



**REQUEST FOR PROPOSALS
Design/Build Services (D/B)
State of Colorado
University of Colorado
Notice Number: 11-15**

Project No: **PR 005711**
Project Title: **Kittredge West Residence Hall Renovation**
Estimated Design
&Construction Cost: **\$18,500,000**

Project No: **PR 006383**
Project Title: **Kittredge Central Residence Hall and Commons**
Estimated Design
&Construction Cost: **\$32,000,000**

Project Description

The University of Colorado at Boulder (UCB) seeks a Designer/Builder (D/B) to design, renovate and construct two phases of residence hall development in the Kittredge Complex.

Phase I of the project consists of renovation of the Kittredge West Residence Hall an existing 71,797 gross square feet (GSF) facility with three wings of three to four-stories built in 1982. The complete renovation and minimal expansion is to accommodate a minimum of 273 beds plus numerous common and support spaces.

Phase II consist of deconstruction of the Kittredge Commons facility and development of a new 97,117 GSF Kittredge Central Residence Hall and Commons building. The building is to accommodate a minimum of 264 beds plus a Community Commons in support of Residence Life and Residential Academic Programs (RAP) throughout the Kittredge Complex.

The selected D/B is required to provide all necessary design and construction services in accordance with applicable State statutes and as indicated in the Request For Proposals (RFP).

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

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 to be contained with additional RFP information issued to short listed firms.

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 and Construction services within the last five (5) years for at least two building construction projects with construction costs each in excess of \$18,000,000.00 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 \$47,000,000.00 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:

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 April 29, 2011, by going to website:

<http://www.colorado.edu/facilitiesmanagement/pdc/construction/open.html>

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 **May 17, 2011 10:00 AM at Room 210 of the Kittredge Commons Building (KITT), 2480 KITTREDGE LOOP RD, CU Boulder - Kittredge Complex, A map can be viewed at:**

<http://www.colorado.edu/campusmap/map.html?bldg=KITT>

Metered parking is available on the north side of the building.

Comments: Questions concerning the project must be submitted in writing via e-mail to Thomas E. Goodhew, Facilities Planner, Facilities Planning at: Thomas.Goodhew@colorado.edu until May 31, 2011, 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://www.colorado.edu/facilitiesmanagement/pdc/construction/open.html>

by June 1, 2011, at 4:00 PM MDT.

Submittals Due

Date & Time: **June 6, 2011 04:00 PM**

Address: **Thomas E. Goodhew, Facilities Planner
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.

Point of Contact

Name: **Thomas E. Goodhew, Facilities Planner**
Agency: **University of Colorado at Boulder**
Phone: **303-492-0347**
Fax: **303-492-4082**
Email: **Thomas.Goodhew@colorado.edu**

Comments: **Oral interviews are to be held for shortlisted firms.**
Date: 6/28/2011

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

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