Request for Proposal (RFP/Q)

Construction Manager At Risk (CMAR)

Project:

Grand County Library District (GCLD) Kremmling Library

Closing Date:

June 26, 2026 @ 2:00 PM MST

GCLD Kremmling Library

Request for Proposal/Qualifications for General Contractor Services 5/22/2026

Project Description

The Grand County Library District (Owner) is soliciting proposals from qualified General Contractors for the construction of a new Kremmling Library facility. The Project consists of the construction of a new single-story public library building of approximately 9,000 square feet, with 3.5 acres available for construction.

The intent of the Project is to deliver a highly functional, durable, and adaptable community library that prioritizes space efficiency, flexibility, and long-term operational value over iconic or decorative architectural features. This project is intended to be focused on usable program space, building performance, lifecycle durability, and constructability.

The completed facility shall serve as a community destination and civic asset, supporting literacy, learning, technology access, public programming, and community gatherings for patrons of all ages.

General Contractor Selection Process

GCLD is looking for someone more than just a General Contractor, they want a project partner. The selection process will consist of a solicitation inviting a select group of General Contractors to offer a proposal, including, but not limited to, their fee as a percentage of direct construction costs, monthly General Conditions rate, Pre-Construction services fee as a lump sum dollar value, qualifications based on similar projects, the resumes of their proposed project-specific team, and specific interest in this project. Please consider receipt of this narrative as your invitation to submit the above-mentioned proposal. After reviewing all General Contractors' proposals, the team will meet to narrow the field to a select group of short-listed candidates. Those candidates will be invited to an interview with the project team. The final selection will be made following that process. Please review the following project status update, project priorities, and project details to help you prepare your proposal.

Project Status

- **Design**
    - Progress is as follows: Concept Plan and Site Location-Exhibit A
    - We intend to enter into a CMAR contract with the selected General Contractor for pre-construction services. The CMAR will commence pricing, constructability reviews, and budget management efforts immediately after contract award.

- The pricing and budget generation efforts will steer the design to completion with input to be within or less than our current construction budget.

Project Priorities

- **Cost Certainty**
  - The construction contract will be an AIA A133 with an A201 for general conditions as the basis. The priority will be to work with our selected GC to identify a total direct construction cost budget that mitigates cost exposure when we commence construction.
    - Examples of the agreement will be provided upon request.
  - Per the project status update above, a Pre-Construction agreement will be used to guide design to satisfy our budget.
  - Contingencies and allowances are expected to manage unknown conditions or potentially volatile material costs.
  - Our construction budget is **$6,292,500.00** This includes all direct construction costs. Soft costs are above and beyond this budget.
  - Please be prepared to discuss how you'll manage the pricing and preconstruction services process. You'll be asked to share your success in establishing GMP's that avoided cost overruns on previous projects.

- **Schedule Management**
  - Master Schedule: Exhibit B
  - RFP Solicitation Dates:

DATE	TIME	EVENT
May 22, 2026		Advertise and Issue RFP
May 26, 2026		Bidders Notification of Interest
June 12, 2026		Deadline for receipt of questions and inquiries
June 16, 2026		Final responses to questions, inquiries and RFP amendments
June 26, 2026	**2:00 PM**	**Deadline for submission of proposals**
July 1, 2026		Notification of short-listed candidates
July 9, 2026	TBD	Interviews with short-listed firms
July 16, 2026	End of Day	Notify Selected GC
July 21, 2026		Report our Recommendation to the Board
July 23, 2026		Finalize contract negotiations (Anticipated)
July 24, 2026		Contract Executed

  - It's imperative that dates are honored to ensure the project completion date is met.

- A 12-month construction duration is anticipated for this project. This duration does not account for move-out, move-in, or FF&E activities. This will be managed by Ownership.
- Please be prepared to discuss schedule management, station operations management, and seasonal considerations management during the course of construction.

Project Details

- **Entitlements**
  - The Project site requires municipal land annexation, which remains in progress and is a prerequisite for address assignment, zoning confirmation, and permanent utility planning.
  - The design team and Wember have been working with the local AHJ to determine required steps and submittals in anticipation of our permit application.
- **Permitting**
  - The goal is to have a Construction document set ready to submit for building permit in the 4th quarter of 2026.
- **Timing**
  - Construction commencement is projected to start in February of 2027.

Proposal Submission

- **Timing**
  - Please prepare and submit your proposal on or before 06/26/2026.
    - All proposals will be submitted to:
      - DJ Wells djwells@wemberinc.com
      - Joe Farstad jfarstad@wemberinc.com

- **Questions and Clarifications**
  - Please direct any questions to:
    - DJ Wells djwells@wemberinc.com
    - Joe Farstad jfarstad@wemberinc.com

- **Proposal content**
  - The only specific criteria for the proposal are detailed in *'General Contractor Selection Process'* paragraph.
    - That doesn't limit you to only the specific criteria, we encourage you to include any company or staff specific accolades that set you apart from other candidates.

Thank you in advance for your interest in this project and the effort you'll extend to generate your proposals. We look forward to hearing from you all!

