

REQUEST FOR PROPOSALS (RFP)
CONSTRUCTION MANAGER/GENERAL CONTRACTOR SERVICES

Summit Fire & EMS Fire Protection District

New Silverthorne Fire Station
A Public Works Construction Project

Addendum No. 1

February 13, 2023

REQUEST FOR PROPOSALS

CONSTRUCTION MANAGER/GENERAL CONTRACTOR SERVICES

Addendum No. 1

Notice is given to all potential proposers that this Addendum is hereby issued and shall be considered for all purposes and shall be made a part of the RFP. The following corrections and/or changes, for the referenced project, should replace or supplement the previous information in the RFP. Confirm receipt of this Addendum in your proposal.

Changes/Clarifications:

- Replace *Section IV - PRE-CONSTRUCTION FEE AND GUARANTEED MAXIMUM PRICE* – Paragraph 1 with the following:

The Contractor's proposal shall include the following related to pre-construction services and construction phase services:

1. *Pre-construction services: A fixed fee for its pre-construction services.*
2. *Construction Phase Services:*
 - a. *A good faith construction cost estimate based on the Plans and Narrative provided with the RFP along with any assumptions and/or exclusions used in the development this estimate.*
 - b. *Construction phase rates listed as separate line items, including:*
 - *Contingencies, CM/GC's Fee stated as a percentage of the estimated Cost of the Work, and the cost of the Performance and Payment Bond(s) in an amount equal to the estimated total costs to construct the Project*
 - *General Conditions*
 - *Builders Risk*

The Fire District reserves the right to negotiate a cost adjustment based on scope clarifications subsequent to the selection and prior to execution of the contract.

The remaining paragraphs for Section IV shall remain.

- The Fire District is planning to utilize a modified version of the AIA A133 agreement between Owner and Construction Manager – General Contractor.

Questions:

- Question 1: Do you have a timeline for the project?
Answer: Please see the attached preliminary project schedule. Please note that this schedule is preliminary in nature and subject to change. The schedule is provided to assist proposers in their scheduling and estimating. The Fire District has the right to negotiate and adjust the schedule during the duration of the project. The schedule reflects the anticipated acceptance of a building permit. The selected CM/GC shall prepare a proposed GMP based on the final approved permit documents and commence work upon the CM/GC and the Fire District executing a GMP Amendment and the issuance of the Notice to Proceed.
- Question 2: Will you have an Owner's Representative working with the Fire District?
Answer: No, the Fire District does not plan to hire an Owner's Representative for the project.

Silverthorne Fire Station

PROJECT SCHEDULE (Pre-Construction Phase)

ID	Task Name	Duration	Start	Qtr 1, 2023	Qtr 2, 2023	Qtr 3, 2023	Qtr 4, 2023	Qtr 1, 2024	
1	Silverthorne Fire Station (Preconstruction Phase)	220 days	Mon 2/20/23						
2	Notice to proceed	0 days	Mon 2/20/23						
3	Planning Submittal	101 days	Tue 2/21/23						
4	New Survey	3 wks	Tue 2/21/23						
5	Update Geotechnical	3 wks	Tue 2/21/23						
6	Finalize Plans from SD package	2 wks	Tue 2/21/23						
7	Prepare Planning Submittal	6 wks	Tue 3/7/23						
8	Submit to Planning	0 days	Mon 4/17/23						
9	Planning Department Review	4 wks	Tue 4/18/23						
10	Receive and Review Comments	1 wk	Tue 5/16/23						
11	Revise Drawings and Documents per Comments	2 wks	Tue 5/23/23						
12	Planning Resubmittal	1 day	Tue 6/6/23						
13	Planning Department Review	5 wks	Wed 6/7/23						
14	Planning Approval	0 days	Tue 7/11/23						
15	Design Development	55 days	Tue 4/18/23						
16	Preparation of Design Development	11 wks	Tue 4/18/23						
17	Construction Documents	40 days	Tue 7/4/23						
18	Preparation of Construction Drawings	2 mons	Tue 7/4/23						
19	Preparation of Specifications	40 days	Tue 7/4/23						
20	Construction Documents Review	0 days	Mon 8/28/23						
21	Final Construction Documents	10 days	Tue 8/29/23						
22	Incorporate Review Comments	2 wks	Tue 8/29/23						
23	Building Permit Submittal (90% CD)	0 days	Mon 9/11/23						
24	Permitting	74 days	Tue 9/12/23						
25	Building Permit Review	4 wks	Tue 9/12/23						
26	Receive Building Permit Comment	0 days	Mon 10/9/23						
27	Prepare Resubmittal	2 wks	Tue 10/10/23						
28	2nd Resubmittal	0 days	Mon 10/23/23						
29	2nd Review	4 wks	Tue 10/24/23						
30	Prepare 2nd Resubmittal	1 wk	Tue 11/21/23						
31	2nd Resubmittal Review	3 wks	Tue 11/28/23						
32	Receive Building Permit	0 days	Fri 12/22/23						

