



**ADVERTISEMENT – RFP  
CMGC  
State of Colorado  
University of Colorado - Denver**

Project No: 22-159271

Project Title: AHEC 9<sup>th</sup> Street Park Projects

Estimated Construction Cost: 500,000

**Settlement Notice**

**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 in the same location as the original solicitation.**

**Project Description**

The intent of the project is to renovate the interior and exterior of the 1050 9<sup>th</sup> Street historic home on the Auraria higher Education Center (AHEC) to meet the current and future needs of the tenant. The architectural and structural components, mechanical system, electrical system and technology will be modernized in accordance with 21<sup>st</sup> century standards, while maintaining the historical character of the 1,150 square foot building.

1050 9<sup>th</sup> Street, currently used as faculty offices, will be converted to an assortment of community engagement, office and support spaces. The interior space program may include but are not limited to: social gathering, entertainment, reflection, display/museum, meeting, office, catering support and storage.

The University is actively working to contract with an architect and engineering team (A/E) and anticipates design will begin on or near October 1, 2022. The Owner, with the A/E team and CM/GC, will begin the design process and scope selection by reviewing and prioritizing the scope identified within the attached Historic Structure Assessment (HSA). Project scope will continually be weighed against budget and schedule.

The University of Colorado- Denver 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. 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 throughout the planning, design and construction phases of the project. Construction is estimated to commence **January 9, 2023.**

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.**

### **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.

### **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 \$500,000 (hard costs), utilizing the expertise present in their Colorado Office; and
2. Demonstrated specific General Contracting experience in projects of similar scope and complexity; and
3. Demonstrated bonding capability up to \$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: <https://www.cuanschutz.edu/offices/facilities-management/construction-projects/RFP>

Colorado CORE/ColoradoVSS: <https://www.colorado.gov/pacific/oca/cdnotices>

**Other Information**

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

Per C.R.S. §24-105-201 If the construction value is \$50,000 or greater a Bid Bond and Power of Attorney or Proposal Guaranty is required in an amount not less than 5% of the total Bid.

**Pre-Bid Meeting**

A mandatory Pre-Bid Meeting will be held at:

Address: **1050 9<sup>th</sup> Street Historic Park**  
At: **Front exterior of the building**  
Date/Time: **9/27/22 at 8:00am**

**Schedule/Submission Details**

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

Advertisement	<u>9/16/22</u>
Mandatory Pre-Bid Conference and Tour	<u>9/27/22</u>
Date Email Questions Due	<u>9/30/22, 2:00pm</u>
Date Email Answers Issued	<u>10/3/22, 2:00pm</u>
Submittals Due (Prequalification: Step I)	<u>10/6/22 2:00pm</u>
Interview Short List Announced	<u>10/10/22 2:00pm</u>
Sealed Proposal Due (Evaluation: Step II)	<u>10/17/22, 2:00pm</u>
Oral Interviews	<u>10/18/22</u>
Selection Announced	<u>10/21/22 2:00pm</u>
Negotiation of General Contractor Contract	<u>10/21/22-10/28/22</u>
Contract Approval (projected)	<u>10/31/22</u>
Anticipated Design Start	<u>10/3/22</u>
Anticipated CMGC Start	<u>11/1/22</u>
Anticipated Construction Start/Finish	<u>1/9/23-5/12/22</u>

2. One (1) electronic copy of the sealed bid are due 10/6/22 and shall be received no later than 2:00 PM (MD/ST), and shall be submitted/accepted via , at the following address: <http://ucdenverdata.formstack.com/formsrfrfqsubmission>

Agency: University of Colorado - Denver  
Contact Name: Jered Minter  
Address: Jered.Minter@ucdenver.edu  
CU Denver Building Annex CU 105  
Denver, CO 80202

Comments: **Late sealed bids 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.**

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

**Point of Contact/Clarification**

Name: Jered Minter  
Agency: University of Colorado - Denver  
Phone: 720-369-3963  
Email: Jered.Minter@ucdenver.edu

**This Notice is also available on the web at:**

<a href="https://codpa-vss.cloud.cqifederal.com/webapp/PRDVSS2X1/AltSelfService">https://codpa-vss.cloud.cqifederal.com/webapp/PRDVSS2X1/AltSelfService</a>	
Media of Publication(s):	
Publication Dates:	

**APPENDICES:**

Please reference IPD CMGC RFP

**NOTICE TO STATE CONTRACTORS  
VACCINATION REQUIREMENTS**



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**NOTICE LETTER TO CONTRACTORS TEMPLATE**

October 06, 2021

All Contractors Working within CU Denver/Anschutz Medical Campus Facilities

Subject: Vaccination Requirements

Dear Contractor:

On August 31, 2021, pursuant to the [Sixth Amended Public Health Order 20-38](#), Limited COVID Restrictions, all State Contractors and State Contractor Workers who physically enter a State Facility shall comply with the Vaccination Requirements included in Section III of the Order. All State Contractors and State Contractor Workers, including individuals who have been infected with and recovered from COVID-19, shall have received their first dose in a two dose COVID-19 series no later than September 30, 2021 and be Fully Vaccinated by October 31, 2021.

On September 30, 2021 the [Seventh Amended Public Health Order 20-38](#) (PHO or Order), allowed for State Contractor Workers to participate in twice weekly COVID-19 testing if they have an employer approved medical or religious exemption or are unvaccinated.

You are receiving this letter because your company has a contract with University of Colorado Denver/Anschutz Medical Campus and, as part of the performance of that contract, certain of your company's personnel (including any subcontractor personnel) are required to or likely will provide contracted goods or services in person and on-site. Therefore, as a contractor, your company is subject to the vaccination or testing requirements set forth in the Order.

As permitted by the Order, University of Colorado Denver/Anschutz Medical Campus State Contractors shall assume responsibility for verification of full COVID-19 vaccination, approving all exemptions for medical or religious beliefs and determining any accommodations needed for such exemptions.

State Contractors shall verify that each of the identified State Contractor Workers is Fully Vaccinated, or that each of the identified State Contractor Works that is unvaccinated or has a medical or religious exemption is participating in twice weekly COVID-19 testing.

Please be aware that the University of Colorado Denver/Anschutz Medical Campus retains the right to inquire into compliance with the Order's requirements at any time, to include requesting a State Contractor to provide proof of vaccination or a recent negative COVID-19 test.

The State of Colorado values your firm as a contract partner to deliver needed goods or services. Accordingly, we are hopeful that your company will comply with the Order and help the state reduce the spread of the virus. In the meantime, please see COVID-19 Vaccination Requirements for State Contractors FAQs. ( <https://dhr.colorado.gov/covid-19-vaccination-requirements-for-state-contractors> )

University of Colorado Denver/Anschutz Medical Campus