

**SAN JUAN HEALTH SERVICE DISTRICT**

**REQUEST FOR PROPOSALS (RFP)**

**TO PROVIDE CONSTRUCTION MANAGER/GENERAL**

**CONTRACTOR SERVICES FOR**

***New San Juan Hospital Building***

**LOCATED ADJACENT TO THE EXISTING SAN JUAN HOSPITAL**

**380 WEST 100 NORTH**

**MONTICELLO, UTAH 84535**

**RELEASE DATE: November 12, 2024**

**DUE DATE: December 3, 2024, 10:00 AM**

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# REQUEST FOR PROPOSALS

## Intent of Request for Proposal

The purpose of this Request for Proposals (RFP) is to solicit competitive proposals from qualified general construction companies for the construction of a new hospital building for the San Juan Health Service District (referred to hereafter as SJH or Owner). The project involves constructing a state-of-the-art hospital facility encompassing approximately 47,000 square feet, with an estimated construction cost of \$32 million. The goal is to identify a contractor that can deliver high-quality construction services while adhering to the project's budget and timeline requirements.

## RFP Posting

RFP documents, including instructions to access project plans and stipulations are available on the San Juan Health website (go to [sanjuanhealth.org](http://sanjuanhealth.org) > Invitations to Bid) and the [U3P Utah Procurement Place](#) website.

## 1. Project Information

Project Name: New San Juan Hospital Building

Project Owner: San Juan Health Service District

Project Location: Monticello, San Juan County, UT

Point of Contact Name: Clayton Holt

Point of Contact Phone Number: 435-587-1112

Point of Contact Email: [cholt@sanjuanhealth.org](mailto:cholt@sanjuanhealth.org)

Total construction cost of the project: \$ 32 Million (budget)

Project Type: Medical

Date of Project Substantial Completion: Nov 2026 (tentative)

## 2. Project Description

San Juan Health Service District intends to construct a new critical access hospital in Monticello, Utah. This new, state-of-the-art facility will be located on a 14-plus

acre site within the City of Monticello and will encompass approximately 47,000 square feet.

The facility will feature an emergency department, imaging services, 14 patient rooms, a nursery, pharmacy, laboratory, surgical suite, infusion area, and other support spaces. Additionally, the project will include essential improvements such as full emergency backup power, site lighting, landscaping, irrigation, parking, signage, stormwater detention, pedestrian pathways, and roadway construction.

The emergency department will be equipped to provide comprehensive support, including decontamination facilities, three treatment rooms (one designated as a triage space), a behavioral treatment space, and a trauma room. The imaging department will include MRI services (designated MRI Zones 1-4), CT services, radiography services, stress echo, and ultrasound.

The medical-surgical nursing suite is designed to accommodate 12 patient rooms, one of which will be designated for airborne infection isolation. The labor and delivery suite will consist of two LDRP rooms supported by a nursery. The on-site pharmacy will include both hazardous and sterile compounding spaces, while the laboratory will support blood draw/banking, microbiology, hematology, and specimen processing.

The surgical suite will feature two operating rooms, a PACU, pre/post-op areas, and staff support spaces. To facilitate hospital operations, the facility will include a central administration hub connected to a nurse station, a full commercial kitchen, on-site dining, laundry facilities, central storage, a central sterile processing area, a central utility plant, and additional miscellaneous spaces.

### **3. Scope of Services**

Services shall include pre-construction, construction, and one-year-warranty-period services.

#### **a. Pre-Construction**

The pre-construction phase is centered on planning, collaboration, and preparation to ensure the project is set up for success. With project design documents and specifications already 90% complete, the CMGC's primary focus will be on providing expert review and strategic input. Key activities include:

Budget Review: The CMGC will review the proposed budget and provide input and advice regarding expected costs, leveraging recent contractor experience with current market conditions to ensure the budget aligns with realistic projections.

Constructability Review and Value Engineering: The CMGC will conduct a thorough review of the 90-percent-complete construction documents, including notes and technical specifications. This review aims to identify any opportunities to improve constructability or optimize the design for efficiency, minimizing potential challenges during the construction phase.

