



**REQUEST FOR QUALIFICATIONS**  
**State of Colorado**  
**University of Colorado Boulder**  
**Notice Number: 11 – 25**

Project No: **CP144260**  
Project Title: **Campus Utility System - Commissioning**  
Estimated Construction Cost: **\$73,868,233**  
**\*ARRA Funding:** **No**

## **Project Description**

The University of Colorado Boulder (UCB) seeks a Commissioning Firm to oversee a multi-phased utility infrastructure improvements project to be completed over a multi-year coordinated construction schedule.

## **Scope of Services**

The objective of commissioning is to provide services to facilitate, document, and assure that the District Energy systems noted herein fulfill the functional and performance requirements of the University of Colorado Boulder (Owner), occupants, and Utility Operators. To reach this goal, it is necessary for the commissioning process to establish and document criteria for system function, performance and maintainability, and to also verify and document compliance with these criteria throughout design, construction, start-up and the initial period of operation. In addition, complete operation and maintenance (O&M) manuals, as well as training on system operation, should be provided to the Utility Operators and Maintenance personnel to ensure the utility systems operate as intended.

The Commissioning Firm shall be involved beginning in the design phase and extending through the warranty phase of the project. The primary role of the Commissioning Firm during the overall design phase is to develop detailed commissioning specifications and review the design to ensure it meets Owners objectives. During construction, the Commissioning Firm develops and coordinates the execution of a testing plan, which includes observing and documenting all systems' performance to ensure that the systems are functioning in accordance with the contract documents. The Commissioning Firm shall also hire a third party Testing and Balancing Firm (TAB) who will perform the contract specifications as detailed in the "3rd Party Testing, Adjusting, & Balancing" section of the contract documents.

The selected Commissioning Firm is expected to work with both the A/E and CM/GC 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 Commissioning Firm is not responsible for design or general construction scheduling, cost estimating, or construction management, but may assist with problem solving or resolving non-conformance issues or deficiencies.

### Minimum Requirements

1. Recent and direct experience with higher education projects of a similar scope and budget. (Three projects of similar scope).
2. Capability to undertake a project of this magnitude within an existing occupied facility.
3. Understanding of project and University goals.
4. Project Team member(s) shall include the following skills/experience:
  - a. Registered Professional Engineer (Lead)
  - b. Power Plant Engineer (Operations experience preferred)
  - c. Chilled Water Plant Engineer (Operations experience preferred)
  - d. Steam Distribution Engineering and Operations
  - e. Chilled Water Distribution Engineering and Operations
  - f. Utility Design Engineer
  - g. TAB trained
  - h. Facility Management (College/University experience preferred)
  - i. Construction Management
  - j. Control Systems Engineer (PLC, DDC, and SCADA applications)

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

<http://fm.colorado.edu/construction/index.html> - Open Submittals - Notice 11 - 25

### Pre-Submittal Meeting

A mandatory Pre-Submittal Meeting will be held **September 15, 2011 10:00 AM** at **Department of Facilities Management, Research Laboratory No. 2, Room 321, 1540 30th Street, Boulder, CO 80309-0453**

### Qualifications Due

Date & Time: **September 29, 2011 2:00 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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