

**NOTICE & ADVERTISEMENT FOR EXPRESSIONS OF INTEREST TO RECEIVE  
REQUEST FOR QUALIFICATIONS FOR  
CONSTRUCTION MANAGER/GENERAL CONTRACTOR SERVICES  
FOR THE  
THE NEW GUNNISON COUNTY LIBRARY FACILITY**

**Date of Issuance:** November 18, 2019

**Notice Published In:** The Daily Journal | The Gunnison Country Times | Crested Butte News |  
<https://www.gunnisoncountylibraries.org/> and <https://www.gunnisoncounty.org/Bids.aspx>

**1. GENERAL STATEMENT OF WORK:**

Gunnison County (Owner) via Gunnison County Library District Executive Director, Andrew Brookhart, seeks a Construction Manager/General Contractor (CM/GC) to provide complete CM/GC services for the construction delivery of the New Library Facility Building Project to be built in Gunnison, Colorado. It is the intent that the CM/GC will join the Owner and the Design team, led by the Project Architect, and with the assistance of the Owner's Project Consultant, during the Schematic Design Phase of the Project, and continuing through Pre-construction and Construction Phases. For the purposes of submitting your response to this advertisement and notice, assume this Project will have the following major components, ALL to be managed under Owner's contract with the CM/GC:

Collaborative, partnered participation with the Architect in the Preconstruction Phase of services including a heavy emphasis on, schematic and developmental design estimating and value engineering; leading to establishment of a Guaranteed Maximum Price for building site preparation and construction of a new, state-of-the-art County Library Building Facility, to include systems commissioning oversight.

The Project is to be designed and constructed to achieve an EUI of 25 through a combination of building envelope, ground geothermal heat exchange, and a 25-kilowatt solar array. The Project will be built upon a greenfield site in the City of Gunnison. Approximate construction cost to be \$6 million to \$8 million for a 13,000 to 14,000 square foot facility.

The Owner is planning to fund the Project via funds set aside, and other means. The CM/GC awarded this Project will be expected to begin its Pre-Construction Phase services in April, 2020, followed thereafter with the Construction Phase of the Project, commencing mobilization and site preparation, approximately in March, 2021.

The Responders to the subsequent RFQ demonstrating the best qualifications for the Knowledge, Skills & Abilities (KSA's) will be invited to respond to a future Request for Proposal (RFP) for this Project.

**2. REQUEST FOR QUALIFICATIONS:**

Response to this advertisement inquiry does not guarantee that the Owner, at the discretion of the Executive Director, will elect to issue the subsequent RFP to all respondents to this advertisement. Interested CM/GC firms must have an available bonding capacity for at least \$10 million through calendar year 2022 to be considered for receipt of the RFQ to be issued. The Request for Qualifications (RFQ) to be issued to respondents to this advertisement, will fully describe the selection process for CM/GC Services for the Project named above. It will be the Responder's responsibility to read, and acknowledge, in their response to the RFQ, any and all information requested in the RFQ and related Attachments. **Non-CM/GC firms should NOT respond to this advertisement inquiry.**

Responders to this advertisement who are subsequently issued and invited to respond to the RFQ will be asked to state their firm history, proposed business structure for this Project (*i.e. joint venture or association, if appropriate*), relevant experience relating to the Project, qualifications of proposed key staff, and methodology for meeting the Project criteria. The finalists from the RFQ Phase, as determined by the Owner, will be invited to submit a formal proposal through an RFP process to follow.

All firms participating in this Project must be licensed in the State of Colorado and have a production office located within a radius of 350 miles from Gunnison County. A firm not meeting this criteria must agree to establish a local office at its own expense, if awarded this Project, or associate itself with a firm so located.

Responders to this advertisement inquiry must be able demonstrate relevant project preconstruction and construction phase experience. Respondents to the RFQ must be able to demonstrate significant similar project pre-construction, design-supporting schematic and design developmental cost estimating, value engineering, scheduling and project delivery experience. Responders to the RFQ must demonstrate expertise working in the extreme cold winter construction conditions of Colorado mountain valley environments. Entities that cannot demonstrate the above, and especially those that do not specifically possess a high degree of professional experience in cost modeling, and the required value engineering and design-supporting cost estimating capabilities SHOULD NOT EXPRESS INTEREST.

ONLY firms that meet the above minimum requirements should respond to this advertisement as an expression of interest toward the possibility of subsequently submitting qualifications in subsequent response to the RFQ itself. **The solicitation is offered to Construction Manager/General Contractor firms ONLY and not to subcontractors, vendors, equipment suppliers, material suppliers or other specialty product supplier firms. In addition, non-CM/GC entities such as Owner Representative firms, Consultants, Project Controls Specialist firms, FF&E suppliers and others SHOULD NOT inquire about the Project in response to this advertisement and notice, nor request the RFQ.**

### **3. RESPONSE INFORMATION:**

To respond to this advertisement, contact the Executive Director of the Library District via email only at [drew@gunnisoncountylibraries.org](mailto:drew@gunnisoncountylibraries.org) to inform him of the nature and basis of your interest in seeking receipt of the subsequent RFQ. You may attach firm descriptive material of your choice. He will forward such requests so received from interested firms to the Board of Trustees for consideration, and, at the Owner's discretion, an electronic copy of the RFQ may be provided in response to such expression of interest. The Owner's decisions with regard to how many and/or which interested firms may be issued the subsequent RFQ shall be made at the discretion of the Executive Director in consultation with the Board of Trustees.

No inquiries from Owner's Representative firms, Management Consultants, Project Controls Specialist firms, FF&E Planners/Vendors, subcontractors, suppliers or other non-CM/GC entities will be acknowledged or answered, without exception.

It is currently anticipated that issuance of the subsequent RFQ will occur on or about November 22, 2019. Both printed and electronic copies of the Response to the RFQ itself will be required.

---END---