new service elevator, complete gut and remodel of convention center main ballroom, all bathrooms, main corridor and lower level storage area. System upgrades included the mechanical system, security system, lighting and lighting control upgrades. The majority of the project was completed while the convention center was in operation. Similar project team members: Brady Blackmer, Project Manager, Austin Liesmer, Superintendent				



Clear Creek Recreation Center, Idaho Springs, CO



Grand Junction High School



Grand Junction Convention Center

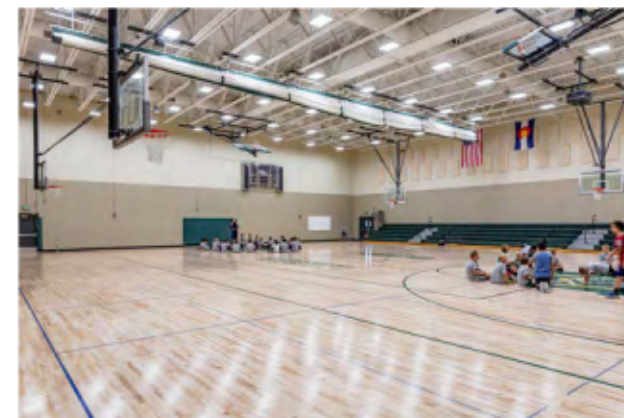
Timberline Bank Headquarters	Grand Junction, CO	Jim Pedersen, CEO Timberline Bank (970) 683-5560	\$17,736,651	\$17,736,651	May 2019 - July 2020
Description:	New bank headquarters - 32,952 SF. Similar project team members: Marc Litzen, Project Manager, Bryan Baughman, Estimator, Evan Walton, VP of Precon				
City of Grand Junction Fire Department Fire Station No. 8	Grand Junction, CO	Ken Watkins, Fire Chief City of Grand Junction (970) 549-5801 kenw@gjcity.org	\$5,198,688	\$5,198,688	April 2022 - December 2022
Description:	Single-story, 10,500 SF fire station with three apparatus bays, offices, eight bunk rooms, training room, kitchen and lounge areas. Similar project team member: Marc Litzen, Project Manager				
Summit Middle School Additions & Renovation	Frisco, CO	Woody Bates Facilities Manager Summit School District RE-1 (970) 668-0631 woody.bates@summitk12.org	\$15,486,095	\$16,674,468 Owner added scope and revisions	August 2017 - Sept 2019
Description:	FCI provided CM/GC services for the construction of three additions to the Middle School. Two were classroom additions totaling approximately 17,300 SF, and the other is an art classroom and addition to the cafeteria totaling approximately 8,700 SF. The renovation consisted of 35,000 SF of the existing school. Similar project team members: Brady Blackmer, Project Manager, Austin Liesmer Superintendent, Evan Walton, VP of Precon <i>"My work with Austin Liesmer began in 2017. FCI had been renovating and adding onto, Summit Middle School in a massive \$16.5 million bond project. The FCI team has been nothing short of exemplary. Their planning and responsiveness to our needs has been incredible. As would be expected with any project this size, issues have come up throughout the work and Austin has answered the phone 100% of the time when I have called and the issues were taken care of immediately."</i> - Greg Guevara, Principal, Summit Middle School				



Timberline Bank, Grand Junction, CO



Fire Station No. 8, Grand Junction, CO



Summit Middle School, Frisco, CO

<p>Sleeping Giant School</p>	<p>Steamboat Springs, CO</p>	<p>Pascal Ginesta Facilities Director Steamboat Springs School District RE-2 (970) 871-3188 pginesta@ssk12.org</p>	<p>\$44,236,912</p>	<p>\$45,462,413 Owner added scope</p>	<p>May 2020- September 2021</p>
<p>Description:</p>		<p>New PK-8 school constructed for the Steamboat Springs School District. This two-story, 80,000 SF school opened its doors to students in August of 2021. Similar project team member: Brady Blackmer, Project Manager, Gilber Lee, MEP Precon Director, Evan Walton, VP of Precon</p>			