Exhibit A

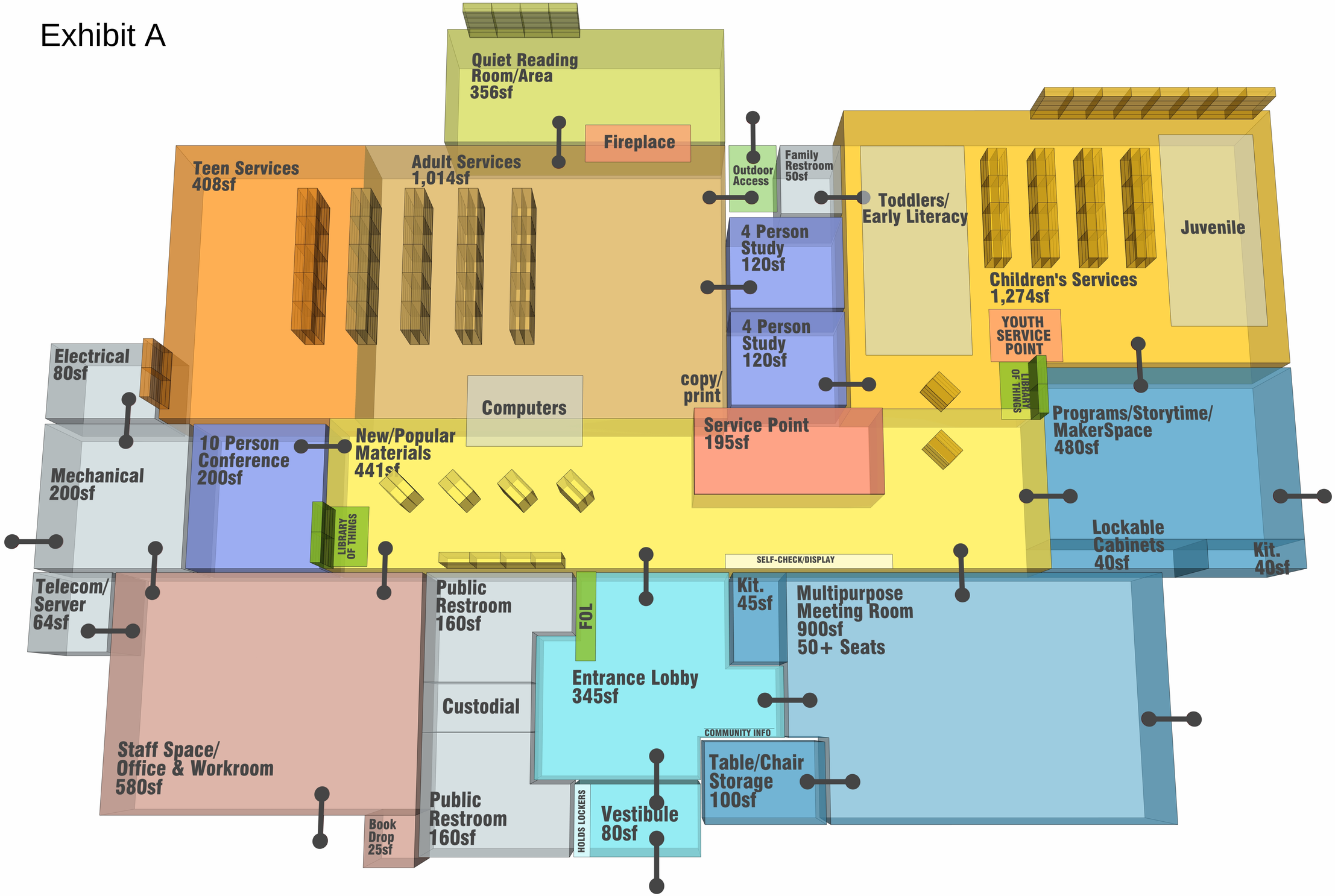

Quiet Reading Room/Area 356sf
Fireplace
Teen Services 408sf
Adult Services 1,014sf
Outdoor Access
Family Restroom 50sf
Toddlers/ Early Literacy
Juvenile
4 Person Study 120sf
Children's Services 1,274sf
4 Person Study 120sf
YOUTH SERVICE POINT
Electrical 80sf
copy/ print
LIBRARY OF THINGS
Computers
Programs/Storytime/ MakerSpace 480sf
Service Point 195sf
10 Person Conference 200sf
New/Popular Materials 441sf
Mechanical 200sf
LIBRARY OF THINGS
Lockable Cabinets 40sf
Kit. 40sf
SELF-CHECK/DISPLAY
Telecom/ Server 64sf
Public Restroom 160sf
FOL
Kit. 45sf
Multipurpose Meeting Room 900sf 50+ Seats
Entrance Lobby 345sf
Custodial
COMMUNITY INFO
Staff Space/ Office & Workroom 580sf
Table/Chair Storage 100sf
Public Restroom 160sf
HOLDS LOCKERS
Vestibule 80sf
Book Drop 25sf

