

Request for Proposals

CM/GC Services

For

Grand River Hospital District

Medical Office Building Addition, Emergency Department Addition/Renovation, and Renovation of the Third Floor for Administrative Services

Grand River Hospital District, a quasi-municipal corporation and political subdivision of the State of Colorado d/b/a Grand River Health (Owner or District), invites interested firms to submit a proposal for performance of Construction Manager/General Contractor (CM/GC) services for the construction of a new 45,000 BGSF Medical Office Building, a 3,200 BGSF Emergency Addition with approximately 1,500 DGSF of renovation, and the build-out of approximately 10,000 DGSF of shelled space for Administrative Services on the third floor above an occupied patient care unit. This project is made possible by funding from a bond initiative passed in November 2025 by the District voters.

PROJECT DESCRIPTION

The project is located at the main campus of the Hospital District at 501 Airport Road, Rifle, Colorado. The project will involve multiple construction activities occurring in several phases on an active hospital campus. The selected CM/GC will be required to plan and coordinate the work to ensure the hospital remains operational at all times and to minimize disruption to patients, staff, visitors, and critical hospital functions. The Project consists of the following:

Medical Office Building Expansion:

The new 45,000 BGSF on the corner of Airport Road and Megan Avenue will become the new beacon for the campus. The project will include the site development and construction of the building that will house adult and pediatric physical therapy, a therapy pool, Orthopedic Clinic, Registration, Building Support Spaces, MEPT spaces and shell space.

Emergency Department:

The expansion of the Emergency Department is anticipated to include a 3,200 BGSF building addition, associated site improvements, and the renovation of approximately 1,500 DGSF of existing space. The CM/GC should anticipate the possibility that existing finishes within the Emergency Department may be updated as part of the project scope; however, the extent of such finish upgrades has not been finalized at this stage of project development.



Administrative Services:

The third floor of the Acute Care Addition completed in 2021 is currently a shelled space located directly above an occupied patient unit. The scope of this work will involve the build-out of approximately 10,000 DGSF of this space for administrative services.

PROJECT TEAM

The CM/GC selected will be an integral part of the project team, currently comprised of the following key members:

- Grand River Hospital District
 - Steering Committee
 - Construction Management Team
 - Site Specific User Group / Project Management Teams
- Davis Partnership Architects – Architectural, Interior and Landscape Design Team
- Cator Ruma Associates – MEP and Low Voltage Engineering
- JVA – Structural Engineering
- Landmark – Civil Engineering
- SGM - Commissioning Agent

AGREEMENT

The Agreement between Owner and CM/GC shall be based on AIA Document A133 (2019) – Standard Form of Agreement between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price, and AIA Document A201 (2017) – General Conditions of the Contract for Construction; together with amendments mutually agreed upon by both Owner and CM/GC. The Agreement will be structured to reflect the project phasing.

BOND

A payment / performance / warranty bond in the amount of the Guaranteed Maximum Price will be required prior to the commencement of construction.

SCOPE OF SERVICES

The CM/GC shall provide leadership, active participation, and assistance to the Owner throughout all phases of the Project, including design, preconstruction, construction, and closeout. In addition to the requirements set forth in the Agreement, the CM/GC's scope of services will generally include, but not be limited to, the following:

General:

- Attend and actively participate in regular meetings with the Owner and Design Team during all phases of design and construction. It is anticipated that these meetings will occur approximately every three (3) weeks.
- Support and promote the use of local labor, subcontractors, and resources whenever feasible.



Preconstruction Services:

The CM/GC shall provide preconstruction services beginning upon selection and continuing through completion of the design phase. These services shall include collaboration with the Owner and Project Team to support cost control, constructability, and efficient project delivery.

Preconstruction services shall include, but not be limited to, the following:

- Participate in design meetings and provide input during schematic design, design development, and construction document phases.
- Provide constructability reviews and recommendations to improve the efficiency, safety, and feasibility of the proposed design.
- Prepare and update project cost estimates at key design milestones and provide recommendations for maintaining the project within the established budget.
- Assist the Owner and Project Team with value engineering and cost-control strategies where appropriate.
- Provide scheduling input during design and develop a preliminary construction schedule that reflects project phasing and operational constraints.
- Evaluate construction phasing and logistics to ensure that hospital operations can continue with minimal disruption during construction.
- Provide recommendations regarding procurement strategies, long-lead materials, and subcontractor bid packaging.
- Assist the Owner in identifying opportunities for local subcontractor participation.
- Support development of the Guaranteed Maximum Price (GMP), including preparation of bid packages and coordination of subcontractor bidding.
- Identify potential risks, site constraints, and safety considerations and recommend mitigation strategies.

