ADVERTISEMENT FOR
REQUEST FOR QUALIFICATIONS
ARCHITECTURAL/ENGINEERING SERVICES
State of Colorado
University of Colorado Denver | Anschutz Medical Campus (GFE)
Notice Number: PN 20-131504

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Publish Date: 3/03/2020
# Notice Revisions: 0
Revision Publish Date: NA

Project No: PN 20-131504
Project Title: Fitzsimons Building 1st Floor West, 2nd Floor West, Ground Floor West, and Ground Floor North Renovations
Estimated Construction Cost: $7,686,000

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

The University of Colorado Anschutz Medical Campus will be conducting major renovations on three floors of the Fitzsimons Building. The Fitzsimons Building, formerly known as Building 500, has an extensive history dating back to its opening in December 1941. What once served as the main hospital building for the Fitzsimons Army Medical Base, is now the centerpiece of the University of Colorado Anschutz Medical Campus.

CU Anschutz's goal is to update the renovated areas into a heather, comfortable, and productive open office space. While this project will not specifically be seeking LEED Certification, there are LEED specific goals and inspiration that will be identified for the project including access to natural light, highly efficient lighting and controls, acoustical performance, increased thermal comfort, and energy efficiency that will be expected for the space. Designs should also be mindful of existing architectural features that will complement the project wherever possible. This space must comply with CU Anschutz Workplace Space Guidelines and should offer creative solutions to shared amenities such as solution, conference, and break areas.

Construction Budget: $7,686,000
**Phase 1A – 1st Floor West Early Demo**

It is intended that the CM/GC will have an early demo package for 1st Floor West prior to completion of the design documents to allow design teams to incorporate what would have been unexpected/unforeseen conditions during construction.

**Phase 1B - 1st Floor West**

1 West is currently occupied by the Office of Grants and Contracts, which is part of Financial Services and Regulatory Compliance. Following renovations, this group will reoccupy the new space.

This phase is a major renovation to the vast majority of the 1st floor West wing covering approximately 10,400 GSF. 1 West currently includes offices in an original clinic layout. This space has not been fully renovated since CU Anschutz acquired the Fitzsimons Building in 2000. It is the intent to fully demo the entire space back to the structure and rebuild the space. A selection of items that are expected to be included in this project: asbestos abatement, complete HVAC replacement including the air handler, removal of existing offices to create an open office environment, file room, solution and conference rooms, break/kitchen space, office furniture, signage, electrical/lighting, envelope improvement, flooring including floor leveling, lighting, technology, etc.

There is an adjacent space on the East end of the renovation zone that will have to be kept online during renovations and will require a method to reduce construction disturbances to normal business activities.

At the completion of this phase, the user groups will move and Phase 2 construction will commence.

**Phase 2 – 2nd Floor West, Ground Floor West, and Ground Floor North**

2 West is currently occupied and will be vacated around December 1, 2021 when the current occupants move to the Anschutz Health Sciences Building, currently under construction. Once the group has moved, renovations will commence for this phase.

2 West will include 14,600 GSF of major renovations and is intended to follow the same general scope as 1 West. There will not be an early demo package for 2 West.

Ground Floor West is currently occupied. The overall size of this space is 5,360 GSF, however, only some sections will be impacted by renovations. This group will be moving at the completion of Phase 1 to open the space for renovations.

Ground West will include minor renovations to the existing office space to create some additional offices and open other offices up to join separate spaces.

**Ground Floor North**

Ground Floor North is currently occupied and it hasn’t been exactly identified if this work will happen during Phase 1 or Phase 2. This area occupies approximately 2,400 GSF.
**Project Approach and Goals**

Employees are our biggest assets and each decision regarding this project is to make the work experience better. These spaces should drive our employees to be happier, healthier, more productive, and excited about their working environment.

Many employees will transition from individual private offices into an open-office environment, so gaining employee buy-in and involvement throughout the design process for their work environment will be important. Being able to set up various office tours of your previous projects for key decision makers may be important for users to evaluate your firm’s real-world outcomes. Design firms should highlight team members that have experience using technical tools to achieve greater levels of efficiency in office environments and their process for designing such spaces, including tools such as Systematic Layout Planning.

The design teams should keep the following goals in mind throughout the design process:

1. Modernize an aging building.
2. The space needs to be flexible and adaptable.
3. Promote collaboration and be less focused on individualistic perspectives.
4. Provide space for employees to come together, that they will actually use.
5. Create a better employee experience and increase productivity.
6. Welcome elements of this historic building into the design where possible.
7. When visitors leave, they should be left feeling, “I want to work here.”
8. Incorporate elements of the natural environment into the design.
9. Provide better lighting, less glare, more individual control.
10. Maximize visibility to the outdoors.
11. Design so the space improves with age.
12. Incorporate various sustainable concepts into the project design/approach.

As mentioned earlier in the RFQ, this project will not specifically be seeking LEED Certification, but there are LEED specific goals and inspirations that will be included in the project requirements. The following list of LEED V4.1 credits will be used as project goals.

