CITY OF Grand Junction COLORADO

Please send the invoice for this order to the address shown. Failure to use our order number on any documentation pertaining to this order may result in return of shipment or delayed payment.

Supplier:	**Ship To:**	**Bill To:**
FCI Constructors Inc. PO Box 1767 Grand Junction, CO 81502	2145 River Rd GRAND JUNCTION, CO 81505 UNITED STATES	City Hall 250 N 5th St GRAND JUNCTION, CO 81501 UNITED STATES

	Order Number	**Order Date**
SUPPLIER #: 10059 FAX#: EMAIL:	**GJPO101729**	**07/08/2026**
SOLICITATION #: NOTES: Award RFP-5838-26-DD	WWTP Admin Building	

Tax Terms	*For the tax-exempt purchase, Grand Junction's tax ID is 84-6000592* *All Library Purchases are Tax Exempt - Tax ID 98-03544*				
Requestor hildah@gjcity.org	Phone 1-970-256-4180			Net Terms Immediate	Date Required 07/14/2026
QUANTITY	**UNIT**	**ITEM**	**DESCRIPTION**	**UNIT PRICE**	**EXTENDED PRICE**
			WWTP Admin Building		1,565,581.00
				Total	1,565,581.00

Approved: Sally Daniels

For Purchase Order Terms and Conditions, please visit www.gjcity.org, and select the Purchasing Division information page

Client#: 1082345 FCICON

ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 7/08/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
USI Insurance Services, LLC
4600 S. Ulster Street, Suite 1200
Denver, CO 80237
800 873-8500

CONTACT NAME:
PHONE (A/C, No, Ext): 800 873-8500 FAX (A/C, No):
E-MAIL ADDRESS: den.contractors@usi.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Arch Insurance Company	11150
INSURER B : Arch Indemnity Insurance Company	30830
INSURER C : Continental Insurance Company	35289
INSURER D : XL Insurance America, Inc.	24554
INSURER E :	
INSURER F :	

INSURED
FCI Constructors, Inc.
PO Box 1767
Grand Junction, CO 81502

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY	X	X	ZAGLB9220009	10/01/2025	10/01/2026	EACH OCCURRENCE	$2,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$300,000
							MED EXP (Any one person)	$10,000
							PERSONAL & ADV INJURY	$2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$4,000,000
	POLICY X PRO-JECT X LOC						PRODUCTS - COMP/OP AGG	$4,000,000
	OTHER:							$
A	AUTOMOBILE LIABILITY	X	X	ZACAT9242109	10/01/2025	10/01/2026	COMBINED SINGLE LIMIT (Ea accident)	$2,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
A	UMBRELLA LIAB X OCCUR	X	X	ZAULP5207504	10/01/2025	10/01/2026	EACH OCCURRENCE	$3,000,000
	X EXCESS LIAB CLAIMS-MADE						AGGREGATE	$6,000,000
A	DED RETENTION $	X	X	ZAULP9282201	10/01/2025	10/01/2026		$$5 mil/$10mil
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	X	ZAWCI9790801	10/01/2025	10/01/2026	X PER STATUTE / OTH-ER	
							E.L. EACH ACCIDENT	$1,000,000
							E.L. DISEASE - EA EMPLOYEE	$1,000,000
							E.L. DISEASE - POLICY LIMIT	$1,000,000
C	Excess Liability	X	X	7040161053	10/01/2025	10/01/2026	$10m ea occ/$10m agg	
D	Excess Liability	X	X	US00112885LI25A	10/01/2025	10/01/2026	$10m ea occ/$10m agg	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Professional Liability
Insurer: Convex Insurance UK Limited
Policy number: CPL0000711025 Effective 10/01/2025 to 10/01/2026
$2,000,000 Each Claim / $4,000,000 Aggregate / Deductible $50,000
Retro Date 4/1/99
(See Attached Descriptions)

CERTIFICATE HOLDER
City of Grand Junction
910 Main St.
Grand Junction, CO 81501

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

DESCRIPTIONS (Continued from Page 1)

Pollution Liability
Insurer: Convex Insurance UK Limited
Policy number: CPL0000711025 Effective 10/01/2025 to 10/01/2026
$5,000,000 Each claim/ $10,000,000 Aggregate/ Deductible $50,000

RE: 10-25-024 Persigo Wastewater Admin/Maint, Grand Junction, CO
The General Liability and Automobile Liability policies includes an automatic Additional Insured endorsement that provides Additional Insured status to City of Grand Junction, its elected and appointed officials, employees, and volunteers, only when there is a written contract that requires such status, and only with regard to work performed by or on behalf of the named insured. The General Liability and Automobile Liability policies contains a special endorsement with Primary and Noncontributory wording, when required by written contract. The General Liability, Automobile Liability and Workers Compensation policies includes a Waiver of Subrogation endorsement in favor of the Certificate Holder as referenced above. The General Liability policy includes an endorsement providing that 30 days notice of cancellation will be given to the Certificate Holder by the Insurance Carrier. Excess Liability follows form.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – SCHEDULED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):	Location(s) Of Covered Operations
ALL PARTIES WHERE REQUIRED BY A WRITTEN CONTRACT PRIOR TO KNOWN LOSS	ALL LOCATIONS OF COVERED OPERATIONS
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. **Section II – Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or

2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or

2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

   □

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):	Location And Description Of Completed Operations
ALL PARTIES WHERE REQUIRED BY A WRITTEN CONTRACT PRIOR TO KNOWN LOSS	ALL LOCATIONS OF COVERED OPERATIONS
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

CITY OF GRAND JUNCTION, COLORADO

****

CONTRACT

This CONTRACT made and entered into this **7th day of July 2026** 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 Constructors, 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 Persigo Administration and Maintenance Building Construction – RFP-5838-26-DD.**

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:

- The body of this Contract Agreement
- Contractor's Negotiated Pricing
- Solicitation Documents for the Project; **Construction Manager/General Contractor Services for Persigo Administration and Maintenance Building Construction – RFP-5838-26-DD**
- Notice of Award
- Contractor's Response to the Solicitation
- Work Change Requests (directing that changed work be performed);
- Field Orders;
- 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 Service/Work specified in the Contract Documents, **the negotiated sum of Twenty Thousand and 00/100 Dollars ($20,000.00) for Pre-Construction Services; One Million, One Hundred, Seventeen Thousand, Six Hundred, Eighty-One and 00/100 Dollars ($1,117,681.00) for General Conditions (this will be included under the GMP); 2.75% Overhead & Profit (OH&P) for Construction Services portion of the Project. The Contractor shall work with the Owner, and Owner's Architect, to determine the not to exceed Guaranteed Maximum Price (GMP) for the Project construction**. 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 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 Services/Work to be performed, which Services/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 (30) 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 Sub-Contractor 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: 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 percent (100%) of the Contract Price set forth in Article 5.

ARTICLE 7

Contract Binding: The Owner and the Contractor each bind 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 affected 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.

The Contract is executed in two counterparts.

CITY OF GRAND JUNCTION, COLORADO

DocuSigned by:

By: Duane Hoff Jr., Contract Administrator – City of Grand Junction 7/8/2026

9E789E7D50E14BC...

Duane Hoff, Jr. Contracts Administrator Date

FCI Constructors, Inc.

Signed by:

By: Lucas Marone, Vice President 7/7/2026

EC72E18138AE4EB...

Lucas Marone, Western Slope Vice President Date

COST/PRICING PROPOSAL FORM

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

Date: 6/22/2026

CM/GC Cost/Pricing proposal shall be based upon a $16,000,000 construction budget.

1. CM/GC Pre-Construction Services Fee $ 20,000
2. CM/GC Construction Services Fee (OH&P) 2.75 % $ 427,900
   (Provide both % and $)
3. General Conditions (Not-To-Exceed) $ 1,117,681

Total CM/GC Fee **$** 1,565,581

Total CM/GC Fee Written:

one million, five hundred sixty-five, five hundred eighty one **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: FCI Constructors, Inc.

Authorized Signature:

Title: President/CEO

NEGOTIATED

FCI Constructors, Inc.

Project: City of Grand Junction - Persigo Admin & Maintenance
Div. 1: GENERAL CONDITIONS

Original Design

DESCRIPTION	QUANTITY	UNIT	PRICE	MATERIAL	MATERIAL TAX	PRICE	EQUIP/SUB	PRICE	LABOR	TOTAL
PROJECT DIRECTOR	0.00	WK	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
PROJECT MANAGER	15.72	WK	$ -	$ -	$ -	$ -	$ -	$ 6,840.00	$ 107,510.44	$ 107,510
PROJECT SUPERINTENDENT	47.63	WK	$ -	$ -	$ -	$ -	$ -	$ 5,120.00	$ 243,865.60	$ 243,866
ASST SUPERINTENDENT	0.00	WK	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
PROJECT ENGINEER	47.63	WK	$ -	$ -	$ -	$ -	$ -	$ 4,080.00	$ 194,330.40	$ 194,330
PROJECT COORDINATOR	0.00	WK	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
INFORMATION TECHNOLOGY	11.00	MO	$ -	$ -	$ -	$ 1,500.00	$ 16,500.00	$ -	$ -	$ 16,500
COPIER	11.00	MO	$ -	$ -	$ -	$ 400.00	$ 4,400.00	$ -	$ -	$ 4,400
FIRST AID	11.00	MO	$ -	$ -	$ -	$ 350.00	$ 3,850.00	$ -	$ -	$ 3,850
OFFICE TRAILER	11.00	MO	$ 1,500.00	$ 16,500.00	$ -	MOB/DEMOB	$ 4,500.00	$ -	$ -	$ 21,000
STORAGE TRAILER	11.00	MO	$ 450.00	$ 4,950.00	$ -	MOB/DEMOB	$ 2,000.00	$ -	$ -	$ 6,950
CELL PHONE	11.00	MO	$ 300.00	$ 3,300.00	$ -	$ -	$ -	$ -	$ -	$ 3,300
TRAILER INTERNET & PHONE	11.00	MO	$ 300.00	$ 3,300.00	$ -	INSTALL	$ 2,000.00	$ -	$ -	$ 5,300
POSTAGE	11.00	MO	$ 100.00	$ 1,100.00	$ -	$ -	$ -	$ -	$ -	$ 1,100
TEMP TOILET	11.00	MO	$ -	$ -	$ -	$ 500.00	$ 5,500.00	$ -	$ -	$ 5,500
PROJECT SIGN	1.00	LS	$ -	$ -	$ -	$ 1,000.00	$ 1,000.00	$ -	$ -	$ 1,000
TEMP POWER	11.00	MO	$ 1,500.00	$ 16,500.00	$ -	$ -	$ -	$ -	$ -	$ 16,500
TEMP GAS	11.00	MO	$ 750.00	$ 8,250.00	$ -	$ -	$ -	$ -	$ -	$ 8,250
TEMP WATER	11.00	MO	$ 1,000.00	$ 11,000.00	$ -	$ -	$ -	$ -	$ -	$ 11,000
SAFETY	11.00	MO	$ 500.00	$ 5,500.00	$ -	$ -	$ -	$ 1,000.00	$ 11,000.00	$ 16,500
FIRE EXTINGUISHERS	11.00	MO	$ 300.00	$ 3,300.00	$ -	$ -	$ -	$ -	$ -	$ 3,300
CONSTRUCTION FENCING	11.00	MO	$ -	$ -	$ -	$ 1,000.00	$ 11,000.00	$ 400.00	$ 4,400.00	$ 15,400
PROJECT PHOTOS	1.00	LS	$ 2,500.00	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ 2,500
FINAL CLEAN	31,000.00	SF	$ 0.90	$ 27,900.00	$ -	$ -	$ -	$ -	$ -	$ 27,900
OFFICE SUPPLIES	11.00	MO	$ 200.00	$ 2,200.00	$ -	$ -	$ -	$ -	$ -	$ 2,200
REPROGRAPHICS - BLUEPRINTS- FCI	1.00	LS	$ 3,000.00	$ 3,000.00	$ -	$ -	$ -	$ -	$ -	$ 3,000
PICKUP RENT, FUEL, OIL	11.00	MO	$ 525.00	$ 5,775.00	$ -	$ 2,550.00	$ 28,050.00	$ -	$ -	$ 33,825
ALLOWANCES										
SITE CLEAN UP - STREET/ WALK/PARKING LOT/ TRASH	1.00	AL	$ -	$ -	$ -	$ 25,000.00	$ 25,000.00	$ -	$ -	$ 25,000
TEMP BUILDING HEAT	1.00	AL	$ -	$ -	$ -	$ 65,000.00	$ 65,000.00	$ -	$ -	$ 65,000
SNOW AND ICE REMOVAL	1.00	AL	$ -	$ -	$ -	$ 10,000.00	$ 10,000.00	$ -	$ -	$ 10,000
MISCELLANEOUS SMALL TOOLS	11.00	MO	$ 700.00	$ 7,700.00	$ -	$ -	$ -	$ -	$ -	$ 7,700
FEES & INSURANCES										
GENERAL LIABILITY	1.00	LS	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 192,000
PAYMENT & PERFORMANCE BOND	1.00	LS	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 104,000
BUILDER'S RISK	1.00	LS	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 24,000
PRECONSTRUCTION SERVICES FEE	1.00	LS	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 40,000
CM/GC CONSTRUCTION SERVICES FEE	1.00	LS	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 427,900
TOTALS				$ 122,775.00	$ -		$ 178,800.00		$ 561,106.44	**$ 1,650,581**

NEGOTIATED

CITY OF Grand Junction COLORADO

LETTER OF INTENT

Date: May 21, 2026

Company: FCI Constructors; Attn: Marc Litzen

Project: Construction Manager/General Contractor (CM/GC) for Persigo Wastewater Treatment Plant Administration and Maintenance Building RFP-5838-26-DD

Based upon review of the proposals received for Construction Manager/General Contractor for the Persigo Wastewater Treatment Plant Administration and Maintenance Building (RFP-5838-26-DD), your firm has been selected as the preferred proposer.

Your pricing proposal has been reviewed, and following successful negotiations, the revised proposal amount is **$1,565,581.00**.

The next step towards an official award is recommendation to City Council for award of this project to FCI Constructors in the negotiated amount. This recommendation is being scheduled for discussion at the June 17, 2026, City Council Meeting

Once the contract has been awarded, you may contact Lee Cooper, Wastewater Project Manager and Engineer at 970-256-4155 to begin project scheduling.

Feel free to contact me with any questions at 970-256-4048.

Thank you and Best Regards,

Dolly Daniels

Dolly Daniels, Senior Buyer
City of Grand Junction

COST/PRICING PROPOSAL FORM

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

Date: 5/5/2026

CM/GC Cost/Pricing proposal shall be based upon a $16,000,000 construction budget.

1. CM/GC Pre-Construction Services Fee $ 20,000
2. CM/GC Construction Services Fee (OH&P) 2.75 % $ 427,900
   (Provide both % and $)
3. General Conditions (Not-To-Exceed) $ 1,117,681

Total CM/GC Fee **$** 1,565,581

Total CM/GC Fee Written:

one million, five hundred sixty-five, five hundred eighty one **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: FCI Constructors, Inc.

Authorized Signature:

Title: President/CEO

FCI Constructors, Inc.

Project: City of Grand Junction - Persigo Admin & Maintenance
Div. 1: GENERAL CONDITIONS

Original Design

DESCRIPTION	QUANTITY	UNIT	PRICE	MATERIAL	MATERIAL TAX	PRICE	EQUIP/SUB	PRICE	LABOR	TOTAL
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PROJECT SUPERINTENDENT	47.63	WK	$ -	$ -	$ -	$ -	$ -	$ 5,120.00	$ 243,865.60	$ 243,866
ASST SUPERINTENDENT	0.00	WK	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
PROJECT ENGINEER	47.63	WK	$ -	$ -	$ -	$ -	$ -	$ 4,080.00	$ 194,330.40	$ 194,330
PROJECT COORDINATOR	0.00	WK	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
INFORMATION TECHNOLOGY	11.00	MO	$ -	$ -	$ -	$ 1,500.00	$ 16,500.00	$ -	$ -	$ 16,500
COPIER	11.00	MO	$ -	$ -	$ -	$ 400.00	$ 4,400.00	$ -	$ -	$ 4,400
FIRST AID	11.00	MO	$ -	$ -	$ -	$ 350.00	$ 3,850.00	$ -	$ -	$ 3,850
OFFICE TRAILER	11.00	MO	$ 1,500.00	$ 16,500.00	$ -	MOB/DEMOB	$ 4,500.00	$ -	$ -	$ 21,000
STORAGE TRAILER	11.00	MO	$ 450.00	$ 4,950.00	$ -	MOB/DEMOB	$ 2,000.00	$ -	$ -	$ 6,950
CELL PHONE	11.00	MO	$ 300.00	$ 3,300.00	$ -	$ -	$ -	$ -	$ -	$ 3,300
TRAILER INTERNET & PHONE	11.00	MO	$ 300.00	$ 3,300.00	$ -	INSTALL	$ 2,000.00	$ -	$ -	$ 5,300
POSTAGE	11.00	MO	$ 100.00	$ 1,100.00	$ -	$ -	$ -	$ -	$ -	$ 1,100
TEMP TOILET	11.00	MO	$ -	$ -	$ -	$ 500.00	$ 5,500.00	$ -	$ -	$ 5,500
PROJECT SIGN	1.00	LS	$ -	$ -	$ -	$ 1,000.00	$ 1,000.00	$ -	$ -	$ 1,000
TEMP POWER	11.00	MO	$ 1,500.00	$ 16,500.00	$ -	$ -	$ -	$ -	$ -	$ 16,500
TEMP GAS	11.00	MO	$ 750.00	$ 8,250.00	$ -	$ -	$ -	$ -	$ -	$ 8,250
TEMP WATER	11.00	MO	$ 1,000.00	$ 11,000.00	$ -	$ -	$ -	$ -	$ -	$ 11,000
SAFETY	11.00	MO	$ 500.00	$ 5,500.00	$ -	$ -	$ -	$ 1,000.00	$ 11,000.00	$ 16,500
FIRE EXTINGUISHERS	11.00	MO	$ 300.00	$ 3,300.00	$ -	$ -	$ -	$ -	$ -	$ 3,300
CONSTRUCTION FENCING	11.00	MO	$ -	$ -	$ -	$ 1,000.00	$ 11,000.00	$ 400.00	$ 4,400.00	$ 15,400
PROJECT PHOTOS	1.00	LS	$ 2,500.00	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ 2,500
FINAL CLEAN	31,000.00	SF	$ 0.90	$ 27,900.00	$ -	$ -	$ -	$ -	$ -	$ 27,900
OFFICE SUPPLIES	11.00	MO	$ 200.00	$ 2,200.00	$ -	$ -	$ -	$ -	$ -	$ 2,200
REPROGRAPHICS - BLUEPRINTS- FCI	1.00	LS	$ 3,000.00	$ 3,000.00	$ -	$ -	$ -	$ -	$ -	$ 3,000
PICKUP RENT, FUEL, OIL	11.00	MO	$ 525.00	$ 5,775.00	$ -	$ 2,550.00	$ 28,050.00	$ -	$ -	$ 33,825
ALLOWANCES										
SITE CLEAN UP - STREET/ WALK/PARKING LOT/ TRASH	1.00	AL	$ -	$ -	$ -	$ 25,000.00	$ 25,000.00	$ -	$ -	$ 25,000
TEMP BUILDING HEAT	1.00	AL	$ -	$ -	$ -	$ 65,000.00	$ 65,000.00	$ -	$ -	$ 65,000
SNOW AND ICE REMOVAL	1.00	AL	$ -	$ -	$ -	$ 10,000.00	$ 10,000.00	$ -	$ -	$ 10,000
MISCELLANEOUS SMALL TOOLS	11.00	MO	$ 700.00	$ 7,700.00	$ -	$ -	$ -	$ -	$ -	$ 7,700
FEES & INSURANCES										
GENERAL LIABILITY	1.00	LS	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 192,000
PAYMENT & PERFORMANCE BOND	1.00	LS	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 104,000
BUILDER'S RISK	1.00	LS	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 24,000
PRECONSTRUCTION SERVICES FEE	1.00	LS	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 40,000
CM/GC CONSTRUCTION SERVICES FEE	1.00	LS	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 427,900
TOTALS				$ 122,775.00	$ -		$ 178,800.00		$ 561,106.44	**$ 1,650,581**

CITY OF Grand Junction COLORADO
PURCHASING DIVISION

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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Appendixes (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
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: <u>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.</u> 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@gjcity.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.

l. 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 of 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. Asure 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:

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

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: ____

Purchasing Division

ADDENDUM NO. 1

DATE: February 13, 2026
FROM: City of Grand Junction Purchasing Division
TO: All Offerors
RE: Construction Manager/General Contractor for Persigo Administration and Maintenance Building Construction

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 questions/answers/clarifications:

The solicitation for the Construction Manager/General Contractor for the Persigo Administration and Maintenance Building is being paused for a period of approximately two (2) months. This pause is due to a design/layout change.