Exhibit A

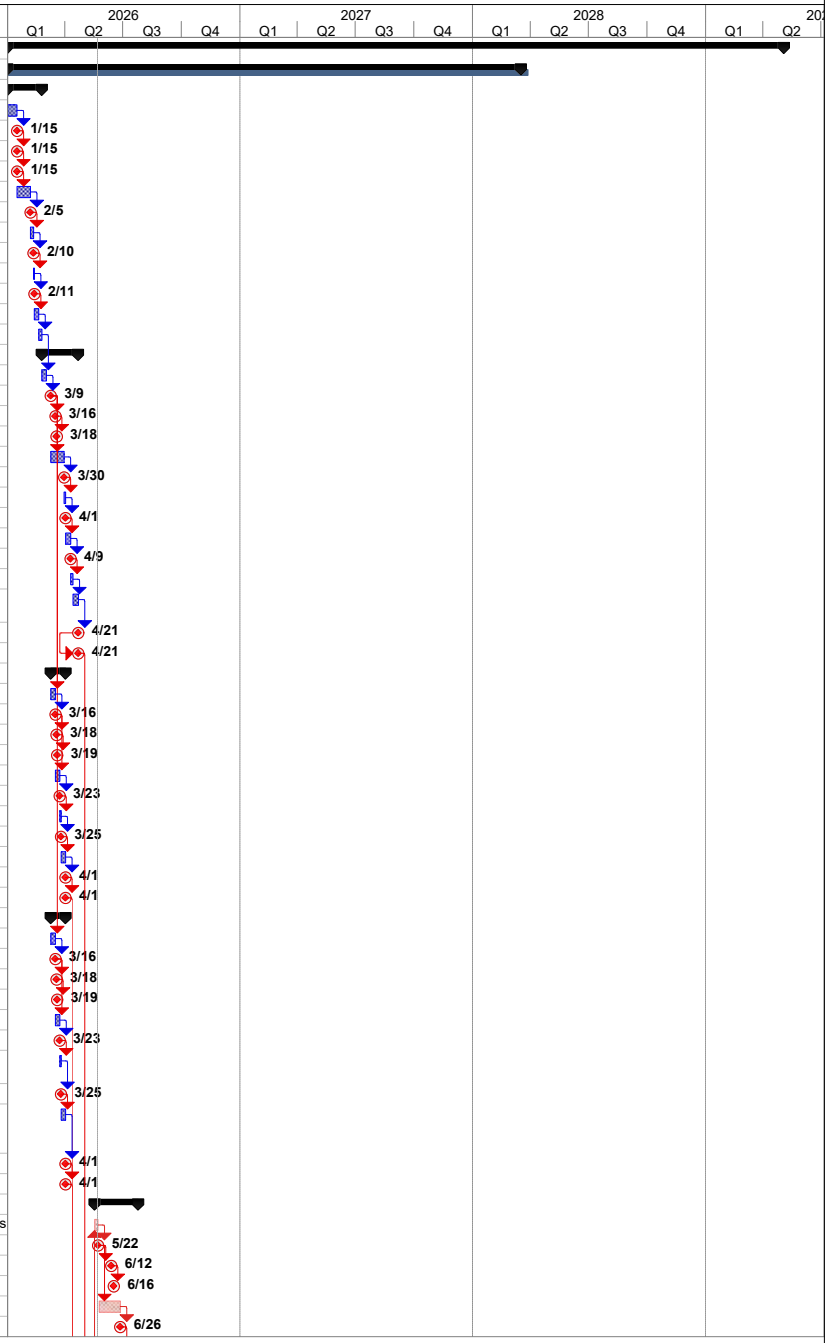
Muddy Dr
Muddy Dr
12th St
Jackson Ave
Jackson Ave
Jackson Ave
12th St
Food Pantry

