

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



**ADVERTISEMENT FOR BIDS
FOR
COMPETITIVE SEALED BEST VALUE**

FOR THE

University of Colorado Anschutz

FOR THE

Project A-Research 1 North Building 7th Floor Renovation/ PN 23-159479

Project B-Research 2 Building 9th Floor Lab Renovations/ PN 23-145834

**ADVERTISEMENT FOR BIDS (INFORMATION PACKET)
FOR
COMPETITIVE SEALED BEST VALUE**

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**ADVERTISEMENT FOR BIDS
FOR
COMPETITIVE SEALED BEST VALUE BIDDING**

**Project Title: Research 1 North Building 7th Floor Renovation
Project Number: 23-159479**

**Project Title: Research 2 9th Floor Lab Renovations
Project Number: 23-145834**

Settlement Notice

For all projects with a total dollar value above \$150,000 Notice of Final Settlement is required by C.R.S. §38-26-107(1). Final Settlement, if required, will be advertised in the same location as the original solicitation.

I. GENERAL INFORMATION

A. PROJECT TITLE AND DESCRIPTION

The intent of this project is to renovate some existing lab space on the 7th floor of the Research 1 North Building (12800 E 19th Ave, Aurora, CO 80045)

And

Renovate some existing lab space on the 9th floor of the Research 2 Building (12801 E. 17th Avenue, Aurora CO 80045).

The University of Colorado, School of Medicine conducts renowned research. From artificial intelligence to personalized medicine, from drug discovery to public health questions, CU Anschutz is home to the researchers and providers bringing a vast array of innovative approaches to solve the world's toughest health challenges.

The process to be used in the selection of the General Contractor is the Competitive Sealed Best Value Bidding method comprised of two steps as described in Section I (H).

B. MINIMUM QUALIFICATIONS

Notice is hereby given to all interested parties that all firms will be required to meet all minimum requirements to be considered for this project. Interested bidders should be prepared to show evidence of the following to be considered as qualified, as a minimum:

1. Provided General Contracting services within the last three (3) years for at least two (2) projects with values between \$1,000,000- \$5,000,000 (hard costs), utilizing the expertise present in their Colorado Office; and
2. Demonstrated specific General Contracting experience in projects of similar scope and complexity; and

3. Demonstrated bonding capability up to \$1,250,000 for an individual project coincidentally with current and anticipated workloads; provide letter from surety that affirms this capacity.

Firms meeting the minimum requirements may obtain the bidding documents on the website accompanying this advertisement.

University of Colorado Denver | Anschutz Medical Campus Facilities Projects- **Request for Proposals website:**

4) Per C.R.S. §24-92-115 unless prohibited by applicable federal law, contract for any public project in the amount of one million dollars or more, that does not receive federal money, including shall require the general contractor to which the contract is awarded to submit, at the time the mechanical, electrical, or plumbing subcontractor is put under contract, documentation that Identifies the contractors or subcontractors that will be used for all mechanical, sheet metal, fire suppression, sprinkler fitting, electrical, and plumbing work required on the project and certifies that all firms identified participate in apprenticeship programs registered with the United States department of labor's employment and training administration or state apprenticeship councils recognized by the United States department of labor and have a proven record of graduating a minimum of 15% of its apprentices for at least three of the past five years.

5) Per C.R.S. §24-92-Part 2, a public construction project in the amount of five hundred thousand dollars or more shall be subject to the State prevailing wage rate, of the regular, holiday, and overtime wages paid and the general prevailing payments on behalf of employees to lawful welfare, pension, vacation, apprentice training, and educational funds in the State, for each employee needed to execute the contract. Payments to the funds must constitute an ordinary business expense deduction for federal income tax purposes by contractors and subcontractors. Contractors are required to pay their employees at weekly intervals and shall comply with the enforcement provisions of C.R.S. §24-92-209. Contractors awarded a project of this size will be required to utilize the LCPTracker cloud-based labor compliance and certified payroll application.

6) **Per C.R.S. §24-92-Part 1. It is requires that the General Contractor or other firm to which the contract is awarded to submit the Contractors or Subcontractors that will be used for all Mechanical, Sheet Metal, Fire Suppression, Sprinkler Fitting, Electrical and Plumbing work. You must also certify that all Firms identified participate in Apprenticeship Programs registered with the United State Department of Labor's Employment and Training Administration or State Apprenticeship Councils recognized by The United States Department of Labor and have a proven record of graduating apprentices.**

C. DESCRIPTION OF PROJECT

**Research 1 North Building 7th Floor Renovations/Project Number 23-159479
Research 2 9th Floor Lab Renovations/Project Number 23-145834**

We are requesting 2 Bids, one for each project. The award will go to the lowest number of the combined bid totals. Prevailing wage and Apprenticeship program applies to the total amount of the project.