Please make note of the revised dates below:

Request for Proposal Available (Release Pause)	April 6, 2026
Non-Mandatory Pre-Bid Site Visit	April 14, 2026, 10:00 AM
Inquiry Deadline	April 20, 2026, 5:00 PM
Final Addendum Posted	April 22, 2026
Submittal Deadline for Proposals	May 4, 2026, prior to 2:00 PM
Owner Evaluation of Proposals	May 5 – 11, 2026
Interviews (if required)	Week of May 18, 2026
City Council Approval	June 17, 2026
Contract Execution	June 22, 2026
Bonds and Insurance Due	June 30, 2026
Work Begins no Later Than	Receipt of Notice to Proceed
Project Completion	December 31, 2027

Should the above dates need to be revised, another Addendum will be posted.

The original solicitation for the project noted above is amended as noted. All other conditions of the subject remain the same.

Respectfully,

Dolly Daniels

Dolly Daniels, Senior Buyer
City of Grand Junction, Colorado

Purchasing Division

ADDENDUM NO. 2

DATE: **April 8, 2026**
FROM: **City of Grand Junction Purchasing Division**
TO: **All Offerors**
RE: **Construction Manager/General Contractor for Persigo Administration and Maintenance Building Construction RFP-5838-26-DD**

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 questions/answers/clarifications:

The solicitation for the Construction Manager/General Contractor (CM/GC) for the Persigo Administration and Maintenance Building is being re-released to incorporate the following updated information.

Revised Schematic Design (Click on link) Revised Schematic Design Floor Plan
Persigo Site Plan (Click on link) Persigo Site Plan

Please make note of the revised dates below:

Request for Proposal Available (Release Pause)	April 8, 2026
Non-Mandatory Pre-Bid Site Visit	April 22, 2026, 10:00 AM
Inquiry Deadline	April 28, 2026, 5:00 PM
Final Addendum Posted	May 1, 2026
Submittal Deadline for Proposals	May 8, 2026, prior to 2:00 PM
Owner Evaluation of Proposals	May 11 – 15, 2026
Interviews (if required)	Week of May 18, 2026
City Council Approval	June 17, 2026
Contract Execution	June 22, 2026
Bonds and Insurance Due	June 30, 2026
Work Begins no Later Than	Receipt of Notice to Proceed
Project Completion	May 30, 2028

4.4.2 Non Mandatory Pre-Bid Site Meeting: Prospective Offerors are encouraged to attend a non-mandatory site visit meeting on **Friday, April 22, 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.

1.9 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 8, 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
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

For pricing purposes for this solicitation process, CM/GCs shall presume a total construction budget of **$16,000,000.** Provide the above-mentioned pricing using the attached COST/PRICE PROPOSAL FORM. (Section 7.0 Solicitation response Form Revision attached)

The original solicitation for the project noted above is amended as noted. All other conditions of the subject remain the same.

Respectfully,

Dolly Daniels

Dolly Daniels, Senior Buyer
City of Grand Junction, Colorado

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:

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

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 $16,000,000 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: ____

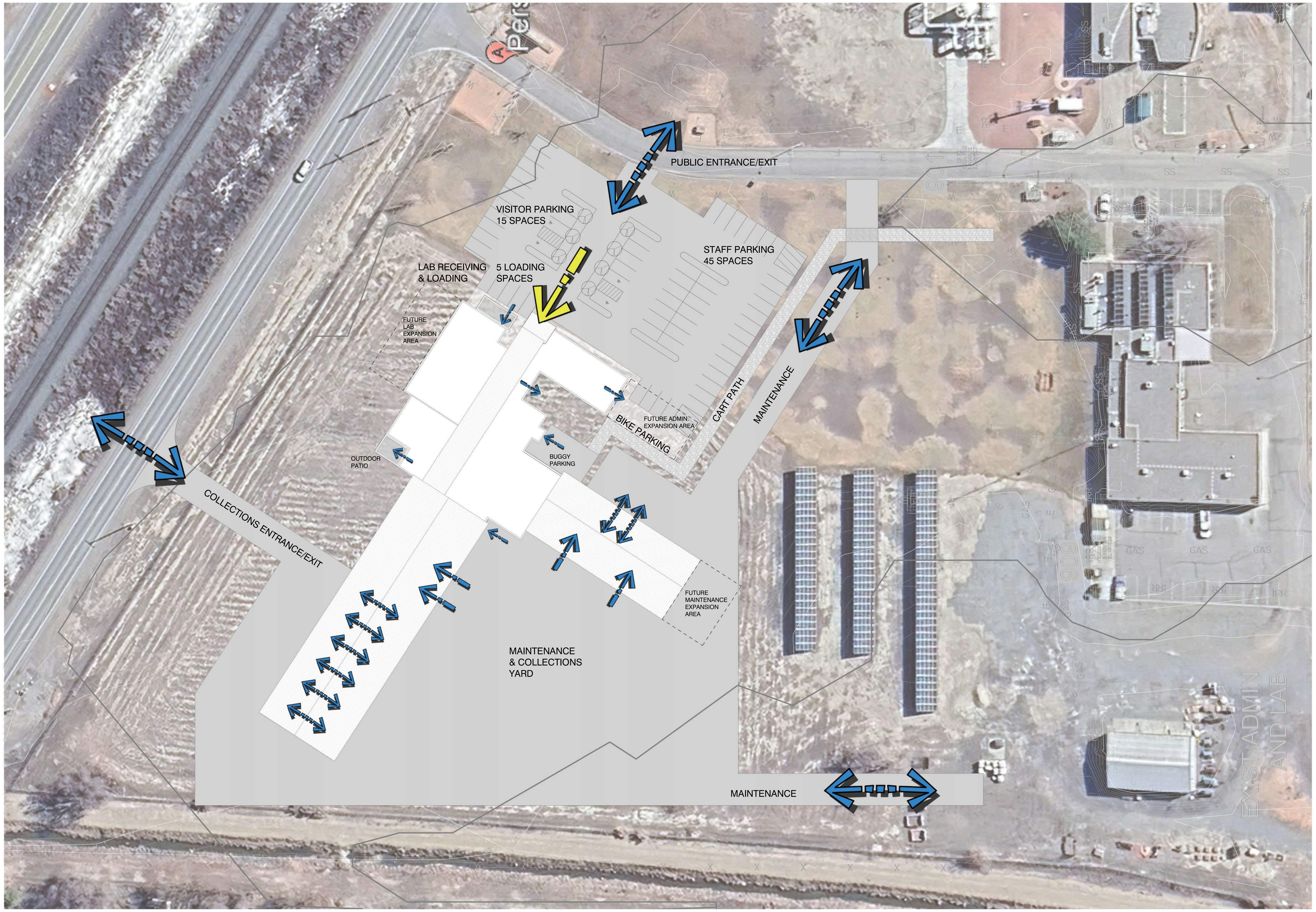
Authorized Signature: ____

Title: ____

Persigo WWTP Administrative and Maintenance Building

January 15, 2026

Eidos ARCHITECTS



Schematic Design Site Plan

1" = 40'-0"

SCALE: 1" = 40'-0"

0' 20' 40' 80' 160'

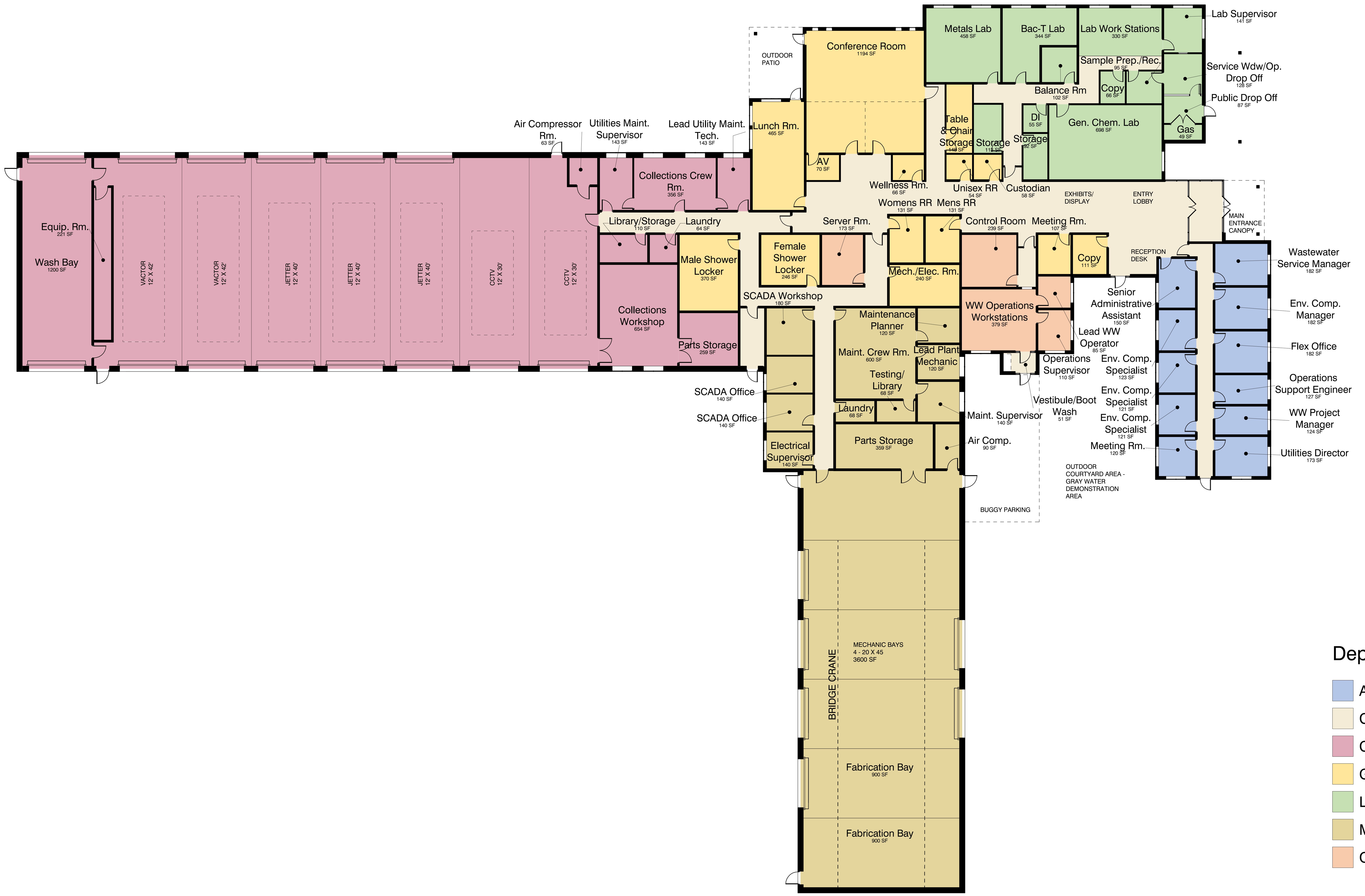
Grand Junction, CO

EIDOSARCH.COM

Persigo WWTP Administrative and Maintenance Building

January 15, 2026

Eidos ARCHITECTS



Department Legend

- Admin/Office
- Circulation
- Collections
- General and Shared Space
- Laboratory
- Maintenance
- Operations

Schematic Design Floor Plan
1/16" = 1'-0"

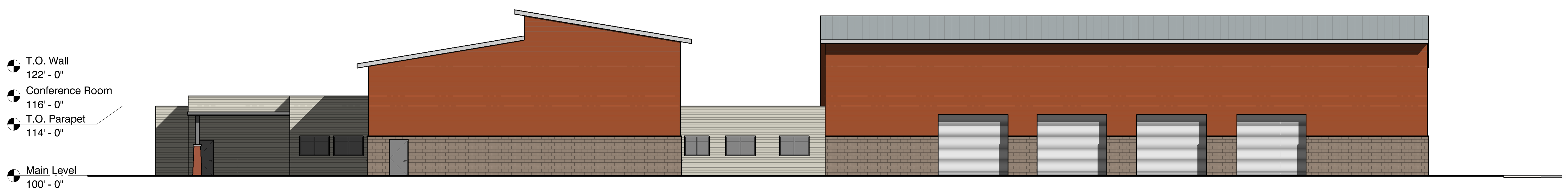
N

SCALE: 1/16" = 1'-0"
0' 8' 16' 32' 64'

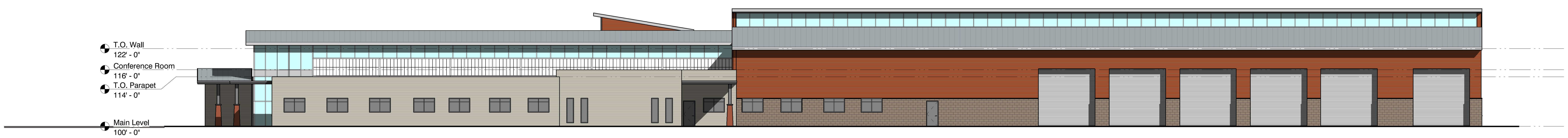
Persigo WWTP Administrative and Maintenance Building

January 15, 2026

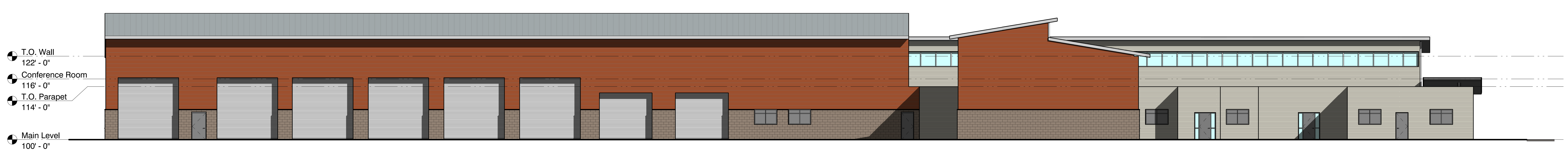
1. Schematic Design East Elevation
1/16" = 1'-0"



