

STATE OF COLORADO  
OFFICE OF THE STATE ARCHITECT  
STATE BUILDINGS PROGRAM



**CONTRACTOR'S DESIGN/BID/BUILD (D/B/B) AGREEMENT**  
(STATE FORM SC-6.21)

DEPARTMENT ID:

GFB

CONTRACT ID #:

N/A

PROJECT #:

Notice No. 19-34

PROJECT NAME:

*The University of Colorado Boulder (UCB) Standing Order  
Contractor Program*

VENDOR NAME:

**STATE OF COLORADO  
OFFICE OF THE STATE ARCHITECT  
STATE BUILDINGS PROGRAM**

**CONTRACTOR'S DESIGN/BID/BUILD AGREEMENT  
(STATE FORM SC-6.21)**

**TABLE OF CONTENTS.....Page**

**RECITALS..... 1**

**ARTICLE 1. PERFORMANCE OF THE WORK..... 1**

**ARTICLE 2. PROVISIONS OF THE CONTRACT DOCUMENTS..... 1**

**ARTICLE 3. TIME OF COMPLETION..... 1**

**ARTICLE 4. ESSENTIAL CONDITION..... 2**

**ARTICLE 5. CONTRACT SUM..... 2**

**ARTICLE 6. CONTRACT DOCUMENTS..... 2**

**ARTICLE 7. OPTIONAL PROVISIONS AND ELECTIONS..... 2**

    1. MODIFICATION OF ARTICLE 45. GUARANTEE INSPECTIONS AFTER  
    COMPLETION..... 2

    2. MODIFICATION OF ARTICLE 27. LABOR AND WAGES..... 2

    3. MODIFICATION OF ARTICLE 39. NON-BINDING DISPUTE RESOLUTION –  
    FACILITATED NEGOTIATIONS..... 2

    4. MODIFICATION OF ARTICLE 46. TIME OF COMPLETION AND LIQUIDATED  
    DAMAGES..... 2

**ARTICLE 8. NOTICE IDENTIFICATION..... 3**

**SIGNATURE APPROVALS..... 4**

**EXHIBITS:**

- A. Contractor's Bid Proposal (Form SC-6.13)
- B. Performance Bond (Form SC-6.22) *(submitted per specific Standing Order Project)*
- C. Labor and Material Payment Bond (Form SC-6.221) *(submitted per specific Standing Order Project)*
- D. Insurance Certificates
- E. Certification and Affidavit Regarding Unauthorized Immigrants (State Form UI - 1), (required at contract signing prior to commencing work)
- F. Building Code Compliance Policy: Coordination of Approved Building Codes, Plan Reviews and Building Inspections
- G. *The General Conditions of the Contractor's Design/Bid/Build (D/B/B) Agreement – SC-6.23*
- H. *University of Colorado Boulder Supplemental Terms and Conditions (Superseded State Contract Requirements) to: The Contractor's Design/Bid/Build (D/B/B) Agreement – SC-6.21 and The General Conditions of the Contractor's Design/Bid/Build (D/B/B) Agreement – SC-6.23*
- I. *Request for Proposals for Construction Contracting Services for the Small Construction Standing Order Contractors Purchase Program (SOC), University of Colorado Boulder, Department of Facilities Management, July 1, 2020 – June 30, 2025*

STATE OF COLORADO  
OFFICE OF THE STATE ARCHITECT  
STATE BUILDINGS PROGRAM

CONTRACTOR'S DESIGN/BID/BUILD (D/B/B) AGREEMENT  
(STATE FORM SC-6.21)

Department ID: GFB Contract ID #: N/A Project #: Notice No. 19-34

**1. PARTIES.** THIS AGREEMENT is entered into by and between the STATE OF COLORADO, acting by and through *The Regents of the University of Colorado Boulder, a Body Corporate*, hereinafter referred to as the Principal Representative, and \_\_\_\_\_ having its offices at \_\_\_\_\_ hereinafter referred to as the Contractor.

**2. EFFECTIVE DATE AND NOTICE OF NONLIABILITY.** This Agreement shall not be effective or enforceable until it is approved and signed by the State Controller or its designee (hereinafter called the "Effective Date"), but shall be effective and enforceable thereafter in accordance with its provisions. The State shall not be liable to pay or reimburse Contractor for any performance hereunder or be bound by any provision hereof prior to the Effective Date.