Construction Services:

- Manage and oversee all aspects of construction in accordance with the construction documents and specifications.
- Monitor and manage the construction budget and communicate budget status and updates to the project team on a regular basis.
- Maintain project records and documentation on behalf of the Owner, including meeting minutes, specifications, submittals, Requests for Information (RFIs), schedules, inspection reports, and as-built drawings.
- Prepare and submit pay applications in accordance with contract requirements and provide billing with detail by building site.
- Develop, maintain, and manage the project schedule and provide weekly schedule updates to the project team.
- Develop and maintain construction phasing and logistics plans that minimize disruption to hospital operations, including coordination of deliveries, staging areas, temporary utilities, and access routes.
- Obtain subcontractor bids and review with the Owner prior to selection.
- Provide the Owner with all available construction-related local expenditure data on a monthly basis.
- Maintain safe access for patients, staff, and visitors at all times. Construction staging, barriers, and temporary pathways must be designed to protect public safety and maintain compliance with accessibility requirements.



- Coordinate in advance with the Owner and the Project Team regarding any work that will occur within or may affect operations in existing buildings and any environmental precautions and patient safety measures related to any work performed in patient care or patient waiting areas (e.g., noise, vibration, and dust control). Prior to performing such work, the CM/GC shall provide a written report describing the work to be performed, the schedule, and the precautions being implemented. Written approval from the Owner must be obtained before work begins.
 - As noted above, Grand River Health will remain fully operational at both building sites throughout the construction period. As such, the CM/GC and any subcontractors, consultants and service providers who are on the job site at the direction of the CM/GC must be trained to understand the sensitive nature and sterile environment of a healthcare environment, including infection control and patient safety requirements.
- Complete an Infection Control Risk Assessment (ICRA) prior to permitting and again prior to any construction activities within clinical patient care areas. All personnel working on site must receive, or provide proof of receiving, an annual seasonal influenza vaccination.
- Comply with all applicable federal and state laws protecting patient health information. As a business associate of the Owner, the CM/GC will be required to execute and comply with a HIPAA Business Associate Agreement to be provided by the Owner.

Closeout Services:

- Conduct a final walkthrough with the Owner and provide operational training as required.
- Provide all warranties, owner's manuals, and complete as-built drawings.

QUALIFICATIONS

Respondents must meet the following minimum qualifications:

- Be authorized to conduct business in the State of Colorado.
- Possess and maintain all registrations, certifications, and licenses required to perform the services described in this RFP.
- Have maintained an office in Colorado and performed comparable services within the State for at least the past five (5) consecutive years.
- Demonstrate an established record of satisfactory performance on projects of similar scope and complexity.
- Demonstrate sufficient financial resources, equipment, personnel, and organizational capacity to successfully perform the work if awarded a contract.

SUBMITAL REQUIREMENTS FOR PROPOSAL

The entire proposal response shall not exceed twenty (20) pages, formatted for 8½ x 11-inch pages, except for the materials specifically excluded below. If 11 x 17-inch pages are included, each page will count as two (2) pages toward the total page limit.

Proposals must be submitted electronically in PDF format. The proposal must be organized into the categories listed below, and the PDF must include electronic bookmarks corresponding to each section to facilitate review.



The following materials will not count toward the page limit:

- Cover letter
- Table of contents
- Resumes of project team
- Proof of licensing, insurance, or bonding capacity
- Section dividers or bookmark pages
- Appendices (as explained below)

Proposal pages shall use a minimum 11-point font and minimum one-inch (1") margins on all sides. Formatting that appears intended to circumvent the page limitation may result in the proposal being deemed non-responsive or in excess pages not being reviewed.

Proposals must be self-contained within the submitted PDF document. Embedded hyperlinks to external content, cloud storage locations, or supplemental materials will not be reviewed or considered as part of the proposal unless expressly requested by the District. The District assumes no responsibility for accessing materials not included directly within the submitted proposal document.