Project	Fixed Limit of Construction Cost (FLCC)
Research 1 North 7th Floor	\$792,916.00
Research 2 9th Floor	\$264,696.00

C. SCOPE OF SERVICES

Scope of Services Research 1 North 7th Floor Project

The University of Colorado, School of Medicine has been working with an architect and engineering team to create the scope of work and 100% complete CD drawings and specs. The project scope consists of select demolition lab casework, ceilings, lab gas and electrical systems. Installation of new full height partition, fume extraction arm, laser curtains, window shades and light fixtures. Modify existing power locations and HVAC to accommodate removed items and new equipment. Patch and repair interior finishes to match existing. There will be no change in occupancy count and existing exiting will remain. Modify existing fire suppression as required.

The scope of services will include full Construction Contracting Services for the project specified during the process of construction, and warranty period to the State. Specific tasks to be performed by the Contractor include those generally performed by the construction community where the Contractor is the prime vendor to the State.

Scope of Services Research 2 9th Floor Project

The University of Colorado, School of Medicine has been working with an architect and engineering team to create the scope of work and 100% complete CD drawings and specs. The project scope consists of select demolition of existing walls, ceiling, lab casework, lab gas and electrical systems. Enlargement of lab alcove, installation of new ceiling and light fixtures. Installation of new fume extraction arm, installation of new lab sink and casework, installation of new partitions in procedure room, modify existing power locations to accommodate removed items and new equipment, modify existing HVAC and plumbing systems to accommodate remove items and new equipment. Modify existing fire suppression as required.

The scope of services will include full Construction Contracting Services for the project specified during the process of construction, and warranty period to the State. Specific tasks to be performed by the Contractor include those generally performed by the construction community where the Contractor is the prime vendor to the State.

Other Information

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

D. SCHEDULE

1. The schedule of events for the AFB process and an outline of the schedule for the balance of the project is as follows:

Advertisement	1/30/2024
Mandatory Pre-Submittal and Bid Conference	2/7/2024 1:00-3:00pm
Date Email Questions Due	2/13/2024 2:00pm
Submittal of Qualifications Due	2/13/2024 2:00pm
Date email Answers issued	2/16/2024 4:00pm
Sealed Bids Due	2/21/2024 2:00pm
Public Bid Opening Via Zoom	2/21/2024 2:30pm
Written Notification and Selection Announced	2/22/2024
Negotiation of D/B/B Contract	2/29/2024
Contract Approval (projected)	3/13/2024
Anticipated Design Start	COMPLETED
Anticipated Construction Start/Finish	3/20/2024 to 6/12/2024

All Documented **Submittal Qualifications** shall be ONE (1) electronic copy PDF received no later than **February 13, 2024 @ 2:00pm** and shall be submitted via email to:

https://ucdenverdata.formstack.com/forms/rfp_rfq_submission

All Documented **Sealed Bids** shall be ONE (1) electronic copy PDF received no later than **February 21, 2024 @ 2:00pm** and shall be submitted via email to:

https://ucdenverdata.formstack.com/forms/rfp_rfq_submission

Comments: **Late sealed bids will be rejected without consideration. The University of Colorado and the State of Colorado assume no responsibility for costs related to the preparation of submittals.**

2. The above schedule is tentative. Responding firms shall be notified of revisions in a timely manner by email. Respondents may elect to verify times and dates by email, but no earlier than 36 hours before the schedule date and time.

E. MANDATORY PRE-SUBMITTAL AND BID CONFERENCE

1. To ensure sufficient information is available to firms preparing submittals, a mandatory pre-submittal and bid conference has been scheduled. The intent of this conference is to tour the site and to have the University of Colorado staff able to discuss the project. Firms preparing submittals for qualifications and bids **must attend and sign-in in order to have their submittals for qualifications and bids accepted**. The conference will be held at the location, date and time as per the Advertisement for Bids.

Mandatory Pre-Submittal/Pre-Bid Meeting will be held at University of Colorado Anschutz Campus

Address: 12800 E 19th Ave, Aurora, CO 80045 (Research 1 North Building)

Room: Will meet at North Entrance of Building

Date/Time: February 7, 2024 1:00-3:00pm

F. CLARIFICATIONS

1. Owner initiated changes to this AFB will be issued under numerically sequenced email addenda. Addenda generally consist of the following items:
 - a. Clarifications
 - b. Scope Changes
 - c. Time and/or Date Changes

Respondents must acknowledge all issued addenda in their bid.

2. The respondent has reviewed Appendix B and by responding has agreed that the terms and conditions of the Design/Bid/Build Agreement and General Conditions are expressly workable without reservation.

