



**REQUEST FOR PROPOSALS**  
**Construction Management/General Contractor (CM/GC)**  
**State of Colorado**  
**University of Colorado**  
**Notice Number: 08-17**

Project No: **PR 003214**  
Project Title: **EKLC - MIDDLE WING RENOVATION**  
Estimated Construction Cost: **\$9,905,451.00**

### **Project Description**

The University of Colorado at Boulder seeks a Construction Manager/General Contractor (CM/GC) to complete a 21,660 square foot renovation of the Ekeley Sciences building middle wing. The project will consist of total rehabilitation of the basement levels 1 and 2, exclusive of the elevator and stairs, including demolition and renovation of instructional and research laboratories and support offices/spaces.

Demolition also includes, but is not limited to, removal of asbestos floor tile, suspended ceilings, lighting, HVAC systems, partitions, doors & hardware, toilet fixtures and partitions, laboratory casework and all associated services.

New construction includes new flooring materials, stained concrete floor finishes, gypsum board wall systems, storefront glazing systems, hollow metal frames, doors, toilet fixtures and partitions. All lab spaces will be fitted with casework, fume hoods and all associated services (vacuum, air, process cooling, natural gas, distilled water, domestic water, steam and acid waste).

The project also includes major mechanical upgrades to support 80-85 new fume hoods in lab spaces, including two new 40-45,000 CFM exhaust fans and two exterior exhaust stacks (stacks will be constructed with indigenous sandstone to match UCB standard), as well as new supplied air handling unit. The entire project area will be fitted with a new fire sprinkler and fire alarm system.

The project team will be required to deliver the proposed facility renovations by August 1, 2010, with two bid packages anticipated. The estimated construction budget is \$9,905,451.00.

### **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 \$10,000,000.00 (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 \$10,000,000.00 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:** [Lori.Hoppe@colorado.edu](mailto:Lori.Hoppe@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 **04/02/2008 10:00 AM at Department of Facilities Management, Research Laboratory No. 2, 1540 30<sup>th</sup> Street, Room 321, Boulder, Colorado 80309**

### **Proposals Due**

Date & Time: **04/25/2008 02:30 PM**

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

### **Point of Contact**

Name: **Larry Hill, Project Manager**  
Agency: **University of Colorado at Boulder**  
Phone: **303-492-13067**  
Fax: **303-492-4082**  
Email: **Lawrence.Hill@colorado.edu**

**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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i **Erin McDonnell, University of Colorado at Boulder  
Department of Facilities Management  
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