**RECITALS:**

**WHEREAS**, the Principal Representative intends to procure *construction services for The University of Colorado Boulder (UCB) Standing Order Contractor Program* hereinafter called the Project; and

**WHEREAS**, authority exists in the Law and Funds have been budgeted, appropriated, and otherwise made available, and a sufficient unencumbered balance thereof remains available for payment In Fund Number ~~SpeedType~~ **TBD**, Account Number \_\_\_\_\_ and;

WHEREAS, this is a phase one waived contract, waiver number 156 Contractor's Agreement for Capital Construction Form SC-6.21.

**WITNESSETH**, that the State of Colorado and the Contractor agree as follows:

**ARTICLE 1. PERFORMANCE OF THE WORK**

The Contractor shall perform all of the Work required for the complete and prompt execution of everything described or shown in, or reasonably implied from the Contract Documents for the above referenced Project.

**ARTICLE 2. PROVISIONS OF THE CONTRACT DOCUMENTS**

The Contractor agrees to perform the Work to the highest industry standards and to the satisfaction of the State of Colorado and its Architect/Engineer in strict accordance with the provisions of the Contract Documents.

**ARTICLE 3. TIME OF COMPLETION**

The Contractor agrees to Substantially Complete a *Standing Order* Project within *the number of* calendar days *noted in the project bid information* from the date of the Notice to Proceed, in addition, the Contractor agrees to finally complete the *Standing Order* Project from Substantial Completion to Final Acceptance within *the number of* calendar days *noted in the project bid information* for a total time of completion (*in calendar days*) of the entire *Standing Order* Project as *noted in the project bid information*. The Contractor shall perform the Work with due diligence to completion. *This standing order agreement is valid for Agreements or Purchase Orders executed prior to 6/30/2025 unless extended by solicitation addenda.*

**ARTICLE 4. ESSENTIAL CONDITION**

Timely completion of the Project is an essential condition of this Agreement. The Contractor shall be subject to any liquidated damages described in Article 7.4 for failure to satisfactorily complete the Work within the time periods in Article 3 above.

**ARTICLE 5. CONTRACT SUM**

The Contractor shall be paid for the performance of this Agreement, subject to any additions and deductions as provided for in Articles 32, 34 and 35 of The General Conditions of the Construction Contract SC-6.23, the sum of **Zero Dollars (\$0.00)**. *The Contractor shall be paid for the performance of individual Standing Order Projects, by separate Agreement or Purchase Order.*

**ARTICLE 6. CONTRACT DOCUMENTS**

The Contract Documents, as enumerated in Article 1 of The General Conditions of the Contractor’s Design/Bid/Build (D/B/B) Agreement SC-6.23, are all essential parts of this Agreement and are fully incorporated herein.

**ARTICLE 7. OPTIONAL PROVISIONS AND ELECTIONS**

The provisions of this Article 7 alter the Articles (The General Conditions of the Contractor’s Design/Bid/Build Agreement SC-6.23) or enlarge upon them as indicated:

The Principal Representative and or the State Buildings Program shall mark boxes and initial where applicable.

1. MODIFICATION OF ARTICLE 45. GUARANTEE INSPECTIONS AFTER COMPLETION

If the box below is marked the six month guarantee inspection is not required.

\_\_\_\_\_ Principal Representative initial

2. MODIFICATION OF ARTICLE 27. LABOR AND WAGES

If the box is marked the Federal Davis-Bacon Act shall be applicable to the Project. The minimum wage rates to be paid on the Project shall be furnished by the Principal Representative and included in the Contract Documents.

\_\_\_\_\_ Principal Representative initial

3. MODIFICATION OF ARTICLE 39. NON-BINDING DISPUTE RESOLUTION – FACILITATED NEGOTIATIONS

If the box is marked, and initialed by the State as noted, the requirement to participate in facilitated negotiations shall be deleted from this Contract. Article 39, Non-Binding Dispute Resolution – Facilitated Negotiations, shall be deleted in its entirety and all references to the right to the same where ever they appear in the contract shall be similarly deleted.