Sleeping Giant School, Steamboat Springs, CO

H. Additional Submittal of Documents

- [1. Cost Opinion of the project, please reference page 30.](#)
- [2. Detailed General Conditions Estimate, please reference page 50.](#)
- [3. Project schedule and phasing recommendations, please reference page 26.](#)

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I. Fee Proposal

SECTION 7.0: SOLICITATION RESPONSE FORM

RFP-5283-23-DH

“Construction Manager/General Contractor (CM/GC) Services for New Community Recreation Center”

Proposer must submit entire Form completed, dated, and signed.

CM/GC Cost/Pricing proposal shall be based upon a \$54,600,000 construction budget.

1. CM/GC Pre-Construction Services Fee		\$	<u>100,000</u>
2. CM/GC Construction Services Fee (OH&P) (provide in both % and \$)	% <u>3.0</u>	\$	<u>1,638,000</u>
3. General Conditions (NTE)		\$	<u>2,987,933</u>
Total CM/GC Fee		\$	<u>4,725,933</u>

Total CM/GC Fee Written:

Four Million, Seven Hundred Twenty Five Thousand, Nine Hundred and Thirty Three

Please provide a detailed breakdown to adequately describe the CM/GC services and associated anticipated reimbursable costs so as to demonstrate as complete an understanding as possible of the services provided.

Company: FCI CONSTRUCTORS, INC

Authorized Signature: 

Title: PRESIDENT

Date: 8/28/2023

The Owner reserves the right to accept any portion of the services to be performed at its discretion

The undersigned has thoroughly examined the entire Request for Proposals and therefore submits the proposal and schedule of fees and services attached hereto.

This offer is firm and irrevocable for sixty (60) days after the time and date set for receipt of proposals.

The undersigned Proposer agrees to provide services and products in accordance with the terms and conditions contained in this Request for Proposal and as described in the Proposer’s proposal attached hereto; as accepted by the Owner.

Prices in the proposal have not knowingly been disclosed with another provider and will not be prior to award.

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I. Fee Proposal

- Prices in this proposal have been arrived at independently, without consultation, communication or agreement for the purpose of restricting competition.
- No attempt has been made nor will be to induce any other person or firm to submit a proposal for the purpose of restricting competition.
- The individual signing this proposal certifies they are a legal agent of the Proposer, authorized to represent the Proposer and is legally responsible for the offer with regard to supporting documentation and prices provided.
- Direct purchases by the City of Grand Junction are tax exempt from Colorado Sales or Use Tax. Tax exempt No. 98-903544. The undersigned certifies that no Federal, State, County or Municipal tax will be added to the above quoted prices.
- City of Grand Junction payment terms shall be Net 30 days.
- Prompt payment discount of N/A percent of the net dollar will be offered to the Owner if the invoice is paid within N/A days after the receipt of the invoice.

RECEIPT OF ADDENDA: the undersigned Firm acknowledges receipt of Addenda to the Solicitation, Specifications, and other Contract Documents. State number of Addenda received: 3

It is the responsibility of the Proposer to ensure all Addenda have been received and acknowledged.

FCI CONSTRUCTORS, INC
Company Name – (Typed or Printed)

SHANE HAAS
Authorized Agent – (Typed or Printed)


