



Request for Proposal

RFP-5838-26-DD

Persigo Wastewater Treatment Plant - Administration/Maintenance Building Construction Manager/General Contractor (CM/GC)

Responses Due:

March 4, 2026, before 2:00 p.m. MST

Accepting Electronic Responses Only
Submitted Through the
Rocky Mountain E-Purchasing System (RMEPS)
<https://www.bidnetdirect.com/colorado/city-of-grand-junction>

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

NOTE: All City solicitation openings will be held virtually,
information is in Section 1.9.

Purchasing Agent:

Dolly Daniels
dollyd@gjcity.org
970-256-4048

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Appendices (Link in Section 4.6)

A: Proposed Building Schematic Design Exhibit

Section 1.0: Administrative Information & Conditions for Submittal

- 1.1. **Americans with Disability Act (ADA) Compliance Mandate:** Following HB21-1110, all documents produced and submitted in response to this solicitation must adhere to the provisions outlined in §§24-85-101, C.R.S., and subsequent sections, as well as the Accessibility Standards for Individuals with a Disability, as established by the Office of Information Technology under section §24-85-103 (2.5), C.R.S. Additionally, all documents must align with the State of Colorado's technology standards related to accessibility, including Level A.A. conformity with the latest iteration of the Web Content Accessibility Guidelines (WCAG) as integrated within the State of Colorado's technology standards.
- 1.2. **Required Review:** The Proposer is responsible for thoroughly reviewing all solicitation documentation to gain a comprehensive understanding of the scope, specifications, project requirements, and all associated rules, regulations, laws, conditions, instructions, and procurement policies related to the solicitation process and the Project or Work outlined in this Request for Proposal (RFP).
- 1.3. **Issuing Office:** This RFP is issued by the City of Grand Junction, Colorado (hereafter "City"). The Purchasing Agent responsible for this procurement is:

Dolly Daniels
dollyd@gjcity.org

Except for pre-proposal or site visit meeting(s), all inquiries, concerns, clarifications, or communications regarding this solicitation—including those about the process, specifications, or project scope—must be submitted in writing to the Purchasing Agent. Any communication directed to other City personnel may result in the disqualification of the Proposer's submission.
- 1.4. **Purpose:** The purpose of this Request for Proposal is to obtain proposals from qualified professional Contractors interested in providing Construction Management/General Contractor (CM/GC) services for the proposed Administration and Maintenance Building at the Persigo Wastewater Treatment Plant which shall be new construction. The Project is located at 2145 River Road, Grand Junction, CO 81505. The City has selected Eidos Architects as the design firm (Consultant) working with a collection of sub-consultants for this Project. This proposal includes pre-construction services for Work with the City and the Consultant during design.
- 1.5. **Non Mandatory Pre-Bid Site Meeting:** Prospective Offerors are encouraged to attend a non-mandatory site visit meeting on Thursday, February 19, 2026 at 10:00 AM. Meeting location shall begin at Persigo Administrative Building Conference Room located at 2145 River Road, Grand Junction. The purpose of this visit will be to inspect and to clarify the contents of the Request for Proposal.
- 1.6. **The Owner:** The City is the "Owner" which will act by and through its authorized representative(s); "Owner" or "City" may be used interchangeably throughout this Solicitation.

- 1.7. **Compliance:** All Proposers, by submitting a proposal, commit to adhere to all conditions, requirements, and instructions in this RFP as stated or implied herein or modified by addenda. Should the Owner omit anything necessary to clearly understand the requirements, or should it appear that various instructions conflict, the Proposer(s) shall secure instructions from the Purchasing Agent before the submittal deadline.
- 1.8. **Controlling Authority:** The 2024 version of the City [Procurement Policy](#) applies to this Solicitation.
- 1.9. **Submission:** See section 5.0 of this Solicitation for Preparation and Submittal Terms. Proposals shall be formatted as directed in Section 5. To participate in the solicitation opening, please utilize the following information and link:

Solicitation Opening CM/GC Persigo Administration and Maintenance Building
Mar 4, 2026, 2:00 – 2:30 PM (America/Denver)

Please join my meeting from your computer, tablet or smartphone.
<https://meet.goto.com/801296453>

You can also dial in using your phone.

Access Code: 801-296-453

United States: [+1 \(646\) 749-3122](tel:+1(646)749-3122)

Join from a video-conferencing room or system.

Meeting ID: 801-296-453

Dial in or type: 67.217.95.2 or inroomlink.goto.com

Or dial directly: 801296453@67.217.95.2 or 67.217.95.2##801296453

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

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

- 1.10. **Public Disclosure:** Under the Colorado Open Records Act (CORA), all information (except for items designated as classified, confidential, or proprietary) within any bid or proposal is subject to public disclosure. Upon the issuance of an award and executed contract, both the solicitation file and the bid(s) or proposal(s) contained therein are subject to an [Open Records Request](#). In instances of Solicitation or Project cancellation, public disclosure is contingent upon adherence to pertinent laws.
- 1.11. **Public Disclosure Record:** If the Proposer knows its employee(s) or subcontractors having an immediate family relationship with an Owner employee or elected official, the Proposer must provide the Purchasing Agent with the name(s) of the individuals. The individuals are required to file a “Public Disclosure Record”, and/or a statement of financial interest, before conducting business with the Owner.
- 1.12. **Collusion Clause:** Each Proposer, by submitting a proposal, certifies that it is not involved in any collusive action(s) or activity(ies) that may violate applicable federal or state antitrust laws, rules, and/or regulations. Any proposal(s) found to have evidence or reasonable belief of collusion among the Proposers will be rejected. The Owner reserves the right, at its discretion, to accept future proposals for the same service(s) or work from participants identified in such collusion.

