

**REQUEST FOR PROPOSAL
For
GENERAL CONTRACTOR
DELTA COUNTY JOINT SCHOOL
DISTRICT 50J**

DCSD GC RFP #041526

The Delta County School District invites qualified general contractors to submit a response to a Request for Proposal (RFP) for a General Contractor (GC). DELTA COUNTY JOINT SCHOOL DISTRICT 50J is seeking a skilled, professional, and dedicated firm for an upcoming project that includes building specific improvements for the demolition of the East Wing of Garnet Mesa Elementary located at 600 A Street, Delta, Colorado.

It is our expectation that the chosen firm will provide a detailed cost estimate and deconstruction plan with an abatement contractor for the project as specified.

SCHEDULED JOB WALK: May 1, 2026 at 1:00 p.m.

I. Terms & Conditions

A. General Terms and Conditions

1. **Purpose:** This RFP is seeking proposals from qualified general contractor firms to provide General Contractor (GC) services for the Deconstruction of the East Wing of Garnet Mesa Elementary. The Contractor shall employ the abatement work collaboratively with the engineering firm and DELTA COUNTY JOINT SCHOOL DISTRICT 50J.
2. **Interested Parties:** All interested firms are invited to submit a proposal in accordance with the terms, conditions, and specifications contained herein. An electronic version of this document can be accessed via email to Kathy Wilkens, Delta County School District, Facilities Department, kathy.wilkens@deltaschools.com
3. **Contact:** Questions and requests for clarifications regarding this RFP must be addressed, **in writing via email**, to **kathy.wilkens@deltaschools.com**, DELTA COUNTY JOINT SCHOOL DISTRICT 50J with the word "Clarification" identified in the subject area of the email. Questions and requests without this subject identification may be considered routine emails and may not be properly addressed.

All questions and requests for clarification will be responded to either in writing or by email to all proposers. Any responses by the DELTA COUNTY JOINT SCHOOL DISTRICT 50J that are considered to be a change in the terms, conditions, and specifications of this RFP, will be sent by written addendum. No communications of any kind may be considered a change to the terms, conditions, and specifications in this RFP unless received by the proposers via formal written addenda.

Kathy Wilkens, DELTA COUNTY JOINT SCHOOL DISTRICT 50J, is considered the sole point of contact regarding the project. No communication from any other source shall be considered by the proposer(s) as valid information regarding these terms, conditions, and specifications.

4. **Tax Exemption:** DELTA COUNTY JOINT SCHOOL DISTRICT 50J, as a local government entity, is exempt from sales and use taxes. Bidders shall inform all prospective subcontractors and suppliers from whom they expect to obtain services or supplies of the tax-exempt status of DELTA COUNTY JOINT SCHOOL DISTRICT 50J. Following the contract award, an exemption certificate will be furnished by DELTA COUNTY JOINT SCHOOL DISTRICT 50J if the contractor requests.
5. **Expenses:** The DELTA COUNTY JOINT SCHOOL DISTRICT 50J assumes no liability for payment of expenses incurred by proposers in the preparation and submission of proposals in response to this invitation. A state permit for demolition is also needed.
6. **Conflict of Interest:** Any contractual relationship with any DELTA COUNTY JOINT SCHOOL DISTRICT 50J personnel in the twelve (12) months preceding the distribution of this RFP, or any similar or potential conflicts of interest, may, at the sole discretion of the DELTA COUNTY JOINT SCHOOL DISTRICT 50J, be grounds for rejection of the proposal and/or termination of any contract awarded. Conflict of interest will be addressed if needed.
7. **Non-Discrimination:** The Contractor agrees not to refuse to hire, discharge, promote, or demote, nor to discriminate in matters of compensation against any person otherwise qualified, solely because of race, color, religion, national origin, gender, age, military status, sexual orientation, marital status, or physical or mental disability.

