



REQUEST FOR PROPOSALS
Design/Build Services (D/B)
State of Colorado
University of Colorado
Notice Number: 07-51

Project No: **PR 002504**
Project Title: **Andrews Hall Renovation**
Estimated Construction Cost: **\$11,700,000**

Project Description

The University of Colorado at Boulder (UCB) seeks a Designer/Builder (D/B) to design and construct the Andrews Hall Renovation. The project consists primarily of interior demolition/renovation in order to reallocate building space for residential and academic programs, and to replace building wide infrastructure systems. The selected Designer/Builder (D/B) is required to provide all necessary design and construction services in accordance with applicable State statutes and as indicated in the RFP.

This solicitation is being made with the understanding that the university is still securing necessary approvals. No work shall be authorized before all approvals from the State of Colorado and University of Colorado Board of Regents are secured.

The University also desires to contemplate Design/Build (D/B) arrangements for two additional similar projects, Smith Hall Renovation to be constructed in 2009 and Buckingham Hall Renovation to be constructed in 2010. D/B negotiations (with the D/B under contract for Andrews Hall) for these projects would be dependent on the successful completion of each previous project and approval of funding and expenditure authority from both the State and University of Colorado Board of Regents; and would be at the sole discretion of the University.

Scope of Services

The scope of services will include providing complete design and construction services to UCB during the design and construction phases of the project. A sample copy of the D/B Agreement is contained within the RFP. A Design and specified lump sum Contract Price is required to be provided by the Designer/Builder (D/B).

Minimum Requirements

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

- * Provide Design / Build services within the last five (5) years for at least two building construction projects with construction costs each in excess of \$9,000,000.00 utilizing the expertise available through their Colorado office.
- * Demonstrate specific Design / Build experience in institutional project types of similar scale and complexity.
- * Demonstrate bonding capability up to \$12,000,000.00 for an individual project coincidentally with current and anticipated workloads; provide letter from surety that affirms this capability. It is the intent of UCB to be inclusive in regards to minority and women owned business enterprises (M/WBE).

Firms meeting the minimum requirements may obtain the RFP documents by contacting:

Any interested firm meeting the minimum requirements listed above should obtain an RFP document. The RFP document provides a project description, an outline of the selection process and the response submittal and proposal requirements. Selection will be based on

responses to the criteria as outlined in the RFP. The RFP document will be available on October 22, 2007, by going to website: <http://fm.colorado.edu/construction/index.html>

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 **November 12, 2007 02:00 PM** at **Room 248 of the Administrative and Research Building (ARCE), 3100 Marine Street, CU Boulder - East Campus**, A map can be viewed at: <http://www.colorado.edu/campusmap/map.html:bldg=ARCE> Meter parking is available on the south side of the building.

Comments: Questions concerning the project must be submitted in writing via e-mail to Philip A. Simpson, Jr, AIA, Director of Facilities Planning, UCB Facilities Planning at: Philip.Simpson@colorado.edu until November 15, 2007, at 4:00 PM MDT. All questions submitted by each candidate and the answers will be made available by e-mail to all candidates or by going to website: <http://fm.colorado.edu/construction/index.html> by **November 16, 2007, at 4:00 PM MDT.**

Submittals Due

Date & Time: **11/28/2007 04:00 PM**

Address: Philip A. Simpson, Jr, AIA, Director of Facilities Planning
**Department of Facilities Management
Research Laboratory No. 2
1540 30th Street Third Floor Reception Desk
Boulder, CO 80309-0453**

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

Requirements for respondents includes qualifying with Colorado State Buildings and Real Estate Programs for construction projects of \$150,000 or more at least two (2) working days prior to the submittal of qualifications due date. If you are not yet qualified with State Buildings, request instructions to locate the online form SC9.1, Contractors' Registration form at the pre-submittal meeting or from the web site <http://www.colorado.gov/dpa/dfp/sbrep> (Click on the navigation button State Buildings, then Contractor's Qualification/Registration Form and

then the hyper link below the second paragraph - Contractor Registration Form). Complete the form and submit electronically to State Buildings and Real Estate Programs.

Point of Contact

Name: Philip A. Simpson, Jr, AIA, Director of Facilities Planning
Agency: **University of Colorado at Boulder**
Phone: **303-492-1275**
Fax: **303-492-4082**
Email: Philip.Simpson@colorado.edu

Comments: **Design/Cost Proposals Due (only from finalists)**
Date: 3/10/2008

This Notice is also available on the web at www.colorado.gov/dpa/dfp/sbrep

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Erin McDonnell, Department of Facilities Management, 453 UCB, Boulder, CO 80309-0453