- 1.13. **Gratuities:** The Proposer shall certify and agree that no gratuities or kickbacks were or will be paid in connection with this Proposal and/or an award of a Contract, nor were any fees, commissions, gifts, or other considerations made contingent upon the award of a Contract. If the Consultant breaches or violates this warranty, the Owner may, at its discretion, terminate the Contract without liability to the Owner.
- 1.14. **Ethics:** No Proposer shall accept or offer gifts or anything of value and/or enter into any business arrangement with any employee, official, or agent of the Owner.
- 1.15. **Altering Proposals:** Any alterations made before the opening date and time must be initiated by the Proposer. Proposals may not be altered or amended after the submission deadline.
- 1.16. **Multiple Offers:** If a Proposer submits more than one proposal, THE ALTERNATE PROPOSAL must be marked "ALTERNATE PROPOSAL." The Owner reserves the right to make the award in the best interest of the Owner.
- 1.17. **Withdraw of Proposals:** 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 before award.
- 1.18. **Exclusions:** No oral, telephonic, emailed, or facsimile proposal will be considered.
- 1.19. **Contract Documents:** The Contract Documents consist of the complete solicitation and the Proposer's response. Solicitation documents are available on the City Purchasing website under, [Purchasing Bids](#).
- 1.20. **Questions Regarding Specifications or Scope of Services:** All requests for clarification or interpretation of the Scope of Services/Work and Specifications must be submitted in writing via email to the Purchasing Agent by the inquiry deadline. Questions submitted after the deadline may not receive a response.
- 1.21. **Acceptance of Proposal Content:** The Proposal selected by the Owner, if any, shall become a part of the Contract Documents. Failure of the successful Proposer to accept the obligations in the Contract may result in cancellation of the award and such Proposer may 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 "Agency," "Consultant," "Contractor," "Firm" or "Consultant."
- 1.22. **Addendum:** Official response to questions, interpretations, corrections, and changes to this solicitation or extensions to the opening/receipt date will be made by the Purchasing Agent by a written Addendum to the solicitation. The sole authority to authorize addenda shall be vested in the Purchasing Division. Addenda will be issued electronically through BidNet Direct Rocky Mountain E-Purchasing System website at <https://www.bidnetdirect.com/colorado/city-of-grand-junction>. A Proposer(s) must acknowledge receipt of all addenda in the proposal(s).
- 1.23. **Exceptions and Substitutions:** All proposals meeting the intent of this RFP will be considered for the award. A Proposer that takes exception to the specifications does

so at the Proposer's risk. The Owner reserves the right to accept or reject any or all substitutions or alternatives. When offering substitutions and/or alternatives, the 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 for performing in strict accordance with the Contract Documents.

1.24. Confidential Material: All materials submitted in response to this RFP shall ultimately become public record and shall be subject to inspection after the 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 identified with the words **“Confidential Disclosure”** and uploaded as a separate document may establish the information as confidential or proprietary. **Any material the Proposer(s) intends to be treated as confidential or proprietary must include a written explanation for the request. Consistent with the Colorado Open Records Act (CORA),** the request shall be reviewed and decided by the Owner. If denied, the Proposer will 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.

1.25. 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 Material.” Disqualification of a proposal does not eliminate the City's right.

1.26. Minimal Standards for Responsible Prospective Proposers: The Proposer must affirmatively demonstrate its responsibility. To meet the minimum requirements, a prospective Proposer:

- Demonstrate the ability to adhere to the project schedule.
- Have a satisfactory record of performance of projects of similar scope and size.
- Maintain a satisfactory record of integrity and ethical conduct.
- Be qualified and eligible, based upon evaluation criteria, to receive an award and enter into a Contract with the Owner.
- Ensure that its/his/her Proposal(s) comply with the requirements provided in the “Preparation and Submittal of Proposals.”

1.27. Disqualification of a Proposer: A Proposal will not be accepted from, nor shall a Contract be awarded to, any person, firm, corporation, or entity that is in arrears to the Owner, upon debt or Contract, or that has defaulted, as surety or otherwise, upon any obligation to the Owner, or that is otherwise deemed irresponsible or unreliable.

Proposers may be required to submit satisfactory evidence demonstrating its responsibility, practical knowledge of the Project it is proposing, and possession of the necessary financial and other resources to complete the proposed Service/Work. Either of the following reasons, without limitation, shall be considered sufficient to disqualify a Proposer and Proposal:

- More than one Proposal is submitted for the same Service/Work from an individual, firm, consultant, contractor, or corporation under the same or different name; and
- Evidence of collusion among Proposers. Any participant in such collusion shall not receive recognition as a Proposer for any future Service/Work of the Owner until such participant has been reinstated as a qualified Proposer.

1.28. Taxes: The Owner is exempt from State, County, and Municipal Taxes and Federal Excise Taxes; therefore, all fees shall not include taxes.

1.29. Sales and Use Taxes: The Consultant and all subcontractors are required to obtain exemption certificates from the Colorado Department of Revenue for sales and use taxes. Proposals shall reflect the removal of sales and use tax on materials, fixtures, and equipment.

1.30. Federal Taxpayer Identification Certificate: Successful Proposer(s) new to conducting business with the City must furnish a completed standard "Federal Taxpayer Identification Certificate (W-9)" before the Contract is executed. Additionally, the City reserves the right to request a current W-9 from established business relationships as necessary.

1.31. Public Opening: The opening of the Proposal(s) shall be conducted publicly in a virtual meeting following the proposal deadline. Proposers, representatives, and interested people may be present. Proposals shall be received and acknowledged to maintain transparency in the process. As per the nature of an RFP, only the company name(s) and the business location of the proposing Proposer(s) will be disclosed.

Section 2.0: General Contract Terms and Conditions

2.1. Acceptance of Terms: A proposal submitted in response to this RFP shall constitute a binding offer which shall be acknowledged by the Proposer on the Letter of Interest or Cover Letter. The Proposer must be legally authorized to execute a Letter of Interest or Cover Letter together with contractual obligations. By submitting a proposal, the Proposer accepts all terms and conditions including compensation, as set forth herein/the Contract Documents. A Proposer shall identify clearly and thoroughly any variations between its proposal and the Owner's requirements. Failure to do so may be deemed a waiver of any right(s) to subsequently modify the term(s) of performance, except as specified in the RFP.