Bid Process Management: The primary emphasis during pre-construction will be ensuring comprehensive subcontractor bid coverage and addressing any scope gaps. The CMGC will take the lead in inviting qualified bidders, managing the bidding process, and partnering with the Owner to select the best subcontractors. This process includes tabulating bids to establish the overall project cost and confirming that all project scopes are accounted for.

Critical Path Analysis and Scheduling: The CMGC will develop an initial critical path schedule to outline major construction milestones. This schedule will be refined in collaboration with the Owner to set a practical and achievable timeline for project completion.

Early Procurement Coordination: Where applicable, the CMGC will work with the Owner to approve and order critical path items early to help expedite the project timeline and ensure readiness for the construction phase.

## **b. Construction**

Construction shall meet all requirements of design documents issued by method studio, with accompanying drawings, specifications and addenda.

The services provided during this phase will include:

Project Execution and Management: The CMGC will manage and oversee all construction activities to ensure the project adheres to the requirements set forth in the approved design documents, including accompanying drawings, specifications, and addenda.

Subcontractor Coordination: The CMGC will coordinate all subcontractor

activities to maintain a streamlined workflow and ensure that all work is performed to the highest standards. This includes addressing any on-site challenges promptly and ensuring that all trades adhere to the project schedule.

Quality Assurance and Compliance: The CMGC will implement rigorous quality control measures to ensure that all construction work meets project specifications and regulatory requirements. Regular inspections and adherence to best practices will be enforced throughout the construction phase.

Progress Reporting and Communication: The CMGC will provide regular updates to the Owner and project team, detailing the progress of the construction and any adjustments needed to stay on schedule. Transparent communication will be maintained to keep all stakeholders informed.

Transition to GMP Contract: Upon finalization of the project cost and scope, the construction services will convert to a Guaranteed Maximum Price (GMP) contract. The GMP may include defined allowances for specific items. Any allowances will be clearly outlined, and any contingency funds will be managed exclusively by the Owner. The CMGC will not have control over or manage a separate contingency account.

Project Closeout and Handover: The CMGC will oversee the final stages of construction, ensuring that all punch list items are completed and that the project is ready for final inspection. Documentation, including as-built drawings and operation manuals, will be provided to the Owner to facilitate a seamless transition to occupancy.

#### **c. One-Year Warranty Inspection**

The General Contractor will be required to visit the site one year after Substantial Completion with the assigned representative of the Owner and the Architect to review warranty issues. A Warranty Punch List will be issued, and the General Contractor will be responsible for completing these warranty items. Additional inspections will take place as required to satisfactorily complete warranty punch list items.

### **4. Project Schedule and Completion Expectations**

The successful contractor must review and familiarize themselves with the tentative project completion date provided in the RFP documents. This date is subject to change and will be finalized upon agreement with the selected contractor. As part of the RFP process, the contractor is expected to thoroughly review the project details and proposed schedule, assessing whether the project can be completed in a shorter timeframe or if additional time is required.

Proposers should submit a comprehensive project schedule with their proposals, which will form the basis for their proposed fees. The proposed fees should reflect the contractor's assessment of the appropriate project timeline. The successful contractor will be held to a mutually agreed upon schedule, and liquidated damages will be applied for failure to meet the agreed-upon completion date.

At the time of contract signing, the contractor shall provide a detailed critical path schedule that outlines how the completion dates will be achieved. This schedule must be updated as necessary throughout the construction period, in coordination with the Owner and Architect.

## **5. Owner-Provided Resources and Support for General Conditions**

The Owner is committed to supporting the General Contractor's operations and helping to reduce General Conditions costs by providing specific resources on-site. Proposers should take these provisions into account when preparing their proposals, as part of the General Conditions.

In addition, proposers are requested to include in their proposals a clear description if/how they intend to utilize each of the Owner-provided resources and assistance options. This should detail the anticipated use and any additional support that could further reduce costs and enhance project efficiency.

By outlining specific uses for the available resources, proposers can demonstrate their strategic approach to maximizing Owner support, helping ensure effective project execution and budget management.

### **a. On-Site Office and Storage Facility**

The Owner will provide, at no cost, a 50' x 60' insulated and heated building located on-site for the General Contractor's use. This building, equipped with power and internet access, may serve as an office and secure storage throughout the project.