Exhibit B

GCLD Kremmling Branch MASTER SCHEDULE

Fri 5/22/26

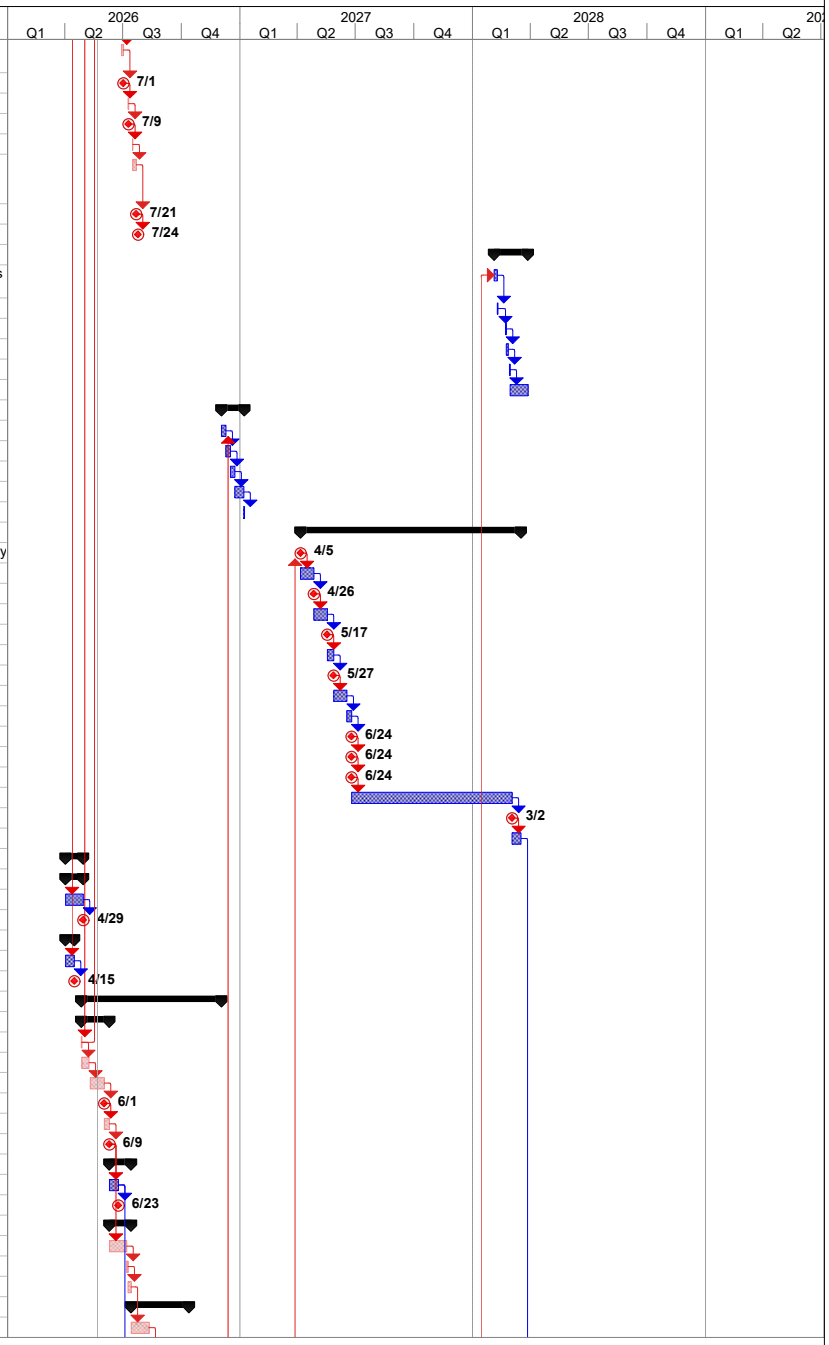
ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors
1		**GCLD-Kremmling Library Master Schedule**	**871 days**	**Thu 1/1/26**	**Thu 5/3/29**	
2		**PROCUREMENT**	**576 days**	**Thu 1/1/26**	**Thu 3/16/28**	
3		**OWNERS REP SELECTION PROCESS**	**38 days**	**Thu 1/1/26**	**Mon 2/23/26**	
4		RFQ/P PREPARED	11 days	Thu 1/1/26	Thu 1/15/26	
5		RFQ/P ISSUED	0 days	Thu 1/15/26	Thu 1/15/26	4
6		RFQ/P QUESTION DEADLINE	0 days	Thu 1/15/26	Thu 1/15/26	5
7		RFQ/P QUESTION RESPONSE DEADLINE	0 days	Thu 1/15/26	Thu 1/15/26	6
8		RFQ/P RESPONSE PREP TIME	15 days	Fri 1/16/26	Thu 2/5/26	7
9		RFQ/P RESPONSES RECEIVED	0 days	Thu 2/5/26	Thu 2/5/26	8
10		RFQ/P PROPOSALS REVIEWED SCORED BY SELECTION TEAM	3 days	Fri 2/6/26	Tue 2/10/26	9
11		RFQ/P SHORTLIST ISSUED	0 days	Tue 2/10/26	Tue 2/10/26	10
12		NTERVIEW PREP BY SHORTLISTED FIRMS	1 day	Wed 2/11/26	Wed 2/11/26	11
13		INTERVIEWS	0 days	Wed 2/11/26	Wed 2/11/26	12
14		SELECTION OF FIRM	5 days	Thu 2/12/26	Wed 2/18/26	13
15		FINALIZE SCOPE OF SERVICES AND FEE AND FINALIZE AGREEM	3 days	Thu 2/19/26	Mon 2/23/26	14
16		**DESIGN TEAM SELECTION PROCESS**	**41 days**	**Tue 2/24/26**	**Tue 4/21/26**	
17		RFQ/P PREPARED	5 days	Tue 2/24/26	Mon 3/2/26	15
18		RFQ/P ISSUED	0 days	Mon 3/9/26	Mon 3/9/26	17FS+5 days
19		RFQ/P QUESTION DEADLINE	0 days	Mon 3/16/26	Mon 3/16/26	18FS+5 days
20		RFQ/P QUESTION RESPONSE DEADLINE	0 days	Wed 3/18/26	Wed 3/18/26	19FS+2 days
21		RFQ/P RESPONSE PREP TIME	15 days	Tue 3/10/26	Mon 3/30/26	18
22		RFQ/P RESPONSES RECEIVED	0 days	Mon 3/30/26	Mon 3/30/26	21
23		RFQ/P PROPOSALS REVIEWED SCORED BY SELECTION TEAM	2 days	Tue 3/31/26	Wed 4/1/26	22
24		RFQ/P SHORTLIST ISSUED	0 days	Wed 4/1/26	Wed 4/1/26	23
25		NTERVIEW PREP BY SHORTLISTED FIRMS	6 days	Thu 4/2/26	Thu 4/9/26	24
26		INTERVIEWS	0 days	Thu 4/9/26	Thu 4/9/26	25
27		SELECTION OF FIRM	2 days	Fri 4/10/26	Mon 4/13/26	26
28		FINALIZE SCOPE OF SERVICES AND FEE, ATTORNEY COMMENTS AND FINALIZE AGREEMENT	6 days	Tue 4/14/26	Tue 4/21/26	27
29		SUBMIT BOARD REPORT	0 days	Tue 4/21/26	Tue 4/21/26	28