2.2. Execution, Correlation, Intent, and Interpretations: The Contract Documents shall be signed by the Owner and the Consultant. By executing the Contract, the Consultant represents that it has familiarized itself with the conditions under which the Service is

to be performed and correlated its observations with the requirements of the Contract Documents. The Contract Documents are complementary, and what is required by anyone, shall be as binding as if required by all. The Contract Documents intend to include all labor, materials, equipment, services, and other items necessary for the proper execution and completion of the Scope of Services as defined in the technical specifications contained herein.

2.3. Permits, Fees, & Notices: The Consultant shall secure and pay for all permits, governmental fees, and licenses necessary for the proper execution and completion of the Services. The Consultant shall give all notices and comply with all laws, ordinances, rules, regulations, and orders of any public authority, including the City, bearing on the performance of the Service(s). If the Consultant observes that any of the Contract Documents are at variance in any respect, it shall promptly notify the Purchasing Agent in writing, and necessary changes will be made to reconcile the variation as determined to be in the best interest of the City. If the Consultant performs any Services, knowing it to be contrary to such laws, ordinances, rules, and regulations, and without such notice to the Owner, it shall assume full responsibility and shall bear all costs attributable to the non-conforming Services.

2.4. Responsibility for those Performing the Services: The Consultant shall be responsible to the Owner for the acts and omissions of its employee(s) and all other person(s) performing any of the Services under the Contract.

2.5. Payment & Completion: The Contract Sum is stated in the Contract and is the total amount payable by the Owner to the Consultant for the performance of the Service(s) under the Contract. Upon receipt of written notice that the deliverable(s) is ready for final inspection and acceptance and upon receipt of the invoice for payment, the Owner's Project Manager will promptly make such inspection and, when the Owner finds the Service(s) acceptable under the Contract and the Contract fully completed, the Owner shall make payment in the manner provided in the Contract Documents. Partial payments will be based upon estimates prepared by the Consultant of the value of Service(s) performed under the Contract Documents. The Service(s) performed by the Consultant shall follow generally accepted professional practices and the level of competency presently maintained by other practicing professional Agencies in the same or similar type of Service(s) in the community. The Service(s) to be performed by the Consultant hereunder shall be done in compliance with applicable laws, ordinances, rules, and regulations.

2.6. Changes in the Work: The Owner, without invalidating the Contract, may order changes in the Services within the general scope of the Contract consisting of additions, deletions, or other revisions. All such changes in the Services shall be authorized by Change Order/Amendment and shall be executed under the applicable conditions of the Contract. A Change Order/Amendment is a written order to the Consultant signed by the Contact Administrator issued after the execution of the Contract, authorizing a change in the Services or an adjustment in the Contract sum or the Contract time.

2.7. Minor Changes in the Services: The Owner shall have the authority to order minor changes in the Services not involving an adjustment to the Contract Sum or an extension of the Contract Time and not inconsistent with the intent of the Contract.

2.8. Correction of Work: All Work/Deliverables shall meet a standard comparable to the prevailing skill and expertise in the relevant market or industry. If any Services/Deliverables provided by the Consultant are found by the Owner to be non-conforming to the terms of the Contract, the Consultant shall promptly correct such issues. The Consultant shall bear all expenses associated with the correction of the rejected Services, including any additional Services required by the Owner as a result thereof, at no additional cost to the Owner.

2.9. Acceptance Not Waiver: The Owner's acceptance of or approval of Service(s) furnished hereunder shall not in any way relieve the Consultant of its responsibility to maintain the high quality, integrity, and timeliness of its Services. The Owner's approval or acceptance of, or payment for, any Services shall not be construed as a future waiver of any right(s) under the Contract, or of any cause of action arising out of performance under this Contract.

2.10. Change Order/Amendment: No oral statement of any person shall modify or otherwise change, or affect the terms, conditions, or specifications stated in the Contract. All amendments to the Contract shall be made in writing by the City Contract Administrator.

2.11. Assignment: The Consultant shall not sell, assign, transfer, or convey the Contract resulting from this RFP, in whole or in part, without the prior written approval from the Owner.

2.12. Compliance with Laws: Proposals must comply with all Federal, State, County, and local laws governing the Service and the fulfillment of the Service(s) for and on behalf of the public. The Consultant 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 as required by law.

2.13. Debarment/Suspension: The Consultant hereby certifies that the Consultant is not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any governmental department or Consultant.

2.14. Confidentiality: All information disclosed by the Owner to the Proposer and/or the Consultant for the Services to be performed or information that comes to the attention of the Consultant during the performance of such Services is to be kept strictly confidential.

2.15. Conflict of Interest: No public official and/or Owner employee shall have interest in the Contract resulting from this RFP.

2.16. *Cancelation of Solicitation:* Any solicitation may be canceled by the Owner or any solicitation proposal response may be rejected as a whole or in part when it is in the best interest of the City.

2.17. *Contract:* This solicitation, the Proposer's proposal/submitted documents, and any negotiations, when properly accepted by the Owner, shall constitute an enforceable agreement equally binding between the Owner and the Consultant. The Contract represents the entire and integrated agreement between the City and the Consultant, collectively the Parties, and supersedes all prior negotiations, representations, or agreements, either written or oral, including the solicitation documents. The Contract may be amended or modified only with Amendment.

2.18. *Contract Termination:* The Contract shall remain in effect until any of the following occurs: (1) Contract expires; (2) completion of Services; (3) final 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.

2.19. *Employment Discrimination:* During the performance of any Services, the Consultant agrees to:

2.19.1. 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 Consultant. The Consultant agrees to post in conspicuous places, visible to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause.

2.19.2. In all solicitations or advertisements for employees placed by or on behalf of the Consultant, shall state that such Consultant is an Equal Opportunity Employer.

