August 27, 2019

R1S 2019 Autoclave Replacement (PN 19-172662)

BID ADDENDUM #1

This document revises the original project RFP for CM/GC services. Please use the additional information below for preparation of oral interviews and cost proposals.

Revision 1: Update to project name:

Project A: R1S 2019 Autoclave Replacement (PN 19-172662)
Project B: BDC Autoclave Steam Line (PN 20-110702)
Project C: Pharmacy Autoclave Steam Line Phase 1 (PN 20-112471)

Revision 2: Update to RFP section: I. General Information, A. Introduction/Description of Project.

The University of Colorado Anschutz Medical Campus seeks the services of a qualified Construction Manager/General Contractor (CM/GC) for a project at the University of Colorado Anschutz Medical Campus.

This project is located at CU Anschutz in the following buildings: Research 1 South building, Barbara Davis Center for Childhood Diabetes, and School of Pharmacy buildings.

The design team for Project A, B & C will be led by the engineering firm Cator Ruma & Associates, Lakewood, CO and the architectural firm will be Fentress Architects, Denver, CO.

The CM/GC will be under contract early to participate in the drawing review & constructability feedback starting at the finalization of the Design Development documents and continuing through the 95% Construction Documents and 100% Construction Documents for each project listed. A GMP will be submitted by the CM/GC following the DD document review to the University for inclusion into the CM/GC Contract.

This project will be “phase 1” with the option for CU Anschutz to include up to two additional phases under this RFP. Total combined phases will not exceed $5,000,000. Additional phases will have a separate CM/GC contract and project number.
Project A: R1S 2019 Autoclave Replacement (PN 19-172662)

The Research 1 South 2019 Autoclave Replacement project will consist of:

- Replacing six (6) autoclaves in R1S with an alternate for one (1) additional autoclave as funding permits
- A combination of autoclaves and glass washers up to the FLCC
- Replacing only glass washers up to the FLCC

Glass washers were present in the same rooms as the autoclaves viewed during the mandatory pre-bid conference and tour. The University of Colorado Anschutz Medical campus specifies Tuttnauer USA autoclaves for use throughout the campus research facilities. The acceptable glass washer manufacturer(s) will be identified in the final construction documents.

This project will consist of one bid package with the construction to start following delivery of the autoclaves and/or glass washers. The typical submittal period of 1 month and delivery duration of 5 months is the driving factor for the construction start compared to the CM/GC start date. Autoclaves are to be stored off-site by CM/GC and delivered to campus when ready to install.

Total Fixed Limit of Construction Costs (FLCC): $652,000

Project B: BDC Autoclave Steam Line (PN 20-110702)

The Barbara Davis Center currently uses electric powered autoclaves. This project is to install the steam line infrastructure for future conversion of the building autoclaves to plant steam supply.

This project will consist of one bid package with the construction to coincide with Project A.

Total Fixed Limit of Construction Costs (FLCC): $168,200

Project C: Pharmacy Autoclave Steam Line Phase 1 (PN 20-112471)

The School of Pharmacy building currently uses electric powered autoclaves. This project is to install steam lines in the basement mechanical room up to the extent of the available funds. CM/GC will be responsible for working with the subcontractor pool during buyout to secure the greatest amount of scope possible with available funds.

This project will consist of one bid package with the construction to coincide with Project A.

Total Fixed Limit of Construction Costs (FLCC): $55,000

TOTAL PHASE 1 Fixed Limit of Construction Cost (FLCC A, B & C): $875,200

The CU Anschutz 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 CU Anschutz. 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 CU Anschutz throughout the planning, design and construction phases of the project. Construction estimated to commence AUGUST 10, 2020 or sooner.

The process to be used in the selection of the CM/GC is comprised of two steps.

STEP I - Is the Submittal of Prequalification as described in Section II (D).

STEP II - Is the Oral Interview/Cost Proposal as described in detail in Section III.

A Jury Panel of individuals who will be involved in the project and/or understand the required services associated with Construction Management/General Contracting will evaluate responses to this RFP for both STEPS. Upon completion of the evaluation of the Submittals of Prequalification, a limited number of firms will be invited to the oral interviews. Sealed fee proposals will be required only from those firms who are interviewed and are to be submitted as indicated in this RFP. Both qualifications and cost will be considered in the final ranking of firms with qualifications given 70% of the value of the weighted criteria and fees for the Cost/Proposal given 30%.

Selection and award of this project will be based on a combination of qualifications and costs that represents the best overall value to the State.

Revision 2: Update to RFP section: II. Prequalification Submittals (Step I), A. Schedule.

