



ADVERTISEMENT FOR REQUEST FOR QUALIFICATIONS
Commissioning Agent
State of Colorado
University of Colorado Denver (GFE)
Notice Number: 22-103067

Project No: **22-103067**

Project Title: **CU Denver College of Engineering, Design, and Computing Building and North Classroom Renovations**

Estimated Construction Cost: **\$66,400,000**

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 project will create a new complex for engineering and computing, and enhance the gateway experience into the CU Denver neighborhood along Larimer Street. The building will also serve as a cornerstone for CU Denver's emerging open innovation district. The creation of an innovation district was one of five goals that arose from CU Denver's 2030 Strategic Plan. Located at the intersection of Speer Boulevard and Larimer Street, this project is comprised of a ~72,000 GSF new building and approximately 46,000 SF of site improvements. The project also consists of approximately 5,000 SF of renovations in the North Classroom building that will occur after completion of the new building.

The published program plan identifies the very prominent site that has been selected for the project. The building will play a critical role in the further development of the CU Denver neighborhood, the Innovation District, and this important gateway into the CU Denver neighborhood. The building shall be complimentary of campus scale while continuing to establish a visual connection between LoDo, the Central Business District, and the CU Denver neighborhood. The building must exemplify design-excellence and deliver an iconic presence off Speer Boulevard that both activates the "front side" of campus and facilitates ease of access and mobility around the building. Committed to the creative economy, CU Denver also supports public art as part of the design and will explore community serving retail, and food and beverage spaces as part of the development. Flex-spaces for public convenings, and areas for socialization and team study, research and collaboration will be essential in the design.

As part of the curation of the innovation district, CU Denver is also seeking strategic partnerships – for both programmatic and physical enhancements to the new building. Partnerships may play a role in this project, including the addition of square footage and space types not previously contemplated in the program plan. Themes for partnerships may include co-location opportunities targeting experiential learning opportunities for students, community serving functions (e.g., non-profit organizations tied to the engineering, design or computing professions, STEAM educational programs for children, workforce development opportunities, etc.). Partnerships may also grow

the entrepreneurial ecosystem, create access to capital (venture capital, private equity, angel networks, etc), and enhance manufacturing eco-systems and fabrication facilities across Colorado.

The new building will be a cross-disciplinary teaching and research facility, drawing users from beyond CEDC. The new building will reflect a redesigning of engineering and computer science education that will prepare students for a world that is changing at an unprecedented pace. It will promote accelerated innovation and meaningful student-faculty interaction, as well as attract outside industry partners that are important to the success of student recruiting and retention.

CEDC has adopted [IMPACT 2024 \(IMPACT\)](#) — a strategic plan that was created by the college. IMPACT has bold plans to transform engineering education, emphasizing computing technology throughout, with interdisciplinary design-oriented teaching and learning. There will be a dynamic blend of hands-on and on-line pedagogy that can pivot in an agile manner, with an emphasis on cutting-edge technology, such as artificial intelligence and big data driven content delivery.

The CEDC Project aspires to be not only a model for innovative research, teaching, and learning, but also an example of cutting-edge building performance and sustainability on display. These goals are especially relevant given that building systems are a key curricular component in the CEDC. The building will be a “living laboratory“ for building and engineering technologies and will demonstrate sustainable building leadership for the campus’ future growth, for the University of Colorado, and in support of the City and County of Denver’s ambitious 2030 net zero all electric building goals.

To continue as leaders in the fight against climate change, the University will revise and revisit its sustainability goals in 2026. In the interim, the University will challenge this design team to exceed existing minimum design and code requirements and incorporate the following goals to achieve cutting-edge building performance:

1. Conduct thorough life-cycle cost analyses of potential project enhancements to identify first costs, payback analysis (ROI), environmental costs, and energy savings opportunities and to reduce operations and maintenance costs. This could include the examination of Well Building Certification and on-site energy generation, among others.
2. Go beyond energy code minimums and LEED Gold; and include a measurable energy goal for the project (EUI goals).
3. Explore the opportunities to meet net-zero energy consumption or be net-zero energy ready (highly desirable).
4. Detailed metering and data feedback to be used for data collection, confirmation of EUI goal achievement, and research.
5. Implement improvements that increase efficiency and reduce GHG emissions.
6. Integrate environmental sustainability goals with social and economic sustainability goals.
7. Incorporate the guidance of the New Buildings Institute and their tools, guidelines, and examples of high-performance buildings.

Scope of Services

The University of Colorado Denver (UC Denver) seeks a firm to provide third-party commissioning services for the new CU Denver College of Engineering, Design, and Computing Building and North Classroom Renovations project located in Denver.

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. Experience in successfully delivering services for fast-track projects.
2. Colorado-based firm conveniently located for coordination with University of Colorado Denver | Anschutz campus.
3. Experience in delivering services for at least three (3) multi-story projects over 70,000 GSF in the past five years.
4. Demonstrate ability to complete tasks in a collaborative environment to include: expediting document production and review, completing field coordination, and ensuring readily available expertise in solving problems during the construction phase.
5. Demonstrated ability to commission mechanical, plumbing, electrical, and lighting control systems.

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

University of Colorado Anschutz Medical Campus Facilities Projects – Construction Bid / RFP website:

<https://www.cuanschutz.edu/offices/facilities-management/construction-projects/RFP>

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.

Mandatory Pre-Submittal Conference (Via Zoom)

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 have University of Colorado Denver staff available to discuss the project. Firms preparing submittals must have at least one individual attend to have their submittals accepted.

ZOOM Attendee Information for Consultants:

To receive an invitation for the on-line Zoom pre-submittal conference, you must pre-register in advance using the link below.

<https://ucdenver.zoom.us/meeting/register/tJckce6uqzwoH9SufwYbT0da1vnDN8GGicT4>

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>9/23/22</u>
Mandatory Pre-Bid Conference (Zoom)	<u>9/30/22, 10:00 AM</u>
Date Email Questions Due	<u>10/4/22, 2:00 PM</u>
Date Email Answers Issued	<u>10/7/22, 2:00 PM</u>
RFQ Submittal Due	<u>10/11/22, 2:00 PM</u>
Interview List Released	<u>10/14/22, 2:00 PM</u>
Oral Interviews (as scheduled)	<u>10/21/22 (Projected)</u>
Negotiation of Contract	<u>10/24/22-11/4/22</u>
Contract Approval (Projected)	<u>11/9/22</u>
Anticipated Comm Agt. Services Start	<u>11/9/22</u>
Anticipated Construction Start – Finish	<u>4/23 – 12/24</u>

2. **One (1) Electronic PDF** of the RFQ Responses are due **Tuesday, October 11th, 2022** and shall be received no later than **2:00 PM MST**, and shall be submitted/accepted via CU Denver Online RFQ Submission at the following address:

https://ucdenverdata.formstack.com/forms/rfp_rfq_submission

Agency: University of Colorado Denver
Contact Name: Mark Cermak, Development Manager
Email: mark.cermak@ucdenver.edu
Address: Campus Services Building
1945 Wheeling Street, Mail Stop F418, Aurora, CO
80045

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: Mark Cermak
Agency: University of Colorado Denver
Email: mark.cermak@ucdenver.edu

This Notice is also available on the web at:

<https://codpa-vss.cloud.cgifederal.com/webapp/PRDVSS2X1/AltSelfService>

Publication Dates:	9/23/22
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**NOTICE TO STATE CONTRACTORS
VACCINATION REQUIREMENTS**



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