REQUEST FOR PROPOSAL

Agency: University of Colorado Denver

Notice Type: Request for Proposal

Select the RFP Subtype: Construction Management/General Contractor (CM/GC)

Fixed Limits of Construction (Project A) - $2,308,952
Fixed Limits of Construction (Project B) - $3,738,027

Project No: Project A - PN 18-139585; Project B - PN 18-139586

Project Title: Project A - Academic 1 - 1st Floor Renovation; Building 500 - 4th Floor West Renovation

Project Description:

Project A:
The University of Colorado, Anschutz Medical Campus (CU Anschutz) Academic 1- First Floor Renovation project involves the design and renovation of 13,647 gross square feet of office space on the first floor of Academic Office Building 1 (AO1). The University of Colorado Denver | Anschutz Medical Campus has completed a program plan that is scheduled for final approval on February 8/9, 2018.

Project B:

Project B will complete the renovation of approximately 15,200 gross square feet (GSF) of space on the 4th Floor West (4 West) of Building 500. This renovated space will house the faculty, administration, and staff of three (3) institutional units of the Colorado School of Public Health (CSPH) in modern work environments designed to foster collaboration, communication and wellbeing, while also increasing overall occupant capacity (FTE/GSF). Included in the scope of work is adding a new air handling unit (AHU) for the space. The University has completed a program plan that is scheduled for final approval on February 8/9, 2018.

Project Construction will be 6 months for Project A and 7 months for Project B

Qualified Contractors may procure Submittal Documents from:

http://www.ucdenver.edu/about/departments/FacilitiesManagement/FacilitiesProjects/RFP/Pages/RFP.aspx

Minimum Requirements:

Notice is hereby given to all interested parties that all firms will be required to meet ALL of the minimum qualifications to be considered for these projects. To be considered as qualified, interested firms shall have, as a minimum:

1. Provided Construction Management/General Contracting services within the last five (5) years for at least two (2) projects each in excess of $4,000,000 (hard costs), utilizing the expertise present in their Colorado Office; and

2. Demonstrated specific Construction Management/General Contracting experience in projects of similar scope and complexity; including having successfully engaged in renovation work, within operating facilities, of this scale and of similar programmatic usage.

3. Demonstrated bonding capability up to $6,000,000 for an individual project coincidentally with current and anticipated workloads; provide letter from surety that affirms this capacity.
**Scope of Services:**

The scope of services will include assistance to the State during the process of assessment, design, construction, and warranty period. Specific tasks to be performed by the Construction Manager/General Contractor (CM/GC) include those generally performed by the CM/GC construction community where the Construction Manager is also the Contractor. A sample copy of the State’s CM/GC contract is contained within the RFP. A Guaranteed Maximum Price (GMP) will be required at the completion of Design Development phase.

**Submission Details:**

Submittal Deadline (Prequalification Step 1): March 1, 2018 at 10:00 AM MST

Submissions Accepted Via: □ Email □ Fax ☑ In Person ☑ Mail

Details: Ten (10) hard copies and one (1) electronic copy (This must a readable PDF, not a scanned PDF) of the submittal are due March 1, 2018 and shall be received no later than 10:00 a.m. (MST), at the following address:

Elaine Rydberg  
Campus Services Building  
Rm T36-310, Third Floor Reception Desk  
1945 North Wheeling Street, MS F-418  
Aurora, CO 80045

Comments: Late submittals will be rejected without consideration. The University of Colorado Denver and the State of Colorado assume no responsibility for costs related to the preparation of submittals. When noted that a completely executed form will be sent by certified mail to the Contractor, or any other means as agreed to, notice will be sent by electronic mail.

**Point of Contact:**

**Project A:**

Name: Doug Derber  
Agency: University of Colorado Denver  
Phone: 303-724-1032  
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**Project B:**

Name: Robert Holzwarth  
Agency: University of Colorado Denver  
Phone: 303-724-0749  
Fax: 303-724-0931  
Email: Robert.holzwarth@ucdenver.edu
Meetings:

Mandatory Pre-Submittal Meeting

Date and Time: February 14, 2018 at 10:00am MST

Details: To ensure sufficient information is available to firms preparing submittals, a mandatory pre-submittal conference has been scheduled. The intent of this conference is to tour the site and to have University of Colorado Denver staff able to discuss the project. Firms preparing submittals must attend and sign-in in order to have their submittals accepted. The pre-submittal conference will be held at:

Bushnell Auditorium B500 8th Floor Q20-N8200
13001 East 17th Place
Aurora, CO 80045
February 14, 2018, 10:00 a.m.

Comments: Submittals received from those who have not attended the mandatory pre-submittal meeting will not be considered for the project. Questions will be collected until 2/21/18 at 10:00am MST from those who attended mandatory pre-bid meeting. Questions will be answered by 2/26/18 at 10:00a.m. MST.

Specification Details/Attachments:

Attachments: Academic 1 - 1st Floor Renovation / PN 18-139585 (Project A) and Building 500 – 4th Floor West Renovation / PN 18-139586 (Project B)

Media of Publications:

Media of Publication(s):

http://www.ucdenver.edu/about/departments/FacilitiesManagement/FacilitiesProjects/RFP/Pages/RFP.aspx

www.Colorado.gov/vss

Publication Date 1/29/18