**b. Snow Removal**

The Owner will provide snow removal for all areas outside the building footprint upon request by the General Contractor to maintain site access as needed.

**c. Material Unloading Assistance**

Upon request, the Owner will help with on-site unloading materials that can be managed with a skid steer or forklift.

**d. Trailer Spaces**

The Owner can provide up to two temporary trailer hookups on-site for the General Contractor's use to support personnel living accommodations, if requested. These spaces are intended to assist with on-site housing needs for the contractor's personnel during the project's duration. Contractors must indicate their anticipated use of these hookups in their proposal.

**e. Stormwater Pollution Prevention Plan (SWPPP)**

An active SWPPP from the initial project phase is in place. Operator status will be transferred to the General Contractor at the start of construction activities. The Owner will perform SWPPP inspections throughout the project. The General Contractor will ensure that subcontractors receive SWPPP training and comply with best housekeeping and pollution control practices in accordance with the SWPPP plan. The Owner will maintain erosion control BMP's in accordance with the SWPPP plan.

**f. Site Security and Fencing**

Construction fencing is not required by the Owner, as site entrances are secured and the remote location limits site accessibility. The General Contractor should evaluate site conditions and propose additional fencing or security measures if deemed necessary.

**g. Construction Schedule**

The Owner projects a 20-month construction period, with mass excavation completed by December 1, 2024. Construction is anticipated to begin, as



weather permits on or around April 1, 2025. Contractors may propose alternative schedules and should include a proposed schedule and associated costs in the proposal.

#### **h. Builder's Risk Insurance**

Contractors should include a proposal and associated costs for providing builder's risk insurance. The Owner may elect to obtain builder's risk insurance in lieu of utilizing the contractor's proposal.

#### **i. Additional Owner Assistance**

Recognizing the unique and rural setting of this project, the Owner encourages the General Contractor to explore additional ways to collaborate, where the Owner may help reduce General Conditions costs. For example, the Owner may be able to assist with trash removal, temporary utilities, or housing. Contractors are encouraged to identify any specific areas where additional Owner support could improve project efficiency and reduce costs.

### **6. Standard Contract Terms and Conditions**

The successful contractor shall be required to execute AIA Contract Document A101-2017 with all terms and conditions contained therein, including all other referenced and related contract documents for construction. The contract will be finalized after bidding of the project on a future date TBD and a GMP is established.

### **7. Contract Period**

This agreement shall commence on the date the contract is fully executed by the parties and shall continue for one (1) year beyond substantial completion.

### **8. Proposal Timeline**

Date: November 12, 2024 Documents Released

Date: December 3, 2024 Proposals due. Proposal must be submitted via email by December 3, 2024, 10 a.m. MST

Date: December 4, 2024 Evaluation of Proposals. SJH may request formal written clarification on any item, schedule oral discussions/interview, and/or request best and final offers if deemed necessary.

Date: TBD Notice of selected general contractor.

## 9. Proposals Submitted on a Timely Basis

The proposal must be submitted via email to: San Juan Health Service District on or before December 3, 2024, at 10 a.m., Mountain Standard Time.

All proposals must be submitted electronically via email.

Proposals must be sent to [cholt@sanjuanhealth.org](mailto:cholt@sanjuanhealth.org) by December 3, 2024, 10 a.m. MST, with the subject line clearly stating 'CMGC Proposal Submission – New San Juan Hospital Building.'

Proposals must be in PDF format or a similar read-only file type and must be received by the stated deadline to be considered. Late submissions will not be accepted. It is the responsibility of the proposer to ensure that the proposal has been received and acknowledged by SJH.

Any proposal received after the due date and time will be deemed non-responsive and will not be considered for evaluation.

**Proposals will not be accepted via any other means.**

## 10. Contractor certifies the following by submitting a proposal:

- a. **Conflict of Interest:** Contractor certifies that it has not offered or given any gift or compensation prohibited by the laws of the State of Utah to any officer or employee of the State or participating political subdivision to secure favorable treatment with respect to being awarded this contract.
- b. **Non collusion:** By signing the bid, the bidder certifies that the bid submitted has been arrived at independently and has been submitted without collusion with, and without any agreement, understanding or planned common course of action with, any other vendor of materials, supplies, equipment or services

described in the invitation to bid, designed to limit independent bidding or competition.

