



GENERAL CONTRACTOR REQUEST FOR QUALIFICATIONS



INTRODUCTION:

NeighborWorks Southern Colorado is a 501c3 non-profit organization established in 1977. Our mission is to promote healthy, vibrant Neighborhoods and serve as the first choice for homebuyer resources in Southern Colorado. Staying true to our mission, we are embarking on an ambitious plan to develop Pueblo's upcoming Pikes Peak Park community. Pikes Peak Park is a Master Planned community and will be a mixed-use and mixed-income development with a focus on affordable homeownership opportunities. We invite you to submit Qualifications for Pre-Construction and Construction services for the project located on the west side of Pueblo, CO.

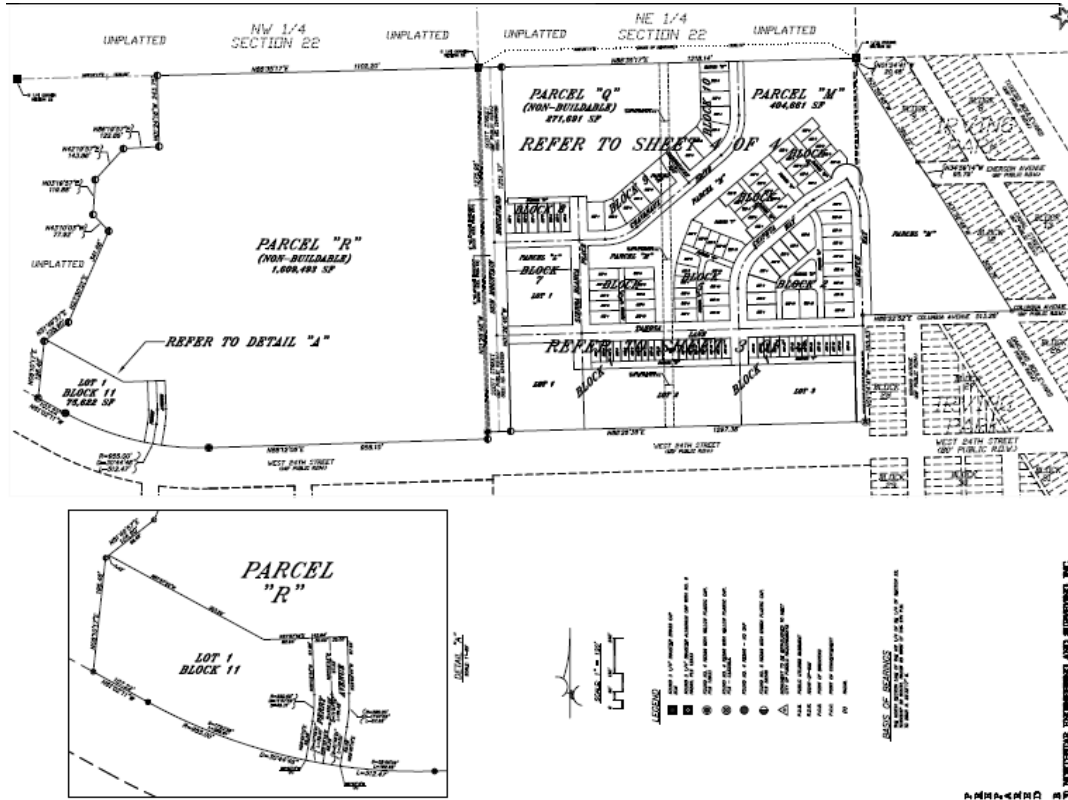
All communication concerning the RFQ shall be directed via email to Tamara Pleshek, Project Coordinator, at tpleshek@nwsoco.org and Sarah Habib, Chief Finance and Operations Officer, at shabib@nwsoco.org.

PROPOSED SCHEDULE:

October 21,2022	RFQ Released
November 4,2022	All inquiries related to RFQ submitted to tpleshek@nwsoco.org and shabib@nwsoco.org by 5:00pm
November 11,2022	All inquiry responses to be completed.
November 18,2022	Final Qualifications due by 5:00pm to tpleshek@nwsoco.org and shabib@nwsoco.org
November 25,2022	Contract will be awarded

PROJECT INFORMATION:

NeighborWorks Southern Colorado (NWSoco) will select a General Contractor (GC) to provide oversight and management of all Horizontal Infrastructure within phase one of the Pikes Peak Park (P3) project. The site is situated on approximately 80 acres on Pueblo’s west side, north of 24th St. and between Pueblo Blvd. and Tuxedo Blvd. The Project is expected to be completed in three (3) phases over 10 years and will consist of high-density housing, a commercial corridor, community buildings and over 15 acres of public parks and green space, inclusive of multiuse paths and trails and is governed by the Pikes Peak Park Metro District.



Phase 1 of Project Site

PROJECT INFORMATION (cont.):

The Planned Development Yields are as follows:

	Total	Phase 1	Phase 2	Phase 3
• Multifamily Units:	238	108	130	0
• Condos:	58	0	58	0
• Townhomes:	94	37	26	31
• Single Family:	214	74	72	68
Total Units	604	219	286	99
• Commercial units:	10			
• Community Buildings:	2			

SCOPE OF WORK:

- GC shall attend all project specific meetings to include:
 - Pikes Peak Park Task Force (Monthly)
 - City/County meeting (As needed)
 - Planning/Zoning meetings (As needed)
 - Metro District meetings (Quarterly)
- GC shall collaborate directly with the Engineer and Design Team to assist in all pre-planning and pre-construction processes.
- GC shall procure all necessary materials for this project while negotiating pricing on NWSoco's behalf.
- GC shall secure all required permits across all trades.
- GC shall coordinate and oversee all Sub-Contractors:
 - Publish and collection of bids, understanding NWSoco's preference of local contractors.
 - Ensure all Federal, State, and Local labor laws are followed
 - Ensure proper insurance is in place and held throughout the project.
- GC shall provide, as appropriate, a dedicated Project Manager and/or Superintendent to oversee the P3 project, ensuring quality, health, and safety are maintained at high levels.
- GC shall provide full transparency in a written monthly update to designated NWSoco staff (with changes in frequency as construction begins), Including:
 - Cost updates
 - Project scheduling
 - Anticipated delays
 - Current subcontractors

CONTRACT

The initial Owner/General Contractor Agreement would be in place for Phase one of this project and may be renewed for additional phases upon mutual agreement of NWSoco and the selected GC.

COMPENSATION:

NWSoco and the selected GC shall come to an agreement where payment is based on cost of work completed plus a set fee/percentage. If GC is to perform any work themselves, a Time and Material Rate will be established and agreed upon for said work when contract is signed.

*** End of Request ***