G. SUBMITTALS OF SEALED QUALIFICATIONS AND BIDS

1. All submittals must comply with the following items, a through f. The State retains the right to waive any minor irregularity or requirement should it be judged to be in the best interest of the State.
 - a. Qualifications shall be formatted and tabbed in the exact form and numeric sequence of the Evaluation Form (1 through 7) in Appendix A. single page cover letter addressed to the University of Colorado Attn: Stephanie Menke outlining the firm(s) qualifications is required at the front of the submittal. *(Not counting the cover letter and required)*
 - b. Qualifications shall be evaluated in accordance with criteria as indicated in SECTION IV. A. PREQUALIFICATION SUBMITTAL CRITERIA and ranked on the corresponding Evaluation Form in Appendix A.
 - c. Response to all items shall be complete.
 - d. All references shall be current and relevant.

- e. Bids shall be submitted on the bid required form and as per the Advertisement For Bids.
- f. Each solicitation by a state agency for construction services shall contain a clause requiring the bidder to disclose if they are a Service-Disabled-Veteran-Owned-Small-Business (SDVOSB). A SDVOSB per C.R.S. 24-103-211, must be incorporated or organized in Colorado or maintains a place of business or has an office in Colorado and who is officially registered and verified as a SDVOSB by the Center for Veteran Enterprise within the U.S. Department of Veterans Affairs.

H. METHOD OF SELECTION AND AWARD

The process to be used in the selection of the Construction Contracting Services is the Competitive Sealed Best Value Bidding method comprised of two steps.

STEP I is the Submittal of Qualifications as described in Section I (G).

STEP II is the submittal and opening of the sealed bids at a public bid opening. The University of Colorado will evaluate the qualifications prior to the public bid opening in Step II.

After the public bid opening and acknowledgement of the apparent low bidder, the University of Colorado will consider both qualifications and bid prices and determine the final ranking of firms with qualifications given 40% of the value of the weighted criteria and the bid price given 60%. **Selection and award of this project will be by written notice and will be based on a combination of qualifications and bid price that represents the most advantageous and best overall value to the State.**

After selection and award all bids, qualifications and ranking documents will be made available to the public.

II. EVALUATION OF QUALIFICATIONS

A. EVALUATION FACTORS

1. TECHNICAL APPROACH TO THE PROJECT

- Provide a strategic project approach summary discussing how your firm will provide successful Construction Contracting Services for this project. Include specific examples (1-2 page excerpts) of actual products (estimates, progress reports, schedules, constructability reviews, value engineering studies, forms, etc.).
- Provide a detailed description of how your firm will select qualified sub-contractors and manage them effectively on this project.

2. EXPERIENCE, PAST PERFORMANCE AND EXPERTISE

- Provide a description of successful prior construction contracts, including performance in the areas of cost, quality control, schedule, compliance with plans and specifications and adherence to applicable laws and regulations as performed by your firm and by your subcontractors.

3. PROJECT MANAGEMENT PLAN

- Provide a description of the composition and management structure of your firm. Identify the firm's roles and responsibilities and relevant technical expertise and experience of the key management personnel that will be used on this project. Provide a description and separate graphic organizational chart complete with working titles identifying the lines of authority, responsibility and coordination between your firm and your subcontractors and,
- Describe the proposed project schedule, quality control program, financial resources, equipment to be used on this project and its current location, and any other information or resources that demonstrates your firm's competency to perform this work

4. STAFFING PLAN

- Provide a detailed staffing plan of key management personnel to be assigned to this project from your firm and your subcontractors and identify the time commitments and all current office locations.

5. SAFETY PLAN AND SAFETY RECORD

- Describe your firm's safety program and provide your firms' safety record over the last ten years.

6. JOB STANDARDS

- Demonstrate on past projects examples how a high quality of workmanship was achieved and industry standards of care were achieved and,
- Describe the firm's method of personnel procurement, employment of Colorado workers, work force development and long-term career opportunities of workers and,
- Describe the firm's availability of training programs, including apprenticeships approved by the United States Department of Labor and,
- Describe the benefits provided to workers, including healthcare and defined benefit or defined contribution retirement benefits, and whether the firm pays industry-standard wages.

7. AVAILABILITY AND USE OF DOMESTICALLY PRODUCED GOODS

- Describe how your firm intends to use domestically produced iron, steel, and related manufactured goods in this project.

