



REQUEST FOR PROPOSALS
Construction Management/General Contractor (CM/GC)
State of Colorado
University of Colorado Boulder
Notice Number: 11-23

Project No: CP144260

Project Title: Campus Utility System

Estimated Construction Cost: \$73,868,233

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 Boulder (UCB) seeks a Construction Manager/General Contractor (CM/GC) to oversee a multi-phased utility infrastructure improvements project to be completed over a multi-year coordinated construction schedule. In general, the Project shall consist of the following:

1. Renovation of an existing cogeneration facility. Including, but not limited to, the replacement of steam, chilled water, condensate, and electrical systems. The installation of new electric chillers and an extraction steam turbine. The existing facility currently known as the "Powerhouse" shall be renamed and referenced as the West District Energy Plant (WDEP). The existing WDEP steam system shall remain operational throughout the renovation. All work shall be coordinated to maintain reliable operations and limit down time throughout construction. Temporary cooling systems shall be required during renovation of the chilled water plant.
2. Construction of a new conventional heating and cooling plant. Including, but not limited to, the installation of new custom built dual fuel boilers, chillers, all auxiliary equipment, and a PLC based control system. The facility shall be located adjacent to the existing Coors Event Center and be named the East District Energy Plant (EDEP).
3. Installation of new and renovation of existing steam, condensate, chilled water, and network utility distribution systems. Specifically, the interconnection of the systems between the plants and new chilled water distribution for the Kittredge residential area.
4. Construction of a new integrated control system network for complete interoperability of both WDEP and EDEP.

Scope of Services

The selected CM/GC is expected to work with both the A/E and Commissioning (Cx) firms under separate contracts with UCB. The project team will be asked to deliver the entire project on or before September 1, 2014 with an anticipated construction process of seven (7) procurement packages for equipment and four (4) construction packages consisting of one for the new EDEP, one for the existing WDEP upgrades, and two (2) distribution packages consisting of one package for the Kittredge area and one package for the remainder of the utility distribution system.

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 seven (7) years for at least two (2) projects each in excess of \$ 70,000,000 (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. Similar projects would be those which include steam, chilled water, medium voltage electrical and condensate distribution work, large tonnage chiller plants, boiler plants, and steam turbine projects, projects in a congested and occupied campus or campus-like environment, and projects of similar dollar value and scope; and
3. Demonstrated bonding capability up to \$ 80,000,000.00 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 11-23 on August 18, 2011.2:00 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 26, 2011 at 1:00 PM at the University of Colorado Boulder, University Memorial Center (UMC) – Conference Rooms 415-417, on the CU-Boulder Main Campus at 1669 Euclid Avenue, Boulder, Colorado. A map to UMC can be found at: <http://www.colorado.edu/campusmap/map.html?bldg=UMC>

Submittals Due

Date & Time: **September 8, 2011, 2:00 PM**

Address: **Katherine A. Dunklau
Department of Facilities Management
Research Laboratory No. 2
1540 30th 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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This Notice is also available on the web at www.colorado.gov/dpa/dfp/sbrep

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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.