



Architectural & Design Services RFP #4-2022

Lucero & Barkman Libraries



Proposals Requested	March 8, 2022
Proposal Submissions Due	April 19, 2022
Evaluation Period	April 20-May 26
Selection	May 27, 2022
Contract Negotiated	June 1, 2022

Schedule

Proposals Received

Seven proposals were received

HGF – Pueblo, CO

Demmon – Denver, CO

Ratio – Denver, CO

Studioslope – Denver, CO

PGAL – Greenwood Village, CO

HBM & DLR Group – Cleveland, OH / Colorado Springs, CO

GSG – Casper, WY



Evaluation Criteria



Qualifications

- Experience with a similar project
- Ability to manage and control budget, costs, schedules, constraints, change orders
- Ability to oversee professional service firms (engineering & subcontractors)
- Experience with CM/GC projects
- Experience and concurrent assignments of team assigned to our project

Compensation

- Amount, method, services included

Scope of Work

- Timeline for the project
- Suggested approach for updating the current designs
- Quality of construction administration
- Plan to communicate with the owner
- Marketing tools provided to the owner (renderings, fundraising support)
- Use of an electronic project management system

Committee Work

What is next?

Second Stage Evaluation

Interviews of top scoring firms

Tuesday, May 24, 2022



Upcoming: Recommendation

Evaluation Committee Members

Fredrick Quintana, President, Board of Trustees

Jon Walker, Executive Director

Sherri Baca, Associate Executive Director

Alicia Griebel, Manager of Barkman Library

Kristi Roque, Manager of Lucero Library

Elizabeth Gallegos, Pueblo Library Foundation Board Member

Bruce Johnson, Pueblo Library Foundation Board Member



Facility Master Plan updates continue



Contract negotiation



Project work is initiated



Fundraising and project work continues

Committee Recommendation

HBM Architects & Interior Designers
(in conjunction with DLR Group)

Proposed Fee: 8.44% of \$6.4M Total
Project Cost = \$540,160

RFP Interview Evaluation - Architectural & Design Services

Evaluation Factors	Points Possible	Firm Names & Scoring		
		DEMMON	HBM	RATIO
Experience With a Similar Project	60	45	58	59
Quality of Team Assigned to Our Project (Design Architect, Project Architect, Lead Interior Designer)	60	49	53	57
Quality of Professional Service Firms Envisioned for Our Project (civil, structural, mechanical engineering; construction subcontractors such as plumbing, electrical, etc.)	90	82	80	78
Experience with Local Construction Manager/General Contractors	60	57	50	48
Approach to Updating the Current Designs (quality of the plan - how will library stakeholders be involved?)	60	44	54	54
Proposed Coordination for Project (close or leave library open?)	30	25	26	26
FEES				
Professional Fee quoted	240	240	240	180
TOTAL SCORE	600	542	561	502

Firm Name	Total Score	Ranking
HBM	561	1
Demmon	542	2
Ratio	502	3
	Points possible 600	

Questions? Comments?