2. Schematic Design West Elevation
1/16" = 1'-0"



3. Schematic Design North Elevation
1/16" = 1'-0"

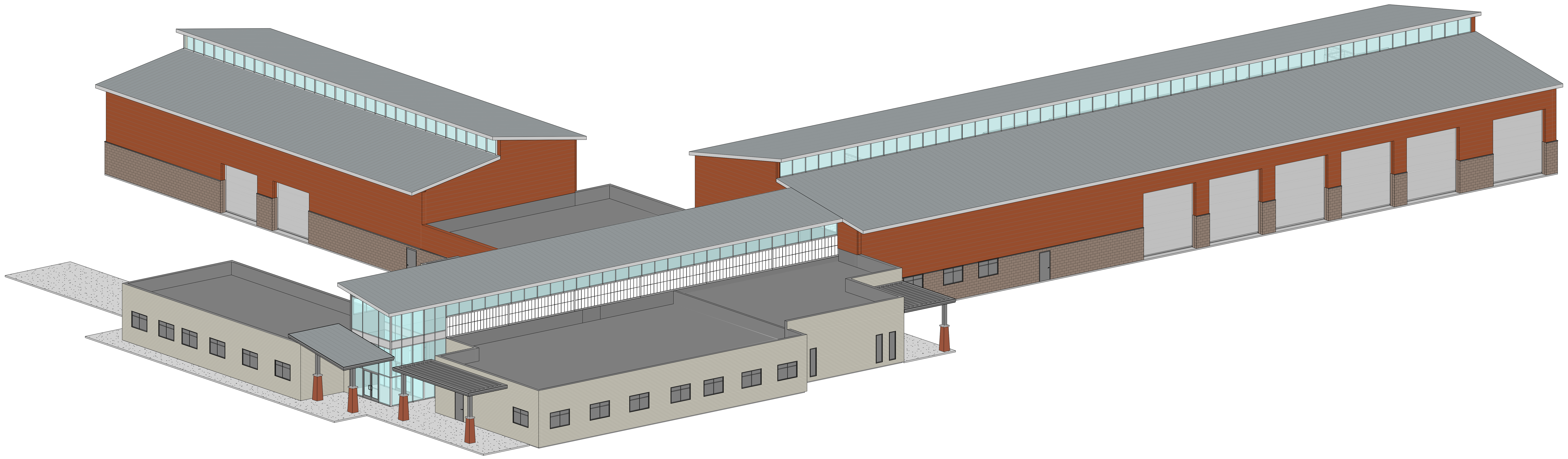


4. Schematic Design South Elevation
1/16" = 1'-0"

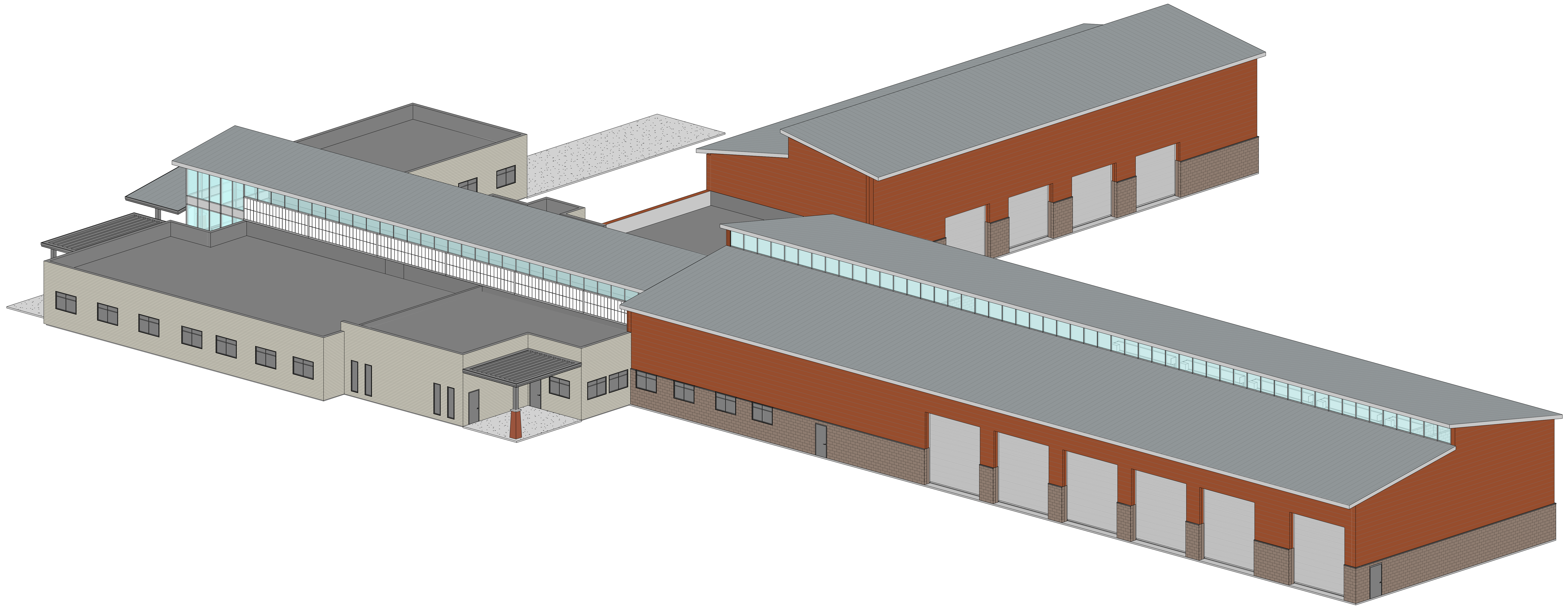
SCALE: 1/16" = 1'-0"
0' 8' 16' 32' 64'

Persigo WWTP Administrative and Maintenance Building

January 15, 2026



Northeast Perspective View



Northwest Perspective View

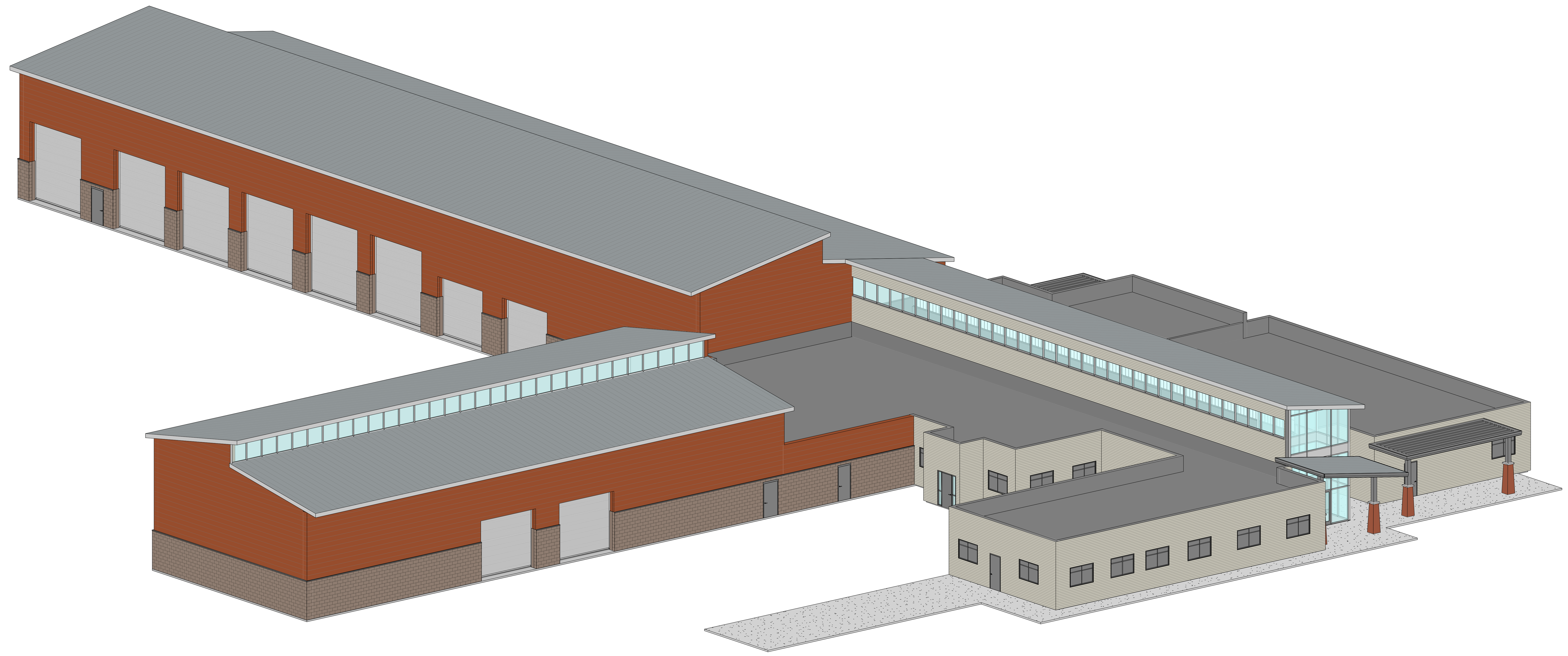
SCALE: 1/16" = 1'-0"

0' 8' 16' 32' 64'

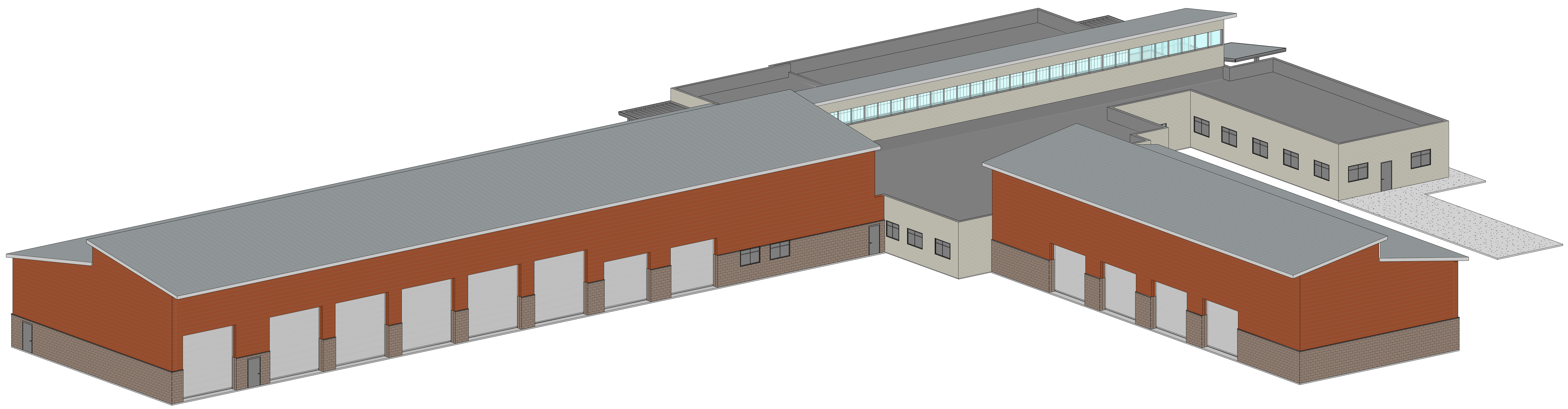
Persigo WWTP Administrative and Maintenance Building

January 15, 2026

Eidos ARCHITECTS



Southeast Perspective View



Southwest Perspective View

SCALE: 1/16" = 1'-0"

0' 8' 16' 32' 64'

Persigo WWTP Administrative and Maintenance Building

April 9, 2026

Eidos ARCHITECTS

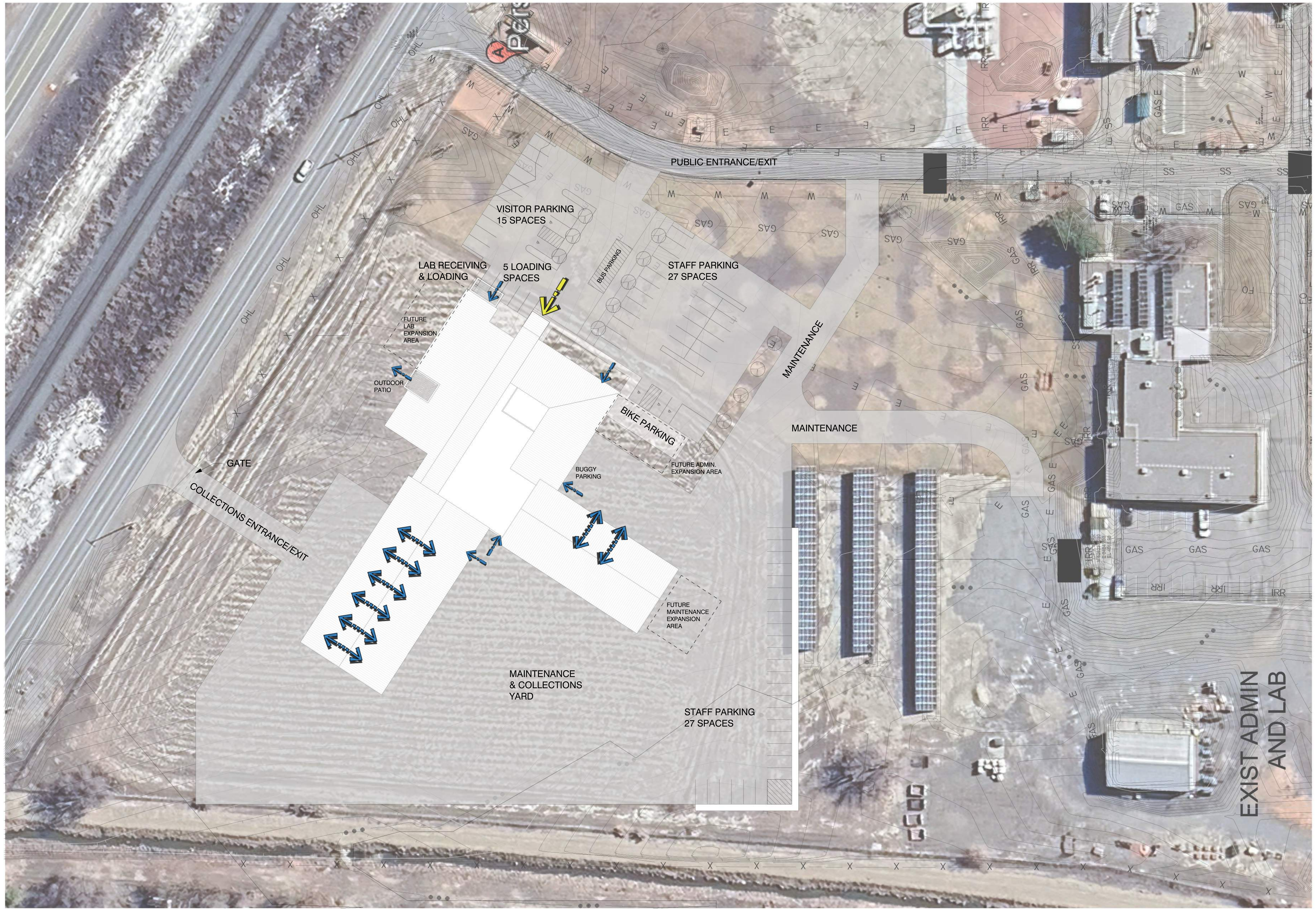
SD Floor Plan
1/16" = 1'-0"

SCALE: 1/16" = 1'-0"

Persigo WWTP Administrative and Maintenance Building

April 9, 2026

Eidos ARCHITECTS



SD Site Plan

1" = 40'-0"

SCALE: 1" = 40'-0"

0' 20' 40' 80' 160'

Purchasing Division

ADDENDUM NO. 3

DATE: April 28, 2026
FROM: City of Grand Junction Purchasing Division
TO: All Offerors
RE: Construction Manager/General Contractor for Persigo Administration and Maintenance Building Construction RFP-5838-26-DD

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 questions/answers/clarifications:

1. **Question:** Under section 5.0, item D, there is a request for a time schedule for completion of Firm's implementation plan and estimate of Owner's time commitments. Is there a design schedule you can share?
   Answer: Attached is the most recent schedule that Eidos Architects has provided for this project.

The original solicitation for the project noted above is amended as noted. All other conditions of the subject remain the same.

Respectfully,

Dolly Daniels

Dolly Daniels, Senior Buyer
City of Grand Junction, Colorado

Eidos ARCHITECTS

SCHEDULE

Administration and Maintenance Facility
Persigo WWTP

April 22, 2026
Eidos Project No. 25029

TASK	TARGET START	TARGET COMPLETION
Schematic Design (30%)		April 9, 2026
Geotechnical Investigation		April 30, 2026
CMGC Procurement		May 8, 2026 (proposals/quals due) June 22, 2026 (contracting complete)
CMGC 30% Pricing Approval		July 9, 2026
Design Development (60%)	May 4	July 30, 2026
Site Development Application	May 4	October 30, 2026
CMGC 60% Pricing Approval		August 28, 2026
Construction Documents	August 17	November 5, 2026
CMGC 90% Pricing Approval		December 10, 2026
Permitting	December 14	January 22, 2026
Construction Start		February 2027
Construction Completion		May 2028

Docusign Envelope ID: CF1D72BB-7961-8A1C-81D2-39C8E427AA28

CITY OF Grand Junction COLORADO

NOTICE OF AWARD

Date: July 7, 2026

Company: FCI Constructors, Inc.

Project: Contract Manager/General Contractor (CM/GC) Services for Persigo Wastewater Treatment Plant Administration and Maintenance Building Construction RFP-5838-26-DD

You have been awarded the City of Grand Junction Contract for Construction Manager/General Contractor (CM/GC) Services Persigo Wastewater Treatment Plant Administration and Maintenance Building Construction (RFP-5838-26-DD) in the negotiated amount of $1,565,581.00.

Please notify Ashley Firl, Interim Utilities Director at 970-256-4133 or ashleyfi@gjcity.org for project scheduling and return to the City Purchasing Division an acknowledged copy of this Notice of Award, signed Contract and Insurance Certificate, as per the Contract Documents.

CITY OF GRAND JUNCTION, COLORADO

DocuSigned by:

Duane Hoff Jr., Contract Administrator – City of Grand Junction 7/8/2026

9F789E7D50F14BC...

Duane Hoff, Jr. Contracts Administrator

SUPPLIER ACKNOWLEDGEMENT

Receipt of this Notice to Award is hereby acknowledged:

Company: FCI Constructors, Inc.

Signed by:

By: Lucas Marone, Vice President

EC72E18138AE4EB...

Title: Vice President

Date: 7/7/2026

CITY OF GRAND JUNCTION PERSIGO WASTEWATER TREATMENT PLANT ADMINISTRATION & MAINTENANCE BUILDING

RFP RESPONSE FOR CM/GC SERVICES

FCI Constructors

To:
City of Grand Junction
Dolly Daniels
Contract Administrator

By:
Marc Litzen, Regional Pre-Construction Director
FCI Constructors
3070 I-70B,
Bldg. A Grand Junction, CO 81504
(970) 434-9093, mlitzen@fciol.com

Due: May 8, 2026

FCI Constructors

Dolly Daniels
Contract Administrator
City of Grand Junction

RE: RFP-5838-26-DD – CM/GC Services for Persigo Administration & Maintenance Building

Dear Ms. Daniels:

FCI Constructors, Inc. is pleased to submit our proposal to serve as Construction Manager/General Contractor (CM/GC) for the City of Grand Junction's Persigo Wastewater Treatment Plant Administration & Maintenance Building. As an employee-owned contractor headquartered in Grand Junction, we understand what it means to deliver high-performing public facilities with transparency, accountability, and respect for taxpayer resources.

We bring a proven track record with the City, having completed 17 projects to date, and we are currently serving as CM/GC for the City's Grand Junction Community Recreation Center. Brady Blackmer and Bryan Baughman are both part of that team, bringing first-hand familiarity with the City's processes and expectations for transparent budgeting, schedule accountability, and consistent communication.

Beyond our City-specific work, FCI brings extensive municipal CM/GC experience delivering projects of similar size and operational complexity, particularly public works, fleet, and maintenance-focused facilities where long-term durability, efficient workflows, and safe construction phasing are essential. Our teams have planned and built administration offices, staff support spaces, and maintenance shop environments that require early MEP coordination, thoughtful equipment and utility planning, and procurement strategies that protect schedule and budget. This relevant office-and-shop experience positions FCI to help the City deliver a Persigo facility that supports daily operations from day one and performs reliably for the long term.