8. **Governing Law:** The laws of the State of Colorado shall govern any contract executed between the successful proposer and DELTA COUNTY JOINT SCHOOL DISTRICT 50J. Further, the place of performance and transaction of business shall be deemed to be in the County of Delta, State of Colorado, and in the event of litigation, the exclusive venue and place of jurisdiction shall be the State of Colorado, and more specifically, Delta County, Colorado.
9. **General Contractor RFP Schedule:**
- a. RFP Release: **April 20, 2026**
 - b. Site Walk: **May 1, 2026, 1:00 p.m.**
 - c. Questions Due: **May 7, 2026**
 - d. Sealed Bid Proposal Due: **May 13, 2026, by 4:00 p.m.**
 - e. **Mail, deliver or email (bidinfo@deltaschools.com) the sealed bid by May 13, 2026, for opening at 4:00 p.m. to: Kathy Wilkens, 145 West 4th Street, Delta, CO 81416. The Sealed bid should be marked with bid number 041526**
 - f. Review and Recommendation: **May 14, 2026**
 - g. Interviews as required.
 - h. School Board approval on **May 14, 2026**

10. **Tentative General Timeline:**
- a. **PERMIT SUBMITTED TO STATE: TBD**
 - b. **Permit Revision listing Contractor: TBD**
 - c. **WORK TO BEGIN: May 26, 2026**
 - d. **Completed Work: August 10, 2026**

Pre-Proposal Meeting/Site Walk: A pre-proposal site walk will be held on **SEE ABOVE DATE** at the location listed above in the County of Delta, Colorado.

Exceptions and Deviations: Any exception to or deviations from these Terms & Conditions must be identified, in writing, in an attachment to the proposal submission. DELTA COUNTY JOINT SCHOOL DISTRICT 50J reserves the right to accept or reject, at its sole discretion, any exceptions or deviations by the proposer.

11. **Substantive proposals:** By submitting a proposal, the proposer guarantees that (a) its proposal is genuine and is not made in the interest of, or on behalf of, any undisclosed person, firm, or corporation; (b) it has not directly or indirectly induced or solicited any other respondent to put in a false or sham bid; (c) it has not solicited or induced any other person, firm, or corporation from proposing; and (d) it has not sought by collusion to obtain for itself any advantage over any other proposer or over DELTA COUNTY JOINT SCHOOL DISTRICT 50J.
12. **Subcontracting:** The contractor shall be responsible for the performance of all its subcontractors, sub-subcontractors and consultants as listed in the RFP. The use of specific subcontractors and consultants is subject to the approval of DELTA COUNTY JOINT SCHOOL DISTRICT 50J. The contractor is responsible for ensuring that all subcontractors and consultants comply with all the terms of the contractor's contract with DELTA COUNTY JOINT SCHOOL DISTRICT 50J. The contractor is responsible for listing all self-performed work of the contract. Delta County School District 50J has the right to request detailed bids on all work and is required to submit self-performed work detail sheets.
13. **Insurance Requirements:** The successful proposer shall have the following insurance coverage. Proposers shall submit in their proposals, certificates and/or other proof of the insurances:
- a. Worker's Compensation in compliance with the requirement of the State of Colorado.
 - b. Liability Insurance in the amount of no less than \$1,000,000 per occurrence.

14. **Indemnification:** The proposer agrees to, and shall defend, release, indemnify, and save and hold harmless DELTA COUNTY JOINT SCHOOL DISTRICT 50J, its officer, agents, and employees from and against any and all damages to property or injuries to or death of any person or persons, including property and officers, employees, and agents of DELTA COUNTY JOINT SCHOOL DISTRICT 50J, and further agrees to, and shall, defend, indemnify, and save and hold harmless DELTA COUNTY JOINT SCHOOL DISTRICT 50J, its officers, agents, and employees, from and against any and all claims, costs, demands, liabilities, suits, actions, causes of action, and other legal or equitable proceedings of any kind or nature whatsoever, of or by anyone whomsoever, including, but not limited to claims arising out of and/or predicated upon negligence, breach of contract, tort, or strict liability, in any way resulting from, connected with, or arising out of the contractor's operations or performance in connection herewith, including operations or performance of subcontractors and suppliers and acts or omissions of officers, employees, or agents of the contractor or its subcontractors or suppliers.
15. **Schedule:** By submitting a proposal, the proposer guarantees that it will be able to comply with the overall elements of the project calendar, or must indicate an alternative timeline in the proposal, which will be vetted by DELTA COUNTY JOINT SCHOOL DISTRICT 50J, as to its feasibility and acceptability. Mechanical and Electrical equipment delivery dates should be verified at bid time.
16. **Continuity:** By submitting a proposal, the proposer guarantees that the key team members, including consultants and subcontractors, if any, will remain assigned to DELTA COUNTY JOINT SCHOOL DISTRICT 50Js project for its duration.
17. **Proposal Submissions:** The proposal must be comprehensive and address all elements requested in Section II Scope of the Project. To ensure that the information provided can be readily identified, the proposal must include, but not limited to, the submission of the document requested in the RFP.