The proposal must include the following:

- Cover Letter
 - The cover letter must be signed by an officer of the company and include a statement that the proposed CM/GC team members will remain assigned to the project for its duration.
 - Provide a short summary of why this Project is important to your team, listing up to three (3) reasons why your firm should be selected.
- Company Information:
 - Company description including history and a statement of qualifications.
 - A description of attributes, processes and experience that differentiates you from other respondents.
 - Volume of construction in number and dollar total over the last five (5) years, present and projected.
 - Volume of medical construction in number and dollar total over the last five (5) years.
 - A summary of any mediation, arbitration, litigation, claims, contract defaults, or terminations for cause within the past ten (10) years involving the Respondent, its parent or affiliated entities, or any proposed key project personnel, related to construction projects. The summary should include the project name, parties involved, nature of the dispute, and the current status or final resolution.
 - A current certificate of insurance outlining the Respondent's insurance coverages.
 - Respondent's safety record for the past five (5) years, including the Experience Modification Rate (EMR/MOD) for each year.
- Organization of Project Team:
 - Include list of current contracts and availability for this project.
 - Resumes for staff proposed to be assigned to this project. Core project team should include at a minimum: Project Estimator, Project Manager, Superintendent, Lead Project Engineer (list additional Superintendent and Engineer – if proposed for separate projects).



- Similar Experience:
 - Provide project descriptions of your three (3) most recent acute care hospitals completed in the last five (5) years indicating:
 - Building name and location
 - Building use and size
 - Owner and architect with current contact information
 - Scope of services provided.
 - Initial construction budget and final construction cost. Explain any variance that may have occurred.
 - Delivery method / contract format
 - Client references including current email and phone number.
 - Provide project descriptions of your three (3) most recent acute care healthcare projects completed on the Western Slope; include the same information as above.
- Processes /Systems /Methods:
 - Describe your firm’s philosophy and approach to the following (brevity is encouraged):
 - Conceptual, design development and final GMP cost estimating.
 - Project scheduling and schedule control.
 - Quality control and quality assurance.
 - Project management and oversight.
 - Project communication and coordination among the project team.
 - Ensuring compliance with all applicable State licensing requirements.
 - Providing design-phase assistance, including the advantages this approach may offer for this project.
- Project Schedule:
 - Provide a project completion schedule with key milestones noted based upon the following anticipated dates:

Medical Office Building Project Milestones:

Jan 2025 – Apr 2025	Predesign
Nov 2025 – Feb 2026	Schematic Design
Mar 2026	Enabling Design
Feb 2026 – May 2026	Design Development
May 2026 – Aug 2026	Construction Documents
Jun 2026	Enabling Construction Begins
Sep 2026 – Oct 2026	Permitting
Fall - 2026	Construction Begins

Emergency Department Project Milestones:

Jan 2026 – Feb 2026	Predesign
Feb 2026 – Apr 2026	Schematic Design
Apr 2018 – Jun 2026	Design Development
Jun 2026 – Sep 2026	Construction Documents
Sep 2026 – Mar 2027	Permitting
Spring - 2027	Construction begins



Administrative Renovation Milestones:

Nov 2025 – Dec 2025	Predesign
Dec 2025 – Feb 2026	Schematic Design
Feb 2026 – Mar 2026	Design Development
Mar 2026 – Apr 2026	Construction Documents
Apr 2026 – Oct 2026	Permitting
Fall - 2026	Construction begins

- Contract Documents:
 - Comments to the proposed Contract Documents circulated in connection with this RFP. Post-award comments to the Contract Documents not included in the Proposal shall not be considered.
- Legal Requirements:
 - Ability to post the required payment, performance, and warranty bonds for the work.
 - If Respondent will request or require a limitation of professional liability clause in the construction contract, notice must be provided in the Proposal.
- CM/GC Fees:
 - Respondents shall provide the following fee information:
 - Provide the proposed fee for CM/GC services expressed as a percentage of the construction cost for each of the following projects separately:
 - Medical Office Building
 - Emergency Department Addition and Renovation
 - Administrative Services Renovation
 - The CM/GC fee shall exclude General Conditions, contingency, and other reimbursable project costs, unless otherwise specifically identified.
 - Identify and describe any exclusions, assumptions, or clarifications related to the proposed fee that the Owner should understand at this stage of the project.
 - Provide a line-item breakdown of proposed General Conditions, including the titles or roles of personnel whose costs are anticipated to be included as part of the Cost of the Work.