Authorized Agent Signature

970-434-9093
Phone Number

3070 I-70B BLDG A
Address of Proposer

SHAAS@FCIOL.COM
E-mail Address of Agent

GRAND JUNCTION, CO 81504
City, State, and Zip Code

8/28/2023
Date

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I. Fee Proposal



8/28/2023

Project: Grand Junction Community Rec Center
 Div. 1: GENERAL CONDITIONS

Original Design										
DESCRIPTION	QUANTITY	UNIT	PRICE	MATERIAL	MATERIAL TAX	PRICE	EQUIP/SUB	PRICE	LABOR	TOTAL
PROJECT DIRECTOR	19	WK	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,920.00	\$ 134,836.20	\$ 134,836.20
PROJECT MANAGER	52	WK	\$ -	\$ -	\$ -	\$ -	\$ 4,920.00	\$ 256,921.42	\$ 256,921.42	
GENERAL SUPERINTENDENT	78	WK	\$ -	\$ -	\$ -	\$ -	\$ 5,500.00	\$ 428,670.00	\$ 428,670.00	
ASST SUPERINTENDENT	78	WK	\$ -	\$ -	\$ -	\$ -	\$ 4,120.00	\$ 321,112.80	\$ 321,112.80	
PROJECT ENGINEER	78	WK	\$ -	\$ -	\$ -	\$ -	\$ 3,680.00	\$ 286,819.20	\$ 286,819.20	
PROJECT COORDINATOR	19	WK	\$ -	\$ -	\$ -	\$ -	\$ 3,000.00	\$ 58,455.00	\$ 58,455.00	
INFORMATION TECHNOLOGY	18	MO	\$ -	\$ -	\$ -	\$ 980.00	\$ 17,640.00	\$ -	\$ -	\$ 17,640.00
COPIER	18	MO	\$ -	\$ -	\$ -	\$ 350.00	\$ 6,300.00	\$ -	\$ -	\$ 6,300.00
FIRST AID	18	MO	\$ -	\$ -	\$ -	\$ 350.00	\$ 6,300.00	\$ -	\$ -	\$ 6,300.00
OFFICE TRAILER	18	MO	\$ 2,000.00	\$ 36,000.00	\$ -	MOB/DEMOB	\$ 4,500.00	\$ -	\$ -	\$ 40,500.00
STORAGE TRAILER	18	MO	\$ 1,375.00	\$ 24,750.00	\$ -	MOB/DEMOB	\$ 2,500.00	\$ -	\$ -	\$ 27,250.00
CELL PHONE	18	MO	\$ 600.00	\$ 10,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,800.00
TRAILER INTERNET & PHONE	18	MO	\$ 275.00	\$ 4,950.00	\$ -	INSTALL	\$ 5,000.00	\$ -	\$ -	\$ 9,950.00
POSTAGE	18	MO	\$ 100.00	\$ 1,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800.00
TEMP TOILET	18	MO	\$ -	\$ -	\$ -	\$ 1,200.00	\$ 21,600.00	\$ -	\$ -	\$ 21,600.00
PROJECT SIGN	1	LS	\$ -	\$ -	\$ -	\$ 2,000.00	\$ 2,000.00	\$ -	\$ -	\$ 2,000.00
TEMP POWER	18	MO	\$ 2,000.00	\$ 36,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,000.00
TEMP GAS	18	MO	\$ 750.00	\$ 13,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,500.00
TEMP WATER	18	MO	\$ 1,200.00	\$ 21,600.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,600.00
SAFETY	18	MO	\$ 750.00	\$ 13,500.00	\$ -	\$ -	\$ -	\$ 1,000.00	\$ 18,000.00	\$ 31,500.00
FIRE EXTINGUISHERS	18	MO	\$ 300.00	\$ 5,400.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,400.00
CONSTRUCTION FENCING	18	MO	\$ -	\$ -	\$ -	\$ 2,000.00	\$ 36,000.00	\$ 750.00	\$ 13,500.00	\$ 49,500.00
PROJECT PHOTOS	1	LS	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000.00
FINAL CLEAN	84,000	SF	\$ 0.75	\$ 63,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63,000.00
MISCELLANEOUS SMALL TOOLS	18	MO	\$ 2,500.00	\$ 45,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,000.00
OFFICE SUPPLIES	18	MO	\$ 150.00	\$ 2,700.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,700.00
REPROGRAPHICS - BLUEPRINTS- FCI	1	LS	\$ 3,000.00	\$ 3,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000.00
PICKUP RENT	18	MO	\$ 1,800.00	\$ 32,400.00	\$ -	\$ 4,100.00	\$ 73,800.00	\$ -	\$ -	\$ 106,200.00
INSURANCES										
GENERAL LIABILITY	1	LS	\$ -	\$ -	\$ -	\$ 464,100.00	\$ 464,100.00	\$ -	\$ -	\$ 464,100.00
PAYMENT & PERFORMANCE BOND	1	LS	\$ -	\$ -	\$ -	\$ 290,270.00	\$ 290,270.00	\$ -	\$ -	\$ 290,270.00
BUILDER'S RISK	1	LS	\$ -	\$ -	\$ -	\$ 45,208.80	\$ 45,208.80	\$ -	\$ -	\$ 45,208.80
ALLOWANCES										
SITE CLEAN UP - STREET/ WALK/PARKING LOTS/SNOW/ TRASH	1	AL	\$ -	\$ -	\$ -	\$ 50,000.00	\$ 50,000.00	\$ -	\$ -	\$ 50,000.00
TEMP BUILDING HEAT	1	AL	\$ -	\$ -	\$ -	\$ 100,000.00	\$ 100,000.00	\$ -	\$ -	\$ 100,000.00
SNOW AND ICE REMOVAL	1	AL	\$ -	\$ -	\$ -	\$ 25,000.00	\$ 25,000.00	\$ -	\$ -	\$ 25,000.00
TOTALS				\$ 319,400.00	\$ -		\$ 1,150,218.80		\$ 1,518,314.62	\$ 2,987,933.42