30		CONTRACT EXECUTED	0 days	Tue 4/21/26	Tue 4/21/26	29SS
31		**SURVEY ENGINEER SELECTION PROCESS**	**17 days**	**Tue 3/10/26**	**Wed 4/1/26**	
32		RFQ/P PREPARED	5 days	Tue 3/10/26	Mon 3/16/26	18
33		RFQ/P ISSUED	0 days	Mon 3/16/26	Mon 3/16/26	32
34		RFQ/P QUESTION DEADLINE	0 days	Wed 3/18/26	Wed 3/18/26	33FS+2 days
35		RFQ/P QUESTION RESPONSE DEADLINE	0 days	Thu 3/19/26	Thu 3/19/26	34FS+1 day
36		RFQ/P RESPONSE PREP TIME	5 days	Tue 3/17/26	Mon 3/23/26	33
37		RFQ/P RESPONSES RECEIVED	0 days	Mon 3/23/26	Mon 3/23/26	36
38		RFQ/P PROPOSALS REVIEWED SCORED BY SELECTION TEAM	2 days	Tue 3/24/26	Wed 3/25/26	37
39		SELECTION OF FIRM	0 days	Wed 3/25/26	Wed 3/25/26	38
40		FINALIZE SCOPE OF SERVICES AND FEE, ATTORNEY COMMENTS	5 days	Thu 3/26/26	Wed 4/1/26	39
41		SUBMIT BOARD REPORT (NA)	0 days	Wed 4/1/26	Wed 4/1/26	40
42		CONTRACT EXECUTED	0 days	Wed 4/1/26	Wed 4/1/26	41
43		**GEOTECH SELECTION PROCESS**	**17 days**	**Tue 3/10/26**	**Wed 4/1/26**	
44		RFQ/P PREPARED	5 days	Tue 3/10/26	Mon 3/16/26	18
45		RFQ/P ISSUED	0 days	Mon 3/16/26	Mon 3/16/26	44
46		RFQ/P QUESTION DEADLINE	0 days	Wed 3/18/26	Wed 3/18/26	45FS+2 days
47		RFQ/P QUESTION RESPONSE DEADLINE	0 days	Thu 3/19/26	Thu 3/19/26	46FS+1 day
48		RFQ/P RESPONSE PREP TIME	5 days	Tue 3/17/26	Mon 3/23/26	45
49		RFQ/P RESPONSES RECEIVED	0 days	Mon 3/23/26	Mon 3/23/26	48
50		RFQ/P PROPOSALS REVIEWED SCORED BY SELECTION TEAM	2 days	Tue 3/24/26	Wed 3/25/26	49
51		SELECTION OF FIRM	0 days	Wed 3/25/26	Wed 3/25/26	50
52		FINALIZE SCOPE OF SERVICES AND FEE, ATTORNEY COMMENTS AND FINALIZE AGREEMENT	5 days	Thu 3/26/26	Wed 4/1/26	51
53		SUBMIT BOARD REPORT (NA)	0 days	Wed 4/1/26	Wed 4/1/26	52
54		CONTRACT EXECUTED	0 days	Wed 4/1/26	Wed 4/1/26	53
55		**CMAR SELECTION PROCESS**	**50 days**	**Mon 5/18/26**	**Fri 7/24/26**	
56		RFQ/P PREPARED	5 days	Mon 5/18/26	Fri 5/22/26	108FS+14 days
57		RFQ/P ISSUED	0 days	Fri 5/22/26	Fri 5/22/26	56
58		RFQ/P QUESTION DEADLINE	0 days	Fri 6/12/26	Fri 6/12/26	57FS+15 days
59		RFQ/P QUESTION RESPONSE DEADLINE	0 days	Tue 6/16/26	Tue 6/16/26	58FS+2 days
60		RFQ/P RESPONSE PREP TIME	25 days	Mon 5/25/26	Fri 6/26/26	57
61		RFQ/P RESPONSES RECEIVED	0 days	Fri 6/26/26	Fri 6/26/26	60



