

**ADVERTISEMENT AND NOTICE OF INVITATION  
REQUEST FOR QUALIFICATIONS FOR  
CONSTRUCTION MANAGER/GENERAL CONTRACTOR SERVICES  
FOR THE  
NEW GUNNISON COUNTY, COLORADO COURTHOUSE PROJECT**

**Date of Issuance:** 19 July 2013

**Notice of Publication Dates:** \_\_\_\_\_ 2013

**Notice Published In:** The Daily Journal & The Gunnison Country Times

**1. GENERAL STATEMENT OF WORK:**

Gunnison County (Owner) seeks a Construction Manager/General Contractor (CM/GC) to provide complete Construction Management and General Contracting services for the Replacement of the Gunnison County, Colorado Courthouse Building Facility Project. It is the intent that the CM/GC will join the Owner and the Design team, led by the Project Architect, during the Schematic Design Phase of the Project, and continuing through Pre-construction and Construction Phases. For the purposes of submitting your response, 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 cost modeling, conceptual, schematic and developmental design estimating; abatement of any Hazardous Materials in the Existing Courthouse Building prior to its demolition; followed by Demolition of the Existing Courthouse Building, with subsequent Limited Partial Reconstructive Renovation of the circa 1881 Original Historic Building element, and construction of a new, state-of-the-art County Courthouse & Administrative Office Building Facility incorporating the renovated 1881 historic building element; and all related site development.

The Project may be planned, designed, specified for a Leadership in Environmental and Energy Design (LEED®) designation to be determined throughout the design phase.

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:**

This Request for Qualifications (RFQ) is issued to provide the selection process for CM/GC Services for the Project named above. It is the Responder's responsibility to read, and acknowledge in your response, any and all information contained in the RFQ and related Attachments. Non-CM/GC firms should NOT respond to this inquiry. Interested CM/GC firms must have an available bonding capacity for at least \$13 million through calendar year 2015 to be considered for receipt of the RFQ.

Responders submitting a response to the RFQ will be asked, at a minimum, to state their firm history, 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 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 300 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 shall demonstrate relevant project preconstruction and construction phase experience and project management experience related to the building project type. Respondents must demonstrate significant similar project pre-construction, cost-modeling, design-supporting conceptual cost estimating, scheduling and project delivery experience to include management of hazardous materials abatement and building demolition as well as renovation and new building construction delivery. As well, 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 the required cost-modeling and design-supporting conceptual cost estimating capabilities required **SHOULD NOT EXPRESS INTEREST.**

The Owner is planning to fund the Project via funds set aside, the sale of Certificates of Participation, and to pursue grant funding. The CM/GC awarded this Project will be expected to begin the Construction Phase of the Project, commencing with hazardous materials abatement, approximately in January, 2014, followed thereafter by building demolition and new construction.

ONLY firms that meet the above minimum requirements should respond to this advertisement for expressions of interest, and subsequently submit qualifications, in response to the RFQ itself and not in response to this advertisement. **The solicitation is offered to Construction Manager/General Contractor firms ONLY and not to abatement and/or demolition contractors subcontractors, vendors, equipment suppliers, material suppliers or other specialty product supplier firms. In addition, non-CM/GC entities such as Owner Representative firms, 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 request the complete RFQ and detailed response information, contact the Owner's Project Consultant, MJM Project Consulting, LLC via email only at [emjem@comcast.net](mailto:emjem@comcast.net) to inform him of your interest in the RFQ. He will forward such requests so received from interested firms to the Owner, and, at the Owner's discretion, and an electronic copy of the RFQ will be provided in response to such expressions of interest.

No inquiries from Owner's Representative firms, 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 responses to the RFQ shall be due no later than 2:00 p.m. MDT on Thursday, 15 August 2013 after first issuance of the RFQ no later than Thursday 1 August, 2013. Both printed and electronic copies of the Response will be required.

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