2.19.3. Notices, advertisements, and solicitations placed following federal law, rule, or regulation shall be deemed sufficient for meeting the requirements of this section.

2.20. *Immigration Reform and Control Act of 1986 and Immigration Compliance:* The Consultant certifies that it does not and will not during the performance of the Contract employ personnel without authorization services or otherwise violate the provisions of the Federal Immigration Reform and Control Act of 1986 and/or law regulating immigration compliance.

2.21. *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 Offeror 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.

2.22. Performance & Payment Bonds: After design and 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, Firm shall within five (5) days thereafter substitute another bond and surety, both of which shall be acceptable to the City.

2.23. 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.

2.24. Liquidated Damages for Failure to Enter Into Contract: Should the Successful Offeror 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 Offeror's Bid Guaranty as Liquidated Damages, not as a penalty but in consideration of the mutual release by the City and the Successful Offeror of all claims arising from the City's issuance of the Notice of Award and the Successful Offeror's failure to enter into the Contract and the costs to award the Contract to any other Offeror, to readvertise, or otherwise dispose of the Work as the City may determine best serves its interest.

2.25. 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 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 **\$1,000.00**, is reasonable and necessary to pay for the actual damages resulting from such a 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 its 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 to 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 Firm'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.

- 2.26. Failure to Deliver:** In the event of failure of the Consultant to perform under the Contract, the Owner, after due oral or written notice, may procure Services from other sources and hold the Consultant responsible for any and all costs resulting in the purchase of additional Services and materials necessary to perform the Service(s). This remedy shall be in addition to any other remedies that the Owner may have.
- 2.27. 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 of the Contract at any time under the terms thereof.
- 2.28. Force Majeure:** The Consultant 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 Consultant unless otherwise specified in the Contract.
- 2.29. Indemnification:** The Consultant 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 Consultant, or of any Consultant's agent, employee, subcontractor or supplier in the execution of, or performance under, the Contract which may result from proposal award. The Consultant shall pay any judgment concerning costs that may be obtained by and/or against the Owner arising out of or under the performance or non-performance.
- 2.30. Independent Consultant:** The Consultant shall be legally considered an independent Consultant and neither the Consultant 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 Consultant, its servants, or agents. The Owner shall not withhold from the Contract payments to the Consultant any federal or state unemployment taxes, federal or state income taxes, Social Security, or any other amounts for benefit(s) to the Consultant. Further, the Owner shall not provide to the Consultant any insurance coverage or other benefits, including Workers' Compensation, normally provided by the Owner to its employees.
- 2.31. Ownership:** All documents, plans, concepts, and work prepared under the Contact, etc., created by the Consultant for this Service, shall become the property of the Owner. All information furnished by the Owner is and shall remain the Owner's property.

2.32. Patents/Copyrights: The Consultant agrees to indemnify and hold harmless the Owner from any claims, including but not limited to those related to patents, copyrights, trademarks, or any other form of intellectual property rights infringement. In no event shall the Owner be held liable to the Consultant for any damages, awards, costs of defense, or other expenses arising from allegations of intellectual property infringement. Any agreement resulting from the response to this Solicitation shall be rendered null and void in the event of patent, copyright, or other intellectual property infringement. This includes but is not limited to the creation of derivative works based on the intellectual property of others.

2.33. Governing Law: The Contract and/or any agreement(s) as a result of responding to this RFP shall be deemed to have been made in, and shall be construed and interpreted by, the laws of the City of Grand Junction, Mesa County, Colorado. Any action arising out of or under this Solicitation and/or Contract shall be in District Court 21st Judicial District, Mesa County, Colorado.

2.34. Expenses: Expenses incurred in the preparation, submission, and presentation of a proposal in response to this solicitation are the responsibility of the Consultant and shall not be charged to the Owner.

2.35. Sovereign Immunity: The Owner specifically reserves and asserts its rights under Colorado law and the cases applying and construing the same, governmental immunity. See 24-10-101 C.R.S *et seq.*

2.36. Public Funds/Non-Appropriation of Funds: Funds for payment have been provided through the Owner's budget approved by the City Council for the stated fiscal year only. Colorado law prohibits the obligation and expenditure of public funds beyond the fiscal year for which a budget has been approved. Therefore, anticipated obligations that may arise past the end of the stated Owner's fiscal year shall be subject to budget approval. The Contract will be subject to and provide a non-appropriation of funds clause under Colorado law.

2.37. Performance of the Contract: The Owner reserves the right to enforce the performance of the Contract in any manner prescribed by law or equity as deemed by the Owner to be in the best interest of the Owner (in the event of breach or default) of resulting Contract award.

2.38. Default: The Owner reserves the right to terminate the Contract in the event the Consultant fails to meet delivery, or completion schedule(s) or otherwise perform under the Contract. Breach of Contract or default authorizes the Owner to purchase services elsewhere and charge the full cost to the defaulting Consultant.

2.39. Piggyback: Agreements resulting from this solicitation are intended primarily for the Owner. However, other governmental entities may be extended the opportunity to utilize the awarded Contract, contingent upon the agreement of the successful Proposer and the participating agencies. All participating entities must adhere to the specifications, terms, conditions, and contract prices established within the agreement. Each governmental entity shall establish its own contract, issue its own

orders, be invoiced directly, make its own payments, and issue its own exemption certificates as required.

It is understood and agreed that the City is not a legally binding party to any contractual agreement made between another governmental entity and the Consultant as a result of this solicitation. The City shall not be held liable for any costs or damages incurred by any other entity.