The box may be marked only for projects with an estimated value of less than \$500,000.

\_\_\_\_\_ Principal Representative initial

4. MODIFICATION OF ARTICLE 46. TIME OF COMPLETION AND LIQUIDATED DAMAGES

If an amount is indicated immediately below, liquidated damages shall be applicable to this Project as, and to, the extent shown below. Where an amount is indicated below, liquidated damages shall be assessed in accordance with and pursuant to the terms of The General Conditions of the Design/Bid/Build Agreement Article 46, Time of Completion And Liquidated Damages, in the amounts and as here indicated. The election of liquidated damages shall limit and control the parties right to damages only to the extent noted.

4.1. For the inability to use the Project, for each day after the number of calendar days specified in the Contractor’s bid for the Project and the Agreement for achievement of Substantial Completion, until the day that the Project has achieved Substantial Completion and the Notice of Substantial Completion is issued, the Contractor agrees that an amount equal to

**Dollars (\$ )** shall be assessed against Contractor from amounts due and payable to the Contractor under the Contract, or the Contractor and the Contractor's Surety shall pay to the Principal Representative such sum for any deficiency, if amounts on account thereof are deducted from remaining amounts due, but amounts remaining are insufficient to cover the entire assessment.

4.2. For damages related to or arising from additional administrative, technical, supervisory and professional expenses related to and arising from the extended closeout period, for each day in excess of the number of calendar days specified in the Contractor's bid for the Project and the Agreement to finally complete the Project as defined by the issuance of the Notice of Final Acceptance) after the issuance of the final Notice of Substantial Completion, the Contractor agrees that an amount equal to **Dollars (\$ )** shall be assessed against Contractor from amounts due and payable to the Contractor under the Contract, or the Contractor and the Contractor's Surety shall pay to the Principal Representative such sum for any deficiency, if amounts on account thereof are deducted from remaining amounts due but amounts remaining are insufficient to cover the entire assessment.

#### **ARTICLE 8. NOTICE IDENTIFICATION**

All Notices pertaining to General Conditions or otherwise required to be given shall be transmitted in writing, to the individuals at the addresses listed below, and shall be deemed duly given when received by the parties at their addresses below or any subsequent persons or addresses provided to the other party in writing.

Notice to Principal Representative:

Marni A. Wheaton

Project Coordinator II

[Marni.wheaton@colorado.edu](mailto:Marni.wheaton@colorado.edu)

University of Colorado Boulder

With copies to (State Buildings Program (or Delegate) State of Colorado):

Micheal C. Turman

Director, Design & Construction

[mike.turman@colorado.edu](mailto:mike.turman@colorado.edu)

Notice to Contractor:

With copies to:

**SIGNATURE APPROVALS:**

**THE PARTIES HERETO HAVE EXECUTED THIS CONTRACT**

\*Persons signing for Contractor hereby swear and affirm that they are authorized to act on Contractor's behalf and acknowledge that the State is relying on their representations to that effect. **Principal is not a recognized title and will not be accepted**

**THE CONTRACTOR**

**STATE OF COLORADO**, acting by and through:  
*The Regents of the University of Colorado, A Body Corporate*

\_\_\_\_\_  
Legal Name of Contracting Entity

By: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
\*Signature

**APPROVED**  
DEPARTMENT OF PERSONNEL & ADMINISTRATION  
STATE BUILDINGS PROGRAM  
State Architect (or authorized Delegate)

By \_\_\_\_\_  
Name (print) Title

By: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**ALL CONTRACTS MUST BE APPROVED BY THE STATE CONTROLLER:**

C.R.S. § 24-30-202 requires the State Controller to approve all State Contracts. This Contract is not valid until signed and dated below by the State Controller or delegate. Contractor is not authorized to begin performance until such time. If Contractor begins performing prior thereto, the State of Colorado is not obligated to pay Contractor for such performance or for any goods and/or services provided hereunder.

**APPROVED:**  
STATE OF COLORADO  
STATE CONTROLLER'S OFFICE  
State Controller (or authorized Delegate)

By: \_\_\_\_\_

*Campus Controller's Office*

Date: \_\_\_\_\_