The following information must be included in the proposal's submission:

- a. Name of company or companies, including address, telephone number, email address, website URL, and contact person's name. New vendor/subcontractor for abatement.
- b. Evidence of Workers' Compensation Insurance.
- c. Evidence of Liability Insurance in the amount of no less than \$1,000,000 per occurrence.
- d. List of exceptions and deviations (if any).
- e. Proof of Eligibility to work in the State of Colorado.
- f. Resumes for management team who will be assigned overall contract and project responsibility for the DELTA COUNTY JOINT SCHOOL DISTRICT 50J project.
- g. Project Proposal is based on state permit requirements. The contractor will submit a project fee proposal based on the information provided in the documents. Contractor will be required to make assumptions based on the information. These assumptions should be documented and presented in the proposal listed under Basis of Design information. The evaluation team will look at the most complete bids submitted and scored appropriately.
- h. **Fees:** State your proposed fees to complete the services described, including any and all fees, and identify any specific reimbursement.
- i. Provide your proposal as complete as possible, detail for each CSI 2004 division (contractor detail estimate sheet is

acceptable), as presented in this proposal, for all portions of the project. Detailed estimates must be provided and are considered part of the evaluation with abatement contractor numbers as well.

- j. **Claims/Litigation:** List of any claims, litigation, or other issues filed or pending against your firm in the past 5 years.

(All of the items listed above under Section 10-point a through j are specifically addressed in this RFP).

18. **Signatures:** The proposal must be signed by an officer of the proposed company.

19. **Withdrawal of Proposal:** A Proposer may withdraw its own proposal at any time prior to the proposal due date and time as identified herein. After that date and time, no proposer may withdraw its proposal for any reason. All proposals shall be valid for a period of no less than 90 calendar days after the proposal's due date.

20. **Proposal Submissions:** Please prepare and submit your proposal on or before **May 13, 2026, at 4:00 p.m.** Proposals may be delivered to: Delta County School District 50J, 145 W. 4th Street, Delta, CO 81416, **or** email the proposal to: bidinfo@deltaschools.com

21. A complete submission includes all required components, as stated in this document.

B. Selection Provisions:

1. **Selection:** It is the intent of the DELTA COUNTY JOINT SCHOOL DISTRICT 50J to select only responsible and responsive firms.
2. **Right of Acceptance and Rejection:** DELTA COUNTY JOINT SCHOOL DISTRICT 50J reserves the right to accept or reject any/or all proposals and to waive any formalities, informalities, and deviations, which, in its opinion, best serve the interests of the DELTA COUNTY JOINT SCHOOL DISTRICT 50J. DELTA COUNTY JOINT SCHOOL DISTRICT 50J is not bound to accept the lowest priced proposal.
3. **Negotiation:** DELTA COUNTY JOINT SCHOOL DISTRICT 50J reserves the right to negotiate the terms and conditions of the contract with the winning vendor.
4. **Basis of Award:** An evaluation team will judge the merit of proposals received in accordance with the general criteria defined within this invitation. The recommendations of this team will be forwarded to the Board of Education for approval and execution. The following criteria will be taken into consideration when making evaluations of proposals. SEE ATTACHED SUBMITTAL REQUIREMENTS:
 - a. Completeness of Proposal
 - b. References
 - c. Background
 - d. Schedule and narrative of the project and the approach your firm will follow to complete the project.
 - e. Fees with abatement contractor numbers
 - f. Proposed process and approach
 - g. Any other items deemed in the best interests of DELTA COUNTY JOINT SCHOOL DISTRICT 50J.
5. **Contract Formation:** Following selection of a proposal, the GC will be required to enter a written AIA GC contract supplied by the contractor with DELTA COUNTY JOINT SCHOOL DISTRICT 50J.