Please note that the General Conditions will be reviewed and negotiated with the selected CM/GC during contract negotiations.



QUESTIONS

All questions concerning this RFP must be submitted in writing to the Owner's Representative, Trenton Hinze at Davis Partnership Architects, via e-mail by the deadline listed below. No questions will be answered verbally. A Mandatory Virtual Project Q&A with the Owner's Representative will also be conducted as stated below in the RFP Timeline. Proposers must contact the Owner's Representative, Trenton Hinze, for access to the virtual meeting invitation. Responses to all written questions, as well as clarifications provided during the Mandatory Virtual Project Q&A, will be circulated as an RFP Addendum via e-mail.

Trenton Hinze
Davis Partnership Architects
Trenton.Hinze@davispartnership.com

RFP TIMELINE

The dates listed below are provided for informational purposes only. The Owner reserves the right to modify this schedule at its discretion.

03/17/2026	Advertisement in <i>The Rifle Citizen Telegram</i>
03/17/2026	RFP Posted on GRHD Website
03/24/2026	Advertisement in <i>The Rifle Citizen Telegram</i>
03/25/2026	Mandatory Virtual Project Q&A 1:00 PM local time (MDT). <i>Contact Trenton Hinze for access to virtual invitation.</i>
03/31/2026	Questions submitted by 3:00 PM local time (MDT)
04/03/2026	Response to questions due to responders
04/08/2026	RFP response submission due
04/10/2026	CM/GC Shortlist announced
Week of 04/13/2026	In-person CM/GC interviews (if required)
04/24/2026	CM/GC Selection notification issued

CRITERIA FOR EVALUATING PROPOSALS

Proposals will be evaluated based on:

- The Respondent's qualifications, including
 - Whether there is a reasonable basis to conclude that the Respondent has enough technical expertise, resources, and experience to complete the project according to the plans and specifications in a good and workmanlike manner.
 - Whether there is a reasonable basis to conclude that the Respondent has the financial strength to successfully complete the project and cover any warranty obligations.
 - Whether there is a reasonable basis to conclude that the Respondent will likely complete the project within the budget and on schedule.
 - Whether there is a reasonable basis to conclude that the Respondent is suitable to work with and has a good professional reputation.
 - The overall strength of the Respondent and its perceived ability to perform the work.
- Proposed costs.
- Proposed schedule.
- Comments to any Contract Documents circulated in connection with this RFP.
- Responsiveness to this RFP.



- Any other criteria deemed material by the District.

The Owner may impose a numerical valuation system in order to weigh criteria and rank Proposals.

PROCEDURE FOR MAKING AWARD.

The Proposals are expected to be evaluated by the Owner's Representative and possibly Owner's staff, who will make a recommendation to the Owner's Board of Directors. The Owner reserves the right to hold multiple rounds of review with a limited group of Respondents. In the event the Owner's Board of Directors elects to accept a proposal, it shall accept in writing the proposal that, in its estimation, represents the *best value* to the Owner.

Proposals shall be binding on the Respondent and may not be withdrawn for a period of 60 days following the submission deadline.

The Owner reserves the right to act in its best interest and may terminate, modify or suspend the process, reject any or all proposals, modify the terms and conditions of this RFP and selection process and/or waive informalities of any submission.

Proposals are due no later than:

April 8, 2026, at 3:00pm local time (MDT), after which the proposals will be opened at a virtual meeting and made available to the public for viewing. Contact Trenton Hinze for access to the virtual meeting invitation.

Proposals must be submitted to the Owner's Representative, Trenton Hinze at Davis Partnership Architects, via e-mail at the address listed below with the following in the subject line: **"GRHD CM/GC RFP Response_<FIRM NAME>"**

Trenton Hinze, Project Manager
Davis Partnership Architects
Trenton.Hinze@davispartnership.com

Late submittals, submittals delivered to the wrong location, and submittals without the required designation in the subject line of the transmittal email will not be accepted. No compensation shall be paid for Proposals.

By submitting a proposal, the Respondent acknowledges that all materials submitted in response to this RFP are subject to the Colorado Open Records Act (CORA), § 24-72-200.1 *et seq.*, C.R.S., and may be disclosed in accordance with applicable law.

END OF REQUEST FOR PROPOSALS

