ADVERTISEMENT FOR
Construction Manager / General Contractor
State of Colorado
University of Colorado Denver | Anschutz Medical Campus (GFE)
Notice Number: 18-136885

Notice Status: OPEN
Publish Date: 3/5/2019
# Notice Revisions: 0
Revision Publish Date: NA

Project No: 18-136885
Project Title: R1 R2 Gates Move and Reno (CRNIC / GATES)
Estimated Construction Cost: $900,000 - $1,100,000

Settlement Notices

For all projects with a total dollar value above $150,000 Notice of Final Settlement is required by C.R.S. 38-26-107(1).
Final Settlement, if required, will be advertised via: Electronic Media

Project Description

This project will consist of two bid packages/phases with construction happen back-to-back with little or no overlap. Both phases are located on the fourth floor of the Research 2 tower located on the CU Anschutz Campus.

PHASE 1 (Project B) - CRNIC HUDDLE ROOM AND OFFICE RENOVATION

This intent of this phase is to convert an open office area into a partial glass huddle room, a shared office, and copy/storage area. The renovation will convert the existing area into a more efficiently used space.

This design of this phase is complete. 100% CD Project Drawings will included with the Request for Proposal posting. The CM/GC will not be responsible for any typical CM/GC preconstruction services during this phase and is ready for the CM/GC to solicit bids. Furniture and Audio/Visual equipment shall be provided by the University and installation will be coordinated with CM/GC near the end of the construction period.

PHASE 2 (Project D) - GATES LAB AND OFFICE RENOVATIONS

This intent of this phase is to modify an existing office area to be more functional for a new group moving into the space. This work will include opening up some areas into an open office concept, enlarging an office, create a reception area, modification of walls and building systems. The lab portion of this phase will included dividing existing open wet lab space into separate lab spaces, combining lab alcoves, and other lab space modifications.
Scope of Services

The University of Colorado Denver | Anschutz Medical Campus anticipates using a Construction Manager/General Contractor (CM/GC) approach to project delivery. A Guaranteed Maximum Price (GMP) and an updated project duration schedule will be established by the Architect/Engineer and the Construction Manager/General Contractor in conjunction with the University of Colorado Denver | Anschutz Medical Campus. The CM/GC will evaluate, among other things, availability of materials and labor, project schedule, project costs as they relate to the established budget, constructability, and will work closely with the Architect/Engineer and the University of Colorado Denver | Anschutz Medical Campus throughout the planning, design and construction phases of the project.

Minimum Requirements

Notice is hereby given to all interested parties that all firms will be required to meet all minimum requirements to be considered for this project. To be considered as qualified, interested firms shall have, as a minimum:

1. Provided General Contracting services within the last three (3) years for at least two (2) projects each in excess of $1,000,000 (hard costs), utilizing the expertise present in their Colorado Office; and

2. Demonstrated specific General Contracting experience in projects of similar scope and complexity including wet-lab research space; and

3. Demonstrated bonding capability up to $1,500,000 for an individual project coincidentally with current and anticipated workloads; provide letter from surety that affirms this capacity.

Firms meeting the minimum requirements may obtain the bidding documents on the website accompanying this advertisement.

University of Colorado Denver | Anschutz Medical Campus Facilities Projects – Request for Proposals website: http://www.ucdenver.edu/about/departments/FacilitiesManagement/FacilitiesProjects/RFP/Pages/RFP.aspx

Colorado CORE/ColoradoVSS: https://codpa-vss.cloud.cgifederal.com/webapp/PRDVSS2X1/AltSelfService

Other Information

Preference shall be given to Colorado resident bidders and for Colorado labor, as provided by law.
Pre-Submittal Conference

A mandatory Pre-Submittal Conference will be held:

University of Colorado Anschutz Medical Campus
Research 2 Tower – Room P15-4105
12700 E 19th Ave
Aurora, CO 80045

Comments: Conference will begin at 3:00 PM on 3/14/2019. It is beneficial for the conference attendee be an individual that would be part of the CM/GC team and participate in the oral interview and execution of this project if selected.