If, in DELTA COUNTY JOINT SCHOOL DISTRICT 50J sole discretion, the selected

proposer has not executed the contract documents within a reasonable time after selection, DELTA COUNTY JOINT SCHOOL DISTRICT 50J reserves the right to rescind the award and select another contractor.

6. **Cancellation:** DELTA COUNTY JOINT SCHOOL DISTRICT 50J reserves the right to cancel the contract, in whole or in part, due to the failure of the project team to carry out any term, promise, or condition of the contract. DELTA COUNTY JOINT SCHOOL DISTRICT 50J will issue a written notice of default for acting or failing to act, in the opinion of DELTA COUNTY JOINT SCHOOL DISTRICT 50J, as in any of the following:
- Failure to perform adequately the services required by the contract.
 - Failure to meet budget.
 - Failure to perform the required work within the time stipulated in the contract, unless mutually agreed in writing otherwise.

In the event of cancellation, the architect will be provided with a reasonable opportunity to correct the default prior to the exercise of the above-mentioned remedies.

II. Scope of the Project

Provide General Contractor (GC) services to DELTA COUNTY JOINT SCHOOL DISTRICT 50J for the purpose of accomplishing specific building improvements as noted below. The contractor shall work collaboratively with DELTA COUNTY JOINT SCHOOL DISTRICT 50J staff to design specific elements to improve overall operations of the work. This shall include assistance with value engineering, deconstruction, post design and construct/alter specific building elements to improve overall operations of the space. See the drawing in the RFP folder.

A. Purpose:

- Demolition of the East Wing of Garnet Mesa Elementary.
 - See Drawing
 - Interior Space
 - As referenced on drawings.
 - Project Proposal/Estimate - Include line-item cost associated with the project. Provide detail on cost line items that are confirmed and submitted as project bid number and those presented as budgets that will require additional information and details to submit hard numbers.
 - Project Schedule
 - Proposed timeline/schedule must be included.
 - Change Order Process
 - Provide change order mark-up required for change orders of project.
- PERMITS**
 - The contractor must obtain and manage the required permits for the project.
 - Colorado Division of Fire Prevention & Controls (permit fee is paid by DCSD)
 - [International Building Code - 2021 Edition](#)
 - [International Mechanical Code - 2021](#)
 - [International Energy Conservation Code - 2021](#)
 - [International Existing Building Code- 2021 Edition](#)
 - [International Residential Code, 2021 Edition](#)
 - [NFPA 170 Standard for Fire Safety and Emergency Symbols – 2021 Edition](#)
 - [International Fire Code, 2021 Edition](#)
 - State required electrical and plumbing permits from contractor.
 - State and EPA requirements for asbestos and lead abatement. Demo permit through the state.

B. Scope of Services:

1. Pre-Construction Services

- a. The selected GC will participate as a team member along with DELTA COUNTY JOINT SCHOOL DISTRICT 50J, Deconstruction Engineer, and will attend all meetings and design sessions as needed.
- b. Value Engineering - Cost Estimating, Scope Management: The GC may be required to provide services to value engineering the project budget, and it will prepare a cost estimate based on the proposal and alternate options.
- c. The contractor is required to work with the Division of Fire Prevention & Controls and EPA Asbestos Lead on all permit requirements and the coordination of all special and third-party inspections. Including state permit card final sign off - Permit Fees will be paid by the district.
- d. Sequencing of Deconstruction: The GC will prepare a schedule of deconstruction activities. The GC will coordinate with DELTA COUNTY JOINT SCHOOL DISTRICT 50J.
- e. Procurement Process: The GC will develop and recommend a procurement process for all trade work, materials and equipment that will result in the development of the Proposal pricing, subcontractors must be selected and include cost in the proposal. The GC will be responsible for developing all necessary scope of work and bid forms, contacting potential bidders, conducting the bidding, and presenting the final bid tabulation for each section of the work for the approval by DELTA COUNTY JOINT SCHOOL DISTRICT 50J. The GC will secure all necessary building permits for the work. DELTA COUNTY JOINT SCHOOL DISTRICT 50J requires proposals to include pre-selection of major subcontractors including mechanical and electrical.