2.40. Definitions:

- 2.40.1.** “Agency,” “Consultant,” “Contractor,” “Firm,” or “Consultant” is the person, organization, entity, or consultant identified as such in the proposal and throughout the Contract. The term encompasses the Agency, Consultant, Contractor, Firm, or its authorized representative(s).
- 2.40.2.** “City” or “Owner” is the City of Grand Junction, Colorado, and is referred to throughout the Contract Documents.
- 2.40.3.** “Contract Sum” is the total amount payable, as specified in the Contract Documents, that the City agrees to pay the Firm/Contractor for the full and satisfactory completion of the Services/Work, including all materials, labor, equipment, services, and any other obligation required under the Contract Documents. The Contract Sum may be established as a Fixed Lump Sum, Guaranteed Maximum Price (GMP), or a Not-to-Exceed amount, depending on the terms outlined in the Contract Documents. Any adjustment to the Contract Sum shall be made only following the provisions of the Contract Documents and must be duly authorized by the Parties.
- 2.40.4.** “Deliverable” refers to any tangible or intangible work product, report, document, presentation, or other output produced by the Consultant as part of the Service(s). All deliverables must comply with the Americans with Disabilities Act (ADA) and HB21-1110, which mandates adherence to the provisions outlined in §§24-85-101, C.R.S., and subsequent sections, as well as the Accessibility Standards for Individuals with a Disability established by the Office of Information Technology under section §24-85-103(2.5), C.R.S. Additionally, all documents must align with the State of Colorado's technology standards related to accessibility, including Level A.A. conformity with the latest iteration of the Web Content Accessibility Guidelines (WCAG) as integrated within the State of Colorado's technology standards.
- 2.40.5.** “Key Personnel” designates the crucial individual(s) from the Agency or Consultant essential for the successful execution and completion of the Services. The individual(s) will possess specialized skills, knowledge, or experience required for the Project's specific scope of work.
- 2.40.6.** “Proposer” or “Offeror” refers to the person(s) legally authorized by the Agency or Consultant to make an offer and/or submit a response fee proposal in response to the RFP.

2.40.7. “Project” or “Work” refers to the endeavor outlined in this solicitation to create the product, service, or deliverable.

2.40.8. “Services” includes all labor, materials, equipment, and/or professional skills necessary to produce the Work and meet the requirements of the Contract Documents.

2.40.9. “Subcontractor” is a person(s) or organization that has a direct contract with the Agency to perform any of the service(s). The term subcontractor is referred to throughout the Contract and means the subcontractor or its authorized representative.

Section 3.0: Insurance

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

The Consultant shall procure and maintain and, if applicable, shall cause any subcontractor of the Consultant to procure and maintain insurance coverage listed below. Such coverage shall be procured and maintained with forms and insurance acceptable to the Owner. All coverage shall be continuously maintained to cover all liability, claims, demands, and other obligations assumed by the Consultant under 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 and Employers’ Liability:** The Consultant shall comply with all State of Colorado Regulations concerning Workers’ Compensation and other statutory insurances as required.
- (b) **General Liability** with minimum combined single limits of:

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

TWO MILLION DOLLARS (\$2,000,000) aggregate.

The policy shall apply 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) Automobile Liability insurance with minimum combined single limits for bodily injury and property damage of not less than:

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

Concerning each of the Consultant's owned, non-owned, and hired vehicles assigned to be used in the performance of the Services/Work.

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

ONE MILLION DOLLARS (\$1,000,000) per claim, and

TWO MILLION DOLLARS (\$2,000,000) aggregate

This policy shall provide coverage to protect the Consultant against liability incurred because of the professional services performed because of responding to this Solicitation.

3.2. Additional Insured Endorsement: The policies required by paragraphs (b), and (c) above shall be endorsed to include the City, its elected and appointed Officials, employees, and volunteers 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 the Consultant. The Consultant shall be solely responsible for any deductible losses under any policy required above.

Section 4.0: Specifications/Scope of Services

4.1. General/Background: The general Scope of Work to be obtained as a result of this RFP includes preconstruction services, value engineering, building materials review, cost estimating, constructability review, Construction Management (CM), and General Contractor (GC) services related to the construction of the new Persigo WWTP Administration and Maintenance Building. The selected CM/GC will work collaboratively with Owner's architect (led by Eidos Architects) and Owner in the development of the design, recommending cost saving strategies, scheduling, and building materials to best meet the intent and schedule as described herein. The CM/GC shall consistently review the design documents, including drawings and specifications for appropriateness to means and methods, cost efficiencies, and overall schedule control. The CM/GC shall also actively engage in progress meetings and workshops. The selection of the CM/GC is expected to be concluded and approved by the City Council on April 15, 2026.

The timeline for this Project is ambitious. All planning, design, and construction efforts will be expedited to the extent possible. The Owner intends to establish a Not to Exceed Price for all Pre-Construction Services, and a Guaranteed Maximum Price (GMP) for the Construction portion of this project.

During the pre-construction phase of the project, the CM/GC shall make recommendations on how the construction schedule is best suited to the project pertaining to value engineering, constructability, project time, cost estimating, etc.

The Owner intends to establish a Guaranteed Maximum Price for the construction portion of this Project.

The City seeks to hire a CM/GC to fully collaborate with the City and selected Architectural/Engineering Firm to provide all services necessary to perform design, engineering, construction, management, etc. for the successful completion of the Project.

Therefore, the City of Grand Junction Purchasing Department is requesting proposals from CM/GCs to assist in providing collaborative pre-construction design services, scope, specifications, construction drawings review, cost estimating, and assist in development of bid documents with the Architectural/Engineering team led by Eidos Architects.

- 4.2. Budget:** The total budget for this Project (including all construction, and soft costs) is estimated at approximately \$12,450,000.
- 4.3. Designer/Architect Firm:** The Owner has selected Eidos Architects of Denver, Colorado as the Design Firm for this Project. The Owner shall require maximum collaboration by the Architect, the CM/GC and the Owner's Project staff to ensure value engineering through constructability assessments during the preconstruction phase as well as the construction phase of the Project.

4.4. Special Conditions & Provisions:

4.4.1. Questions Regarding the Solicitation Process or the Scope of Services:

Dolly Daniels, Purchasing Agent
dollyd@qjcity.org

4.4.2. Non Mandatory Pre-Bid Site Meeting: Prospective Offerors are encouraged to attend a non-mandatory site visit meeting on **Thursday, February 19, 2026 at 10:00 AM**. Meeting location shall begin at Persigo Administrative Building Conference Room located at 2145 River Road, Grand Junction. The purpose of this visit will be to inspect and to clarify the contents of the Request for Proposal.

