



**REQUEST FOR PROPOSALS**  
**Construction Management/General Contractor (CM/GC)**  
**State of Colorado**  
**University of Colorado**  
**Notice Number: 08-14**

Project No: **PR 003218**  
Project Title: **KTCH - Capital Renewal**  
Estimated Construction Cost: **\$5,835,467.00**

### **Project Description**

The University of Colorado at Boulder proposes to plan, design and construct building system renovations to the Ketchum Arts and Sciences building for several departments in the College of Arts and Sciences. The project will replace aging infrastructure within the building to include the HVAC, Plumbing and Electrical systems as well as add new air conditioning and replace the windows. The project team will be asked to deliver the proposed facility on or before August 1, 2010.

### **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 \$6,000,000 (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 \$6,000,000 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:** [Cynthia.McClure-Begley@Colorado.EDU](mailto:Cynthia.McClure-Begley@Colorado.EDU)

### **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 **03/27/2008 01:30 PM** at **Research Laboratory No. 2, 1540 30th Street, Room 321, Boulder, CO 80309**

### **Proposals Due**

Date & Time: **04/17/2008 02:00 PM**

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

### **Point of Contact**

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**This Notice is also available on the web at [www.colorado.gov/dpa/dfp/sbrep](http://www.colorado.gov/dpa/dfp/sbrep)**

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### **Note to Editor:**

Transmit one copy of the Affidavit of Publication, and invoice to:

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