



REQUEST FOR PROPOSALS
Construction Management/General Contractor (CM/GC)
State of Colorado
University of Colorado
Notice Number: 08-15

Project No: **PR 001977**
Project Title: **Center for Community**
Estimated Construction Cost: **\$51,808,958.00**

Project Description

The University of Colorado at Boulder (UCB) seeks a Construction Manager/General Contractor (CM/GC) to complete a new dining center, student service office space and parking structure in the heart of the UCB campus. The goal of co-locating these programs is to create a new and unique opportunity for students to become exposed to and receive the support services provided by the university on a daily basis.

To do this, the university will construct a new building of approximately 252,000 GSF (130,000 GSF as parking structure, 72,000 GSF as dining center and 50,000 GSF as office). The new building will be centrally located along Regent Drive between the Kittredge Complex and the Farrand district of housing.

The selected CM/GC is expected to work with an architectural firm being selected under a separate process. The project team will be asked to deliver the proposed facility on or before July 31st, 2010, with five (5) bid packages anticipated. The estimated construction budget is \$51,808,958.00.

In addition, at UCB's option, the scope of work may also include an adjacent \$3.4 million pedestrian underpass and associated roadway work located at Regent Drive. This additional work would need to meet Colorado Department of Transportation (CDOT) oversight requirements.

Scope of Services

The scope of services will include assistance to the State during the process of 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 community where the Construction Manager is also the Constructor. 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 the Design Development phase.

Minimum Requirements

1. Provided Construction Management/General Contracting services within the last three (3) years for at least two (2) projects each in excess of \$55,000,000.00 (hard costs) utilizing the expertise present in their Colorado office;
2. Demonstrated specific Construction Management/General Contracting experience in institutional project types of similar scale and complexity.
3. Demonstrated a bonding capability up to \$55,000,000.00 for an individual project coincidentally with current and anticipated workloads. Provide letter from surety that affirms this capability.

Firms meeting the minimum requirements may obtain the RFP documents by contacting

By internet: <http://fm.colorado.edu/construction/index.html>

By email: AriAnne.Gilliland@colorado.edu

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Other Information

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

Requirements for submitting proposals will include qualifying with Colorado State Buildings Programs for construction projects of \$150,000 or more **at least two (2) working days prior to the proposal due date**. If you are not yet qualified with State Buildings, request form SC-9.1, Contractors' Registration form, at the pre-submittal meeting or from the web site at <http://www.gssa.state.co.us> (select State Buildings Programs). Complete the form and return it to the State Buildings and Real Estate Programs, 1313 Sherman Street, Suite 319, Denver, CO 80203. To submit on this project, vendors/contractors do not need to be registered with the BIDS System.

Pre-Submittal Meeting

A mandatory Pre-Submittal Meeting will be held **03/31/2008 9:30 AM** at Administrative & Research East Campus (ARCE) Building, 3100 Marine Street, Room 620, Boulder, Colorado 80309

Proposals Due

Date & Time: **04/18/2008 02:00 PM**

Address: **Richard M. Deborski
Department of Facilities Management
Research Laboratory No. 2
1540 30th Street, Third Floor
Boulder, CO 80309-0453**

Point of Contact

Name: **Richard M. Deborski, Project Manager**
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This Notice is also available on the web at www.colorado.gov/dpa/dfp/sbrep

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**Erin McDonnell, University of Colorado at Boulder
Department of Facilities Management
Campus Box 453 UCB, Boulder, CO 80309-0453**