J. Additional Data

As requested in the RFP for this project (RFP page 21), here are some initial thoughts on energy usage, geothermal, and other alternate energy sources provided by our in-house MEP Preconstruction Director Gilbert Lee. We look forward to discussing this in more detail with the project team.

Energy Usage

EUI (Energy Usage Intensity) for recreation/fitness centers (without pools) in the Denver market (for comparison to Grand Junction) average an EUI of 72.14, with a recommended target of 30% reduction (for this example) is = EUI of 50.5.

- There will be a lot of EUI variation with these types of buildings: age, size, how it is being used, type of HVAC system, age of HVAC system, building envelope, building orientation, etc.
- For comparison, typical EUI on a new school in Grand Junction would be 40-60 range based on ASHRAE data. At the new Grand Junction High School we are utilizing a super high efficient HVAC system and anticipate an EUI of 27 (original target was 25). The reason a recreation center (without a pool) EUI is so much higher is the longer hours and weekends the HVAC system needs to operate. A recreation center would be open year around and would have high outdoor air requirements.
- Pools and EUI's – Pools have large PDU's (pool dehumidification units) and pool heaters. These items will have major impacts on the EUI for this project. Other items that will dictate EUI related to pools (additional variables) are indoor vs. outdoor pools, pool usage, size and number of pools, type of PDU (geothermal water or air cooled), type of boilers, etc.
- FCI can obtain energy models and EUI information from several of the recreation centers with pools we have built (Northglenn Recreation Center, Berthoud Recreation Center, etc.) and use that for comparisons.

During preconstruction, we will evaluate different types of HVAC systems, as part of that evaluation we will look at EUI (Energy Usage Intensity) for the building. Below is a typical HVAC Selection Chart we have utilized on dozens of projects. This spreadsheet will get filled out and customized for this recreation center project. This will be a major tool for project to secure all the relevant information and choose a mechanical system that will be the best fit for this project and the City's goals.