For Persigo, we will lead with early, disciplined preconstruction, open-book estimating, solution-focused constructability reviews, and proactive procurement planning, to protect the project budget and schedule while supporting long-term durability and maintainability. Our approach is built around clear communication, complete documentation, and early risk identification so the City can make informed decisions at every milestone.

Your day-to-day point of contact will be Brady Blackmer, Senior Project Manager, with Superintendent Pat Hutchison serving as the primary driver of on-site construction, supported by Bryan Baughman, Pre-Construction Manager. This team brings extensive, relevant experience delivering municipal facilities for the City of Grand Junction, including Pat's successful delivery of two City fire stations, the Avalon Theatre renovation, and the Lincoln Park Stadium Improvements. Brady has also supported the City on key projects including Two Rivers Convention Center Remodel, the Lincoln Park Stadium Improvements and the Avalon Theatre Addition & Renovation, bringing continuity from preconstruction through closeout and warranty to reduce handoff risk and keep decisions moving.

FCI has the financial strength and bonding capacity to support this project, with a single-project capability of $250 million and aggregate capacity in excess of $1.2 billion. The Persigo Administration & Maintenance Building aligns well with our capabilities and our commitment to building facilities that serve the community for decades.

Thank you for the opportunity to be considered. We appreciate the City's investment in Persigo's operations and would welcome the chance to discuss how FCI can deliver a safe, durable, and cost-conscious project that supports the City's workforce and the essential services they provide to our community.

Sincerely,

Marc Litzen
Regional Pre-Construction Director
FCI Constructors, Inc.
mlitzen@fciol.com / (970) 434-9093

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: May 8, 2026

Company Submitting Offer: FCI Constructors, Inc.

Name of Authorized Agent: Marc Litzen, Regional Pre-Construction Director

Email: mlitzen@fciol.com

Telephone: (970) 434-9093 **Address:** 3070 I-70B, Bldg. A

City: Grand Junction **State:** CO **Zip:** 81504

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 ___0___ 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 Consultant acknowledges receipt of the Addenda to the Solicitation, Specifications, and other Contract Documents.

State number of Addenda received: 3

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.

FCI Constructors, Inc.	Marc Litzen, Regional Pre-Construction Director
Entity Name	Authorized Agent Name, & Title
[signature]	(970) 434-9093
Authorized Agent Signature	Telephone Number
3070 I-70B, Bldg A.	mlitzen@fciol.com
Address of Proposer	E-mail Address of Agent
Grand Junction, CO 81504	May 8, 2026
City, State, and Zip Code	Date

Company History

FCI Constructors Inc. is an employee-owned General Contractor/Construction Manager with our corporate office located in Grand Junction and offices in Frederick and Durango, CO, Cheyenne, WY, Phoenix, AZ, and Williston, ND. With an aggregate bonding capacity in excess of $1.2 Billion, and a single project capability of $250 Million, this project fits well within FCI's financial capacity.

As a company wholly-owned by its employees, FCI Constructors' teams take a great deal of pride in their work. Each project is a personal reflection of their efforts toward the company's, and therefore, their own success. Individual commitment to our team process has helped FCI meet our growth targets and achieve our overall goal of client satisfaction.

At FCI, we pride ourselves in providing the best in customer service and in being a partner and a resource to our clients throughout their projects. Our team is committed to providing our clients with the highest quality services, in order to exceed their expectations and result in successful project completion.

Our long-standing history delivering publicly funded civic and municipal facilities has shaped a team that understands not only how these buildings must function, but how they must be planned, budgeted, and executed with transparency to earn public trust. This experience has refined our ability to balance cost, operational needs, and long-term durability while maintaining a safe, efficient construction environment and strong stakeholder relationships.

Differentiators

A Trusted Partner in Municipal Construction

FCI's strength as a CM/GC partner goes beyond technical expertise. Our strength is grounded in the long-standing relationships we build with municipal owners and the communities they serve. We approach every project as a true collaboration, working alongside owners, facility leaders, staff, and designers to understand operational priorities, manage risk, and keep projects moving from planning through closeout. With extensive experience delivering work funded by taxpayer dollars, our teams prioritize transparency, responsiveness, and disciplined cost control serving as careful stewards of public resources. This relationship-driven approach helps municipalities deliver complex projects with confidence, continuity, and lasting community value.

A Proven, Long-Term Relationship with the City of Grand Junction

FCI has supported the City of Grand Junction for years by delivering municipal projects with the accountability and consistency public work demands, completing 17 projects for the City to date. Building on that history, we are currently serving as CM/GC for the $77M Grand Junction Community Recreation Center, scheduled for completion this September. We partner closely with City staff and design teams from early budgeting and constructability through closeout, bringing clear communication, transparent schedule and cost reporting, and proactive risk management to keep stakeholders informed and decisions moving. Our team understands the day-to-day realities of municipal construction, including coordination with utilities, traffic control, permitting, and inspections, and we plan work to protect safety, quality, and continuity for project stakeholders. Headquartered in Grand Junction, our employees live and work here, so we approach each project as an investment in our own community and a long-term partnership built on responsiveness, thorough documentation, and follow-through.

Regional Leadership Rooted in Relationships

FCI's municipal work across the Western Slope is built on decades of consistent performance and repeat partnerships, earned through relationships, not one-off projects. Our strong local presence and long-standing subcontractor relationships provide the stability, responsiveness, and local insight municipalities need to deliver public projects efficiently and with minimal disruption. For the City of Grand Junction, that means a CM/GC partner who understands local expectations and processes, communicates clearly, and brings disciplined schedule and cost management, so the City can move projects forward with confidence and deliver lasting value to the community

***"FCI has delivered the Fire District multiple high quality projects on time and within budget through hard work and dedication from their team and subcontractors."*- Ken Watkins, former Fire Chief, Grand Junction Fire Department**

RDG PLANNING • DESIGN

January 2, 2025

To Whom It May Concern,

I am pleased to provide this letter of recommendation for FCI Constructors, with whom we had the pleasure of working on the Mesa County Early Childhood Center and Community Hall project in Clifton, Colorado. As a general contractor and construction manager, FCI Constructors has consistently demonstrated a high level of professionalism, expertise, and commitment to delivering exceptional results.

In our experience working with FCI Constructors, they have proven themselves to be highly skilled and dedicated to client satisfaction. They manage projects from inception to completion with an unwavering focus on quality, safety, and budget control. Their ability to navigate challenges and deliver projects on time has been impressive.

One of FCI's most outstanding qualities is their comprehensive approach to project management. They take the time to thoroughly understand the unique needs and goals of each project, ensuring that all stakeholders are aligned and informed throughout the entire process. Their team excels in coordinating with subcontractors, vendors, and other partners to maintain a smooth workflow and resolve issues proactively, all while adhering to schedule and budget constraints.

We have greatly appreciated their excellent communication, as they ensure regular updates and transparency at every phase of the project. This open line of communication has fostered a strong and effective working relationship, and I am confident that they will continue to exceed expectations in future endeavors.

Key highlights of FCI's contributions to the success of the Mesa County Early Childhood Center and Community Hall project include:

- **Professionalism** – Every member of the FCI team exhibited the highest level of integrity and a collaborative spirit throughout the project.
- **Expertise** – FCI's experienced personnel provided tailored solutions to every challenge encountered on-site.
- **Commitment to Excellence** – The team's positive "can-do" attitude ensured the project was not only completed but completed with excellence.

I have no hesitation in recommending them for any future construction management or general contracting needs, and I am confident that they will continue to deliver exceptional results on any project they undertake.

Should you have any questions or need further information, please feel free to contact me at 402.449.0836 or ebuglewicz@rdgusa.com.

Sincerely,

Edward M. Buglewicz, AIA
Partner
RDG Planning & Design

1302 Howard Street
Omaha, Nebraska 69102
rdgusa.com

Denver • Des Moines • Iowa City • Madison • Omaha • St.

OVG Facilities

October 7, 2019

RE: Two Rivers Convention Center Renovation Project, Grand Junction CO

To Whom It May Concern:

May this letter serve as a recommendation of the excellent work and planning that FCI Constructors put into the Two Rivers Convention Center renovation project which was recently completed in September of 2019. This downtown Grand Junction economic driver was built in the 1970s and had undergone several remodeling projects, the most significant of which took place in 2001. This most recent and very necessary project included extensive infrastructure work including roofs, drainage, life safety, and security elements. Additionally, the necessary, albeit mundane, projects much of the work was to ensure the building was more functional and more attractive than it had previously been.

As the operator of the venue on behalf of the owner, the City of Grand Junction, our staff was very familiar with the challenges working within the space posed for our operations, food and beverage, and event staffs as well as the clients who rent the space to produce the largest events in the valley. FCI was very easy to work with, and as we described our challenges, they continuously brought a depth of experience and understanding of potential solutions. The caliber of people working on our project far exceeded my personal and my company's nationwide experience with contracting firms. The FCI team was a pleasure to work with and I would recommend their expertise to anyone looking for construction management no matter the scale.

Our project necessitated the skill of complex schedule management; we remained occupied three months before the closure of the facility, and regained occupation of the event venue for another month before the back punch was complete. During the project FCI had to arrange for our staff to provide hard hat tours to continue booking, stop construction and regain fire and building department approval for a conference to be held, and manage a variety of deadlines that were imperative to the execution of city-wide events with an enormous economic impact on the City and Valley. FCI remained solution-oriented and executed these demands nearly flawlessly.

If asked to describe the style of management FCI provides, I would say it is solution-focused and professional in demeanor. Juggling dozens of subcontractors and the owners and operators of this staple venue was not an easy task, however, you would not have known that from the way the crew on the ground operated. Austin Liesmer and Todd Skidmore did an excellent job and their supporting cast Dennis Tobin Jr., Sam Meeks, and David Hale were wonderful. Brady Blackmer was a great Project Manager, and Andy Conkling and Evan Walton were essential during the costing phases of the project. We maximized the available funds to do something the community will feel, see, and enjoy for decades to come.

Sincerely,

Maria Rainsdon
General Manager, OVG Facilities
mrainsdon@grandjunctionevents.com

Organization Chart - Persigo Administration & Maintenance Building

MAIN PROJECT TEAM LEADERS

Brady is your primary contact during the pre-construction, construction and warranty 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.

Brady Blackmer
Senior Project Manager

Bryan Baughman
Pre-Construction Manager

Pat Hutchison
Project Superintendent

PROJECT SUPPORT TEAM

Gilbert Lee
MEP Pre-Constr. Director

David Walser
Electrical Pre-Constr. Mgr

Adam Shuler
BIM Engineer

FCI
Project Engineer

FCI
Project Coordinator

Rick Zatarain
EHS Coordinator

EXECUTIVE SUPPORT TEAM

Lucas Marone
VP Grand Junction Operations

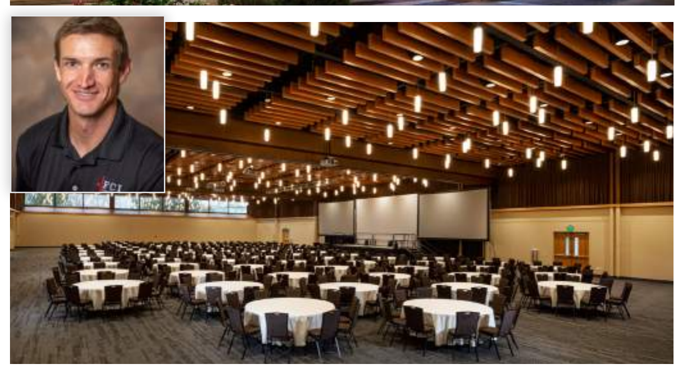
Marc Litzen
Regional Pre-Con Director

Mario Rodriguez
Corporate EHS Director

Key Personnel Experience & Team Experience Working Together

FCI's proposed CM/GC team brings deep municipal and public-facility experience relevant to the Persigo Wastewater Treatment Plant Administration & Maintenance Building, with leadership continuity from preconstruction through warranty. Brady Blackmer, Sr. Project Manager, will serve as the City's primary point of contact and provides extensive CM/GC experience on civic and municipal facilities, including the Grand Junction Community Recreation Center, the Two Rivers Convention Center Renovation, the Clifton Community Center and Mesa County Library Clifton Branch. Pat Hutchison, Superintendent, offers decades of field leadership and a proven record of successful delivering projects for the City of Grand Junction, including Fire Stations No. 7 and No. 8, the Avalon Theatre Addition and Renovation, and Lincoln Park Stadium Improvements. Supporting preconstruction, Bryan Baughman, Pre-Construction Manager, will lead estimating, scope review, and subcontractor procurement strategies informed by CM/GC delivery on major municipal projects such as the Montrose Public Works Facility and the Grand Junction Community Recreation Center.

Just as important, this group has a strong history of working together on similar public projects, which improves decision-making, coordination, and accountability. Brady Blackmer and Pat Hutchison have partnered on municipal work that required detailed stakeholder communication, open-book CM/GC budgeting, and careful scheduling in active community settings, including the Mesa County Clifton Library (CM/GC) delivered as part of the broader Clifton Campus, and Lincoln Park Stadium Improvements. Brady Blackmer and Bryan Baughman have also collaborated on large, schedule-driven public projects such as the City of Grand Junction Recreation Center and other CM/GC efforts where early subcontractor outreach, constructability reviews, and phased procurement were critical to maintaining budget and schedule. This established team dynamic, combined with FCI's local presence and long-standing municipal relationships, positions us to execute Persigo's administration and maintenance facility with clarity, consistency, and predictable outcomes for the City.



Past Project Experience Goal & Challenges

Grand Junction Community Recreation Center – Grand Junction, CO

At the time of 100% CD/GMP estimating for this project, the cost estimate was over the City's stated budget (over budget by about 6.5% on an approximate $72 million dollar budget). FCI worked with the owner team, design team, and bidding subcontractors to come up with a very extensive list of cost saving ideas. A list of 192 potential value engineering (VE) items was presented totaling a potential savings of approximately $7.6 million. This list was reviewed with owner team and design team through a series of several meetings. Of those items, 80 VE items were accepted by the owner in the amount of approximately $4.8 million to get project back into budget and set GMP. Through that effort and timely decision making, the project team was able to get the overall project back into budget without any delay to project schedule. Many of those VE items were converted to add alternates that could be added back into the project at a future date when project risk was worked through and contingency funds became available. Of the 80 VE items, 19 of them were added to a list of 24 alternates already stated in project plans (resulting in 43 alternates total). Through transparent and open communication on overall project budget, and also with a little help from some grants and donations the owner team was able to secure, to date 34 of those alternates 43 alternates for the project have been accepted and incorporated back into the project. Proposed FCI team members Bryan Baughman and Brady Blackmer played an integral role in this effort.

Two Rivers Convention Center Remodel – Grand Junction, CO

In early planning phases for this project, the management of the Two Rivers Convention Center (TRCC) had two revenue generating convention events already scheduled within the planned remodel timeline (this included a Fire Chiefs convention). There was also an event that had already been scheduled at the end of the remodel project timeline that could not be moved or rescheduled. FCI worked closely with the owner team, TRCC management, subcontractors, the Mesa County Building Department (MCBD), and the Grand Junction Fire Department (GJFD) to develop a schedule and plan to allow these large events to still take place in the middle of this larger remodel effort. This involved detailed planning, scheduling, and coordination with these entities to both ensure all expected amenities (kitchen, bathrooms, etc.) as well as life safety systems (fire alarm, fire sprinklers, egress paths, etc.) were in place for these events. This involved several inspections by MCBD and GJFD ahead of these events to ensure the spaces were functional and safe for both the TRCC staff and event attendees. Proposed FCI team member Brady Blackmer played in integral role in this planning and coordination effort.

Colorado Mesa University – Moss Performing Arts Center – Grand Junction, CO

Effective communication and coordination are critical to the success of any construction project, but they become essential when work is performed in an occupied building or on an occupied campus. Maintaining daily operations while managing noise, access, safety, cleanliness, and scheduling constraints requires careful planning and constant collaboration among contractors, facility staff, and project stakeholders. In such environments, strong leadership and proactive coordination are often the difference between a stressful project and a successful one. Pat Hutchison (FCI superintendent proposed for the Persigo project) demonstrated exceptional skill in supervising these conditions during the remodel of the CMU Moss Performing Arts Center. Under his leadership, the project delivered new flooring in 95% of the building, acoustic isolation upgrades in 26 rooms, seven new faculty offices, and 15 new and remodeled practice rooms and classrooms, along with the addition of a recording studio. Major HVAC improvements including new rooftop units, a new chiller, and geothermal system upgrades were completed. All work was carefully phased around active building and room schedules, allowing the facility to remain operational throughout construction. Pat's consistent communication, coordination with stakeholders, and attention to detail ensured that complex, high-impact improvements were completed efficiently while respecting the demands of an active academic and performance environment. The Persigo Administration and Maintenance Building project is not a remodel, but we are including this as an example of Pat's strong skills in communication, planning, scheduling, and strong work ethic that are ready to be put to work for the Persigo project. Pat has extensive experience with ground-up new builds as well, as his resume shows.

Roles and Responsibilities

Brady Blackmer
Senior Project Manager

Brady will be the primary contact for the Persigo Administration & Maintenance Building project. He will be involved throughout pre-construction, but once construction commences, 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 projects on track for success. Being the primary contact throughout construction 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.

Pat Hutchison
Superintendent

Pat's input during the design and construction for the Persigo project is extremely valuable. His extensive experience and knowledge managing construction projects and his successful relationship with the City of Grand Junction leads to an accurate understanding of the necessary, critical project elements involved, from both a timing and a cost perspective of similar projects. Pat will be responsible for the physical construction of the 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, and distribute information about milestones. Pat is also accountable for job site safety and quality control.

Bryan Baughman
Pre-Construction Manager

Bryan will be responsible for the pre-construction phase of the projects. He will be responsible for the final document review, budgeting, and coordination of subcontractor bids and correspondence when construction phases are approved. Bryan will also be responsible for the recruitment of local subcontractors, ensuring we maximize local subcontractor participation for this project. He will be assisted by estimators and together they will be performing the quantity takeoffs, pricing consolidation, bid analysis, value engineering and research necessary to ensure accurate estimates throughout the pre-construction process. Bryan will work with subcontractors and suppliers who can provide the latest product information and constructability and life-cycle analyses for specified materials.

Gilbert Lee
MEP Pre-Construction Director

Gilbert is responsible for MEP system estimating, constructability reviews, cost optimizations and savings, system selections, subcontractor selection, pre-purchasing MEP systems, MEP support of the field, project scheduling, BIM coordination, developing phasing, final testing and commissioning of MEP systems.