- c. Debarment:** The contractor certifies that neither the company nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction (contract) by any governmental department or agency. If the contractor is unable to certify this statement, attach a written explanation for review by SJH.
  
- d. Non-discrimination:** The proposing firm must comply, at all times during the solicitation and contracting period, with all applicable anti-discrimination laws, ordinances, rules, and regulations. Any violations of this provision shall be considered a violation of a material provision of the solicitation process or contract and shall be grounds for disqualification, cancellations, termination, or suspension.

## **11. Proposal Requirements**

Submit completed schedules A-F. Additional information included in proposals should be organized into sections and labeled as outlined below to assist in evaluating proposals. Each section should clearly and fully address the following items:

- a. Cover Letter**– Include in this cover letter a primary contact. Names and telephone numbers of those who are authorized to represent the company in dealing with this RFP. An expression of the Construction Manager / General Contractors ability and desire to meet the requirements of this RFP and a statement that the contractor will adhere to all standards and specifications of the project.
  
- b. Firm Background** – Please provide the background of your firm as it relates to the services proposed to be provided as part of this project
  
- c. Project Management Approach** – The project management approach should constitute the major portion of the proposal and should include the following: 1. A statement of your understanding of the project and a general description of your proposed approach to project scope. 2. Describe your firm’s approach to quality control management, managing the overall construction schedule and managing subcontracted work. 3. In addition to the specific service proposals specified above, identify, and/or recommend any additional or innovative services provided by you that may be related to or helpful to a comprehensive

delivery of this specific project. 4. Identify specific or unique challenges your firm foresees regarding this project and how you propose to mitigate them.

**d. Insurance**

Contractor must maintain appropriate levels of commercial general liability, automobile, workers compensation and excess or umbrella insurance coverage for the project. Please include levels of insurance coverage the contractor is proposing to maintain for the project and included in contractor's proposed fee. As a separately stated item, include a proposal to provide builder's risk insurance for the project.

**e. Schedule** – Provide a schedule for completion of the pre-construction and construction phase of the work. The CMGC may propose an alternative schedule, if desired, with their recommended *pre-construction* approach and a description / work plan of the general contractor tasks associated with the pre-construction phase. The CMGC may propose an alternative schedule, if desired, with their recommended *construction* approach. Proposed fees should align with the proposed schedule.

**f. Key Personnel** – The success of this project relies heavily on the CMGC's proposed project management team. Therefore, the proposal must include a comprehensive plan that details the specific personnel assigned to the project, along with their roles and responsibilities. For key team members—namely, the Project Manager, Project Superintendent, and Assistant Superintendents (if any) included in the proposal—relevant experience should be provided. Each key team member should have a one-page resume highlighting their expertise and experience, including a brief description of their roles and responsibilities on the projects referenced. Describe the team's experience on similar projects. Identify any special knowledge or skills provided by your key personnel that may be related to or helpful to mitigate the unique challenges of this project. The Owner may also require an interview process with these key team members to ensure alignment with project expectations and requirements and best fit with Owner management team. Maintaining consistency in the project management team is essential. Therefore, the contractor may not replace the Project Manager and Project Superintendent without prior written consent from the Owner. This consistency is vital for upholding the quality, timeline, and overall success of the project.

**g. Relevant Project Experience** – Please provide a list of 5 similarly sized (preferably medical) projects completed in the last 10 years. In addition, please provide for each project the following information: 1. Initial budget of the project and final cost of the project. If there is a significant difference between the initial

budget and the final cost, please explain. 2. Initial scheduled delivery date and final delivery date. If there is a significant difference between the initial delivery date and the final delivery date, please explain. 3. Project photographs (if available). 4. Please list the members of your firm who worked on the project and their specific roles on the project.

- h. References** – The proposer shall submit five (5) references. Preferably, these should be for projects with a similar scope of work. References should be provided for specific projects where the Project Manager and Project Superintendent functioned in the same respective roles as proposed for this project.
- i. Fee Proposal** – Submit the Fee Proposal on the required forms.