4.4.3. 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 for this Project as follows: Not-to-Exceed Price for all Pre-Construction Services; % of OH&P for Construction Services, 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, CM/GCs shall presume a total construction budget of \$12,450,000. Provide the above-mentioned pricing using the attached COST/PRICE PROPOSAL FORM.

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

4.4.4. Codes: The Architect/Engineering firm shall ensure that Project design, scope, and specifications meet all Federal, State, County, and City Codes.

4.4.5. 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) any clarification of the Proposal, if applicable, and (4) the City's Purchasing Department's acceptance of the proposal through a "Notice of Award." All Exhibits and Attachments within the RFP are 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 and other laws as applicable.
- 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 Contract Administrator or by a modified Purchase Order/Contract before 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.

4.4.6. Contract Administrator: The Contract Administrator for the City is Duane Hoff, Jr., CPPB. Contract-related inquiries, issues, change orders, amendments, and communications related to the Contract during the time Services are provided will be directed to:

Duane Hoff, Jr., Contract Administrator
duaneh@gjcity.org
(970) 244-1545

4.5. Scope of Services/Work: The general scope of Services/Work to be obtained as a result of this RFP includes Pre-construction and Construction Services. These services shall consist of the following:

4.5.1 Pre-Construction Services

- a. Design Consultation During Project Development – Attend regularly scheduled meetings (as needed) with the Architect 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 Architect 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.
- b. Cost Estimating, Scope Management and Value Engineering - The CM/GC shall prepare a cost estimate based on the 60%, 90%, and GMP package and provide a complete review. 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 Architect, 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 Architect to develop a Scope of Work that fits within City's available budget for site and building construction.

The CM/GC shall prepare similar cost estimate at completion of Design Development.

- c. Scheduling - Develop a Project Time Schedule that coordinates and integrates the Architect'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 schedule shall include the City's other construction activities (i.e. Abatement, FF&E, Data/Telecommunications, etc.) necessary for coordination and occupancy requirements showing portions of the Project having occupancy priority.
- d. Site Investigation - After receiving Construction Documents, CM/GC shall conduct a walkthrough of the Project to familiarize itself with the proposed Scope of Work and document the existing conditions of the facilities and/or site. The CM/GC shall provide a written report to the City of any discrepancies or issues and the effects to the project identified during the site investigation walk through.

- e. 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 60%, 90% and GMP Design Development (DD) documents produced by the Architect. Estimates shall include the bid amounts and construction contingencies.
- f. Design Development - It is anticipated that an early release package is needed to ensure Project schedule adherence, therefore Contractor shall provide cost/pricing at the completion of the Design Development phase. 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).
- g. Value Engineering (VE) - At the end of both Schematic Design (SD) and Design Development (DD), 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% Design Development documents produced by the Architect. 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. A written report of findings, including recommended revisions and/or value engineering proposals, shall be submitted to the City and the Architect within one week of receipt of said documents. Verify that all identified deficiencies and/or revisions authorized by the City are acknowledged by the Architect and incorporated in all subsequent documents presented and in the final Construction Documents.

- h. Sub-Contractor Pre-Qualification – Develop and implement a subcontract pre-qualification process, with the cooperation and approval of the City and the Architect. Recommend early pre-qualification of critical subcontractors as deemed advisable, especially for roof joists and emergency generators.
- i. Labor – Analyze the types, quantity, and availability of appropriate categories of labor required for various phases of the Project.
- j. 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.
- k. Conferences – In concert with the City and the Architect, conduct pre-construction conferences with successful subcontractors.

- I. 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 will work as a team to produce design documents that consider constructability and place 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.

4.5.2 Construction Services:

- a. Pre-Construction Conference – Prior to the commencement of Work, the CM/GC shall submit to the Architect and the City in reasonable detail and format acceptable to the Architect and the City, copies of the following documents:
 - Submittal log and schedule
 - Request for Information (RFI) form and log format
 - Request for Change Order form and log format
 - List of inspections required by the Contract Documents
 - Quality Control (QC) Plan
 - Safety Plan
 - Copies of required permits

Upon review of the above documents by the Architect 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 Architect 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, 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 execute Amendments and/or CM/GC's General Conditions. 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, Architect, subcontractors, and CM/GC with respect to all aspects of the Project. Schedule and conduct weekly progress meetings with the Architect and the City. Construction Manager/General Contractor 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 Architect, subcontractors' 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 one-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 Architect, review requests for changes, submit recommendations to the City and the Architect 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 inspections including copies of all “signoffs”.
- j. City's Consultants/Contractors – If required, assist the City in the Coordination of a surveyor, testing laboratories, other special consultants, telecom/data, temperature controls and other Contractors contracted directly to the City involved with work associated with the 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 reviews and approvals, 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, Architect/Engineer 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 Architect. Construction Manager/General Contractor 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 schedule, cost, or quality of the Project.
- n. Material Submittals – Shop Drawings and Samples – In collaboration with the Architect, establish and implement procedures for expediting the processing and approval of materials submittals, shop drawings and samples. The Contractor shall plan on ten (10) working days for submittal review by the A/E Firm.
- o. Reports and Project Site Documents – Record the daily progress of the Project in a daily log available to the City and the Architect. Submit, on a weekly basis, written progress reports and summaries of meetings to the City and the Architect, including information of the subcontractors' work, labor resource levels by trade, safety violations, inspections, and tests and the percentage of completion of items 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 the 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 one-year warranty period, which starts at the date of Substantial Completion, perform two (2) warranty inspections, 1 each at 6 months and 11 months, and ensure that Work which proves defective or deficient during such time is corrected wither 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.