Schedule/Submission Details

1. The schedule of events for the RFP process and an outline of the schedule for the balance of the project is as follows:

<table>
<thead>
<tr>
<th>Event</th>
<th>Date</th>
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<tbody>
<tr>
<td>Advertisement</td>
<td>March 5, 2019</td>
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<tr>
<td>RFP Document Release</td>
<td>March 6, 2019</td>
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<tr>
<td>Mandatory Pre-submittal Conference and Tour</td>
<td>March 14, 2019 3:00 PM</td>
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<tr>
<td>Date Email Questions Due</td>
<td>March 19, 2019 3:00 PM</td>
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<tr>
<td>Date Email Answers Issued</td>
<td>March 22, 2019</td>
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<tr>
<td>Submittals Due (Prequalification: Step I)</td>
<td>April 4, 2019 3:00 PM</td>
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<tr>
<td>Interview Short List Announced</td>
<td>April 15, 2019</td>
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<tr>
<td>Sealed Proposal Due (Evaluation and Award: Step II)</td>
<td>April 24, 2019</td>
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<tr>
<td>Oral Interviews</td>
<td>April 24, 2019</td>
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<tr>
<td>Selection Announced (projected)</td>
<td>April 30, 2019</td>
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<tr>
<td>Negotiation of CM/GC Contract</td>
<td>May 6, 2019</td>
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<tr>
<td>Contract Approval (projected)</td>
<td>May 16, 2019</td>
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<tr>
<td>Design Start (Mech Upgrades)</td>
<td>In-Progress</td>
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<tr>
<td>Anticipated CM/GC Start</td>
<td>May 17, 2019</td>
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<tr>
<td>CM/GC Submission of GMP</td>
<td>June 10, 2019</td>
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<tr>
<td>Construction Start</td>
<td>August 5, 2019</td>
</tr>
<tr>
<td>Construction Finished</td>
<td>October 25, 2019</td>
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</table>
2. **SEVEN (7) hard copies and ONE (1) electronic copy on USB drive of the submittal are due April 4, 2019** and shall be received **no later than 3:00 PM (MD/ST)**, and shall be submitted accepted via **hard copy**, at the following address:

   **Agency:** University of Colorado Anschutz Medical Campus
   **Contact Name:** Ben Bohmann
   **Email:** ben.bohmann@ucdenver.edu
   **Address:**
   Campus Services Building
   1945 Wheeling Street
   3rd Floor Facilities Projects Reception Desk
   Aurora, CO 80045

   **PLEASE ALLOW 15 MINUTES OF EXTRA TIME TO GAIN ACCESS TO BUILDING DUE TO BUILDING SECURITY. ACCESS TO THE BUILDING IS THORUGH THE WEST ENTRANCE. USE THE VESTIBULE PHONE TO CALL THE FACILITIES PROJECTS SPEED DIAL ON THE PHONE SCREEN TO GAIN ACCESS TO THE BUILDING**

   **Comments:** Late sealed bids will be rejected without consideration. The University of Colorado Denver (GFE) and the State of Colorado assume no responsibility for costs related to the preparation of submittals.

3. The above schedule is tentative. Responding firms shall be notified of revisions in a timely manner by email. Respondents may elect to verify times and dates by email, but no earlier than 36 hours before the schedule date and time.

**Point of Contact/Clarification**

   **Name:** BEN BOHMANN
   **Agency:** University of Colorado Anschutz Medical Campus (GFE)
   **Phone:** 303.724.3956
   **Email:** ben.bohmann@ucdenver.edu

This Notice is also available on the web at www.colorado.gov/pacific/osa/cdnotices

**Media of Publication(s):** University of Colorado Denver Facilities Projects Website
Colorado CORE/ColoradoVSS

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