**12. Evaluation Criteria**

The selection process will prioritize the contractor that demonstrates the best overall value. Incomplete schedules will negatively impact the contractor’s ranking.

<b>Category</b>	<b>Description</b>	<b>Weight</b>
Responsiveness	Required sections with all schedules complete.	10%
Firm Strength & Experience	Strength of firm and relevant experience.	20%
Key Personnel	Experience, special knowledge, skills and strength of key personnel.	20%
Management Approach	Demonstrated understanding of project’s unique challenges and demonstrated ability to leverage experience and ingenuity to ensure successful project delivery.	20%
Fees	Total cost of proposed fees	30%

The respondent must use the following schedules, or copies thereof, in submitting a proposal. **The schedules must be completed in their entirety.** Other materials that support these schedules should be included in the proposal document at the respondent’s discretion.

- Schedule A. Contractor License
- Schedule B. Organization
- Schedule C. Self-Performed Work
- Schedule D. General Conditions and Fees

Schedule E. References/Past Performance  
Schedule F. Insurance

**13. San Juan Health Services District Contact**

All inquiries relative to this Request for Proposal must be directed to:  
Clayton Holt, CEO  
Phone: 435-587-1112  
[cholt@sanjuanhealth.org](mailto:cholt@sanjuanhealth.org)

No other personnel, employee, or evaluation committee member with this project shall be contacted concerning this RFP during the procurement and selection processes. Failure to comply with this requirement will result in disqualification.

**14. Project Documents**

To obtain project plans and specifications, submit a request via email to [cholt@sanjuanhealth.org](mailto:cholt@sanjuanhealth.org)

**15. Right of Rejection**

SJH reserves the right to reject all proposals or to waive any non statutory informality. SJH further reserves the right to make the contract award deemed by the Owner's selection committee determined to be in the best interest of the Owner. The Owners Administrators/Selection Committee decision to accept or reject the contract shall be final.

**16. Addendum to RFP**

If it becomes necessary to revise this RFP in whole or in part, an addendum will be provided through the Owners office to all offerors of record who received the original RFP. It will be the responsibility of the offeror to stay updated on any addendum to this solicitation.

**17. Firm Proposal**

An official of the general construction company authorized to bind the company must sign proposals and the proposal must be firm for a period of sixty (60) days from the due date.

## Schedule A

### Contractor License

*San Juan Health Service District* ● *Request for Proposal* ● *New San Juan Hospital Building*

Respondents are required to submit to SJH a copy of the State of Utah Contractor's License, including a statement of licensure limits. If the respondent has requested an increase of monetary licensure limits, a copy of that request must be attached to the proposal at the time the proposal is submitted to SJH.

Provide a Copy of State of Utah Contractor's License

## Schedule B

### Organization

*San Juan Health Service District*    ● *Request for Proposal*    ● *New San Juan Hospital Building*

The undersigned certifies that the information contained herein included with the submitted proposal is true and complete.

#### PART 1 – GENERAL INFORMATION

Contractor Name: \_\_\_\_\_

Principal Office Address: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip Code: \_\_\_\_\_

Telephone Number: \_\_\_\_\_ FAX Number: \_\_\_\_\_

Contact Person Email: \_\_\_\_\_

Principal Officer: \_\_\_\_\_ Title: \_\_\_\_\_

Type of Business:     Corporation     Partnership     Individual

Years In Business: \_\_\_\_\_

Number of Employees: Currently \_\_\_\_\_ 2023 \_\_\_\_\_ 2022 \_\_\_\_\_ 2021 \_\_\_\_\_

Utah License Number (s): \_\_\_\_\_

Federal Identification Number: \_\_\_\_\_

License Trade Category(ies): \_\_\_\_\_

Has your organization or any of its officers been involved in any judgments, claims, arbitration proceedings or suits during the last seven years?     Yes     No

*\*\* If yes, attach explanation on a separate sheet.*



**PART 2 – STAFF**

For the following two supervisory roles, list their specific construction experience which relates to this project and attached to this schedule.