4.6. Attached Documents: (Click on the Links below for access)

[Schematic Design Drawings](#)

4.7. RFP Tentative Calendar of Events:

Request for Proposal Available	February 2, 2026
Non-Mandatory Pre-Bid Site Visit	February 19, 2026, 10:00 AM
Inquiry Deadline	February 23, 2026, 5:00 PM
Final Addendum Posted	February 25, 2026
Submittal Deadline for Proposals	March 4, 2026, prior to 2:00 PM
Owner Evaluation of Proposals	March 5– 10, 2026
Interviews (if required)	Week of March 23, 2026
City Council Approval	April 15, 2026
Contract Execution	April 17, 2026
Bonds and Insurance Due	April 27, 2026
Work Begins no Later Than	Receipt of Notice to Proceed
Project Completion	December 31, 2027

Section 5.0: Preparation and Submittal of Proposals

Submission: Each proposal shall be submitted in electronic format only, adhering to HB21-1110 and only through BidNet Direct Rocky Mountain E-Purchasing System website link: (<https://www.bidnetdirect.com/colorado/city-of-grand-junction>). This site offers both “free” and “paying” registration options which allow for full access to the City’s documents and electronic submission of proposals. (Note: “free” registration may take up to 24 hours to process. Please Plan accordingly.) Please view the “Electronic Vendor Registration Guide” at <https://www.gjcity.org/501/Purchasing-Bids> for details. (The purchasing agent does not have access to or control the vendor side of RMEPS. If there are website or other problems that arise during response submission, the Proposer **MUST** contact RMEPS to resolve the issue before the response deadline **800-835-4603**).

To ensure accurate comparison and evaluation, proposals must adhere to the format outlined in Section 5.0 “Preparation and Submittal of Proposals.” The uploaded response to this RFP should be a single PDF document containing all necessary information. Proposers must demonstrate an interest in this Project, highlight relevant experience, and address its capability to fulfill the Scope of Service(s) stated herein. Proposals must follow the specified formatting from **A** to **H** as required by the Owner for proper comparison and evaluation:

Proposals should be limited to a maximum of 40 pages

- A. Cover Letter:** The Proposer(s) must submit a cover letter that succinctly explains its interest and expertise in providing the services outlined in this Solicitation. The letter shall include a summary of the Proposer's relevant qualifications and experience.

The cover letter must include the name, address, phone number, and email address of the Consultant's principal contact person, as well as identify the individual(s) authorized to make presentations and formal commitments on behalf of the Consultant. The letter shall bear the signature of the person having proper authority to commit the Consultant and specify its role and signature authority.

By submitting a response to this Solicitation, the Proposer agrees to all requirements outlined herein, including compliance with all contractual, legal, and ethical standards related to the project.

- B. Solicitation Response Form:** The Proposer shall complete and submit the attached Solicitation Response Form with its proposal
- C. Qualifications/Experience/Credentials:** Proposer(s) must submit a detailed overview of its qualifications, with a focus on expertise, relevant experience, and credentials that demonstrate its ability to successfully deliver the services outlined in the Scope of Services.

The proposal should emphasize:

Experience in meeting project timelines, maintaining high-quality standards, and ensuring engagement from participants.

Proposers should provide any other relevant information that illustrates its capacity to deliver the required services effectively. This could include testimonials from previous clients, performance evaluations, or metrics demonstrating the success of prior similar services. In addition to Section 4.5 Scope of Work, Offerors 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.

Key personnel will be committed to this Project 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.

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:

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.

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

- Cost Control and Cost Estimating
- Schedule control
- Quality Control
- Value Engineering, Methodology
- Constructability Reviews

The Offeror may utilize a written narrative or any other printed technique to demonstrate its ability to satisfy the Scope of Work. 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 Firm's implementation plan and an estimate of time commitments from Owner.

E. References: Proposer(s) must provide at least five (5) references from the past two years, who can attest to the Consultant's experience in delivering similar scope and size.

For each reference, include:

- (a) Client's name and address
- (b) Point of contact (name, telephone number, and email address)
- (c) Dates of service
- (d) Original Budget and final project cost
- (e) Explanation of any variations from expected outcomes or discrepancies in the project scope or cost

This information will allow the City to thoroughly evaluate the Consultant's effectiveness, reliability, and transparency in providing similar services.

F. Capability/Performance: Provide brief project descriptions and histories that delineate the Contractor's 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 SD and DD
- 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
- Owner's representative name and contact information

G. Bonding Capacity: Provide proof of bonding capacity for this Project including CM/GC fees along with current and anticipated project workloads.

H. 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 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 and 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, consultants, materials, phone, postage, etc. Cost of insurance. In-house computer time and service. Word processing, accounting, and personnel 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.

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), internet service, radios and office furniture, facsimile messages, telegrams, long distance telephone calls and mailings.
- c. Onsite Services – temporary toilets, project signs, 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 internet 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 and Architect 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 Offeror's qualifications with respect to this Project.

Section 6.0. Evaluation Criteria and Factors

- 6.1. Overview:** An evaluation committee, appointed by the City, will assess all qualified responses. Proposal(s) will be selected based on the ability to demonstrate the necessary expertise and capability essential for delivering the scope of services. Additionally, the committee will consider the integrity and reliability of the proposals, to ensure the highest degree of confidence in full faith and performance.
- 6.2. Intent:** Only Respondents who meet the qualification criteria will be considered. Therefore, the submitted proposal must indicate the Proposer's ability to provide the services described herein.
- 6.3. Evaluation Summary:** Proposals will be prioritized based on the criteria, categories, and values described below. The City reserves the right to reject any portions of proposals and take into consideration past performance of previous awards and contracts with the Owner of any Offeror or Consultant in determining a final award(s), if any.