FCI Project Engineers

Project Engineers are responsible for assisting the Project Manager in whatever capacity is required. They will maintain records of all communication and documentation for each phases of your project, this includes RFI's, submittals, meeting minutes, and pricing. The project engineer will ensure that all contract documents are kept up-to-date and pertinent and new information is distributed. They will communicate with crews on site, and monitor all site activity in association with the Project Superintendent to ensure quality installations and a safe workplace. They will also track material delivery dates to ensure that the project is kept on schedule.

Project Coordinator

The Project Coordinator will ensure that communication between FCI's office and the job sites, City of Grand Junction, Architect, consultants and subcontractors is timely and accurate.

Marc Litzen
Regional Pre-Construction Director

Marc will be an advocate for maintaining the projects budgets and schedules during the pre-construction phase. He will provide leadership to the entire team to ensure results and client satisfaction.

Lucas Marone
VP of Grand Junction Operations

Lucas is responsible for construction operations stemming from our 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, Pat and their team as necessary to ensure Owner satisfaction and project success.

Roles and Responsibilities (cont.)

Rick Zatarain
EHS Coordinator
Rick is FCI's full-time safety manager for Grand Junction. He is responsible for monitoring and maintaining OSHA and Quality Assurance compliance on FCI projects. His experience in construction inspection, quality control and safety compliance ensure a high standard of quality and job safety on all FCI projects. Rick will make regular site visits as part of his routine inspection operation.

Adam Shuler
Virtual Design & BIM Coordinator
Adam and our BIM team, will work with the design team and field team to virtually coordinate predesignated routing and placement of the building's major systems to identify challenges and resolutions. The system's functionality, space needs, integration, and accessibility are among a few of the many factors that are considered during these pre-work digital collaborations. These virtual coordination efforts are further enhanced by his numerous and diversified project experiences.

TIC Training Center & Offices
Aurora, CO

FCI served as the CM/GC for this project, which comprised three primary elements: (1) an Administration Building featuring craft and management classrooms, a large general classroom, administrative offices, and a cafeteria with a catering kitchen; (2) two Laboratory Buildings accommodating five dedicated training labs—Structural/Rigging/Carpentry, Electrical, Welding, Pipe Fitting, and Mechanical; and (3) all TIC facility-specific sitework.

BRADY BLACKMER

Senior Project Manager

Brady began his career with FCI Constructors in 2009 on the $191 million St. Mary's Century Project. Over the last seventeen years he has worked as a Field Engineer, Superintendent and now Senior 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: 19 YEARS

WITH FCI: 17 YEARS

EDUCATION

BS Construction Management
Colorado Mesa University

First Aid and CPR

REFERENCES

Dan Adams
Senior Project Manager
Mesa County
970.986.7864
dan.adams@mesacounty.us

Jodie Grady
Assets and Project Manager
Pitkin County
970.618.3717
jodie.grady@pitkincounty.com

Kirsten Armbruster, P.E.
Project Engineer
City of Grand Junction
970.462.2049
kirstena@gjcity.org

Eric Tscherter
Arhitect, President
Chamberlin Architects
970.623.3470
etscherter@chamberlinarchitects.com

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

PROJECT EXPERIENCE

- **Grand Junction Recreation Center - Grand Junction, CO [$77,584,222]**
- **Avalon Theatre Addition & Renovation [2013] - Grand Junction, CO [$8,027,948]**
- **Lincoln Park Stadium Improvements - Grand Junction, CO [$9,445,953]**
- **Two Rivers Convention Center Renovation - Grand Junction, CO [$6,027,835]**
- Mesa County Public Library - Clifton, CO [$7,329,729]
- Mesa County Early Childhood Education & Clifton Community Hall - Clifton, CO [$28,031,233]
- Pitkin County Sheriff Station & Administration Building - Aspen, CO [$18,308,657]
- Steamboat Springs School District Sleeping Giant School - Steamboats Springs, CO [$45,505,211]
- West End School District Replacement School - Nucla, CO [$40,769,357]
- Summit Middle School Additions & Renovations - Frisco, CO [$16,674,468]
- Steamboat Springs City Hall - Steamboat Springs, CO [$14,831,564]
- Steamboat Springs Fire Station - Steamboat Springs, CO [$17,527,595]
- Pitkin County Aspen Ambulance Facility - Aspen, CO [$7,254,757]
- Pitkin County - Basalt Office Renovation - Basalt, CO [$295,596]
- Pitkin County 911 Dispatch Call Center - Aspen, CO [$719,714]
- Pitkin County Health & Human Services Remodel - Aspen, CO [$166,234]
- Pitkin County Jail Safety Renovation - Aspen, CO [$384,627]
- Pitkin County Library & HHS Electrification Projects - Aspen, CO [$3,861,640] **in preconstruction*
- Pitkin County River Park Center Suite - Basalt, CO [$970,930]
- Aspen-Pitkin County Airport Interim Improvements - Aspen, CO [$1,706,305]
- Aspen-Pitkin County Airport Baggage Handling System - Aspen, CO [$269,000]
- Aspen Music School BC Building 14 Remodel - Aspen, CO [$2,084,642]
- CoorsTek Bio-Ceramics Addition/Renovation - Grand Junction, CO [$15,314,584]

PAT HUTCHISON

Project Superintendent

Pat Hutchison joined FCI in 2010 and brings 35 years of construction experience. He was selected as Superintendent for the Persigo project based on a proven record of successfully delivering projects for the City of Grand Junction. His experience includes completion of Fire Stations No. 7 and No. 8 for the Grand Junction Fire Department, the Avalon Theatre Addition and Renovation, and the Lincoln Park Stadium Improvements. His commitment to the Lincoln Park Stadium Project led to Pat being recognized through induction into "Home Run Alley."

IN INDUSTRY: 40 YEARS

WITH FCI: 16 YEARS

EDUCATION

First Aid and CPR

OSHA 30-hour Training

ICRA (Infection Control Risk Assessment) Training

OSHA 10-hour Training

Stormwater Management Training

REFERENCES

Grand Junction Fire Department
Matt Carson
Battalion Chief
(970) 549-5871

Vicki Gigliotti
Moab Regional Hospital
Chief Clinical Officer
vickig@mrhmoab.org
(435) 260-1705

Janet Hawkinson
Town of Palisade
Town Manager
jhawkinson@townofpalisade.org
(970) 464-5602

PROJECT EXPERIENCE

- **City of Grand Junction Fire Station No. 8 - Grand Junction, CO [$5,198,688]**
- **Grand Junction Fire Station No. 7 - Grand Junction, CO [$6,588,915]**
- **Avalon Theatre Addition & Renovation [2013] - Grand Junction, CO [$8,027,948]**
- **Lincoln Park Stadium Improvements - Grand Junction, CO [$9,445,953]**
- Mesa County Public Library Clifton Branch - Clifton, CO [$7,329,729]
- Mesa County Valley School District 51 Orchard Mesa Middle School - Grand Junction, CO [$34,607,276]
- Colorado Mesa University - Houston Hall Renovation - Grand Junction, CO [$10,752,932]
- Colorado Mesa University - Tomlinson Library - Grand Junction, CO [$22,018,280]
- Eagle Valley High School Add/Renovation - Gypsum, CO [$25,100,345]
- EmTech Cold Storage Office - Grand Junction, CO [$1,488,634]
- Fruita Community Center & Mesa County Library - Fruita, CO [$11,812,313]
- Gateway Canyons - Palisade Casitas - Gateway, CO [$11,177,222]
- GCSD16 - Transportation and Maintenance Building - Parachute, CO [$4,211,915]
- GRH E. Dene Moore Ceiling MEP Repair - Rifle, CO [$109,733]
- Halliburton Meeker - White River City Ranch - Meeker, CO [$8,314,334]
- IMH - SMH Pavilion MRI Replacement - Grand Junction, CO [$660,965]
- Jerry's Outdoor Sports - Grand Junction, CO [$706,351]
- Primary Care Partners - PT Remodel - Grand Junction, CO [$161,162]
- Mind Springs Health - West Springs Hospital - Grand Junction, CO [$25,819,508]
- St. Mary's Hospital 2 Hour Wall - Grand Junction, CO [$3,015,304]
- St.Mary's Hospital Pharmacy & Lab Expansion - Grand Junction, CO [$36,932,610]

FCI Constructors, Inc.

BRYAN BAUGHMAN

Pre-Construction Manager

The majority of Bryan's construction career has been with FCI, and he has participated in many different types of construction, from industrial to educational and everything in between. Bryan serves our clients by partnering with the design teams and industry experts to formulate the most efficient plan to complete their projects within expected schedule, budget, and level of quality, before we ever break ground. His expertise in pricing and scheduling, as well as his ability to connect with people, results from his experience with a multitude of projects with FCI.

IN INDUSTRY: 17 YEARS

WITH FCI: 16 YEARS

EDUCATION

BS Construction Management
Colorado State University

First Aid and CPR

OSHA 10-hour Training

REFERENCES

Colleen Kaneda
Principal
Dynamic Program Management
(970) 390-0312

Jonathan West
Chamberlin Architects
(970) 242-6804
jwest@chamberlinarchitects.com

Jim Scheid
Public Works Director
(970) 240-1481
jscheid@ci.montrose.co.us

PROJECT EXPERIENCE

- Mesa County Early Childhood Education & Clifton Community Center - Clifton, CO [$28,031,233]
- Grand Junction Community Center - Grand Junction, CO [$72,654,424]
- Oakstar Bank - Grand Junction, CO [$8,959,118]
- Montrose Public Works Facility - Montrose, CO [$61,000,000]
- McKenzie County Ag Expo - Watford City, ND [$37,042,206]
- City of Williston Pubic Works Phase 2 - Williston, ND [$26,084,042]
- Montrose City Hall Phase 3 - Montrose, CO [$2,324,252]
- Montrose City Hall Renovation Phases 1 & 2 - Montrose, CO [$1,915,515]
- CDOT 13 Bay Mechanics Building - Grand Junction, CO [$4,688,512]
- City of Tioga Community Center Expansion - Tioga, ND [$13,610,706]
- Williston Fire Station No. 1 - Williston, ND [$1,761,430]
- Trenton Rural Fire New Fire Station - Trenton, ND [4,960,000]
- Pitkin County Library Renovation & Expansion - Aspen, CO [$10,585,675]
- Timberline Bank Headquarters - Grand Junction, CO [$17,736,651]
- Tioga High School Additions & Renovations - Tioga, ND [$30,606,272]
- CoorsTek Bioceramics Addition & Renovation - Grand Junction, CO [$15,314,584]
- Basalt Riverpark Park Place Townhomes - Basalt, CO [$3,636,090]
- Basalt Riverpark Gallery Building - Basalt, CO [$12,955,795]
- Coloardo Mesa University Golf Facility at Lincoln Park - Grand Junction, CO [$387,690]
- Roaring Fork School District Phase II Carbondale Middle School - Carbondale, CO [$7,601,144]

FCI Constructors, Inc.

FCI's Approach to the Persigo Project

COST CONTROL & ESTIMATING

An essential initial part of project cost control is understanding the goals and priorities of the City of Grand Junction and the architect related to this Persigo project. Once these goals are identified and understood, FCI's preconstruction team can go to work evaluating budgets and targets for the entire project Team to achieve. We understand the City's current budget of $16 million for this project. Our understanding is that the project is currently complete with schematic design. While the RFP solicitation documents do not appear to currently require an SD level estimate, we think it would be a good idea to do some level of estimating/price check on the project design as it would currently stand when the CM/GC is brought onboard in June 2026 to better understand how project design and project budget are aligning before design team finalizes the design development (DD) level documents.

Immediately upon award, our Preconstruction Team will begin to engage the subcontractor community to develop interest in the project. We find this critical to get them introduced and thinking about the project; while also checking our budgets to ensure we are accurately projecting costs in the market.

If desired by the City or if necessitated by project budget, 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.

Our Preconstruction Team will competitively bid all trades. Once bids are received the Preconstruction Team will evaluate them against budgets we have prepared prior to bidding. The results will be inputted into a bid tabulation and presented to the City of Grand Junction for discussion, review, and approval. It is important to note that each subcontractor selection is a Team decision (with input from FCI).

Our Preconstruction Team and Project Manager will participate in design meetings in order to provide input and consideration for cost, constructability, and durability. We also will schedule and lead preconstruction OAC meetings to serve as "check-ins" with project team members during the preconstruction effort.

As the project transitions from preconstruction into construction, the cost control aspect also transitions to management of the project budget (or GMP – guaranteed maximum price). This is an open and transparent process that is the responsibility of FCI's project manager. One example of this is cost control related to allowances and contingencies. FCI has experience with the City of Grand Junction on several projects where the owner's contingency was carried within the project's GMP. FCI managed that contingency hand-in-hand with the City in an open and transparent manner. The use of contingency funds gets discussed, reviewed, and approved before any funds are utilized. FCI utilizes Procore construction management software and accounting software systems that provide project cost and budgeting information in real time.

SCHEDULE CONTROL

The project schedule will get developed at each stage of preconstruction and finalized as the design effort wraps up final design. FCI will look for feedback from the owner team and the design team on schedule goals, milestones, and any important activities. FCI will also seek input from subcontractors and suppliers on schedule durations and any perceived challenges (for example, long lead equipment or materials).

If needed, FCI can coordinate and lead a pull planning exercise to create open dialogue between the owner team, design team, and others to layout and agree to essential schedule dates, durations, milestones, etc.

Once construction begins, 'Five Week Short Interval' schedules are prepared by Pat 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. We encourage subcontractors to provide as much input and feedback on these short interval schedules as possible.

Project master schedules are reviewed weekly and updated monthly by the Project Manager – Brady Blackmer. These schedule updates are shared with the project team (owner and design team). Along with review of the short interval schedule, an update on overall project schedule is discussed weekly at project OAC meetings. 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 that may be required. Primavera P6 scheduling software is currently utilized to develop project master schedules. However, FCI is in the process of incorporating the Oracle Primavera Cloud platform for project scheduling.

Brady and Pat work daily to ensure that schedule commitments are kept by all parties involved. In the event a subcontractor can't keep up with a schedule milestone, Brady and Pat will work with them to create a recovery schedule that provides a specific plan for that subcontractor to be successful and meet schedule commitments.

For Persigo project, we are currently anticipating a overall project duration of 11 months. Please reference the schedule included with the RFP response package. We have developed this schedule without feedback from the City and design team. We look forward to discussing the project schedule further. Some important project specific comments related to schedule:

1. If there is going to be a pre-engineered metal building (PEMB) component to this project, we recommend that PEMB subcontractor gets brought onto the project team somewhat early in the process to begin to work with FCI and the project team on design, engineering, and costing. The design of the project foundation systems will need to be coordinated with the PEMB structures. It is better for project progression to do this coordination in development/engineering of these foundation systems early on, as opposed to revising foundation design to match the PEMB requirements later.
2. Early understanding of any long lead equipment will be critical. For example, electrical transformers and generator if needed for the project, may need to be procured early as these items could have lead times that are longer than the project itself. Early discussion on this will be a necessity.
3. FCI has recent experience with the City of Grand Junction Planning Department in securing a planning clearance. That process could take longer than expected. Getting this package finalized and submitted to planning department in a timely manner will be critical to project start date.
4. Depending on landscaping scope and design, the landscaping for the project may be able to be completed in late fall 2027. If not, it will have to push into spring 2028 after building completion.
5. Our goal would be to separate construction activities from Persigo plant activities as much as possible so that Persigo operations are not impacted. We would push to build the new entrance off River Road as soon as possible so that entrance could be used for primary construction traffic to the project site.

QUALITY CONTROL:

The QA/AC procedures, tools, processes listed below outline some of FCI's methods of ensuring projects are constructed to a high level of quality. These are just some highlights. FCI has a robust written QA/QC program that will be utilized as well.

PRE-QUALIFICATION OF SUBCONTRACTORS

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

LEGALLY BINDING SUBCONTRACTS

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

SUBCONTRACT COSTS

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

SUBCONTRACT PROGRESS

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

CONSTRUCT MOCK-UPS

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

SUBCONTRACT SCHEDULES

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

COORDINATION OF SUBCONTRACTS BETWEEN VARIOUS CRAFTS

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

PRE-INSTALLATION MEETING

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

WEEKLY SUBCONTRACTOR & FCI SUPERINTENDENT COORDINATION MEETINGS

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

Building Information Modeling (BIM) is another QA/QC tool at our disposal. FCI utilizes 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 makes installations more efficient. FCI's BIM team can get involved in the project early in design if needed. By utilizing BIM during the initial design phase, we can coordinate steel, window, skylight, fire sprinkler system, electric, and equipment placement (just some examples) to reduce clashes and conflicts.

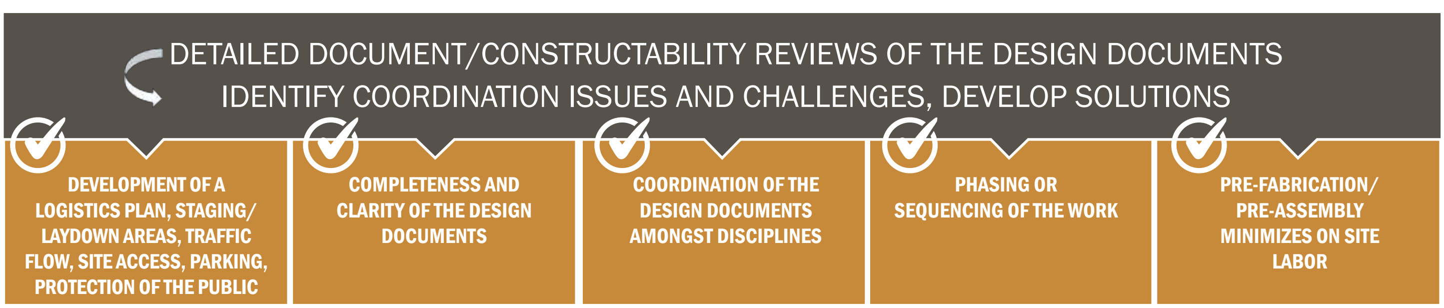
VALUE ENGINEERING:

During the pre-construction/design phase of the project, we initiate the Value Analysis (VA)/Value Engineering (VE) process. 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 things like sustainability, local availability, etc.), systems and equipment selection, procurement strategies (such as buying early to lock-in lower pricing), review and refinement of constructability issues, and factors relating to long term sustainability and life cycle costs. Each of these views will be tempered with questions such as: 'What are the needs/goals of this specific project?' and 'What options bring the greatest value to the project?'. We have had great success on recent projects in incorporating VE items into the project as add alternates that can be picked up and added to the project later when cost risk items are worked through or additional funding may become available. Note examples of this in other locations in this RFP response.

