



REQUEST FOR QUALIFICATIONS

To Provide

CM/GC Services

For

VAIL DOBSON ICE ARENA REMODEL

October 18th, 2023

Town of Vail
Department of Public Works
Vail, Colorado

REQUEST FOR QUALIFICATIONS ("RFQ")

Town of Vail, 75 S Frontage Rd W, Vail, CO 81657

by:
TOWN OF VAIL
DEPARTMENT OF PUBLIC WORK
October 18, 2023

ADVERTISEMENT AND NOTICE OF INVITATION

REQUESTS FOR QUALIFICATIONS:

Request for Qualifications, including response submittal requirements for:

VAIL DOBSON ICE ARENA REMODEL

This RFQ will be available on the Town of Vail website <https://www.vailgov.com/business/bids-rfps>. All responders who download must register with Greg Hall at ghall@vail.gov to be added to the consultant's list and Share File system to receive future updates. Failure to do so may result in disqualification. All questions shall be directed to Greg Hall, Chris Knight, and Malori Gunkel at the noted e-mail addresses by October 25th, 2023, by 2:00 pm.

RESPONSE INFORMATION:

Submit one (1) electronic copy of the Qualifications response **no later than 2:00PM MST on November 3rd, 2023**, to:

Town of Vail
Department of Public Works
1309 Elkhorn Drive
Vail, Colorado 81657
Attn: Greg Hall (ghall@vail.gov)
cc: Chris Knight (cknight@cumming-group.com)
cc: Malori Gunkel (malori.gunkel@cumming-group.com)

**Invitation for:
Request for Qualifications
To Provide CM/GC Services**

**For
VAIL DOBSON ICE ARENA REMODEL**

October 18th, 2023

SECTION I. Introduction

A. Introduction

The Dobson Arena is a key component of the fabric of the Vail Community hosting a rapidly growing sports community anchored by Ice Hockey as well as an event space for key community events for 40 years.

The facility is in need of an update to bring the Mechanical, Electrical, Plumbing and Structural up to code as well as a general refresh of the facility as a whole.

The Town of Vail owns and leases, on a long-term agreement to the Vail Parks and Recreation District, Dobson Ice Arena for operations. The Arena was originally built in 1979 and has had one addition and some other remodels performed over the years. There has not been a major remodel completed of the entire arena. This facility is well worn and in need of a major update. There is a need in Vail for additional recreational space and other uses. The TOV completed the Civic Area plan in 2019 just prior to the onset of the COVID pandemic. Post pandemic lifestyle and the economic climate may have altered some of the outcomes associated with the previous plan assumptions. Dobson Arena is part of the Civic Areal Plan. Dobson arena is an approximately 27,000 SF fully enclosed ice arena with supporting facilities. The town subsequently contracted for a structural analysis of the arena and determined the building structurally does not have to be replaced and is now seeking a major remodel of the facility. This is considered Option 3 of the Civic Area Plan. Subsequent uses from the Civic Area planning process have evolved into ideas presented by a new Cultural Alliance group for the old Charter bus lot or current Children's Garden of Learning site and no longer considered for Dobson. Dobson should be complementary to these proposed uses, but first and foremost serve the recreational needs of the community. This Civic Area Plan was reviewed by both the Vail Town Council and the Vail Recreation Board and adopted by the Vail Town Council. It is anticipated the Town may use Vail Reinvestment Funds from the Vail Reinvestment Authority to fund all or a portion of the project.

It is the intent of all involved to have the project designed, entitled and ready for start of construction in March of 2025. This project is highly anticipated and resolves long standing issues of an arena facility which no longer is up to the standards expected for public facilities in Vail.

B. Project Goals and Objectives, Additional Project Details

Dobson Arena has evolved over the years from a pond to a pond with stands, to an ice/events arena that has seen relatively minor updates over the years.

The facility must be able to function well for the next 50 years, offering improved access, bathrooms and amenities for patrons and the facility must be upgraded structurally to ensure a responsible lasting update including replacement of the roof and roof structure.

The goal is to renovate and improve Dobson Arena so it can function efficiently while improving functionality and expanded services for the community.

Additional Project goals include:

- Replacing aging systems and infrastructure.
- Improving systems performance leading to significant reductions in energy costs.
- Adding Locker Room capacity to support program and equity among users.
- Enhance the user experience.
- Enable future expansion.
- Improving the landscape and hardscape around the arena with a particular focus on West Meadow Drive and West Arena Entrance.

