

# ***REQUEST FOR QUALIFICATIONS & PROPOSAL (RFQ/P)***

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## **FOR PROFESSIONAL SERVICES**



Request for Qualifications & Proposal for Professional Services  
**CONSTRUCTION MANAGER / GENERAL CONTRACTOR**  
For the New Montrose Public Safety Complex Project  
City of Montrose and Montrose Police Department

**ADDENDUM #1**  
**May 21<sup>st</sup>, 2020**

Provided by: **DYNAMIC PROGRAM MANAGEMENT**



## Request for Qualifications & Proposal – Addendum #1

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### A. Procurement Schedule Remaining

<b>RFQ/P Responses due by 2:00 PM</b>	<b>6.1.2020</b>
Interview Invitations sent to Short-Listed Candidates	6.4.2020
<b>Interviews (<i>Virtual Format</i>)</b>	<b>6.10.2020</b>
Candidates Notified of Selection	6.11.2020
<b>Contract Accepted by City Council</b>	<b>7.7.2020</b>
<b>Construction Commences</b>	<b>January 2021</b>
<b>Construction Complete</b>	<b>September 2022</b>

### B. Documents Issued to Date

- a. Montrose Public Safety Complex CM/GC RFQP

### C. Documents Issued with This Addendum

- a. Montrose Public Safety Complex CM/GC RFQP – Addendum #1
- b. Montrose Public Safety Complex - Clarification Q & A
- c. Montrose Public Safety Complex – Preliminary Schedule (*Subject to Change*)

### D. General Conditions (to be requested of Candidates invited to interview, included here for reference in response to Candidate question) – *Subject to Change*

General conditions shall be provided as a lump sum that shall be treated as a GMP within the GMP for the scope of the work of the project. General conditions as a lump sum are intended to cover any costs the CM/GC would expect to spend for general conditions on a project of this size, location and scope and the lists below are not intended to be exhaustive.

General conditions shall include the cost of staff defined below that would be normally charged to the project for the phases immediately following pre-construction through closeout and warranty:

- Project Manager(s)
- Project Engineer(s)
- Project Superintendent(s)
- M/E Coordinator
- Field Supervision
- Field Coordination
- General Foreman
- Quality Control
- Safety Coordination
- Trade Coordination
- Clerical/Secretarial

- Project Coordination
- Estimating / Cost Engineering

The fee for General Conditions shall also cover the cost of equipment, field office, tools, hauling, material, and everything listed below (if necessary) required for the CM/GC firm during the construction and closeout phases:

- Office equipment
- Printing/reproduction
- 3D programming, modeling, and BIM
- Procore or other file management software
- Phones/phone lines including mobile and land lines
- Radios
- Fuel/Maintenance
- Substance abuse testing
- Background checks
- Moving and subsistence
- Travel from home office
- Construction and project signage
- Temporary Walkways, Drives, and Parking
- Progress photos and videos
- Temporary office
- Postage/delivery
- Internet service
- Vehicles/vehicle expenses and/or rental
- Submittals
- Jobsite dumpsters and disposal fees
- Office furniture
- Drinking water
- Small tools
- Forklift for loading/unloading of miscellaneous materials
- Loading & unloading of miscellaneous materials
- Jobsite cleanup (excludes final cleanup)
- Office supplies
- Office clean-up
- Temporary toilets/sinks
- First aid supplies
- IT equipment such as computers, laptops, and tablets; and software including MS office suite, scheduling, pdf editing, and subcontractor pay applications (Textura or similar).
- On site printers and copiers
- Material handling
- Temporary construction fence
- On site storage for CM/GC
- Safety equipment
- Fire extinguishers
- Safety barrier / safety warnings / safety handrails
- Temporary water, including distribution and utility charges
- Temporary power
- Temporary heat for trailer

- Drafting and detailing
- As-built drawings

### E. Acknowledgement in Receipt of Addendum

FIRM NAME: \_\_\_\_\_

BY:(*Printed*) \_\_\_\_\_

BY:(*Signature*) \_\_\_\_\_ TITLE: \_\_\_\_\_

Note: A signed acknowledgement in receipt of this addendum **MUST** be included with your Qualifications Package.

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**End – Addendum #1**

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## Montrose Public Safety Complex

