

EAGLE COUNTY, COLORADO
REQUEST FOR PROPOSALS
PRECONSTRUCTION AND CONSTRUCTION SERVICES
FOR
EDWARDS FREEDOM PARK GOVERNMENT SERVICES BUILDING
EDWARDS, COLORADO

Eagle County Government (“Eagle County”) is soliciting proposals from construction manager/general contractors for preconstruction services and construction services for the development of an approximately 19,500 square foot, two-story mixed-use facility, plus partial basement; and 20 residential modular units located on a portion of Tract C, Berry Creek/Miller Ranch PUD, Edwards, Colorado (the “Edwards Freedom Park GSB”, the “Facility” or the “Project”). The office space contained in the Facility shall be designed to the specifications of the following County departments: Public Health, Human Services, Sheriff, Clerk and Recorder and Voting Center. The Facility will include uncovered surface parking, with exception of the 4 covered residential parking spaces for use by the residential units.

The CM/GC’s services during the preconstruction services phase include, but are not limited to, cost estimating, value engineering, cash flow projections, scheduling, logistical planning, constructability analysis, bid package administration, bidding of trade contracts, and the submittal of a Guaranteed Maximum Price (“GMP”) proposal for the construction work (the “Preconstruction Services”).

The CM/GC's services during the construction services phase include, but are not limited to, construction management, administration, field supervision, coordinating subcontractors, maintaining quality, meeting schedules and providing the general conditions work for the Project (the “Construction Services”).

The evaluation of proposals in response to this RFP will include rates, hourly or otherwise including a “not to exceed” cost for Preconstruction Services, as set forth in more detail in the RFP Instructions to Proposers. Following evaluation of the proposals received by Eagle County in response to this RFP, the successful respondent will be given the first right to negotiate a Preconstruction Services agreement acceptable to Eagle County. In the event that an agreement satisfactory to Eagle County cannot be reached, Eagle County may enter into negotiations with one or more of the remaining respondents.

Final selection of a successful respondent will be based on an evaluation of factors including, but not limited to, general approach to the project, experience, schedule, fees, budget constraints, practices and procedures, familiarity with Eagle County, and legal issues.

The successful respondent shall commence work only after execution of an agreement acceptable to Eagle County, provision of the bonds required below, approval of insurance certificates and a notice to proceed is given by Eagle County.

The Schematic Site Plan for the Project is included as **Exhibit B**.

Proposals must be received via email by Kristin Degenhardt at kristin.degenhardt@eaglecounty.us, no later than 3:00 p.m. MST, on Tuesday, August 8th, 2023. Any proposal received after this time will be considered non-responsive and will not be considered. Proposals will be evaluated only from those firms that meet the minimum criteria as set forth in the complete Request for Proposals document.

The complete Request for Proposals document may be obtained on the Eagle County website at www.eaglecounty.us. Contact Kristin Degenhardt, Construction Manager, at kristin.degenhardt@eaglecounty.us or 970-328-3457 for further information.