**Proposed Project Manager:** \_\_\_\_\_

Present Commitments: \_\_\_\_\_

Date Available: \_\_\_\_\_

**Proposed Field Superintendent:** \_\_\_\_\_

Present Commitments: \_\_\_\_\_

Date Available: \_\_\_\_\_

**PART 3 – SIGNATURE**

We have read the SJH Request for Proposal and fully understand its intent. We certify that we have adequate personnel and resources to fulfill the proposal requirements. We further understand that our ability to meet the criteria and provide the required services shall be judged solely by SJH.

We further certify that since the receipt of the Request for Proposal, no contact, discussion, or negotiation has been made, nor will be made regarding this proposal for construction services for the *New San Juan Hospital Building* project with any involved personnel or employee other than the listed contact person in the RFP. We understand that any such contact could disqualify this proposal.

We further certify that we are properly licensed to conduct business within the scope of this Request for Proposal in the State of Utah.

We certify that all schedules and addenda contained herein shall be considered part of the entire RFP response and that the complete document submitted shall be considered a legally binding document.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

The undersigned certifies that the information provided herein is true, accurate, and complete.

Name of Organization: \_\_\_\_\_

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Title: \_\_\_\_\_

## Schedule C

### Self-Performed Work

*San Juan Health Service District* ● *Request for Proposal* ● *New San Juan Hospital Building*

The General Contractor must provide a bid number for any owner-approved, self-performed work at least two hours before the project bid opening date and time. The Owner must approve the General Contractor's intention to bid on self-performed work in advance. This schedule serves to notify the Owner of the General Contractor's plan to seek approval to bid on any such self-performed work.

The General Contractor will be required to obtain competitive bids from at least two subcontractors for all work they intend to self-perform, as outlined below.

**General Contractor must list all Spec Sections and check materials and or labor that it would like to bid. It is understood that any material costs provided by subcontractors/suppliers will be received at time of project bid.**

Description	Spec Section #	Materials	Labor

**\*Pre-approved self-performed work does not include scope gap items that may become the contractor's responsibility to self-perform out of necessity in rural areas. Items may include rough carpentry, miscellaneous steel, doors and door hardware, installation of specialty items, toilet accessories, site finishes, etc.**

## Schedule D

### General Conditions and Fees

*San Juan Health Service District* ● *Request for Proposal* ● *New San Juan Hospital Building*

- A. **Preconstruction Fee**: This lump sum fee consists of all costs for the contractor to provide the required services:
- Provide input and advice regarding expected costs.
  - Review design documents for constructability and identify opportunities to improve the design and minimize challenges during construction phase.
  - Assist the owner in bidding the project.
  - Reach out to the construction market to ensure comprehensive sub-contractor bid coverage.
  - Provide owner a complete bid breakdown for review.
  - Work to resolve any gap in scope related items.
  - Work with owner to get critical path work in process early.
  - Provide and execute GMP contract.
- B. **Construction Management Fee (Indirect Expenses)**: This fee shall consist of and include overhead (e.g., home office), profit, and home office personnel who will be managing the project from construction to closeout, including the warranty period. This fee does not include project General Conditions (Direct Expenses).
- C. **Cost of Bonds**: This is the cost of payment and performance bonds based on construction budget amount of \$32 million.
- D. **General Conditions Fee (Direct Expenses)**: This fee is to cover costs associated with the day-to-day activities of the project, from notice to proceed to final completion, including the contractor's onsite management/supervision team (e.g., project manager, superintendent, foreman, etc.). This fee should take into account the contractor's proposed schedule for the project.
- E. **Contractor Change Order Markup**
- F. **Sub-Contractor Change Order Markup**

# FEE PROPOSAL FORM

- A. Preconstruction Fee: For all work during the preconstruction period, I/we agree to perform for the lump sum of:**

\_\_\_\_\_ DOLLARS (\$\_\_\_\_\_)  
*(In case of discrepancy, written amount shall govern)*

- B. Construction Management Fee (Indirect Expenses): For all work during the construction phase of the contract for the management of the project, I/we agree to perform for the lump sum of:**

\_\_\_\_\_ DOLLARS (\$\_\_\_\_\_)  
*(In case of discrepancy, written amount shall govern)*

- C. Cost of Bonds: The cost of payment and performance bonds based on the amount of the Project Construction Cost.**

\_\_\_\_\_ DOLLARS (\$\_\_\_\_\_)  
*(In case of discrepancy, written amount shall govern)*

- D. General Conditions Fee (Direct Expenses): To include project supervision and support team costs not covered in the above management fee, I/we agree to perform for the sum of:**

\_\_\_\_\_ DOLLARS (\$\_\_\_\_\_)  
*(In case of discrepancy, written amount shall govern)*

\*\*Contractor to provide a scheduled breakdown of all general conditions for which the fee will cover. See Sample Below.

