

## **CITY OF MCCALL PUBLIC LIBRARY**

### **CONSTRUCTION MANAGER/ GENERAL CONTRACTOR REQUEST FOR PROPOSAL**

#### **1) Introduction**

The City of McCall Public Library is soliciting Proposals for a Construction Manager/ General Contractor (CM/GC) for construction of a new Library. The intent of the CM/GC approach is to bring a qualified contractor on board to assist in pre-construction coordination of design with the McCall Library Building Expansion Committee and with the Project Architect, Humphries-Poli, of Denver Colorado.

#### **2) Project Description**

The new McCall Public Library will consist of an approximately 12,000 square foot structure constructed directly to the North of and attached to the existing Library. The design, materials, and systems of the new Library are yet to be determined. A capital campaign is currently underway with the goal of raising \$3 million dollars towards the project. A Bond Election is tentatively proposed for May, 2020 to raise the remaining required funds required for completion of the Library.

#### **3) Services to be performed by the CM/GC**

The services to the City of McCall performed by the CM/GC are to be in three phases. The Owner may elect to abandon the project between phases one and two, or between phases two and three.

Phase One- Assist the Owner's representatives and the Architect with Schematic Design of the proposed Library. Assist in value engineering for the Project. Provide input on site constraints, spatial relationships, system options, and material selections. Develop a realistic cost projection and contingency for the project.

Phase Two- Assist the Owner's representatives and the Architect with Design Development for the proposed Library. Assist in value engineering for the Project. Help develop Drawings and Specifications for materials, systems, and furnishings for the proposed Library sufficient to, in conjunction with several add and deduct alternatives, establish a Guaranteed Maximum Price (GMP) for the project in preparation for a May, 2020 Bond Election.

Phase Three-Upon a successful outcome of the May 2020 Bond Election, prepare necessary bidding information and pre-qualification criteria for bidders. Define any self-performing work. Receive and award subcontractor bids. Provide and maintain a Construction Schedule. Provide and maintain a Schedule of Values. Schedule and conduct weekly progress meetings. Supervise the Work and provide

a full-time Project Superintendent. Coordinate the Work with the Owner and Architect to complete the Project in accordance with the Contract Documents and the Owner's objectives of cost, time and quality. Provide the Owner with post construction services, including but not limited to, operations and maintenance training and warranty inspections for the Project.

#### **4) Timeline**

- A) RFP posted and mailed to pre-selected Candidates – February 15, 2019
- B) RFP Submittals due – 5 PM, March 4, 2019
- C) Candidate Interviews announced – March 7, 2019
- D) Interviews in McCall – to be scheduled
- E) Anticipated Award and contract negotiations – April 2019
- F) Anticipated start of Pre-Construction Services – Summer 2019

#### **5) RFP Submittal format**

To be considered for the role of the CM/GC for the McCall Library Project, submit the below requested information by the Submittals due date in PDF format to Meg Lojek, McCall City Librarian, at [mlojek@mccall.id.us](mailto:mlojek@mccall.id.us).

Firm Name and Address.

Primary Point of Contact.

Number of years in operation.

A list of key personnel with resumes.

A Statement of Qualifications. (1 page)

A list of 5 CM/GC projects including at least 2 of similar size and scope. Include references and contact information for these projects.

Briefly explain your firm's approach to cost estimating and value engineering.

Explain any experience working with a nonprofit organization, government entity, or a committee as Owner's representative.

Review any experience you have with keeping projects in compliance with the Davis-Bacon Act and the Americans with Disabilities Act.

Fee proposal- Explain how your fee would be calculated and estimate your fee for Phase 1, Phase 2, and Phase 3 of the Project including General Conditions.

## **6) Insurance**

During the construction phase of the Project, the Contractor at its expense shall maintain with an insurance company authorized to do business in the State of Idaho, insurance coverage of the kind and in the amounts as follows:

Liability. Contractor shall maintain a comprehensive liability policy for the benefit of the Contractor and the City in the sum of \$1,000,000.00 single limit coverage.

Workers Compensation. Contractor will provide and maintain, for all employees engaged in work on this Project, Workers' Compensation insurance as required by I.C. 72-301.

Contractors Risk of Loss Insurance. Contractor shall maintain for the benefit of itself, the City, Contractors subcontractors, suppliers, and any other interested persons for damage or destruction to the Project, construction materials, and equipment, regardless of how or when such damage occurs. The amount required shall not be less than the replacement cost of the items covered.

## **7) Bonding**

The Contractor shall, during the construction phase of the Project, furnish a performance bond equal to 100% of the Contract Price as required by Idaho Code 54-1926.

The Contractor shall, during the construction phase of the Project, furnish a payment bond equal to 100% of the contract solely for the protection of persons supplying labor or materials, or renting, leasing, or otherwise supplying equipment to the Contractor.

## **8) Questions**

Please direct all questions regarding this RFP, in writing, to Meg Lojek [mlojek@mccall.id.us](mailto:mlojek@mccall.id.us).

## **9) Attachments**

December 2016 Conceptual Plan

**End of RFP**