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/Date</th>
<th>Date/Time</th>
<th>Notes</th>
</tr>
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<tbody>
<tr>
<td>Advertisement</td>
<td>Wed 7/17/2019</td>
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<tr>
<td>Mandatory Pre-Bid Conference and Tour</td>
<td>Fri 7/26/2019 - 10 AM</td>
<td></td>
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<tr>
<td>Date Email Questions Due</td>
<td>Fri 8/2/2019 - 3 PM</td>
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<tr>
<td>Date Email Answers Issued</td>
<td>Wed 8/7/2019</td>
<td></td>
</tr>
<tr>
<td>CM/GC Submittals Due</td>
<td>Thur 8/15/2019 - 3 PM</td>
<td></td>
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<tr>
<td>Post Submittal Scoring &amp; Send Interview Invite</td>
<td>Fri 8/30/2019</td>
<td></td>
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<tr>
<td>Bid Addendum #1 Additional Scope Walk</td>
<td>Tue 9/3/2019 - 2:00 PM</td>
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<tr>
<td>Bid Addendum #1 Questions Due</td>
<td>Fri 9/6/2019 – 3:00 PM</td>
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<tr>
<td>Bid Addendum #1 Answers Issued</td>
<td>Tue 9/10/2019</td>
<td></td>
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<tr>
<td>Cost Proposal Due</td>
<td>Tue 9/17/2019 – 3:00 PM</td>
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<tr>
<td>Interviews</td>
<td>Wed 9/18/2019</td>
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<tr>
<td>Negotiation of General Contractor Contract</td>
<td>Wed 9/25/2019</td>
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<td>Contract Approval (projected)</td>
<td>10/24/2019</td>
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<tr>
<td>Anticipated Design Start</td>
<td>9/15/2019</td>
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<tr>
<td>Pre-Construction Start</td>
<td>10/24/2019</td>
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<td>GMP submission from DD documents</td>
<td>11/14/2019</td>
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<td>CM/GC Bid Period – with 100% CD</td>
<td>1/9/2020 – 2/5/2020</td>
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<tr>
<td>CM/GC Construction Cost/Schedule Submission</td>
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<tr>
<td>Submittals</td>
<td>2/20/20 – 3/18/2020</td>
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<td>Autoclave Manufacturing/ Delivery Period</td>
<td>3/19/2020 – 8/7/2020</td>
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<tr>
<td>CM/GC Construction Start</td>
<td>8/10/2020</td>
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<tr>
<td>Construction/Punch-List Finish</td>
<td>10/8/2020</td>
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Bid Addendum #1 Additional Scope Walk will be held on Tuesday September 3, 2019 at 2:00 PM. This walk will start at the main elevator lobby at the School of Pharmacy. Following Pharmacy scope, the walk will continue in the Barbara Davis Center.
Scope Walk Time: 2:00 PM
Scope Walk Location: School of Pharmacy, Main elevator lobby
12850 E Montview Blvd
Aurora, CO 80045

Revision 3: Update to Appendix 1: COST PROPOSAL FORM.

Revision 4: Concept drawing for Barbara Davis Steam Line scope attached.

Revision 5: Concept drawing for Pharmacy Steam Line scope attached.

See attachments on following pages.

- END OF BID ADDENDUM 1 DESCRIPTIONS -
Appendix 1

<table>
<thead>
<tr>
<th>COST PROPOSAL FORM</th>
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COST PROPOSAL FORM
CONSTRUCTION MANAGER/GENERAL CONTRACTING (CM/GC) SERVICES

Date:____________________

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R1 S 2019 Autoclave Replacement Project (19-172662)

Project Title       PROJECT A       PROJECT B       PROJECT C

1. CM/GC Preconstruction Fee        $__________        $__________        $__________
2. CM/GC Construction Fee          $__________        $__________        $__________
3. General Conditions On-Site CM/GC Staff        $__________        $__________        $__________
4. Other Reimbursable General Conditions (NTE)          $__________        $__________        $__________

       Total CM/GC Fee          $__________        $__________        $__________
       TOTAL ALL PROJECTS (A, B & C)        $_____________________

Fees are to be calculated per Exhibit A (SC-6.4), CM/GC Designated Services and Method of Payment.

Please provide a detailed breakdown to adequately describe the CM/GC staff provided, term of their services, and associated anticipated reimbursable costs so as to demonstrate as complete an understanding as possible of the services provided.

Reimbursable general condition expenses are generally confined to the on-site CM/GC construction phase staff reimbursed at direct personnel expense, plus those on-site materials, equipment and facilities to support the work of the CM/GC staff and construction subcontractors.

Acknowledge receipt of Addendum Nos. _______________

Anticipates Services outside the United States or Colorado [ ] Yes [ ] No
   If the respondent anticipates services under the contract or any subcontracts will be performed outside the United States or Colorado, the respondent shall provide in a written statement which must include, but need not be limited to the type of services that will be performed at a location outside the United States or Colorado and the reason why it is necessary or advantageous to go outside the United States or Colorado to perform such services. (Does not apply to any project that receives federal moneys)

Will comply with 80% Colorado Labor [ ] Yes [ ] No
   For State Public Works Project per C.R.S 8-17-10, Colorado labor shall be employed to perform at least 80% of the work. "Colorado Labor” means any person who is a resident of the state of Colorado at the time of the Public Works project. Respondents indicating that their bid proposal will not comply with the 80% Colorado Labor requirement are required to submit written justification along with the bid submission. A governmental body that allows a waiver shall post notice and justification for the waiver on its web site. (Does not apply to any project that receives federal moneys)

Bidder is a Service-Disabled Veteran Owned Small Business [ ] Yes [ ] No
   A Service-Disabled Veteran Owned Small Business (SDVOSB) per C.R.S. 24-103-211, means a business that is incorporated or organized in Colorado or maintains a place of business or has an office in Colorado and is officially registered and verified by the Center for Veteran Enterprise within the U.S. Department of Veteran Affairs. Attach proof of certification along with the proposal submission.

Applicant or Corporate Officer Signature __________________________________________

Title __________________________________________________________________________
Concept drawing for School of Pharmacy Steam Line Scope
Available funds will probably limit work to this level.