CONSTRUCTABILITY REVIEWS:

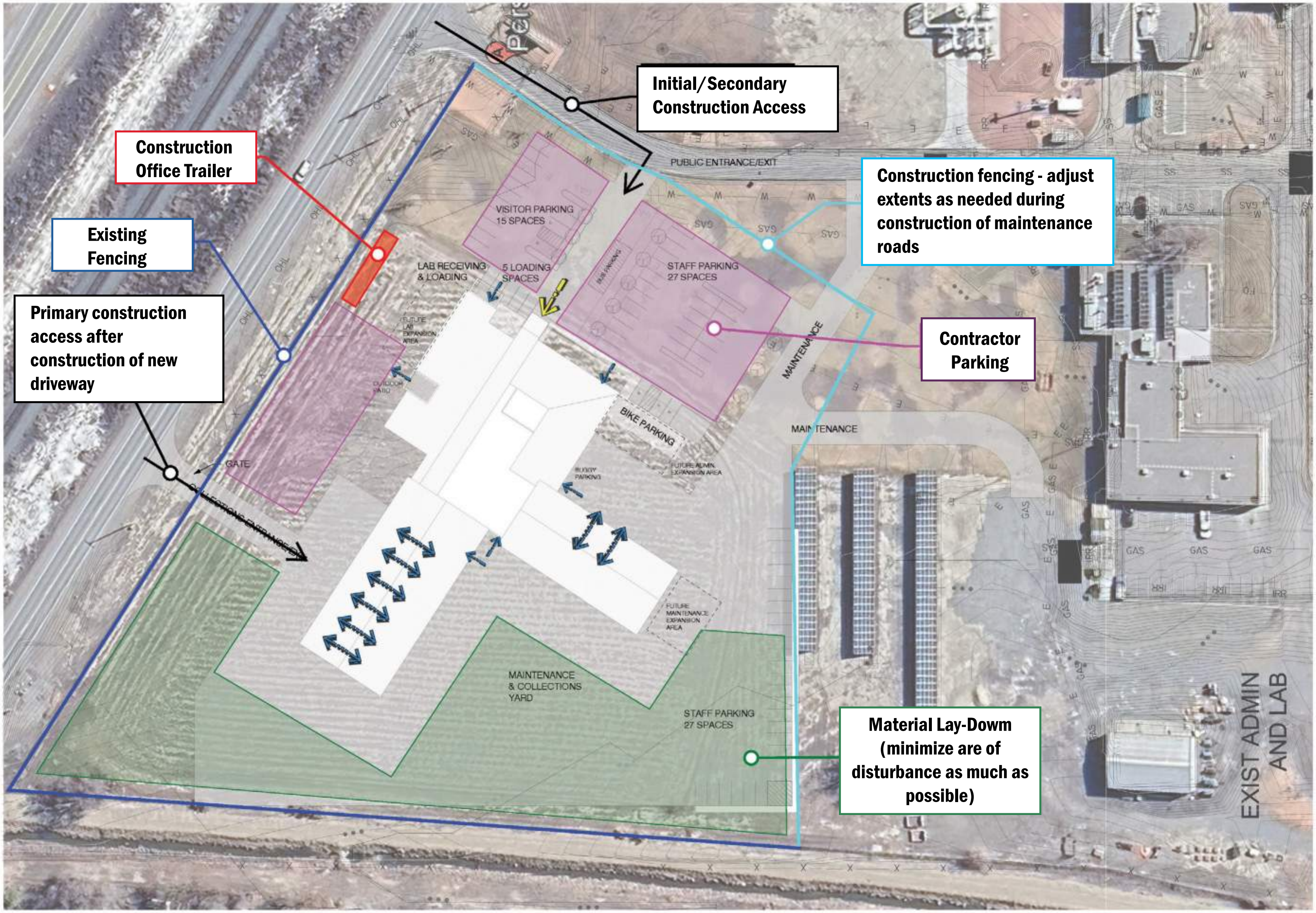
FCI will perform constructability reviews of the project plans at each phase of the design process. Brady, Bryan, and Pat will be actively involved in this. We will also analyze design details, design coordination items, materials, resource availability, etc. as needed as questions and issues arise during preconstruction. It is much better to resolve these items ahead in preconstruction as much as possible to mitigate issues during construction. Our constructability reviews do not take the place of the design teams required efforts in coordinating and completing their documents, but we are here to provide our reviews and expertise.

CONSTRUCTABILITY REVIEW



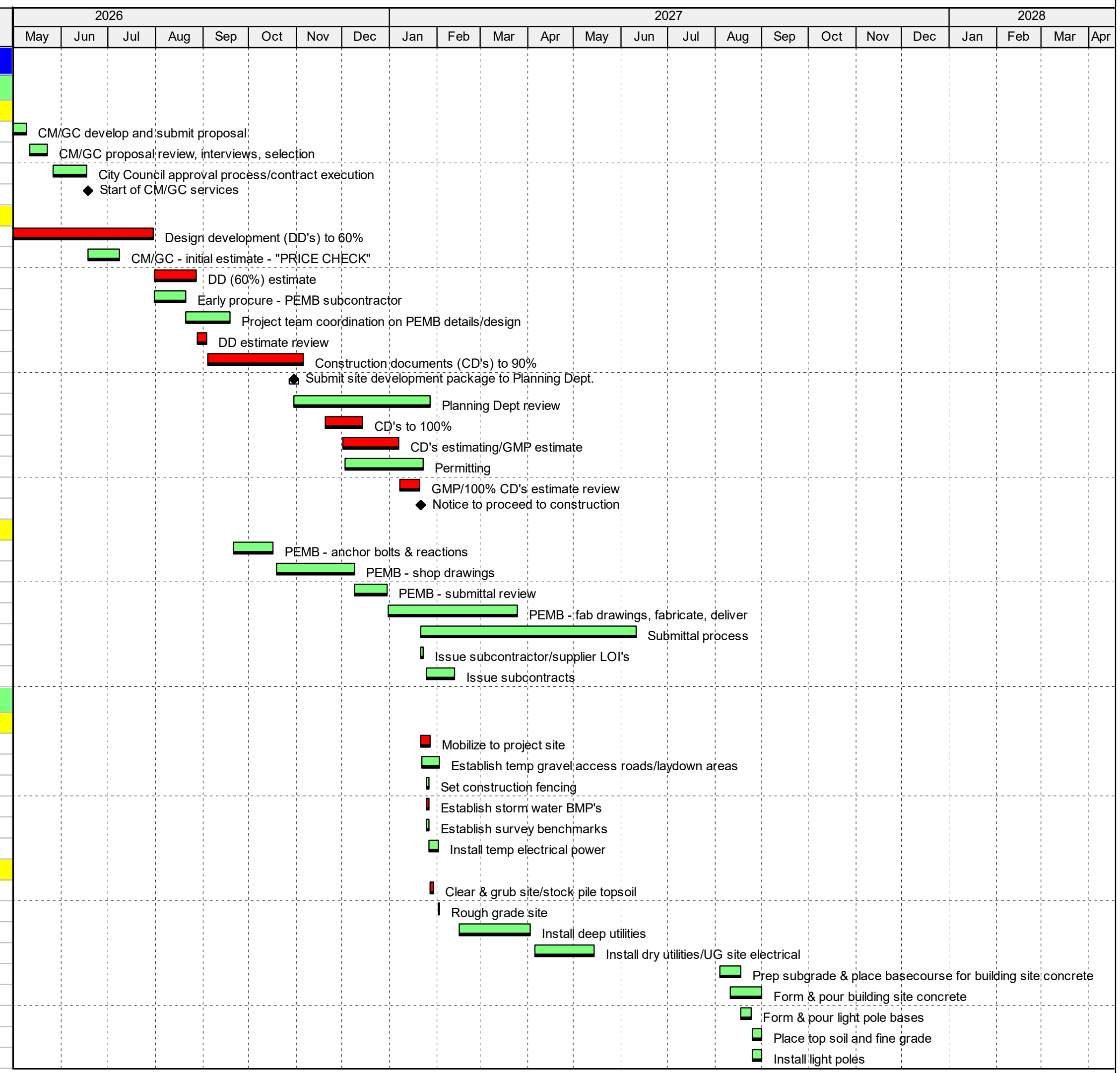
BIM Coordination at the Grand Junction Community Recreation Center

Logistics Plan



Persigo Wastewater - Admin/Maint Building (RFP Schedule) | FCI Constructors Inc. | 28-Apr-26

Activity Name	Original Duration	Start	Finish
Persigo Wastewater - Admin/Maint Building (RFP Sc	437	17-Apr-26	05-Jan-28
Preconstruction	293	17-Apr-26	10-Jun-27
CM/GC Solicitation	43	17-Apr-26	18-Jun-26
CM/GC develop and submit proposal	16	17-Apr-26	08-May-26
CM/GC proposal review, interviews, selection	10	11-May-26	22-May-26
City Council approval process/contract execution	17	26-May-26	17-Jun-26
Start of CM/GC services	0	18-Jun-26	
Design, Estimating, Permitting	198	17-Apr-26	27-Jan-27
Design development (DD's) to 60%	74	17-Apr-26	30-Jul-26
CM/GC - initial estimate - "PRICE CHECK"	15	18-Jun-26	08-Jul-26
DD (60%) estimate	20	31-Jul-26	27-Aug-26
Early procure - PEMB subcontractor	15	31-Jul-26	20-Aug-26
Project team coordination on PEMB details/design	20	21-Aug-26	18-Sep-26
DD estimate review	5	28-Aug-26	03-Sep-26
Construction documents (CD's) to 90%	44	04-Sep-26	05-Nov-26
Submit site development package to Planning Dept.	0	30-Oct-26*	
Planning Dept review	60	30-Oct-26	27-Jan-27
CD's to 100%	15	20-Nov-26	14-Dec-26
CD's estimating/GMP estimate	25	01-Dec-26	06-Jan-27
Permitting	35	03-Dec-26	22-Jan-27
GMP/100% CD's estimate review	10	07-Jan-27	20-Jan-27
Notice to proceed to construction	0	21-Jan-27	
Procurement, Submittals, Coordination, Material Lead Times	184	21-Sep-26	10-Jun-27
PEMB - anchor bolts & reactions	20	21-Sep-26	16-Oct-26
PEMB - shop drawings	35	19-Oct-26	08-Dec-26
PEMB - submittal review	15	09-Dec-26	30-Dec-26
PEMB - fab drawings, fabricate, deliver	60	31-Dec-26	25-Mar-27
Submittal process	100	21-Jan-27	10-Jun-27
Issue subcontractor/supplier LOI's	2	21-Jan-27	22-Jan-27
Issue subcontracts	15	25-Jan-27	12-Feb-27
Construction	230	21-Jan-27	14-Dec-27
Mobilization & Set-Up	9	21-Jan-27	02-Feb-27
Mobilize to project site	5	21-Jan-27	27-Jan-27
Establish temp gravel access roads/laydown areas	8	22-Jan-27	02-Feb-27
Set construction fencing	2	25-Jan-27	26-Jan-27
Establish storm water BMP's	2	25-Jan-27	26-Jan-27
Establish survey benchmarks	2	25-Jan-27	26-Jan-27
Install temp electrical power	5	26-Jan-27	01-Feb-27
Site Construction	183	27-Jan-27	13-Oct-27
Clear & grub site/stock pile topsoil	3	27-Jan-27	29-Jan-27
Rough grade site	2	01-Feb-27	02-Feb-27
Install deep utilities	35	15-Feb-27	02-Apr-27
Install dry utilities/UG site electrical	30	05-Apr-27	14-May-27
Prep subgrade & place basecourse for building site concrete	10	04-Aug-27	17-Aug-27
Form & pour building site concrete	15	11-Aug-27	31-Aug-27
Form & pour light pole bases	5	18-Aug-27	24-Aug-27
Place top soil and fine grade	5	25-Aug-27	31-Aug-27
Install light poles	5	25-Aug-27	31-Aug-27



Primary Baseline | Remaining Work | Start Constraint
Actual Work | Critical Remaining Work | Finish Constraint

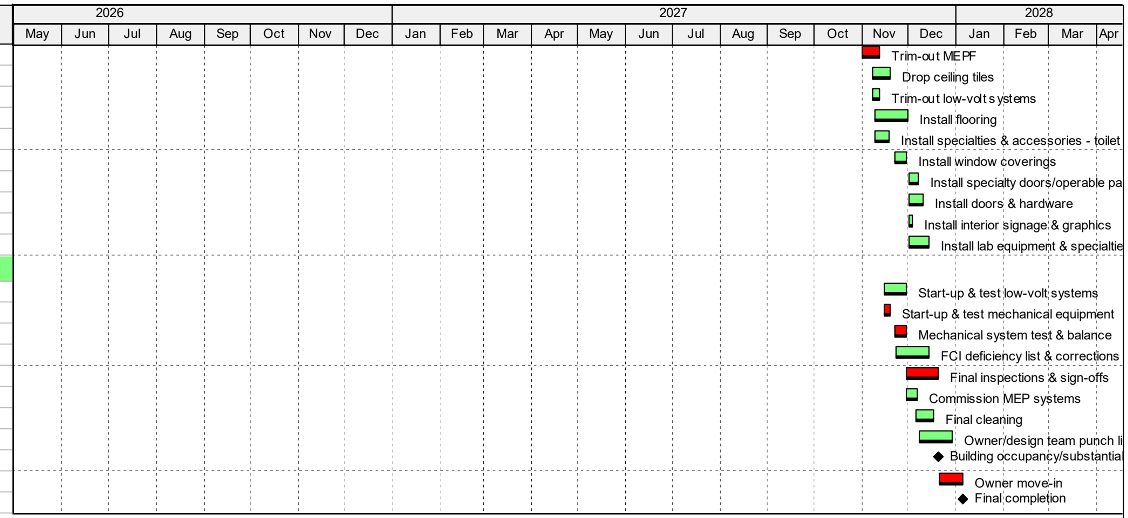
1

Activity Name	Original Duration	Start	Finish
Install irrigation system	15	01-Sep-27	22-Sep-27
Install site furnishings	2	01-Sep-27	02-Sep-27
Install fencing	10	01-Sep-27	15-Sep-27
Install landscaping (depending on design, irrigation source, weather, etc.)	20	16-Sep-27	13-Oct-27
Install site signage	5	23-Sep-27	29-Sep-27
Parking Lot/Maintenance Roads	**51**	**17-May-27**	**28-Jul-27**
Prep subgrade & place base course for parking lot site concrete	15	17-May-27	07-Jun-27
Form & pour - parking lot site concrete	20	08-Jun-27	06-Jul-27
Place base course for asphalt paving	8	07-Jul-27	16-Jul-27
Pave asphalt areas	5	19-Jul-27	23-Jul-27
Stripe parking lots	3	26-Jul-27	28-Jul-27
Building Construction	**223**	**01-Feb-27**	**14-Dec-27**
Structure & Exterior Skin	**160**	**01-Feb-27**	**15-Sep-27**
Survey/layout building	2	01-Feb-27	02-Feb-27
Excavate building foundation	8	03-Feb-27	12-Feb-27
Install deep foundation system	20	09-Feb-27	08-Mar-27
Form & pour foundation system (footings, grade beams, foundation w	25	23-Feb-27	29-Mar-27
Place structural fill below slab-on-grade	8	25-Mar-27	05-Apr-27
Install dampproofing/foundation insulation	5	30-Mar-27	05-Apr-27
Install underground MEP	15	30-Mar-27	19-Apr-27
Backfill foundations	5	02-Apr-27	08-Apr-27
Prep building slab-on-grade	5	16-Apr-27	22-Apr-27
Form & pour building slab-on-grade	8	21-Apr-27	30-Apr-27
Slab cure time	5	03-May-27	07-May-27
Place structural CMU walls	15	03-May-27	21-May-27
Erect structural steel, joists, roof decking	20	10-May-27	07-Jun-27
Erect PEMB assemblies	20	25-May-27	21-Jun-27
Frame exterior walls	15	08-Jun-27	28-Jun-27
Install roof carpentry	6	24-Jun-27	01-Jul-27
Install exterior sheathing/insulation/weather barrier system	15	29-Jun-27	20-Jul-27
Install roofing	25	30-Jun-27	04-Aug-27
Install exterior skin (detail once known)	40	21-Jul-27	15-Sep-27
Install exterior windows & doors	20	28-Jul-27	24-Aug-27
Install exterior garage doors	20	04-Aug-27	31-Aug-27
Set mechanical equipment	3	05-Aug-27	09-Aug-27
Paint/caulk exterior finishes (as needed)	10	25-Aug-27	08-Sep-27
Interior Build-Out	**123**	**22-Jun-27**	**14-Dec-27**
Install bridge crane and shop specialties	15	22-Jun-27	13-Jul-27
Frame interior walls	18	29-Jun-27	23-Jul-27
Rough-in MEP	30	26-Jul-27	03-Sep-27
Top-out drywall	15	05-Aug-27	25-Aug-27
Install in-wall backing/blocking	10	23-Aug-27	03-Sep-27
Insulate interior walls	10	07-Sep-27	20-Sep-27
Hang, tape, finish drywall - walls	25	07-Sep-27	11-Oct-27
Frame soffits, bulkheads, hardlids	10	28-Sep-27	11-Oct-27
Paint walls, soffits, hardlids, OTS, etc.	20	28-Sep-27	25-Oct-27
Make-up mechanical room	15	28-Sep-27	18-Oct-27
Install tile	25	05-Oct-27	08-Nov-27
Hang, tape, finish - soffits, bulkheads, hardlids	10	05-Oct-27	18-Oct-27
Install ceiling grid	15	18-Oct-27	05-Nov-27
Pull low-volt cabling	10	19-Oct-27	01-Nov-27
Install casework & finish carpentry	20	19-Oct-27	15-Nov-27

Primary Baseline — Remaining Work — Start Constraint
Actual Work — Critical Remaining Work — Finish Constraint

2

Activity Name	Original Duration	Start	Finish
Trim-out MEPF	10	01-Nov-27	12-Nov-27
Drop ceiling tiles	10	08-Nov-27	19-Nov-27
Trim-out low-volt systems	5	08-Nov-27	12-Nov-27
Install flooring	15	09-Nov-27	30-Nov-27
Install specialties & accessories - toilet partitions, lockers, appliances	8	09-Nov-27	18-Nov-27
Install window coverings	5	22-Nov-27	29-Nov-27
Install specialty doors/operable partitions	5	01-Dec-27	07-Dec-27
Install doors & hardware	8	01-Dec-27	10-Dec-27
Install interior signage & graphics	3	01-Dec-27	03-Dec-27
Install lab equipment & specialties	10	01-Dec-27	14-Dec-27
Close-Out	35	15-Nov-27	05-Jan-28
Start-up & test low-volt systems	10	15-Nov-27	29-Nov-27
Start-up & test mechanical equipment	5	15-Nov-27	19-Nov-27
Mechanical system test & balance	5	22-Nov-27	29-Nov-27
FCI deficiency list & corrections	15	23-Nov-27	14-Dec-27
Final inspections & sign-offs	15	30-Nov-27	20-Dec-27
Commission MEP systems	5	30-Nov-27	06-Dec-27
Final cleaning	10	06-Dec-27	17-Dec-27
Owner/design team punch list and corrections	15	08-Dec-27	29-Dec-27
Building occupancy/substantial completion	0		20-Dec-27
Owner move-in	10	21-Dec-27	05-Jan-28
Final completion	0		05-Jan-28



Primary Baseline — Remaining Work — Start Constraint
Actual Work — Critical Remaining Work — Finish Constraint

3

General Pre-Construction Approach

COST ESTIMATE DEVELOPMENT & CONTROL

Pre-Market Effort
In today's marketplace, where labor resources are often limited, we have found that an early personal outreach program to subcontractors and suppliers is a must to generate project interest and is an important step in maintaining a project budget. We have found that our pro-active approach to procurement enhances overall participation of subcontractors at bid time resulting in a more competitive process which ultimately benefits the owner.