Evaluation Criteria & Weighted Values will be worth ninety (90) %

- **Responsiveness of Submittal to the RFP (5) %**
Evaluation of how well the proposal addresses and conforms to all aspects of the RFP, including completeness, accuracy, and adherence to preparation and submittal instructions.
- **Understanding of the Work and Objectives (25) %**
Assessment of the Proposer's demonstrated understanding of the City's specific goals and objectives for the project, including its ability to articulate how its proposed approach aligns with the objectives.
- **Qualifications, Experience, Credentials thirty (30) %**
The Proposer's demonstrated expertise in the successful execution and delivery of comparable Services. The Proposer showcased the ability to exhibit the requisite skill levels, certifications, and all other essential competencies necessary to deliver the services.
- **Strategy & Implementation (30) %**
Proposer has provided a clear interpretation of the City's objectives regarding the required Services, and a fully comprehensive plan to achieve successful completion. See Section 5.0. Item D – Strategy and Implementation Plan for details.

The following Criteria shall be worth ten (10) %

- **Fees (10) %**
All fees associated with the Services are provided and are complete and comprehensive.

6.4. Shortlisting Proposers: The City expects to follow the process below to shortlist proposals. The City reserves the right to modify this process if it is in the best interest of the City.

- All proposals will be reviewed for compliance with mandatory requirements as outlined in this RFP. Proposals deemed non-responsive will be eliminated from consideration. The Purchasing Agent may contact Proposers for clarification of its proposal.
- Committee members will independently evaluate and score proposals and submit scores back to the Purchasing Agent. Scores will be entered into an Evaluation Matrix to assist in analyzing and prioritizing the responsive Proposals.

6.5. Negotiations: The City reserves the right to negotiate with the highest-rated Proposer(s) and will not engage in negotiations with lower-rated Proposer(s) unless negotiations with higher-rated Proposer(s) have been unsuccessful and are subsequently terminated. The selected Consultant may submit revisions to its proposal, including but not limited to adjustments to price, best and final offer, and technical aspects, because of negotiations, if deemed in the best interest of the City.

6.6. Interview(s): The Owner reserves the right to invite the highest ranked Proposer(s) to participate in a virtual, or in-person interview(s) if needed. Shortlisted Proposer(s) will be notified of the interview process, including format, duration, and location, following the RFP shortlist selection process.

6.7. Reference Checks: The City reserves the right to conduct reference checks with the top-ranked Proposer(s) to verify its past performance, experience, and ability to deliver the services outlined in this solicitation. These reference checks will help confirm the Proposer's qualifications, reliability, and adherence to project timelines and budgets, ensuring a successful relationship.

6.8. Award: Proposer(s) shall be ranked based on the criteria listed in Section 6.3. The City reserves the right to consider all of the information submitted and/or presentations, if required, in selecting the Project Consultant.

Section 7.0. Solicitation Response Form

RFP-5838-26-DD

“Construction Manager/General Contractor (CM/GC) for Persigo Administration & Maintenance Building”

The Proposer must submit the entire form, either typed or printed, fully completed, dated, and signed

Bid Date: _____

Company Submitting Offer: _____

Name of Authorized Agent: _____

Email: _____

Telephone: _____ **Address:** _____

City: _____ **State:** _____ **Zip:** _____

The City 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 Proposal and therefore submits the proposal and schedule of fees and services attached hereto.

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

The undersigned Proposer accepts and agrees, by the *terms and conditions contained in this Request for Proposal*, that it is prepared, ready, and willing to perform and provide services as described in the attached Proposal if the same is accepted by the City.

The undersigned Proposer acknowledges the right of the City to reject any and all Proposal(s) submitted and to waive any informality(ies) and irregularity(ies) therein in the City's sole discretion.

By submission of the Proposal, each Proposer certifies, and in the case of a joint Proposal, each party thereto certifies as to its own capability that the Offer has been arrived at independently, without collusion, consultation, communication, or agreement as to any matter relating to the Proposal with any other Proposer or with any competitor.

Prices in the Proposal have not knowingly been disclosed with another Proposer and will not be before award.

- Prices in the Proposal have been arrived at independently, without consultation, communication, or agreement to restrict competition.
- No attempt has been made nor will be to induce any other person or Consultant to submit a proposal to restrict competition.

- The individual signing the Proposal certifies that it is a legal agent of the Consultant, authorized to represent the Consultant, and is legally responsible for the offer concerning supporting documentation and fees/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.
- The 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 Consultant acknowledges receipt of the Addenda to the Solicitation, Specifications, and other Contract Documents.

State number of Addenda received: _____

The Proposer is responsible for ensuring all Addenda has been received and acknowledged.

Submit a letter signed by the entity Owner or a Statement of Authority delegating authority to act on behalf of the Proposer. Before executing a Contract, the Proposer must furnish a completed W-9 form.

Entity Name

Authorized Agent Name, & Title

Authorized Agent Signature

Telephone Number

Address of Proposer

E-mail Address of Agent

City, State, and Zip Code

Date

The undersigned Proposer proposes to subcontract the following portion of Services:

<u>Name, address, city, and state of Subcontractor</u>	<u>Description of Service(s) to be performed</u>	<u>Est. Value & % of Service(s)</u>

The undersigned Proposer acknowledges the right of the City to reject any Offers submitted and to waive informalities and irregularities therein in the City's sole discretion.

By submission of the Proposal, each Proposer certifies, and in the case of a joint Proposal, each party thereto certifies as to its own organization, that this Offer has been arrived at independently, without collusion, consultation, communication, or agreement as to any matter relating to this Proposal with any other Proposer or with any competitor.

COST/PRICING PROPOSAL FORM

RFP-5838-26-DD "CM/GC for Persigo Administration & Maintenance Building"

Date: _____

CM/GC Cost/Pricing proposal shall be based upon a \$12,450,000 construction budget.

1. CM/GC Pre-Construction Services Fee \$ _____

2. CM/GC Construction Services Fee (OH&P) ____ % \$ _____
(Provide both % and \$)

3. General Conditions (Not-To-Exceed) \$

Total CM/GC Fee \$

Total CM/GC Fee Written:

dollars

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

Company: _____

Authorized Signature: _____

Title: _____