GCLD Kremmling Branch MASTER SCHEDULE

Fri 5/22/26

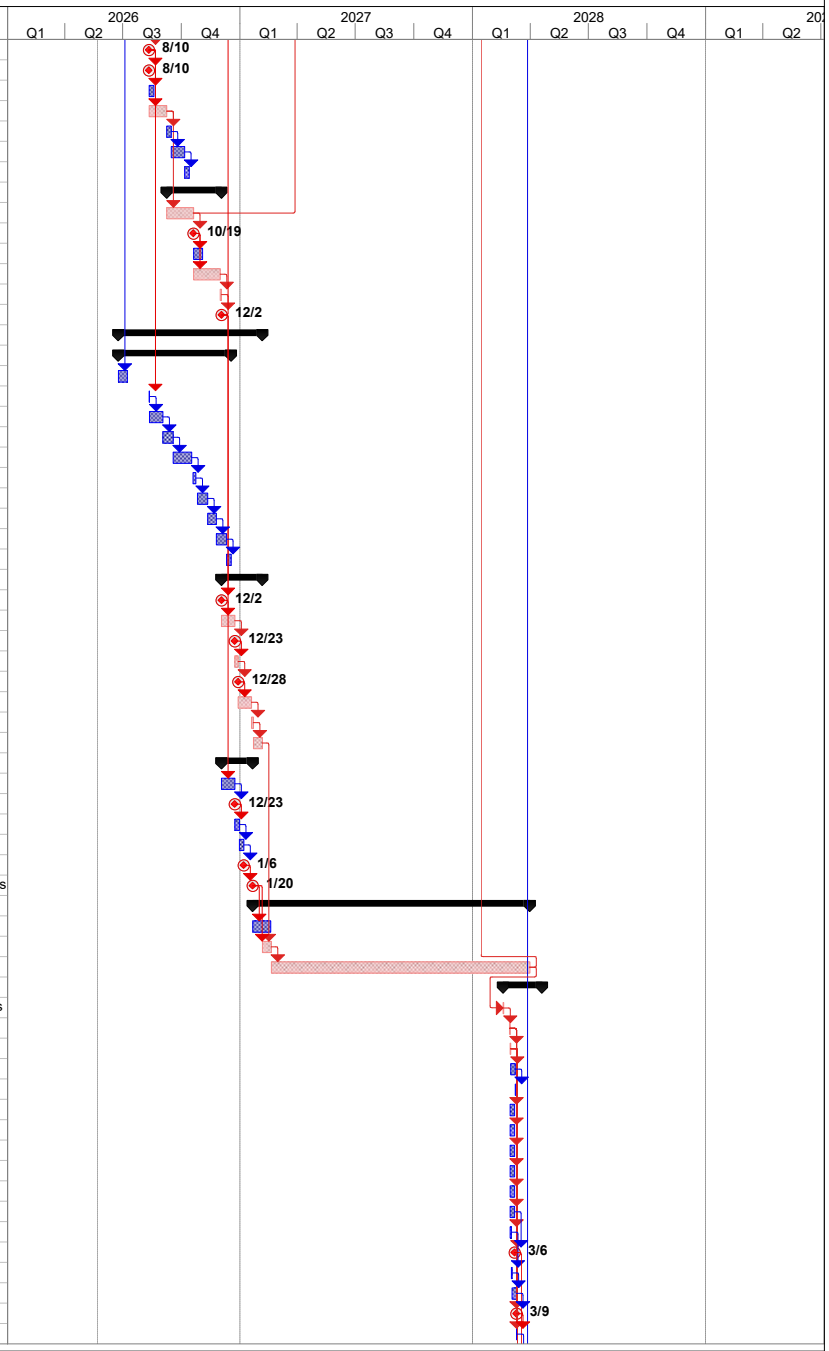
ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors
62		RFQ/P PROPOSALS REVIEWED SCORED BY SELECTION TEAM	3 days	Mon 6/29/26	Wed 7/1/26	61
63		RFQ/P SHORTLIST ISSUED	0 days	Wed 7/1/26	Wed 7/1/26	62
64		NTERVIEW PREP BY SHORTLISTED FIRMS	1 day	Thu 7/9/26	Thu 7/9/26	63FS+5 days
65		INTERVIEWS	0 days	Thu 7/9/26	Thu 7/9/26	64
66		SELECTION OF FIRM	1 day	Thu 7/16/26	Thu 7/16/26	65FS+4 days
67		FINALIZE SCOPE OF SERVICES AND FEE, ATTORNEY COMMENTS AND FINALIZE AGREEMENT	3 days	Fri 7/17/26	Tue 7/21/26	66
68		SUBMIT BOARD REPORT	0 days	Tue 7/21/26	Tue 7/21/26	67
69		CONTRACT EXECUTED	0 days	Fri 7/24/26	Fri 7/24/26	68FS+3 days
70		**MOVE SELECTION PROCESS**	**37 days**	**Fri 2/4/28**	**Mon 3/27/28**	
71		GENERATE REQUEST FOR AS-NEEDED SELECTION PROPOSALS	3 days	Fri 2/4/28	Tue 2/8/28	168FS-40 days
72		AS-NEEDED SELECTION PROPOSALS ISSUED	1 day	Wed 2/9/28	Wed 2/9/28	71
73		AS-NEEDED QUALIFICATION RECEIVED	1 day	Tue 2/22/28	Tue 2/22/28	72FS+8 days
74		COMMITTEE REVIEWS AND SCORES PROPOSALS	3 days	Wed 2/23/28	Fri 2/25/28	73
75		SELECTION	1 day	Mon 2/28/28	Mon 2/28/28	74
76		CONTRACT EXECUTED	20 days	Tue 2/29/28	Mon 3/27/28	75
77		**MATERIALS TESTING SELECTION PROCESS**	**26 days**	**Thu 12/3/26**	**Thu 1/7/27**	
78		RFQ PREPARED AND RELEASED BY WEMBER	5 days	Thu 12/3/26	Wed 12/9/26	136
79		RFQ RESPONSES	5 days	Thu 12/10/26	Wed 12/16/26	78
80		SELECTION OF FIRM AND CONTRACT NEGOTIATIONS	5 days	Thu 12/17/26	Wed 12/23/26	79
81		AGREEMENT APPROVAL	10 days	Thu 12/24/26	Wed 1/6/27	80
82		CONTRACT EXECUTED	1 day	Thu 1/7/27	Thu 1/7/27	81
83		**FURNITURE DESIGN, SELECTION AND PURCHASING**	**248 days**	**Mon 4/5/27**	**Thu 3/16/28**	
84		FURNITURE SELECTION/SHELVING MEETING #1	0 days	Mon 4/5/27	Mon 4/5/27	131FS+120 day
85		DRAWING PRODUCTION	15 days	Tue 4/6/27	Mon 4/26/27	84
86		FURNITURE SELECTION/SHELVING MEETING #2	0 days	Mon 4/26/27	Mon 4/26/27	85
87		DRAWING PRODUCTION	15 days	Tue 4/27/27	Mon 5/17/27	86
88		FURNITURE SELECTION SHELVING MEETING #3	0 days	Mon 5/17/27	Mon 5/17/27	87
89		FURNITURE SELECTION SHELVING FINAL PRODUCTION	8 days	Tue 5/18/27	Thu 5/27/27	88
90		FF&E BIDDING COMMENCES	0 days	Thu 5/27/27	Thu 5/27/27	89
91		FF&E BID PERIOD	15 days	Fri 5/28/27	Thu 6/17/27	90
92		FF&E BID REVIEW AND SELECTION	5 days	Fri 6/18/27	Thu 6/24/27	91
93		SUBMIT BOARD REPORT	0 days	Thu 6/24/27	Thu 6/24/27	92
94		CONTRACT EXECUTED BY BOARD	0 days	Thu 6/24/27	Thu 6/24/27	93
95		AWARD FF&E	0 mons	Thu 6/24/27	Thu 6/24/27	94
96		FURNITURE MANUFACTURING	180 days	Fri 6/25/27	Thu 3/2/28	95
97		FURNITURE MANUFACTURING COMPLETE	0 days	Thu 3/2/28	Thu 3/2/28	96
98		FURNITURE DELIVERY	10 days	Fri 3/3/28	Thu 3/16/28	97
99		**SITE DUE DILIGENCE WORK**	**20 days**	**Thu 4/2/26**	**Wed 4/29/26**	
100		**GEOTECHNICAL ENGINEER**	**20 days**	**Thu 4/2/26**	**Wed 4/29/26**	
101		FIELD WORK/ REPORT	20 days	Thu 4/2/26	Wed 4/29/26	54
102		ISSUE REPORT	0 days	Wed 4/29/26	Wed 4/29/26	101
103		**SURVEY ENGINEER**	**10 days**	**Thu 4/2/26**	**Wed 4/15/26**	
104		FIELD WORK/ REPORT	10 days	Thu 4/2/26	Wed 4/15/26	42
105		ISSUE SURVEY	0 days	Wed 4/15/26	Wed 4/15/26	104
106		**DESIGN PHASE**	**158 days**	**Mon 4/27/26**	**Wed 12/2/26**	
107		**CONCEPT DESIGN**	**32 days**	**Mon 4/27/26**	**Tue 6/9/26**	
108		KICK-OFF MEETING	1 day	Mon 4/27/26	Mon 4/27/26	30FS+3 days
109		DATA GATHERING PHASE	9 days	Tue 4/28/26	Fri 5/8/26	108
110		PREPARE DIFFERENT CONCEPTS/ LAYOUTS	16 days	Mon 5/11/26	Mon 6/1/26	109
111		PRESENT CONCEPTUAL DESIGNS	0 days	Mon 6/1/26	Mon 6/1/26	110
112		REFINE PREFERRED CONCEPT	6 days	Tue 6/2/26	Tue 6/9/26	111
113		PRESENT CONCEPT DESIGN	0 days	Tue 6/9/26	Tue 6/9/26	112
114		**SCHEMATIC/ CONCEPTUAL DESIGN**	**24 days**	**Wed 6/10/26**	**Mon 7/13/26**	
115		DRAWING PRODUCTION - 100% SD	10 days	Wed 6/10/26	Tue 6/23/26	113
116		PRESENTATION TO DESIGN ADVISORY GROUP	0 days	Tue 6/23/26	Tue 6/23/26	115
117		**SCHEMATIC DESIGN AND PRICING PACKET**	**24 days**	**Wed 6/10/26**	**Mon 7/13/26**	
118		SD ESTIMATE	19 days	Wed 6/10/26	Mon 7/6/26	113
119		SD COST MODEL MEETINGS	2 days	Tue 7/7/26	Wed 7/8/26	118
120		SD ESTIMATE COMPLETE	3 days	Thu 7/9/26	Mon 7/13/26	119
121		**DESIGN DEVELOPMENT**	**65 days**	**Tue 7/14/26**	**Mon 10/12/26**	
122		DRAWING PRODUCTION 0% - 50% DD	20 days	Tue 7/14/26	Mon 8/10/26	120



