



**REQUEST FOR PROPOSALS**  
**Construction Management/General Contractor (CM/GC)**  
**State of Colorado**  
University of Colorado Boulder  
**Notice Number: 11-21**

Project No: **CP 142789**

Project Title: **Recreation Facilities Improvements**

Estimated Construction Cost: **\$47,000,000**

**Settlement Notices**

**For all projects with a total dollar value above \$50,000 Notice of Final Settlement is required by C.R.S. 38-26-107.**

**Final Settlement, if required, will be advertised via: Electronic Media**

**Project Description**

The University of Colorado (UCB) seeks a Construction Manager/General Contractor (CM/GC) for the completion of the renovation and expansion of the existing Student Recreation Center facilities. It is necessary that this existing facility maintain a level of operation to serve students throughout the construction process and obtain substantial completion of the new facilities by Fall 2013.

The project consists of the renovation of all public areas of the existing 235,242 GSF facility, including significant upgrades or replacement of building system to address deferred maintenance needs. Expansion of the building by 69,199 GSF is to provide space for expanded strength and conditioning areas and development of a new indoor turf multi-activity gymnasium. Site work includes development of an outdoor social aquatics area, entry courtyard(s), service yard, and reconfiguration of adjacent green space and parking areas.

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 August 2013 with an anticipated construction process of 5 bid packages. The estimate construction budget is \$47,000,000.

**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**

Notice is hereby given to all interested parties that all firms will be required to meet all minimum qualifications to be considered for this project. To be considered as qualified, interested firms shall have, as a minimum:

1. Provided Construction Management/General Contracting services within the last three (3) years for at least two (2) projects each in excess of \$ 50,000,000.00 (hard costs), utilizing the expertise present in their Colorado Office; and

2. Demonstrated specific Construction Management/General Contracting experience in projects of similar scope and complexity; and
3. Demonstrated bonding capability up to \$ 50,000,000.00 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 RFP documents at:**

<http://www.colorado.edu/facilitiesmanagement/pdc/construction/open.html> - Notice 11-21 on ~~August 3, 2011~~ **August 12**, 2:00 PM.

**Other Information**

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

**Pre-Submittal Meeting**

A mandatory Pre-Submittal Meeting will be held: August 24, 2011 at 9:30 am at the University of Colorado at Boulder, Student Recreations Center – Conference Rooms 1-3, on the CU-Boulder Main Campus. A map to the Student Recreation Center can be found at, <http://www.colorado.edu/campusmap/map.html?bldg=REC>

**Submittals Due**

Date & Time: **September 13, 2011 at 2:00 pm**

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

Comments: **Late submittals will be rejected without consideration. The University of Colorado Boulder and the State of Colorado assume no responsibility for costs related to the preparation of submittals.**

**Point of Contact**

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Agency: **University of Colorado at Boulder**  
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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)**

Media of Publication(s): The Daily Journal

Publication Dates: July 27 & August 3, 2011

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

**Marsha Slepicka, University of Colorado Boulder, Campus Box 453 UCB, Boulder, CO 80309-0453**