

PAGOSA SPRINGS MEDICAL CENTER

REQUEST FOR PROPOSALS (RFP)

FOR CONSTRUCTION MANAGER AND GENERAL CONTRACTOR (CM/GC)

I. Project

PSMC's CORE (Administration) Building

95 S. Pagosa Blvd. (aka 35 Mary Fisher Blvd)

Pagosa Springs, Colorado 81147

II. Invitation

The Upper San Juan Health Service District, doing business as Pagosa Springs Medical Center (PSMC), invites qualified Construction Manager/General Contractors (CM/GC) to submit proposals for preconstruction and construction services for the renovation of the CORE (Administration) Building located at 95 S. Pagosa Blvd. (this property has also previously been addressed as 35 Mary Fisher Blvd.), Pagosa Springs, Colorado.

PSMC intends to select the firm offering the best overall value and fit for PSMC based upon qualifications, relevant experience, project approach, proposed project team, references, and fee. Selection will not necessarily be based upon the lowest fee.

III. Project Description

The project consists of renovating an existing building immediately north of the hospital that was historically used for physical therapy and a tenant. The building renovation includes work necessary to address drainage under the building, a new HVAC system, an addition of a conference room, renovation of interior space into business occupancy office spaces. Included in the project are new windows and exterior drywall repair and paint to bring the exterior consistent with the hospital exterior.

Reynolds Ash + Associates is the project architect. Construction documents are available. The CORE Building will not be occupied by PSMC during demolition or construction, but there is a tenant space that will be occupied.

IV. Project Objectives

Deliver a quality project within budget; assist with cost estimating and value engineering; develop a Guaranteed Maximum Price (GMP); coordinate effectively with the Owner and Architect; maintain a safe, organized jobsite; and complete the project on schedule.

V. Scope of Services

Preconstruction Services:

- Cost estimating
- Constructability review

- Value engineering
- Scheduling
- Budget updates
- Long-lead procurement recommendations
- GMP development

Construction Services:

- Procurement of subcontractors
- Project management
- Site supervision
- Quality control
- Safety management
- Schedule management
- Coordination with Owner and Architect
- Project closeout and warranty administration

VI. Minimum Qualifications

Experience as a CM/GC on similar projects; successful completion of comparable public, healthcare, or commercial renovations; ability to provide required bonding and insurance; financial capacity; capacity to timely complete the project; and appropriate Colorado contractor licensing.

VII. Proposal - Contents and Recipients

- A. Cover Letter
- B. Firm Qualifications
- C. Relevant Experience (up to five similar projects with names of references)
- D. Project Team
- E. Project Approach
- F. Fee Proposal (see *Attachment A* for Standard Fee Proposal Form)
- G. Proposal Certifications (see *Attachment B*)

Prior to the deadline, submit proposals via email to all of the following:

- ann.bruzzese@psmedicalcenter.org;
- david.ball@psmedicalcenter.org
- bash@ra-ae.com

VIII. Evaluation Criteria

Firm Qualifications –	25
Relevant Project Experience –	25
Project Team –	20
Project Approach –	20
Fee Proposal –	<u>10</u>
Total –	100

IX. Anticipated Schedule

RFP Issued:	June 29, 2026
Questions Due:	July 8, 2026
Responses Issued:	July 10, 2026
Proposals Due:	July 16, 2026 at 12:00 noon Colorado time
Interviews (if conducted):	July 20–23, 2026
Selection (on or before):	July 24, 2026
Contract Execution:	TBD

X. Insurance and Bonding

The selected CM/GC shall provide insurance and bonding consistent with the proposed AIA A133 Agreement. PSMC is a Colorado governmental entity and, accordingly, Performance and Payment Bonds equal to 100% of the Guaranteed Maximum Price will be required.

XI. Reservation of Rights

PSMC reserves the right to reject any or all proposals, waive informalities, request clarifications, negotiate with one or more proposers, conduct interviews or select without interviews, and award the contract to the proposer determined to best serve the interests of, and overall value to, the Owner.

XII. Public Procurement Information

- PSMC is not obligated to accept the lowest-fee proposal;
- Proposals become public records subject to the Colorado Open Records Act, except for properly identified confidential information;
- PSMC may negotiate with the highest-ranked proposer before moving to the next-ranked proposer if negotiations are unsuccessful; and
- Subcontractors will be competitively procured by the selected CM/GC unless otherwise approved by PSMC.

Attachment A

Standard Fee Proposal Form

Project: PSMC's CORE (Administration) Building Renovation

Owner: Upper San Juan Health Service District d/b/a Pagosa Springs Medical Center

Instructions: Complete all fields below. All fees shall remain valid for at least 90 days after the proposal due date.

ITEM	CONTRACTOR PROPOSAL	COMMENTS
Preconstruction Services Fee (Lump Sum)	_____	
Construction Manager Fee (%)	_____	
General Conditions (%)	_____	
Self-Performed Work Markup (%)	_____	
Subcontract Change Order Markup (%)	_____	
Owner-Requested Change Order Markup (%)	_____	
Bond Premium Included (Yes/No)	_____	
Builder's Risk Included (Yes/No)	_____	
General Conditions Included in GMP (Yes/No)	_____	
Proposed Duration of Fee Validity	_____	
Permits	_____	

Certification

I certify that the fees and percentages above are complete and accurate, and that this proposal may be incorporated into negotiations for a Guaranteed Maximum Price (GMP).

Firm Name	
Authorized Representative	
Signature	
Date	

Attachment B

Required Proposal Certifications

Pagosa Springs Medical Center
Upper San Juan Health Service District
CM/GC

Project: CORE (Administration) Building Renovation

Name of Firm: _____

1. Non-Collusion Affidavit

On behalf of the Firm, I certify that this proposal has been prepared independently and has not been made in the interest of, or on behalf of, any undisclosed person or entity. I further certify that no attempt has been made to induce any other proposer to refrain from submitting a proposal or to submit a noncompetitive proposal.

Firm's authorized signor: _____ Date: _____

2. Debarment and Suspension Certification

The proposer certifies that neither the firm nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in any federal or state procurement or non-procurement program.

Firm's authorized signor: _____ Date: _____

3. Conflict of Interest Disclosure

The proposer shall disclose any actual or potential conflicts of interest involving the Upper San Juan Health Service District, Pagosa Springs Medical Center, its Board members, officers, employees, architect, or consultants.

- No conflicts to disclose.
- Conflicts disclosed (attach explanation).

Firm's authorized signor: _____ Date: _____