- IP Credit: Integrative Process
- WE Prerequisite: Indoor Water Use Reduction
- EA: Fundamental Commissioning and Verification
- EA: Minimum Energy Performance
- EA: Enhanced Commissioning
- EA: Optimize Energy Performance
- EA: Advanced Energy Metering
- MR: Interiors Life-Cycle Impact Reduction
- EQ: Minimum Indoor Air Quality Performance
- EQ: Enhanced Indoor Air Quality Strategies
- EQ: Low Emitting Materials
- EQ: Construction Indoor Air Quality Management Plan
- EQ: Indoor Air Quality Assessment
- EQ: Thermal Comfort
- EQ: Interior Lighting
- EQ: Quality Views
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 Design and CA services within the last three (3) years for at least two (2) projects each in excess of $8,000,000 (hard costs), utilizing the expertise present in their Colorado Office; and

2. Demonstrated specific CM/GC or Design/Build experience on projects of similar renovations in occupied buildings and complexity with State A/E CM/CG contract; and

3. Demonstrated close working relationships with CM/GC and Owner on project scope estimating, GMP evaluation, and scope development.

4. Demonstrated LEED experience.

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 Qualifications website: http://www.ucdenver.edu/about/departments/FacilitiesManagement/FacilitiesProjects/RFQ/Pages/RFQ.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-Bid Meeting**

A mandatory Pre-Bid Meeting will be held:

CU Anschutz
Fitzsimons Building
Bushnell Auditorium, 8th Floor, Room Q20-N8200
12001 E 17th Place, Aurora, CO 80045

Comments:  Pre-Bid meeting will begin at 2:00 PM on 3/12/2020.

**Schedule/Submission Details**

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

<table>
<thead>
<tr>
<th>DESIGN TEAM SELECTION SCHEDULE</th>
<th></th>
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<tbody>
<tr>
<td>Advertisement</td>
<td>3/03/2020</td>
</tr>
<tr>
<td>Mandatory Pre-Bid Conference and Tour</td>
<td><strong>3/12/2020 2:00 PM</strong></td>
</tr>
<tr>
<td>Date Email Questions Due</td>
<td>3/18/2020 2:00 PM</td>
</tr>
<tr>
<td>Date Email Answers Issued</td>
<td>3/20/2020</td>
</tr>
<tr>
<td>Qualification Submittal Due</td>
<td>3/26/2020 11:30 AM</td>
</tr>
<tr>
<td>Submittal Scoring Posted</td>
<td>4/08/2020</td>
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<tr>
<td>Interview invitations</td>
<td>4/08/2020</td>
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<tr>
<td>Oral Interviews</td>
<td>4/21/2020</td>
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<tr>
<td>Design Team Approval</td>
<td>4/28/2020</td>
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<tr>
<td>Negotiation of Contract</td>
<td>4/29/2020 – 5/05/2020</td>
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<tr>
<td>Contract Approval (projected)</td>
<td>5/19/2020</td>
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<thead>
<tr>
<th>PROJECTED DESIGN &amp; CONSTRUCTION DATES</th>
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<tbody>
<tr>
<td>Anticipated Program/Design Start</td>
<td>5/21/2020</td>
</tr>
<tr>
<td>Schematic Design Completion</td>
<td>7/22/2020</td>
</tr>
<tr>
<td>Demo/Abatement Early Bid Package Completion</td>
<td>8/20/2020</td>
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<tr>
<td>CM/GC - PHASE 1A - Demo/Abatement Bid Period</td>
<td><strong>8/21/2020 – 9/17/2020</strong></td>
</tr>
<tr>
<td>CM/GC - PHASE 1A - Demo/Abatement</td>
<td>12/1/2020 – 2/8/2020</td>
</tr>
<tr>
<td>Design Development Completion</td>
<td>9/23/2020</td>
</tr>
<tr>
<td>90% Construction Doc Completion</td>
<td>12/23/2020</td>
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<tr>
<td>CM/GC – Full GMP</td>
<td>10/14/2020</td>
</tr>
<tr>
<td>100% CD of final design package</td>
<td>03/01/2021</td>
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<tr>
<td>CM/GC - Bid Period Complete</td>
<td>03/29/2021</td>
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<tr>
<td>CM/GC - Buyout Approved</td>
<td>05/03/2021</td>
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<tr>
<td>PHASE 1A – 1 West Construction Start</td>
<td>6/01/2021</td>
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<tr>
<td>PHASE 1A – Construction/Punch List End</td>
<td>11/1/2021</td>
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<tr>
<td>PHASE 1A – Commissioning</td>
<td>11/15/2021</td>
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<tr>
<td>PHASE 1A – Move in</td>
<td>11/16/2021</td>
</tr>
<tr>
<td>PHASE 2 – 2 West – MOVE OUT</td>
<td><strong>12/01/2021 – 12/07/2020</strong></td>
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<tr>
<td>(This date is the project driver)</td>
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<tr>
<td>PHASE 2 – 2 West, Ground West/North Construction Start</td>
<td>12/8/2021</td>
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<tr>
<td>PHASE 2 – Construction/Punch List End</td>
<td>7/31/2022</td>
</tr>
<tr>
<td>PHASE 2 – Commissioning End</td>
<td>08/13/2022</td>
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</tbody>
</table>
2. **TEN (10)** hard copies and ONE (1) electronic OCR/PDF copy on USB drive of the submittal are due **Thursday 3/26/2020** and shall be received no later than **11:30 AM (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@cuanschutz.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.**

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 Denver | Anschutz Medical Campus (GFE)  
Phone: 303.724.3956  
Email: ben.bohmann@cuanschutz.edu

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