Pricing the Gray Areas
We will begin the road to a successful GMP by developing a highly detailed baseline budget estimate based upon our knowledge of your project, our understanding of the program requirements and information provided in the current documents. In choosing the CM/GC method for this project, you can maintain more control over budget and schedule prior to ground-breaking. As your CM/GC, FCI makes certain that we are on track to meeting budget goals from the start of our pre-construction work. This means including reasonably-inferable elements into the cost estimates, even if they're not shown in the drawings, to avoid unexpected overruns.

Cost Updates
We will develop an initial budget and project schedule, which will be reviewed and revised at progressive stages of design to update previous information and to incorporate any cost-savings elements accepted by the City. We will look for cost savings ideas continuously; our track record proves that if we need to make cost corrections to the budget, we identify it at the earliest stage of design possible. We then work through the details along the way with your Architect to ensure that we don't change the integrity of the design and program after the first estimate.

Collaboration
Internal Collaboration of Team Members
FCI consists of employee-owners, and are invested in projects as if they were their own. ***In addition, collaboration between pre-construction team members and field team members, including pre-construction managers, project superintendents, project managers, and project engineers starts in the pre-construction phase of the project. This internal collaboration allows for a smooth transition from pre-construction to construction.***

Collaboration with the Design Team
Coordination with the design team and project stakeholders is extremely important in any type of construction, but especially true for publicly-funded work. ***Promoting the design team's creativity is something we believe in, and advocate for during design team meetings, constructability reviews, value analysis and throughout the various budgeting phases. We focus on our clients' visions with a goal to maximize programs and space options for their new facilities.***

PRE-CONSTRUCTION TOOLS ENHANCING THE PROCESS

ESTIMATOR	AUTODESK REVIT	AUTODESK® INFRAWORKS™ 360
DESTINI ESTIMATOR **Role: Cost estimation software**	**REVIT AUTODESK** **Role: Building Information Modeling**	**INFRAWORKS 360** **Role: Civil infrastructure and site planning**
How it enhances pre-construction ✓ Automated Quantity Takeoffs ✓ Accurate Cost Modeling ✓ Scenario Analysis ✓ Integration ✓ Real Time Estimating	**How it enhances pre-construction** ✓ Detailed 3D Modeling ✓ Clash Detection ✓ Quantity Takeoffs & Data Management ✓ Collaboration	**How it enhances pre-construction** ✓ 3D Contextual Modeling ✓ Early Design Visualization ✓ Scenario Planning for Evaluating Multiple Design Alternatives ✓ Preliminary Analysis
Benefit Reduces estimating errors, provides fast and reliable budget projections, and supports early value engineering decisions.	**Benefit** Ensures all stakeholders are aligned, and supports more accurate early cost and schedule estimates.	**Benefit** Improves decision-making on site feasibility and layout early in the project, reducing costly site redesigns.

ESCALATION TRACKING & RISK MANAGEMENT

Every project carries inherent risks and opportunities that must be carefully evaluated, including product availability, cost escalation, and labor resource constraints. In recent years, our industry has experienced unprecedented cost escalation and supply chain disruptions, making early identification and mitigation of these risks more critical than ever. Our thorough review process positions us to navigate these challenges effectively and deliver results that are both efficient and resilient.

Escalation contingency is a way to mitigate risk of inflation, but we have to be mindful to not over-escalate the budget by controlling how much escalation is included.

GMP ACCURACY

Percentage UNDER previous estimate for recent municipal projects:

0.15%

NORTHGLENN CITY HALL

0.53%

LONE TREE JUSTICE CENTER

2.5%

WINDSOR POLICE STATION

0.70%

NEW WESTMINSTER COURTS BUILDING

PROCUREMENT

Competitive Subcontractor Pricing

To secure the most competitive subcontractor pricing, FCI will maximize local subcontractor participation. Our understanding of Westerm Colorado's resources, and the beneficial relationships we formulated with local firms during the construction of projects in the area, will benefit the City of Grand Junction Persigo Adimn/ Maintenance Building project.

Our team will work together to specify local products and services so surrounding area subcontractors have every opportunity to compete for the work. We intend to open up opportunities to local subcontractors and suppliers in the local area to participate on the project. We will strategically package work to allow the City to realize the best value from the subcontractors we choose. We will aggressively solicit local subcontractors/vendors and be sensitive to the local marketplace; however we will also offer our understanding of other markets and allow the City to capture good value if it is not available locally.

Most importantly, utilizing local firms creates a positive energy about how the project was contracted. In a time when many Owners are under scrutiny for allowing construction dollars to leave their region, we strive to set ourselves as an example that high levels of local participation can be achieved. Happy local subcontractors will contribute to the community's positive perception of the project. The pride of the local craftspeople working on their own community's facility will also pay off dividends for generations.

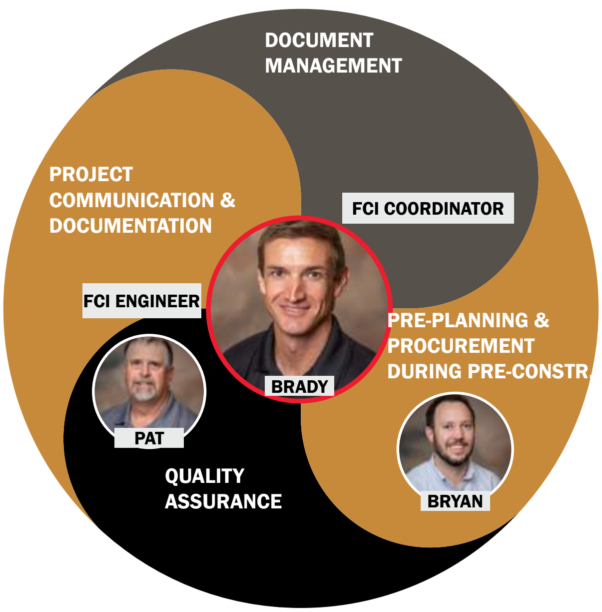
PROJECT MANAGEMENT

Effective communication is vital in construction project management, ensuring that all stakeholders, owners, contractors, engineers, and subcontractors, are fully aligned on project goals, timelines, and expectations.

We understand that technical expertise alone cannot guarantee project success; the ability to manage people, relationships, and information is equally essential. With this perspective, we approach every project with a clear objective: to create an environment where every team member has the tools and support to succeed. From the earliest stages of design, we establish:

- Clearly defined roles and responsibilities for each team member
- Individual goals and expectations
- Identification of all project stakeholders
- Transparent lines of reporting and communication

COMMUNICATION FLOW CHART



Project Communication and Documentation
All communication regarding the project will go through Brady Blackmer, Sr. Project Manager. Your on-site contact is your FCI Project Superintendent, Pat Hutchison.

Document Management
Brady also oversees the project construction administration process and prepares applications for payment. Brady is assisted by Cristi Frandsen, Project Coordinator. Brady will schedule weekly meetings during pre-construction and construction to ensure all team members are informed of decisions needed to keep the project on track.

Pre-planning and Procurement During Pre-construction & Bidding Phase
Brady will be consistently involved in the design & pre-construction phase of your project. Bryan Baughman, Pre-Construction Manager will be leading the pre-construction & bidding efforts of your project, including scope review and subcontractor solicitation. Bryan will also attend design meetings, and provide his expertise for the design team.

Project Management Tools
Brady and the team, including field members, will use Procore, Primavera P6, and BlueBeam software to streamline the production and distribution of all relevant documents.

Oakstar Bank, Grand Junction, CO

FCI was the CM/GC for the construction of this ew, 16,029 SF, two-story office building. The second floor and part of first floor occupied by OakStar Bank, remaining first floor is shelled space for future retail. *Completed by your proposed Project Manager, Brady Blackmer

SAFETY

Safety Approach

FCI's goal for safety is to be proactive rather than reactive. This is consistent in both the safety of our projects, and the overall construction of each project.

We believe safe working conditions are associated with an environment of high productivity, where superior projects are being produced, and clients receive the service they require, expect, and deserve. This philosophy guides us in the extensive, detailed, and carefully considered safety plans that are focal points in all FCI projects.

Critical to jobsite safety is a jobsite orientation that everyone involved in the construction site must complete. This provides everyone the opportunity to review all the jobsite rules without daily construction site distractions.

Paired with this, a site specific safety plan is in the project safety manual. This is incorporated in all activities and communication, with FCI employees, subcontractors and owners.

We believe safe working conditions foster an environment of high productivity and superior quality, where clients receive the service they expect and deserve while the public remains safe and uninterrupted.

Experience Modification Rate		
2025: 0.60	2024: 0.58	2023: 0.62

JOBSITE SAFETY

FCI maintained zero lost-time accidents on the Denver International Airport Concourses C-East and B-East Expansions project. This over $1 billion project was executed on an occupied airport property and required extensive resources, including more than 900 personnel on site each day. In total, 5,361,223 man-hours were worked with no lost-time injuries recorded throughout the duration of this mega project. Photo above: Safety rules demonstrated by Heath on a display at the DEN Concourse Expansions project.

ACHIEVING EXEMPLARY SAFETY STANDARDS

Our exemplary safety record reflects a company-wide commitment to protecting our workforce, our clients, and the communities we serve. This is achieved by focusing on four fundamental goals:

QUALITY CONTROL PROCESS

One of the fundamental principals at FCI is to provide the highest quality product for our clients. In order to make this philosophy a reality, we hire qualified individuals, retain and promote the most dedicated employees, and emphasize the importance of quality control in training.

In addition to instilling these principals among our own employees, we strive to partner with competent and qualified subcontractors.

FCI's Subcontractor Management/Quality Assurance/ Quality Control Program is designed to:

- Provide supervision, inspection, and testing of all items of work, including that of suppliers and subcontractors
- Ensure compliance with the requirements of the technical specifications and drawings for their projects

Quality Assurance and Quality Control initially starts in pre-construction with the pre-qualification of subcontractors that can meet or exceed quality expectations.

1. Pre-installation and coordination meetings

2. Initial Inspections

3. Regular Inspections

4. Final Inspections

QUALITY CONTROL REPRESENTATIVE

Pat Hutchiosn, Project Superintendent will function as Quality Control, QC Representative. The QC Representative will report to and receive his authority directly from the Safety Supervisor and Regional Safety Manager. The QC Representative will perform preparatory and initial inspections, and will also implement written procedures and instructions in this plan.

QUALITY ASSURANCE REPRESENTATIVE

Brady Blackmer, Sr. Project Manager will function as the Quality Assurance, QA Representative. The QA Representative is responsible for verification that the Quality Control Program is being implemented. The QA Representative will be in daily contact with the QC Representative throughout the duration of the project.

PUNCHLIST AND WARRANTY

We are committed to not only starting strong, but to finishing strong as well. We understand that our final actions on site leave a lasting impression with our clients. At the completion of the project, FCI will present the City with a full set of project record documents. The record documents are maintained by the Superintendent on a daily basis during construction, and will contain any changes, directives, or supplemental drawings included in the work. In accordance with the contract, the specifications, and after discussion with the City, a substantial completion date will be established.

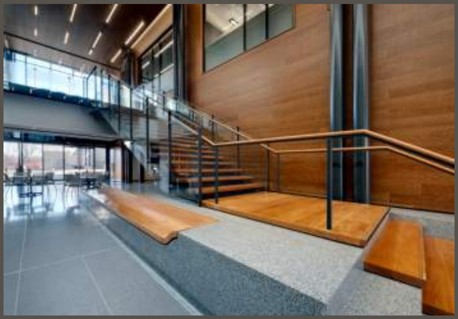
The items that are still incomplete at that time will become part of the recorded punch list, to be completed before the deadline established.

In addition, Operation and Maintenance Manuals will be provided per the specification. All required startup and systems operations training will be scheduled at a time that is most convenient. Subcontractors will provide training for the systems they have installed, and will provide warranties where required. When the project has reached final completion, all manuals, warranties, keys, releases, and other items required by the specifications, will be turned over to the City.

It is FCI's goal to exceed our clients' expectations. That is why we take a proactive approach to warranty work or any potential post-construction issues. We will periodically visit with the maintenance staff to develop an open line of communication. This promotes early detection of any issues that may come up, so they can be addressed promptly before they impact building operations or systems.

FCI will be accountable for all warranty claims per contract terms. At the end of the project, written warranties, as required by the specifications, will be given to the City of Grand Junction as specified within the contract. In addition to periodic post-construction communication and site visits, FCI schedules an 11-month walkthrough with you and your and staff, as appropriate, to identify any issues prior to warranty expiration.

Platte River Power Authority Office Campus, Fort Collins, CO



FCI served as CM/GC under a CMAR contract for this $41 million, 97,200 SF campus modernization completed in 2020, anchored by a new 55,000 SF headquarters building on PRPA's 17-acre campus. The work also included six new outbuildings and demolition of eight existing buildings, along with extensive site modifications impacting the Headquarters Building, Pool Car Garage, Communications Building, Warehouse, Substation Garage, Maintenance Facility, Truck Wash, and Fleet Parking Garages. Construction was executed while maintaining full on-site operations and coordinating around live underground low-voltage lines supporting systems for four Northern Colorado municipalities, local hospitals, and Level 3 and Comcast communications. The team also relocated an active on-site well and irrigation pond. Designed to achieve LEED Silver, the project ultimately tracked sufficient points to earn LEED Gold certification.

References

Name, Title, Company	Kirsten Ambruster Project Engineer City of Grand Junction	
Phone #, Email	(970) 244-1421, kirstena@gjcity.org	
Project Name	Grand Junction Fire Station No. 3, No. 6, & No. 7, Grand Junction Community Recreation Center	

Name, Title, Company	Dan Adams Senior Project Manager Mesa County	
Phone #, Email	(970) 986-7864, dan.adams@mesacounty.us	
Project Name	Mesa County Clifton ECE & Community Center / 20+ projects	

Name, Title, Company	Michelle Boisvenue-Fox Library Director Mesa County Public Library	
Phone #, Email	(970) 683-2424, mboisvenuefox@mcpld.org	
Project Name	Mesa County Public Library Clifton Branch	

Name, Title, Company	Jim Scheid Public Works Director City of Montrose	
Phone #, Email	(970) 240-1481 jscheid@ci.montrose.co.us	
Project Name	City Hall Relocation & Renovation New Public Works Facility	

Name, Title, Company	Eddie Mort Coordinance, Maintenance, & Operations Mesa County Valley School District 51	
Phone #, Email	(970) 254-5100 eddie.mort@d51schools.com	
Project Name	27+ projects	

Name, Title, Company	Angela Padalecki Executive Director Grand Junction Regional Airport	
Phone #, Email	(970) 244-9100 apadalecki@gjairport.com	
Project Name	14+ projects	

Mesa County Clifton Community Center & Mesa County Library | Grand Junction, CO

Type Of Project
New Construction

Project SF
45,300 | 22,000

Completion Year
2024

Delivery Method
CM/GC

Contract Values
SD: $28,000,000 / $7,100,000
DD: $28,000,000 / $7,100,000
GMP: $27,999,759 / $6,947,390
Final Construction: $28,031,233 / $7,329,729

Owners
Dan Adams, Senior Project Manager, Mesa County
970-986-7864
dan.adams@mesacounty.us

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

Architect
Edward Buglewicz
RDG Planning & Design
(402) 392-0133
Paul Leasure, Senior Associate
RATIO
(303) 607-0040

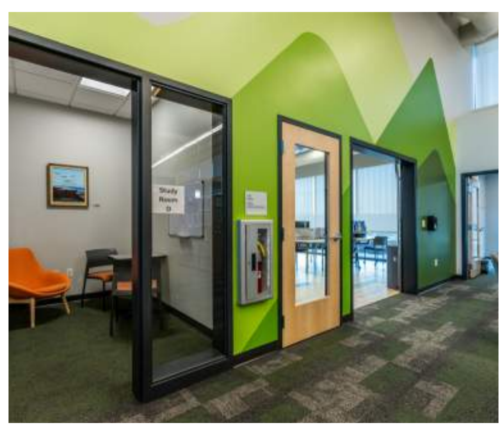
Similar Staff
Brady Blackmer, Project Manager, Pat Hutchsion, Superintenent (Clifton Library), Bryan Baughman, Precon Manager

Clifton Community Center

FCI was the CM/GC for this recently completed 45,300 SF building constructed on 14 acre “Clifton Campus” site. This campus is also home to the Clifton Library project also constructed by FCI. The Mesa County ECE project consists of an early childhood education area, early childhood training spaces, and a community hall for the Clifton community. Interior educational spaces for the ECE include preschool, infant/toddler, school age, and flex classrooms. Interior spaces for the community center include a computer lab, meeting rooms, after-school room, prep kitchen, and gym. There is also an administration/office area for the faculty. The exterior of the building is brick and metal panels. Exterior improvements for the project consist of several playground areas, artificial turf play areas, outdoor restroom facility, a community event space, community commons area, and a pavilion stage for live performances.