GJ Recreational Center HVAC Selection	HVAC system Option #1 (Typical) RTU Packaged Gas Heat, PDU DX, Gas Boilers for Heating Hot Water & Pool heat	HVAC system Option #2 (Geothermal for HVAC, Pool-Gas heat) Heat Pump Units, HP/PDU, Gas Boilers for Heating Hot Water & Pool heat	HVAC system Option #3 (All-Geothermal / All-Electric) Heat Pump Units, HP/PDU, HP Boilers for Heating Hot Water & Pool heat	HVAC System Option #4 (Solar PV and All-Electrical) RTU Packaged Elect. Heat, PDU DX, Elect. Boilers for Heating Hot Water & Pool heat	Comments
First Cost (Construction)					
First Cost (Construction) with estimated Rebates					
EUI (Energy Use Intensity)					(From Energy Model)
Energy Costs					Estimated for one year
Estimated Annual Maintenance Costs					Estimated for one year
Simple Return on Investment					
Life Cycle Cost Analysis					Net Present Value - this is performed with Group Input
GHG Emissions projected for 1 year (CO2e)					(Includes grid emissions and on-site emissions from natural gas)
Life of Equipment					Net Present Value, Based on 20 year calculations
Reliability					
Redundancy					
Support / Serviceability / Maintenance					
Comfort & Control					
Sound / Acoustics					
Pros to System					
Cons to System					

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J. Additional Data

Geothermal and Other Alternate Energy Sources

FCI has installed geothermal systems for several clients - Platt River Power Authority and Colorado Mesa University to name a few. FCI has "lessons learned" and best practices to bring to the table for this system. FCI is evaluating geothermal on three other projects currently (for example, we are in design for geothermal at Westwood Recreational Center for City of Denver) and anticipate installing more geothermal systems in the future. Some quick bullet point items on geothermal:

- Testing for ground thermal conductivity is critical.
- Geothermal designer and validation process is critical.
- Important to pick a good geothermal subcontractor. There are limited subcontractors out there, but we have relationships and past experienced with several of them.
- Good QA/QC for the geothermal well system is critical.

Geothermal for many projects is cost prohibitive. It is something that gets explored, but many times is removed as it does not fit within the project budget. Getting a sense of geothermal costs and how it fits (or doesn't fit) into the budget for this project will need to be one of the initial preconstruction tasks.

Besides geothermal, other alternative energy sources we could explore are photovoltaic (solar).

There are geothermal credits/grants available – below is a list of a few (some may not be applicable to this project). FCI can help assist the City and design team in pursuing these, if they are good candidates.

- Business Energy Investment Tax Credit (ITC): <https://programs.dsireusa.org/system/program/detail/658/business-energy-investment-tax-credit-itc>
- *For reference, we would be under 1 MW. This is a tax credit.*

Base Credit

Projects under 1 MW (or larger projects that are commenced no more than 60 days after the Treasury Secretary develops labor guidelines) do not need to meet the new labor standards established by the Inflation Reduction to receive the full 30% tax credit. Such projects that begin construction after 2021 and before 2025 can receive the full tax credit of 30%. Note, projects that commence construction on or after January 1, 2025 can receive a tax credits under the new Clean Electricity Investment Tax Credit (48E) described below.

Projects over 1 MW that begin construction 60 days after the Treasury Secretary releases labor guidelines and no later than January 1, 2025 will receive a base tax credit of 6%. However, projects can qualify for the full 30% tax credit if they ensure that all laborers and mechanics involved in the construction of the project or the maintenance of the project for 5 years after project completion are paid wages at rates not less than prevailing wages. Projects must also ensure that a percentage of total labor hours are performed by qualified apprentices. The percent of hours increases over time to a maximum requirement of 15% in 2024 and thereafter. Note, projects that commence construction on or after January 1, 2025 can receive a tax credits under the new Clean Electricity Investment Tax Credit (48E) described below.

Bonus Credits

- This one is based off of company size and location, not sure if it's applicable for this project: [See Here](#)
- *Likely not applicable – for agricultural and small business owners.*
- Colorado has an Enterprise Zone Program (Area dependent): <https://oedit.colorado.gov/enterprise-zone-program>
- *For reference, I looked up the address, and we are in the zone. It does not look like this is geothermal specific, may just be able to take advantage of this regardless of system type. Would need to dive into this deeper. This appears to be a tax credit.*
- C-PACE is also available
- *Looks like they offer up to 20% financing for new construction. Would need to dive into this deeper to understand what that means.*