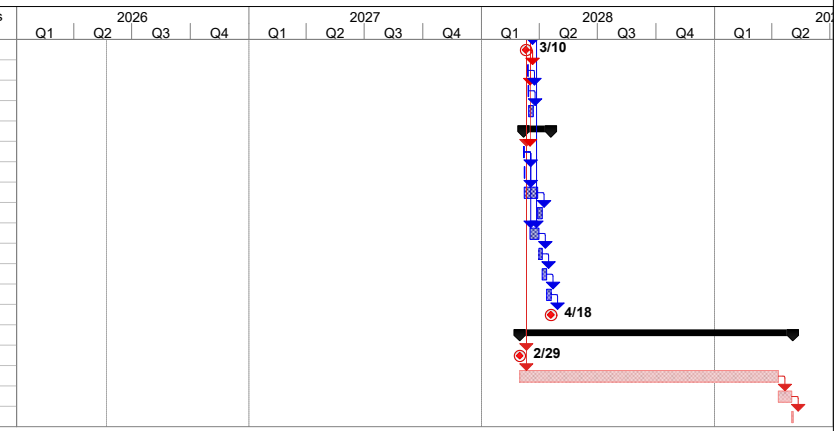
GCLD Kremmling Branch MASTER SCHEDULE

Fri 5/22/26

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors
123		50% DD	0 days	Mon 8/10/26	Mon 8/10/26	122
124		PUBLIC MEETING	0 days	Mon 8/10/26	Mon 8/10/26	123
125		DESIGN ADVISORY GROUP REVIEW AND INPUT	6 days	Tue 8/11/26	Tue 8/18/26	123
126		DRAWING PRODUCTION - 100% DD	20 days	Tue 8/11/26	Mon 9/7/26	123
127		DESIGN ADVISORY GROUP REVIEW AND INPUT	5 days	Tue 9/8/26	Mon 9/14/26	126
128		COST ESTIMATE - 100% DD	15 days	Tue 9/15/26	Mon 10/5/26	127
129		REVIEW 100% DD'S AND COST ESTIMATE	5 days	Tue 10/6/26	Mon 10/12/26	128
130		**CONSTRUCTION DOCUMENTS**	**62 days**	**Tue 9/8/26**	**Wed 12/2/26**	
131		DRAWING PRODUCTION - 50% CD	30 days	Tue 9/8/26	Mon 10/19/26	126
132		50% CD COST ESTIMATE	0 days	Mon 10/19/26	Mon 10/19/26	131
133		50% CD COST ESTIMATE AND REVIEW	10 days	Tue 10/20/26	Mon 11/2/26	132
134		DRAWING PRODUCTION -50% - 100% CD	30 days	Tue 10/20/26	Mon 11/30/26	132
135		FINAL PRINTING	2 days	Tue 12/1/26	Wed 12/2/26	134
136		ISSUE 100% CD SET FOR BIDDING AND PERMIT	0 days	Wed 12/2/26	Wed 12/2/26	135
137		**DEVELOPMENT REVIEW AND PERMITTING PHASE**	**162 days**	**Wed 6/24/26**	**Thu 2/4/27**	
138		**LOCATIONS & EXTENTS PROCESS**	**127 days**	**Wed 6/24/26**	**Thu 12/17/26**	
139		PRE - SUBMITTAL REVIEW	10 days	Wed 6/24/26	Tue 7/7/26	115
140		SUBMITTAL	1 day	Tue 8/11/26	Tue 8/11/26	123
141		PRE-REFERRAL REVIEW	15 days	Wed 8/12/26	Tue 9/1/26	140
142		APPLICANT REVISION	12 days	Wed 9/2/26	Thu 9/17/26	141
143		REFERRAL PERIOD & COURTESY NOTIFICATION	21 days	Fri 9/18/26	Fri 10/16/26	142
144		POST REFERRAL REVIEW	5 days	Mon 10/19/26	Fri 10/23/26	143
145		APPLICANT REVISION	12 days	Mon 10/26/26	Tue 11/10/26	144
146		STAFF REVIEW	10 days	Wed 11/11/26	Tue 11/24/26	145
147		FINAL SUBMITTAL	12 days	Wed 11/25/26	Thu 12/10/26	146
148		FINAL DETERMINATION	5 days	Fri 12/11/26	Thu 12/17/26	147
149		**PERMITTING**	**46 days**	**Wed 12/2/26**	**Thu 2/4/27**	
150		SUBMIT FOR PERMIT	0 days	Wed 12/2/26	Wed 12/2/26	136
151		PERMIT REVIEW PROCESS	15 days	Thu 12/3/26	Wed 12/23/26	150
152		PERMIT COMMENTS RECEIVED	0 days	Wed 12/23/26	Wed 12/23/26	151
153		GENERATE RESPONSE TO COMMENTS	3 days	Thu 12/24/26	Mon 12/28/26	152
154		RESUBMIT	0 days	Mon 12/28/26	Mon 12/28/26	153
155		SECOND REVIEW	15 days	Tue 12/29/26	Mon 1/18/27	154
156		GENERATE RESPONSE TO COMMENTS	3 days	Tue 1/19/27	Thu 1/21/27	155
157		PERMIT RECEIVED	10 days	Fri 1/22/27	Thu 2/4/27	156
158		**GMP & BIDDING PHASE**	**35 days**	**Thu 12/3/26**	**Wed 1/20/27**	
159		BIDDING	15 days	Thu 12/3/26	Wed 12/23/26	136
160		BIDS CLOSING	0 days	Wed 12/23/26	Wed 12/23/26	159
161		REVIEW BIDS	5 days	Thu 12/24/26	Wed 12/30/26	160
162		FINAL GMP PRODUCTION	5 days	Thu 12/31/26	Wed 1/6/27	161
163		SUBMIT BOARD REPORT	0 days	Wed 1/6/27	Wed 1/6/27	162
164		CONTRACT EXECUTED BY BOARD	0 days	Wed 1/20/27	Wed 1/20/27	163FS+10 days
165		**CONSTRUCTION PHASE**	**311 days**	**Thu 1/21/27**	**Thu 3/30/28**	
166		SHOP DRAWING PRODUCTION AND PROJECT BUY OUT	20 days	Thu 1/21/27	Wed 2/17/27	164
167		MOBILIZATION	10 days	Fri 2/5/27	Thu 2/18/27	157,164
168		CONSTRUCTION	10 mons	Fri 2/19/27	Thu 3/30/28	167
169		**CLOSE-OUT PHASE**	**43 days**	**Fri 2/18/28**	**Tue 4/18/28**	
170		PUNCHLIST SUBMITTED BY GENERAL CONTRACTOR	1 day	Fri 2/18/28	Fri 2/18/28	168FS-30 days
171		ARCH/OWNER PUNCH WALKS	1 day	Mon 2/28/28	Mon 2/28/28	170FS+5 days
172		ARCH SUBMITS CERTIFICATE OF SUBSTANTIAL COMPLETION	1 day	Tue 2/29/28	Tue 2/29/28	171
173		CONTRACTOR COMPLETES PUNCHLIST	5 days	Wed 3/1/28	Tue 3/7/28	172
174		FINAL PUNCH LIST SIGNOFF	1 day	Wed 3/8/28	Wed 3/8/28	173
175		HVAC BALANCE	5 days	Tue 2/29/28	Mon 3/6/28	171
176		FIRE TESTS AND INSPECTIONS (dial tone needed temp signage needed	5 days	Tue 2/29/28	Mon 3/6/28	171
177		FINAL ELECTRICAL INSPECTIONS	5 days	Tue 2/29/28	Mon 3/6/28	171
178		FINAL FIRE DETECTION	5 days	Tue 2/29/28	Mon 3/6/28	171
179		FINAL FIRE SPRINKLER	5 days	Tue 2/29/28	Mon 3/6/28	171
180		FINAL BUILDING INSPECTION	5 days	Tue 2/29/28	Mon 3/6/28	171
181		OWNER TRAINING	2 days	Tue 2/29/28	Wed 3/1/28	171
182		CERTIFICATE OF OCCUPANCY ISSUED	0 days	Mon 3/6/28	Mon 3/6/28	180,172
183		O&M MANUALS & RECORD DRAWINGS SUBMITTED FOR REVIEW	1 day	Thu 3/2/28	Thu 3/2/28	181
184		O&M AND RECORD DRAWING REVIEW BY ARCHITECT AND CONSUL	5 days	Fri 3/3/28	Thu 3/9/28	183
185		ATTIC STOCK CONFIRMED BY ARCHITECT	0 days	Thu 3/9/28	Thu 3/9/28	171,184
186		FINAL PAYMENT REQUEST	1 day	Fri 3/10/28	Fri 3/10/28	171,185