Project Address: 321 Lionshead Circle, Vail, Colorado, 81657

Building Stories: 3

Site Square Footage: Approx. 45,000 SQFT of exterior landscape and hardscape

Project Site Description: 45,000 SQFT of hardscape and landscape surrounding the facility. Scope of Construction will include realignment of the existing roadway, replacement of snow melted roads and sidewalk areas to the south and west and improvement of the landscaped areas to the North and East, as well as potential replacement of pedestrian pathways.

SECTION II. Project Approach

A. Approach

The Town feels it is important to select a CM/GC and engage them early in the pre-construction process.

It is the Town's intent to short-list four to five CM/GC's to be invited to submit formal proposals. If you are invited to submit a formal proposal response, the principal of your firm will be required to commit your firm to remaining actively engaged in the selection process, and that your firm will not change the staff proposed in the response to the RFP.

At the completion of the Schematic Design Phase and CM/GC selection process, the Town will finalize the Town's Approved Project Budget and Initial Guaranteed Maximum Price. The entire team, including the Contractor, will then work together to be certain that as the design evolves the project remains within the Approved Project Budget. During the development of the Design Development and Construction Documents, the Contractor will work with the team providing support with pricing, scheduling, constructability, and cost savings/value engineering. When the Construction Documents are substantially complete and prior to the start of construction, the CM/GC will provide a Final Guaranteed Maximum Price.

Note that the Town will select the CM/GC based on Best Value overall.

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SECTION III. Milestone Schedule

Request for Qualifications Issued	October 18 th , 2023
Qualifications Due	November 3rd, 2023
Notification to Shortlisted Firms	November 17 th , 2023
Request for Proposal Issued to Shortlist	December 11 th , 2023
Responses Due from CM/GC's	January 19 th , 2024

Review of RFP Responses	January 22 nd through 26 th , 2024
CM/GC Work Sessions/Interviews	January 30 th – 31 st , 2024
CM/GC Scope Reconciliation/Contract Negotiations w/top ranked firm	February 1 st through 14 th , 2024
Award/Contract Execution	February 28 th , 2024
Preconstruction Phase	March 1 st ,2024 – February 2025
Anticipated Construction Period	March 2025 – March 2027

SECTION IV. Project Team

A. Project Team

The Town of Vail is the Owner. The Architect for the Project is Populous. The Town has selected Cumming Management Group, Inc. to serve as its Owner’s Representation Firm. The Cumming contact is Chris Knight and team, who will be assisting with the CM/GC selection process (cknight@cumming-group.com), Malori Gunkel (malori.gunkel@cumming-group.com) and Greg Hall (ghall@vail.gov) should be copied on all responses as well.

The Town of Vail is pleased to issue this RFQ to facilitate the first step of the competitive selection process for a CM/GC for the Dobson Arena Project.

SECTION V. Form of Response

Firms responding to this request shall provide responses that include the following information:

A. Qualifications Submittal

Submit a formal letter signed by an officer/principal of your firm expressing interest in this Project. Provide no more than three (3) pages (excluding any supplemental marketing pieces) and must include the following:

- i. Provide a brief company overview and highlight complex sports facility renovations. Include number of years in business, total staff and anticipated 2025 and 2026 project volume.
- ii. Provide an Organization Chart and the Proposed Team.
- iii. State reasons why your firm should be included on the shortlist.
- iv. Provide a commitment from an officer of your company, stating that if selected to the short-list, you will aggressively pursue the Project.
- v. Provide a letter from your Surety that provides your current bonding capacity.

B. Additional Marketing Material

- i. In addition to the letter, you may include marketing materials to demonstrate relevant information or experience.
- ii. Include Resumes for all individuals located on the Organization Chart for the Proposed Team.

SECTION VI. Response Submittals

A. Final Submittals

Submit one (1) electronic copy of the response **no later than 2:00PM MST on November 3rd, 2023**, to the contacts below.

B. Submittal Contact & Questions

Please direct all questions related to this request to contact below. All formal questions must be submitted in writing.

Email: ghall@vail.gov

C. Submittal Ranking

Submittals will be ranked on possible points for each category as outlined below to determine the shortlist.

Applicable Experience	45 Points
Proposed Team & Relevant Experience	30 Points
<u>Bonding Capacity</u>	<u>25 Points</u>
Total Possible Points	100 Points

Please do not make contact with any other individuals or team members that are on the Project at this time. The Town reserves the right to reject any and all submittals. The Town may also waive any and all formalities during the selection process.

Thank you for your time and we look forward to receiving your response.

End Request for Qualifications