2. Deconstruction Services

Provide deconstruction services from the execution of a Notice to Proceed with Deconstruction through final completion of construction in accordance with the approved project fee proposal and final deconstruction timeline/schedule.

The construction services will include but will not be limited to:

- a. Project management and on-site supervision and coordination,
- b. Deconstruction/demolition,
- c. Monitor and control the project schedule,
- d. Quality control and safety inspections,
- e. Monitor and control project costs,
- f. Mediate any problems that arise between project participants.

3. Post Construction Services

Perform such post-construction services as necessary to ensure successful issuance and closeout of all required certificates and permits and perform such warranty work as required.

The services will include:

- a. Manage post construction phase.
- b. Prepare, distribute, and ensure timely completion of punch list.
- c. Obtain all required close-out documents.
- d. Provide operation manuals, as-built, etc.
- e. Provide Deconstruction Engineer with redline drawings/documentation to complete record drawings, as built.

ADDENDUM A
Delta County Joint School District 50J

PROJECT NAME: _____

I. GENERAL INFORMATION

1. FIRM NAME _____

2. ADDRESS _____

3. PHONE _____

5. EMAIL AND WEBSITE _____

6. CONTACT _____

I. STATEMENT OF MINIMUM QUALIFICATION

I, _____ (printed name) hereby declare
that I am the _____ (title) of

_____ (Name of firm) submitting
this profile and declaration, and I am duly authorized to sign this profile and declaration on
behalf of the above-named firm. All information set forth in this profile and declaration and all
attachments thereto are, to the best of my knowledge, true, accurate, and complete as of the
submission date.

The signer further certifies that (please initial):

- a. _____ The Company has carefully examined all instructions, requirements, specifications, and terms and conditions of the RFP for which this proposal is submitted. The company understands all instructions, requirements, specifications, and terms and conditions of the RFP, and hereby offers and proposes to furnish the goods and services described herein at the prices, fees, and/or rates identified in this proposal, in accordance with the instructions, requirements, specifications, and terms and conditions of the RFP.
- b. _____ This proposal is a valid and irrevocable offer that will not be revoked and shall remain open for the DELTA COUNTY JOINT SCHOOL DISTRICT 50Js acceptance for a period of ninety (90) calendar days from the proposal due date.
- c. _____ The Company is in full compliance with all applicable federal EPA, state, and local laws, rules, regulations, and ordinances governing business practices.
- d. _____ All statements, information, and representations prepared and submitted in this proposal are current, complete, true, and accurate.

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- e. _____ Submission of this proposal indicates the signer's acceptance of the evaluation technique and that some subjective judgments may be made by DELTA COUNTY JOINT SCHOOL DISTRICT 50J as part of the evaluation.
- f. _____ The company has the following insurance coverage:
- Workers' Compensation Insurance
 - Liability Insurance in the amount of no less than \$1,000,000 per occurrence.
- Evidence of these three types of insurance is attached.
- g. _____ A list of exceptions and deviations (if any) is attached.
- h. _____ Proof of eligibility to work in the State of Colorado is attached.
- i. _____ There have been no claims, litigation, or other issues filed or pending against our company in the past 5 years except as listed below.
- j. _____ The Company is aware of Colorado's Immigration / illegal alien laws pertaining to public contracts. Addendum C (Colorado Statutes 8-17.5 – 102) is signed and attached.

Authorized Signature

Date

ADDENDUM B
Delta County Joint School
District 50J Submittal
Requirements
DCSD General Contractor RFP

CHECKLIST and QUESTIONNAIRE Weighted Evaluation based on (%)

1. STATEMENT OF QUALIFICATIONS (PROVIDE INFORMATION LISTED BELOW IN RFP for Evaluation)

A. SIZE and AGE of your firm

B. COMPANY'S EXPERIENCE (10%)

Please attach:

- a. Please describe experience/public school construction and mechanical systems as presented in document.
- b. INDIVIDUAL QUALIFICATIONS AND EXPERIENCE
 - Please attach the resumes for those individuals (including consultants) who will be participating in the work on the DELTA COUNTY JOINT SCHOOL DISTRICT 50J project.
 - **LIST 5 REFERENCES** -Recent projects of similar scope and type with current name, address, and telephone number of a contact person. Please attach a new page for more references (if any).

