



Telluride Regional Airport Authority

Request for Proposal (RFP) Hangar 30 Project

Owner Review

Project Description

Tectonic Management Group, Inc. is currently contracted with Telluride Regional Airport Authority to provide Design/Build services for a new FBO hangar facility approximately 42,000 SF. The facility includes aircraft hangar storage, snow removal equipment storage, lobby, offices, rental car service, and campus pump house. The project is currently budgeted at \$20.8 million with Tectonic Management design/build selected as the general contractor and construction administration guaranteed max price (GMP) contract. Construction started May 1, 2024, with expected completion by August 2025. This RFP scope of work consists of the list of services requested to provide the Airport Authority owner review of construction pay applications for the project and are due by Tuesday November 5, 2024 @ 4:00 p.m.

Tasks – Scope of Work

- 1) Pay Application review:
 - a. Contractor's application for payment
 - b. Change order summary
 - c. Architect's/Engineer's Certificate for payment
 - d. Project description of work line items
 - e. Contractor/Subcontractor Partial Waiver of Lien
 - f. Tectonics Management - Job Cost Journal
 - g. Exhibit K – Conditional Waiver and Release Upon Progress Payment
 - h. Billing Statements
 - i. Invoices & Receipts
 - j. Credit Memo
- 2) Onsite visits to review construction progress, percent complete, and verification of on-site stored materials.
- 3) As requested, review of change orders.



- 4) Project Management App (Procore.com) – Owner access. (Daily Logs, IFR’s, Submittals, Scheduling, etc.)
- 5) Attend (remote) monthly owner, architect, and contractor (OAC) meetings.

Fee Estimate

Provide a fee estimate based on the following assumptions for approximately 10 months as owner review of the project.

- Start: December 1, 2024. | Final Review: October 2025
- Plans and specifications provided by Tectonic Management
- All formal Authority Board engagement activities performed by Airport Manager
- Maximum of 15 hours per month

Estimate Fee:

Hourly Rate	\$ _____ / HOUR
Project Review	\$ _____ / MONTH
Reimbursable Expenses	\$ _____

Qualifications:

Please include a cover letter acknowledging project understanding and scope of work; qualified credentials (resume); and a list of three (3) projects with references within the last 5 years.

_____	_____
Project Manager Technician – Reviewer	Company

Submit proposals to kenny@tellurideairport.com by November 5th at 4:00 p.m.