### Clarification Q & A

Question Number	Question	Response
1	On page 6 under 4. Similar Project Experience, you request us to indicate the General Contractor Contact Information. Since we are the GC on our projects, would you like us to include the Architecture Firm Contact Information?	Yes, please include the Architecture Firm Contact Info
2	Can you provide more schedule information?	Yes, please see attached schedule. It represents the current plan, but is subject to change.
3	Can you let us know what items you expect to be in the general conditions matrix, what items you expect identified as cost(s) of the specific work activities, and other general guidelines we'll need to follow if we're among those short-listed?	Please reference the General Conditions included in Clarification #1 Section D. This information will be required with the Interview Invitation for the shortlisted candidates, but <b>is not required for the qualifications response.</b>
4	<u>Concerning the auxiliary police building:</u>	The design is still in the Schematic stage, the selected candidate will be part of determining the square footage, layout, and use of each space
4a	What is the approximate square footage of the building?	
4b	What will be the building's intended use?	
4c	Is it single story?	
4d	If multi-story, how many floors	
4e	Is it to have a basement	
4f	Will there be a covered walkway, or some other type of connection between it and the new police operations building?	
5	<u>Concerning the new police operations building:</u>	The design is still in the Schematic stage, the selected candidate will be part of determining the square footage, layout, and use of each space. The new Police Operations Building will not be used for Detention.
5a	Is it to be single story, multi-story, and is it to have a basement?	
5b	How much of the approximate 27,000 SF building area is to be allocated to detention use?	
5c	Approximately how many SF of evidence storage space will there need to be?	
5d	Is there to be a sally port? If so, is the sally port's footprint included in the 27,000 sf area mentioned in the RFP?	
6	<u>Concerning both new buildings:</u>	The design is still in the Schematic stage, the selected candidate will be part of determining the square footage, layout, and use of each space. The City and Police Department intend to stay consistent with neighboring buildings as far as aesthetic design and materials. Sustainability Certifications are not to be pursued as part of this project, but the Owner expects and values highly efficient buildings.
6a	If schematic floor plans, rough space allocations, or similar works have been developed, can those be made available?	
6b	What's the initial preference for the materials to be used on the exterior of the buildings?	
6c	Are either, or both, or the buildings expected to be LEED certified upon completion? If so, to what level of LEED certification?	
7	What work, if any, at the current police building will be included in the scope of work for this Project?	TBD
8	Are there any restrictions on working hours or working days?	The project will comply with all local regulations.
9	Please define the "Owner's criteria" upon which we are to base background checks for internal personnel and subcontractors	TBD, will be determined through future discussions between the City's HR Department and the selected Construction Manager.
10	When does the City expect to select the Geo-tech engineering firm and the Architect/Engineering design professionals?	Please refer to the attached schedule for the current targeted dates for award.
11	My firm is interested in submitting on this project, but will need to assess whether or not this project will fit within our aggregate bonding capacity. Are you able to disclose the anticipated budget for this project?	\$10-\$13 million, depending on the upcoming design
12	Can you please confirm that there is a 20 +/- month construction schedule for the new 27,000 sf building? This duration appears to be extensive, could a shorter schedule be proposed as an option or is there underwriting requirements that are driving this duration?	Please refer to the attached schedule for the current targeted dates for construction. Startup and closeout activities were included in the RFQP "Procurement Schedule". The Owner is open to incorporating project schedule efficiencies if beneficial to the project. There are not underwriting requirements driving the duration.
13	Any additional details/requirements for the new complex that can be provided will help aid us in developing a schedule.	The design is still in the Schematic stage, this is all the information that is available at this time.

## City of Montrose - Public Safety Complex

ID	Task Mode	Name	Duration	Start	Finish	Half 2, 2020							Half 1, 2021							Half 2, 2021							Half 1, 2022							Half 2, 2022						
						A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O				
1	→	<b>City of Montrose - New Police Facility</b>	<b>750 days</b>	<b>Tue 11/5/19</b>	<b>Mon 9/19/22</b>																																			
2	✓ →	Successful Bond Vote	1 day	Tue 11/5/19	Tue 11/5/19																																			
3	→	<b>Team Procurement</b>	<b>523 days</b>	<b>Thu 1/30/20</b>	<b>Mon 1/31/22</b>																																			
4	→	<b>Owner's Representative Procurement</b>	<b>101 days</b>	<b>Thu 1/30/20</b>	<b>Thu 6/18/20</b>																																			
5	✓ →	Issue RFQ	19 days	Thu 1/30/20	Tue 2/25/20																																			
6	✓ →	RFQ/P Responses Due	0 days	Wed 2/19/20	Wed 2/19/20																																			
7	✓ →	Oral Interviews	1 day	Wed 2/26/20	Wed 2/26/20																																			
8	✓ →	Notification of Award	1 day	Thu 2/27/20	Thu 2/27/20																																			
9	✓ →	Notice to Proceed	0 days	Tue 3/17/20	Tue 3/17/20																																			
10	→	<b>General Contractor (CM/GC)</b>	<b>43 days</b>	<b>Tue 4/21/20</b>	<b>Thu 6/18/20</b>																																			
11	→	Assemble Selection Committee and Draft RF	5 days	Tue 4/21/20	Mon 4/27/20																																			
12	→	Release RFQP	0 days	Fri 5/8/20	Fri 5/8/20																																			
13	→	Candidates Prepare Submittals	17 days	Fri 5/8/20	Mon 6/1/20																																			
14	→	Submittals Due	0 days	Mon 6/1/20	Mon 6/1/20																																			
15	→	Selection Committee Review & Shortlist	3 days	Tue 6/2/20	Thu 6/4/20																																			
16	→	Contractor Team Interviews	1 day	Wed 6/10/20	Wed 6/10/20																																			
17	→	Notice of Award	1 day	Thu 6/11/20	Thu 6/11/20																																			
18	→	Notice to Proceed	5 days	Fri 6/12/20	Thu 6/18/20																																			
19	→	<b>Design Team Procurement - Arch of Record</b>	<b>48 days</b>	<b>Mon 5/11/20</b>	<b>Wed 7/15/20</b>																																			
20	→	Assemble Selection Committee and Draft RFQ	10 days	Mon 5/11/20	Thu 6/4/20																																			
21	→	Release RFQP	0 days	Thu 6/4/20	Thu 6/4/20																																			
22	→	Candidates Prepare Submittals	15 days	Fri 6/5/20	Thu 6/25/20																																			
23	→	Submittals Due	0 days	Thu 6/25/20	Thu 6/25/20																																			
24	→	Selection Committee Review & Shortlist	5 days	Fri 6/26/20	Thu 7/2/20																																			

Critical		Summary		Manual Task		Start-only	[
Task		Project Summary		Manual Summary Rollup		Finish-only	]
Milestone		Rolled Up Critical		Manual Summary		Progress	