- E. Contractor Change Order Markup: For all work added to the contract by change order, I/we agree to add not more than \_\_\_\_\_% to the subcontractor/supplier costs for additional work.**

- F. Sub-Contractor Change Order Markup: This is the fixed percentage markup that the Sub-Contractor may apply to a change order for scope increase to the contractor Agreement. The markup shall be used in conjunction with Contractor Markup for AIA A201 Section 7 and shall apply only to Sub-contractors. Fees for construction change orders will be limited to the following: a maximum of 10% for change orders up to \$25,000, a maximum of 5% for change orders over \$25,000.**

**NOTICE TO PROCEED:**

Notice to Proceed may be issued following the project bid due date: TBD in conjunction with CMGC.

**COMPLETION DATE:**

The Final Completion date for owner occupancy will be December 1, 2026 or alternate date as mutually agreed between owner and CMGC. Substantial Completion will be 30 calendar days prior. All punch list items will be complete before owner occupancy on December 1, 2026 or agreed upon alternate date.

Liquidated damages for this portion of the work shall be \$500 per calendar day.

This proposal shall remain good for sixty (60) days after RFP due date.

**PERFORMANCE AND PAYMENT BONDS:**

Upon execution of the CMGC contract, the undersigned agrees to deliver Performance and Payment Bond in the prescribed form in the amount of 100% of the general construction contract price for faithful performance of the contract and payment of subcontractors.

**Respectfully Submitted,**

Firm Name: \_\_\_\_\_

Authorized Signature: \_\_\_\_\_

Printed Name and Title: \_\_\_\_\_

Date: \_\_\_\_\_

**NOTARY**

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

Notary Public: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Authorized Signature \_\_\_\_\_

**\*\* General Conditions Fee Example \*\***

General Conditions Example List		
Insurance		
Project Manager		
PM Vehicle/Fuel/Subsistance		
Superintendant		
Supt. Vehicle/Fuel/Subsistance		
Supt. Housing/Utilities		
Forman/Carpenter		
Site Layout		Owner will set property corners and 3 control points one time.
Setting building corners		
Building layout		
Equipment Rental		
Equipment Maintenance		
Small tools and equipment		
General cleaning/Final Cleaning		
Dumpster/Dump		
Job Trailer		
Office Supplies/Equipment		
Temp Storage		
Mobilize/Demobilize		
Toilets		
Phone		
Power		
Temp power		
Temp heat		
Temp water		
Safety equipment/First Aid Supplies		
Fire Extinguishers		
Water/supplies		
Temporary Fence		
SWPPP Maintenance		
weather protection		
Snow removal		
Record drawings/Docs./photos		

## Schedule E

### References / Past Performance

*San Juan Health Service District* ● *Request for Proposal* ● *New San Juan Hospital Building*

#### REFERENCES LIST

Reference at least 5 most recent projects related in size and scope. List the name of the client, location, contact, phone number.

	Company, Contact Name	Location	Email Address	Telephone #
1				
2				
3				
4				
5				

\*\* Owner may contact other references in addition to those listed.

## **Schedule F**

### **Insurance Coverage**

*San Juan Health Service District* ● *Request for Proposal* ● *New San Juan Hospital Building*

#### **Insurance Coverage**

Contractor must maintain appropriate levels of commercial general liability, automobile, workers compensation and excess or umbrella insurance coverage for the project.

- As a separately stated item, please provide a fee proposal to provide builder's risk insurance.
- Please provide specific levels of insurance coverage the contractor is proposing to maintain for the duration of the project. Costs of insurance are included in the proposed fees.

The successful contractor must provide certificates of insurance naming the Owner as an additional insured upon contract execution.