2. BASIS OF DESIGN/APPROACH: (20%)

- a. Based on the information in the drawings, and experience of school deconstruction.
 - Explain your approach to the project and provide a narrative of schedule and how competition is addressed in bid procedure.
 - Provide a detailed schedule of the project with narrative.
 - Provide information and potential deconstruction issues you foresee in the drawings provided that could have a potential impact on the project- or state no issues found.
- b. **Pre-Construction Services**
 - Provide a narrative on your firm's procedure for Estimating, Scope Management and Value Engineering.
 - Sequencing of Deconstruction: Provide a narrative on how you see the progression of the project. Based on equipment expected arrival, permit requirements and occupancy.
- c. **Construction Services:**
 - Provide a narrative of your firm's procedure on Project management/deconstruction and on-site supervision.
 - How will your firm monitor and control the project schedule? The project anticipated completion date: August 10, 2026.
 - How your firm will provide quality control and safety inspections.
 - Monitor and control project costs.
- d. **Post Construction Service**
 - Manage post construction phase.
 - Obtain all required close-out documents.
 - Provide as built/record drawing, etc.

3. COST, FEES, AND TIMING ISSUES: (50%)

List all fees, whether flat rate or percentage based, and any known reimbursable items and services. Please be certain to clarify any ambiguities in your cost schedule.

Based on the information provide detail include cost associated in each CSI-2004 division - of the cost associated with the Project proposal pricing submitted - List all exclusions. List subcontracted hard costs including mechanical and electrical subcontractors associated with the project submitted. Include contractor information.

Detailed SCI FORMAT ESTIMATE:

Contractor must submit estimates on firms estimating program format.

4. OTHER INFORMATION: (20%)

- a. What is your process to handle and address change orders?
 - List fees associated with General contractors change order.
 - List how we verify change orders for subcontractors. Show how contractors will verify change order cost, and provide mark-up associated with subcontractors.

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ADDENDUM C
Delta County Joint School District 50J
IMMIGRATION CLAUSE FOR
CONTRACTS

Pursuant to Colorado Revised Statutes Section 8-17.5-102, the Delta County School District (“DELTA COUNTY JOINT SCHOOL DISTRICT 50J”) shall not enter into or renew a public contract for services with a contractor who knowingly employs or contracts with an illegal alien to perform work under the contract or who knowingly contracts with a subcontractor who knowingly employs or contracts with an illegal alien to perform work under the contract.

Accordingly, Contractor agrees that it shall not:

- Knowingly employ or contract with an illegal alien to perform work under this Agreement; or
- Enter into a contract with a subcontractor for work under this Agreement that fails to certify to the Contractor that the subcontractor shall not knowingly employ or contract with an illegal alien to perform work under this Agreement.

Further, Contractor agrees that it shall comply with the following:

- Contractor has confirmed the employment eligibility for all employees who are newly hired for employment to perform work under this Agreement through participation in either the E-Verify program administered jointly by the U.S. Department of Homeland Security and the Social Security Administration (the “E-Verify Program”) or the department program administered by the Colorado Department of Labor and Employment (the “Department Program”).
- Contractor shall not use the E-Verify Program or the Department Program procedures to undertake pre-employment screening of job applicants while the services under this Agreement are being performed.
- Should Contractor obtain actual knowledge that a subcontractor performing work under this Agreement knowingly employs or contracts with an illegal alien, the Contractor shall:
 - Notify the subcontractor and the DELTA COUNTY JOINT SCHOOL DISTRICT 50J within three days that Contractor has actual knowledge that the subcontractor is employing or contracting with an illegal alien; and
 - Terminate the subcontract with the subcontractor if, within three days of receiving the notice, the subcontractor does not stop employing or contracting with the illegal alien; except that Contractor shall not terminate the contract with the subcontractor if, during such three days, the subcontractor provides information to establish that the subcontractor has not knowingly employed or contracted with an illegal alien.
- Contractor shall comply with any reasonable request by the Colorado Department of Labor and Employment (the “Department”) made in the course of an investigation that the Department may undertake pursuant to its authority under Colorado Revised Statutes Section 8-17.5-102(5) and EPA.

Authorized Signature

Date