



REQUEST FOR PROPOSALS
Construction Management/General Contractor (CM/GC)
State of Colorado
University of Colorado
Notice Number: 08-51

Project No: **PR 002650**
Project Title: **JILA Addition**
Estimated Construction Cost: **\$21,365,402.00**

Project Description

The University of Colorado (UCB) seeks a Construction Manager/General Contractor (CM/GC) for the completion of a building addition to the existing JILA building. JILA is a joint institute between the University of Colorado and the National Institute of Standards and Technology (NIST). JILA was founded in 1962 as the "Joint Institute for Laboratory Astrophysics." In the early 1990's the name was changed to just "JILA" in response to changes in the NIST mission that had taken place during the intervening decades.

JILA is a highly successful multidisciplinary research institute, bringing together CU faculty from several academic departments, including Physics, Chemistry and Astrophysical and Planetary Sciences, as well as NIST research staff, who hold adjunct faculty positions. Recognition of JILA's success include the 2005 Nobel Prize in Physics (Hall), the 2001 Nobel Prize in Physics (Cornell and Wieman) and two Macarthur Prizes (Jin and Murnane).

Two levels of underground laboratory space are proposed to be constructed on the new site, each with five laboratory modules per floor. Two levels of office space could be constructed on top of the labs with a clean room on a portion of the top floor capitalizing on the economies of directly exhausting to the outside. The building would likely have a mechanical penthouse as the final floor due to the ventilation requirements of the labs below. Total accessible space from JILA building addition would be approximately 35,000 square feet.

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 September 2011, with one bid package anticipated. The estimated construction budget is \$21,365,402.00.

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 \$30,000,000.00 (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 \$30,000,000.00 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://www.colorado.edu/facilitiesmanagement/pdc/construction/open.html>
By email: jennifer.sample@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 12/29/08 10:00 AM at Administrative & Research East Campus (ARCE) Building, 3100 Marine Street, Room 620, Boulder, Colorado 80309

Proposals Due

Date & Time: 01/15/09 2:00 PM

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

Point of Contact

Name: **William A. Sweeney, Project Manager**
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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 at Boulder
Department of Facilities Management
Campus Box 453 UCB, Boulder, CO 80309-0453**