GCLD Kremmling Branch MASTER SCHEDULE

Fri 5/22/26

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors
187		ADVERTISEMENT OF COMPLETIONS (LIEN WAIVERS)	0 days	Fri 3/10/28	Fri 3/10/28	186
188		INSURANCE TRANSFER	1 day	Mon 3/13/28	Mon 3/13/28	187
189		OWNER DUMPSTERS/RECYCLING DELIVERED TO SITE	1 day	Tue 3/14/28	Tue 3/14/28	182,188
190		FINAL CLEAN	5 days	Wed 3/15/28	Tue 3/21/28	189
191		**OWNER-MOVE-IN**	**31 days**	**Tue 3/7/28**	**Tue 4/18/28**	
192		OWNER DUMPSTERS/RECYCLING DELIVERED TO SITE	1 day	Tue 3/7/28	Tue 3/7/28	182,172
193		DELIVER AND INSTALL OWNER APPLIANCES	1 day	Wed 3/8/28	Wed 3/8/28	192
194		INSTALL IT	15 days	Wed 3/8/28	Tue 3/28/28	192
195		INSTALL COMPUTERS AND CAMERAS	5 days	Wed 3/29/28	Tue 4/4/28	194
196		INSTALL FURNITURE	10 days	Fri 3/17/28	Thu 3/30/28	192,98
197		INSPECT FURNITURE AND EQUIPMENT	3 days	Fri 3/31/28	Tue 4/4/28	196
198		RELOCATE FURNITURE AND EQUIPMENT	5 days	Wed 4/5/28	Tue 4/11/28	197
199		RELOCATE STAFF AND MOVE IN	5 days	Wed 4/12/28	Tue 4/18/28	198
200		SOFT AND OR GRAND OPENING	0 days	Tue 4/18/28	Tue 4/18/28	199
201		**WARRANTY PHASE**	**307 days**	**Tue 2/29/28**	**Thu 5/3/29**	
202		BEGIN TRACKING WARRANTY ITEMS	0 days	Tue 2/29/28	Tue 2/29/28	172
203		10/11 MONTH WARRANTY WALK	10 mons	Wed 3/1/28	Tue 4/10/29	172
204		CONTRACTOR RESOLUTION OR OPEN WARRANTY ITEMS	15 days	Wed 4/11/29	Tue 5/1/29	203
205		VERIFICATION OF COMPLETION OF OPEN WARRANTY ITEMS	2 days	Wed 5/2/29	Thu 5/3/29	204