Mesa County Clifton Library

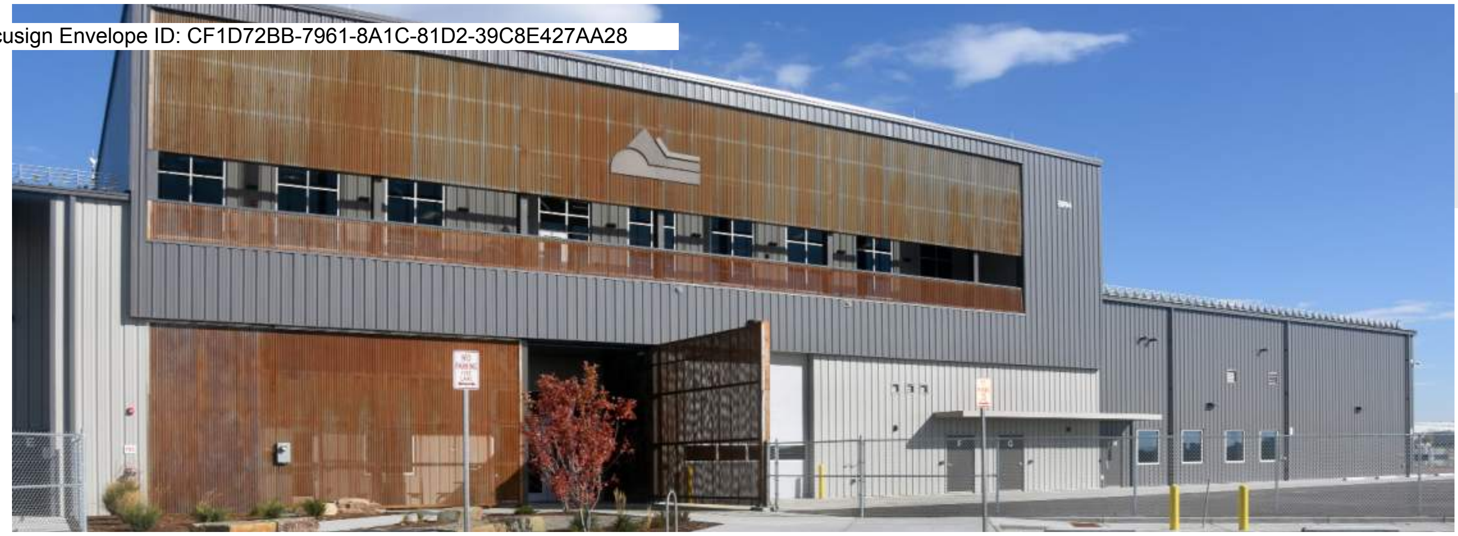
FCI was the CM/GC for this new branch for the Mesa County Library District, located in Clifton, CO. The new building is a one-story, 18,250 SF structure. The new building includes traditional library spaces, plus a multi-purpose space for the community and Adult Learning Center (ALC) area that consists of classrooms, offices, and study rooms to facilitate adult learning needs. The exterior facade of the building was made up of stone and stucco. This Library was constructed on the newly built Clifton Campus, which is a approximately 20 acre campus that also includes the new Mesa County Early Childhood Education Center and Community Center, also built by FCI.



City of Grand Junction Fire Stations
Grand Junction, CO

Project	Completion Year	Delivery Method	Original Contract Value	Final Contract Value	Architect	Similar Team Members
City of Grand Junction Orchard Mesa Fire Station	2016	CM/GC	$2,508,877	$2,508,877	Chamberlin Architects Jonathan West (970) 242-6804 jwest@chamberlinarchi-tects.com	N/A
City of Grand Junction Fire Station No. 6	2020	CM/GC	$3,859,859	$3,859,859	Chamberlin Architects Jonathan West (970) 242-6804 jwest@chamberlinarchi-tects.com	N/A
City of Grand Junction Fire Station No. 8	2022	CM/GC	$5,198,688	$5,198,688	BG+co John Potter (970) 242-1058 jpotter@bgco.com	Pat Hutchison Marc Litzen
City of Grand Junction Fire Station No. 3 Replacement	2022	CM/GC	$4,570,069	Final - $4,566,563	BG+co Peter Icenogle (970) 778-3439 picenogle@bgco.com	Marc Litzen
City of Grand Junction Fire Station No. 7	2025	CM/GC	$7,000,986	- Final - $6,588,915	BG+co Leul Yoseph (970) 368-4306 lyoseph@bgco.com	Pat Hutchison Marc Litzen

Owner
Grand Junction Fire Department
Matt Carson
Battalion Chief
(970) 549-5871



Type Of Project
New construction

Project SF
52,500 SF

Completion Year
2024

Delivery Method
CM/GC

Final Contract Value
SD: N/A
DD: $28,630,058
GMP: $25,646,508
Final: $26,073,394

Change Orders - 26 for a total of $264,722 (Owner added scope)

Owner
Larimer County Facilities Management
Ken Cooper, Facilties Director
(970) 498-7310
ken.cooper@larimer.org

Architect
D2C Architects
Brian Duggan, AIA
(303) 952-4802
bduggan@d2carchitects.com

Similar Staff
N/A

Larimer County Fleet Campus
Loveland, CO

Project Description

Larimer County Fleet Services Campus consists of the development of a 30 Acre site located at the Airpark North development in Loveland, CO. The 52,500 SF pre-engineered metal building will include Public Works administration offices, conference rooms, storage spaces, parts rooms, light and heavy duty equipment service bays, equipment wash bay, covered equipment storage bays, uncovered equipment storage and staging areas, a fueling facility, the Road and Bridge Department administration and sign shop.

Type Of Project
New Construction

Project SF
100,000

Completion Year
2023

Delivery Method
CM/GC

Contract Values
SD: $32,063,756
DD: $34,497,016
GMP: $36,388,662
Final: $36,577,723

Change Orders - 2 for $189,061 (Owner added scope)

Owner
Adams County
Ranette Carlson, Project Manager
(720) 523-6924
RCarlson@adcogov.org

Architect
Stantec
Jonathan Flager
(303) 575-8554
jonathan.flager@stantec.com

Similar Staff
N/A

Adams County Fleet Maintenance Facility Commerce City, CO

Project Description

Construction of new vehicle fleet campus for Adams County's Public Works, totaling 100,000 SF plus associated sitework on 8.5 acres. Included demolition of existing campus. This project was completed in several phases. Phase 1 and 2 Challenges: working with an occupied existing site, buried debris, constructing a temporary 25 year storm pond that was not including in the original scope and footprint of the site and is in the location of the East covered parking facility. Phase 3 Challenges: efficient transfer of employees to the new facility in order to start demolition in a timely matter, unknown abatement duration if needed. Phase 4 Challenges: working on an occupied site and allowing access for all traffic. Phase 5 Challenges: working on an occupied site in the late winter completing site work.

Type Of Project
New construction

Project SF
123,900 SF

Completion Year
2027

Delivery Method
CM/GC

Contract Values
SD: $62,986,470
DD: $60,260,214
GMP: $59,377,668
Current: $59,185,128

Owner
City of Montrose
Jim Scheid
Public Works Director
(970) 240-1481
jscheid@ci.montrose.co.us

Architect
BG+co
Peter Icenogle, President
(970) 778-3439
picenogle@bgco.com

Stantec
Jonathan Flager
(303) 575-8554
jonathan.flager@stantec.com

Similar Staff
Bryan Baughman, Pre-Con Manager

City of Montrose Public Works
Montrose, CO

Project Description

FCI is currently serving as the CM/GC for the City of Montrose's new Public Works Facility a municipal operations campus designed to improve day-to-day service delivery, fleet readiness, and long-term maintenance capacity. The approximately $60M project includes pre-engineered metal building systems and purpose-built spaces such as fleet maintenance bays, a welding bay, parts storage, vehicle/equipment storage, administration and engineering offices, locker rooms, and staff support areas (including a break/lunch room and training space). Site improvements support efficient operations with stream-lined circulation for heavy vehicles, outdoor storage/material laydown, and infrastructure to support fleet fueling and maintenance activities. Throughout delivery, FCI partnered closely with City stakeholders and local trade partners to provide transparent budgeting, maintain schedule accountability, and deliver a durable facility tailored to the crews who keep Montrose running.

City of Grand Junction Recreation Center
Grand Junction, CO

Type Of Project
New construction

Project SF
106,000 SF

Completion Year
2026

Delivery Method
CM/GC

Contract Values
SD: $62,986,470
DD: $60,260,214
CD/GMP: $59,377,668
Current: $77,501,233

Owner
City of Grand Junction
Ken Sherbenou
Parks & Recreation Director
(970) 256-3866
kensh@gjcity.org

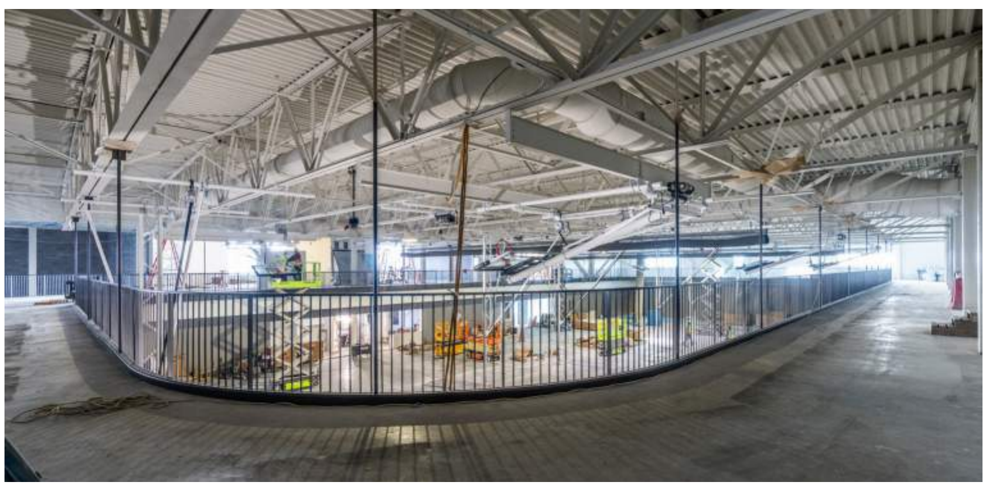
Kirsten Armbruster
Project Engineer
(970) 244-1421
kirstena@gjcity.org

Architect
Barker Rinker Seacat
Cory Wilkerson
(201) 704-4353

Similar Staff
Brady Blackmer, Sr. Project Manager, Bryan Baughman, Pre-Con Manager

Project Description

The new Community Center for the City of Grand Junction, currently in the construction phase, will be an 106,000 SF facility. The building will feature climbing wall, fitness rooms, lap pool, therapy pool, diving well, zero-depth pool, leisure pool and spa, locker rooms, community spaces, gym and basketball courts, child care center, workout areas, and welcoming entry and reception area. Elements of the outdoor construction include an overflow parking lot, a multipurpose turf field, a walkway to the field, outdoor fitness turf area, and a pavilion.



Bonding Letter

USI UNDERSTAND. SERVICE. INNOVATE.

April 20, 2026

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

RE: Bonding program FCI Constructors Inc
Project: Persigo Wastewater Treatment Plant-Administration/Maintenance Building
Budget: $16,000,000

Dear Duane Hoff, Jr.;

Our agency services the Surety Program for FCI Constructors, Inc. We are personally acquainted with Mr. Evan Walton, 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 CNA / Continental Casualty Company since 1991. Due to the strong financial strength of this organization we are willing to give consideration to projects in excess of $250,000,000 and an aggregate capacity in excess of $1,200,000,000. This is merely a working parameter and does not constitute maximum bond capacity. Continental Casualty 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 XV. Continental Casualty Company is also licensed to conduct business in all 50 states.

We understand that FCI Constructors, Inc. will be submitting a proposal to you on the above referenced project(s). The addition of your project(s) to FCI Constructors work program will not affect their bond capacity. Currently, FCI is utilizing around $700,000,000 of their bond capacity, leaving more than $500,000,000 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 a contract, 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,

GCL

Cory A. Clauss
Partner / Executive Vice President - Surety and Construction
USI Insurance Services
303-831-5218
cory.clauss@usi.com

COST/PRICING PROPOSAL FORM

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

Date: 5/5/2026

CM/GC Cost/Pricing proposal shall be based upon a $16,000,000 construction budget.

1. CM/GC Pre-Construction Services Fee $ 40,000
2. CM/GC Construction Services Fee (OH&P) 2.75 % $ 427,900
   (Provide both % and $)
3. General Conditions (Not-To-Exceed) $ 1,182,681

Total CM/GC Fee $ 1,650,581

Total CM/GC Fee Written:

one million, six hundred thousand, five hundred eighty one **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: FCI Constructors, Inc.

Authorized Signature:

Title: President/CEO

FCI Constructors, Inc.

Project: City of Grand Junction - Persigo Admin & Maintenance
Div. 1: GENERAL CONDITIONS

Original Design

DESCRIPTION	QUANTITY	UNIT	PRICE	MATERIAL	MATERIAL TAX	PRICE	EQUIP/SUB	PRICE	LABOR	TOTAL
PROJECT DIRECTOR	0.00	WK	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
PROJECT MANAGER	15.72	WK	$ -	$ -	$ -	$ -	$ -	$ 6,840.00	$ 107,510.44	$ 107,510
PROJECT SUPERINTENDENT	47.63	WK	$ -	$ -	$ -	$ -	$ -	$ 5,120.00	$ 243,865.60	$ 243,866
ASST SUPERINTENDENT	0.00	WK	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
PROJECT ENGINEER	47.63	WK	$ -	$ -	$ -	$ -	$ -	$ 4,080.00	$ 194,330.40	$ 194,330
PROJECT COORDINATOR	0.00	WK	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
INFORMATION TECHNOLOGY	11.00	MO	$ -	$ -	$ -	$ 1,500.00	$ 16,500.00	$ -	$ -	$ 16,500
COPIER	11.00	MO	$ -	$ -	$ -	$ 400.00	$ 4,400.00	$ -	$ -	$ 4,400
FIRST AID	11.00	MO	$ -	$ -	$ -	$ 350.00	$ 3,850.00	$ -	$ -	$ 3,850
OFFICE TRAILER	11.00	MO	$ 1,500.00	$ 16,500.00	$ -	MOB/DEMOB	$ 4,500.00	$ -	$ -	$ 21,000
STORAGE TRAILER	11.00	MO	$ 450.00	$ 4,950.00	$ -	MOB/DEMOB	$ 2,000.00	$ -	$ -	$ 6,950
CELL PHONE	11.00	MO	$ 300.00	$ 3,300.00	$ -	$ -	$ -	$ -	$ -	$ 3,300
TRAILER INTERNET & PHONE	11.00	MO	$ 300.00	$ 3,300.00	$ -	INSTALL	$ 2,000.00	$ -	$ -	$ 5,300
POSTAGE	11.00	MO	$ 100.00	$ 1,100.00	$ -	$ -	$ -	$ -	$ -	$ 1,100
TEMP TOILET	11.00	MO	$ -	$ -	$ -	$ 500.00	$ 5,500.00	$ -	$ -	$ 5,500
PROJECT SIGN	1.00	LS	$ -	$ -	$ -	$ 1,000.00	$ 1,000.00	$ -	$ -	$ 1,000
TEMP POWER	11.00	MO	$ 1,500.00	$ 16,500.00	$ -	$ -	$ -	$ -	$ -	$ 16,500
TEMP GAS	11.00	MO	$ 750.00	$ 8,250.00	$ -	$ -	$ -	$ -	$ -	$ 8,250
TEMP WATER	11.00	MO	$ 1,000.00	$ 11,000.00	$ -	$ -	$ -	$ -	$ -	$ 11,000
SAFETY	11.00	MO	$ 500.00	$ 5,500.00	$ -	$ -	$ -	$ 1,000.00	$ 11,000.00	$ 16,500
FIRE EXTINGUISHERS	11.00	MO	$ 300.00	$ 3,300.00	$ -	$ -	$ -	$ -	$ -	$ 3,300
CONSTRUCTION FENCING	11.00	MO	$ -	$ -	$ -	$ 1,000.00	$ 11,000.00	$ 400.00	$ 4,400.00	$ 15,400
PROJECT PHOTOS	1.00	LS	$ 2,500.00	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ 2,500
FINAL CLEAN	31,000.00	SF	$ 0.90	$ 27,900.00	$ -	$ -	$ -	$ -	$ -	$ 27,900
OFFICE SUPPLIES	11.00	MO	$ 200.00	$ 2,200.00	$ -	$ -	$ -	$ -	$ -	$ 2,200
REPROGRAPHICS - BLUEPRINTS- FCI	1.00	LS	$ 3,000.00	$ 3,000.00	$ -	$ -	$ -	$ -	$ -	$ 3,000
PICKUP RENT, FUEL, OIL	11.00	MO	$ 525.00	$ 5,775.00	$ -	$ 2,550.00	$ 28,050.00	$ -	$ -	$ 33,825
ALLOWANCES										
SITE CLEAN UP - STREET/ WALK/PARKING LOT/ TRASH	1.00	AL	$ -	$ -	$ -	$ 25,000.00	$ 25,000.00	$ -	$ -	$ 25,000
TEMP BUILDING HEAT	1.00	AL	$ -	$ -	$ -	$ 65,000.00	$ 65,000.00	$ -	$ -	$ 65,000
SNOW AND ICE REMOVAL	1.00	AL	$ -	$ -	$ -	$ 10,000.00	$ 10,000.00	$ -	$ -	$ 10,000
MISCELLANEOUS SMALL TOOLS	11.00	MO	$ 700.00	$ 7,700.00	$ -	$ -	$ -	$ -	$ -	$ 7,700
FEES & INSURANCES										
GENERAL LIABILITY	1.00	LS	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 192,000
PAYMENT & PERFORMANCE BOND	1.00	LS	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 104,000
BUILDER'S RISK	1.00	LS	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 24,000
PRECONSTRUCTION SERVICES FEE	1.00	LS	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 40,000
CM/GC CONSTRUCTION SERVICES FEE	1.00	LS	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 427,900
TOTALS				$ 122,775.00	$ -		$ 178,800.00		$ 561,106.44	**$ 1,650,581**

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