8. EQUITY, DIVERSITY AND INCLUSION

- Describe what Services under the contract or any Subcontract will be performed by a Service-Disabled Veteran Owned Small Business.
- Described any programs or incentives your firm has for utilizing historically disadvantaged businesses

III. BID FORM

- A.** After submission of the Sealed Qualifications as per Section I (G) those firms intending to submit a sealed bid are required to use the Bid Form SBP-6.13.
- B.** This AFB document, it's appendices, and any written addenda issued prior to the bid opening, and written clarifications shall serve as the only basis for Bid.
- C.** The Bidder, by submitting this bid, does hereby accept that minor changes by the State to the exhibited contract and its exhibits, which do not adversely affect the Bidder, shall not be cause for withdrawal or modification of the amounts submitted herein. Exceptions to the AFB documents and/or modification of the bid may render the proposal non-responsive.
- D.** Upon due consideration and review of this document along with its appendices, written addenda, and written clarifications prior to the bid opening, the respondent does hereby submit the following bid, consistent with the schedules provided in the Scope of Services.
- ~~**E.** Bidder should include a separate detailed not to exceed reimbursable estimate.~~

APPENDIX A

**STATE BUILDINGS PROGRAM
EVALUATION OF QUALIFICATIONS FORM
COMPETITIVE SEALED BEST VALUE BIDDING**

Name of Firm: _____
Name of Project: _____
Evaluator No: _____ Date: _____

AFB REFERENCE MINIMUM REQUIREMENTS Y ___ N ___

If the minimum requirements (including letter from surety) have not been met, specify the reason(s):

SCORE

Weight¹ x Rating² = Score

1. TECHNICAL APPROACH TO PROJECT

- Provide a strategic project approach summary discussing how your firm will provide successful Construction Contracting Services for this project. Include specific examples (1-2 page excerpts) of actual products (estimates, progress reports, schedules, constructability reviews, value engineering studies, forms, etc.). 4
_____ x _____ = _____
- Provide a detailed description of how your firm will select qualified sub-contractors and manage them effectively on this project. 4
_____ x _____ = _____

2. EXPERIENCE, PAST PERFORMANCE AND EXPERTISE

- Provide a description of successful prior construction contracts, including performance in the areas of cost, quality control, schedule, compliance with plans and specifications and adherence to applicable laws and regulations as performed by your firm and by your subcontractors. 5
_____ x _____ = _____

3. PROJECT MANAGEMENT APPROACH

- Provide a description of the composition and management structure of your firm. Identify the firm's roles and responsibilities and relevant technical expertise and experience of the key management personnel that will be used on this project. Provide a description and separate graphic organizational chart complete with working titles identifying the lines of authority, responsibility and coordination between your firm and your subcontractors and, 5
_____ x _____ = _____
- Describe the proposed project schedule, quality control program, financial resources, equipment to be used on this project and its current location, and any other information or resources that demonstrates your firm's competency to perform this work 5
_____ x _____ = _____

4. STAFFING PLAN

- Provide a detailed staffing plan of key management personnel to be assigned to this project from your firm and your subcontractors and identify the time commitments and all current office locations. 5
_____ x _____ = _____

5. SAFETY PLAN AND SAFETY RECORD

- Describe your firm's safety program and provide your firms' safety record over the last ten years. 3
_____ x _____ = _____

6. JOB STANDARDS

- Demonstrate on past projects examples how a high quality of workmanship was achieved and industry standards of care were achieved and, 5
_____ X _____ = _____
- Describe the firm's method of personnel procurement, employment of Colorado workers, work force development and long-term career opportunities of workers and, 3
_____ x _____ = _____
- Describe the firm's availability of training programs, including apprenticeships approved by the United States Department of Labor and, 3
_____ x _____ = _____
- Describe the benefits provided to workers, including healthcare and defined benefit or defined contribution retirement benefits, and whether the firm pays industry-standard wages. 3
_____ x _____ = _____

7. AVAILABILITY AND USE OF DOMESTICALLY PRODUCED GOODS

- Describe how your firm intends to use domestically produced iron, steel, and related manufactured goods in this project. 3
_____ x _____ = _____

8. EQUITY, DIVERSITY AND INCLUSION

- Describe what Services under the contract or any Subcontract will be performed by a Service-Disabled Veteran Owned Small Business or historically disadvantaged businesses 3
_____ x _____ = _____

TOTAL SCORE: _____ 3

NOTES:

1. Weights are to be assigned prior to evaluation and are to be consistent on all evaluation forms. Use only whole numbers.
2. Rating: 0 = not provided 1 = Unacceptable 2 = Poor 3 = Fair 4 = Good 5 = Excellent
3. Total score includes the sum total of all criteria. Note: A passing score (as a percentage of the total points available) is to be established prior to evaluation.

APPENDIX A1

**STATE BUILDINGS PROGRAM
QUALIFICATIONS AND BID RANKING MATRIX**

QUALIFICATIONS 40%/BID 60%

FIRM	QUALIFICATIONS ¹						AVERAGE QUALS ²	QUALS SCORE ³	BID SCORE ⁴	QUALS & BID SCORE ⁵	RANK ⁶
	EVAL #1	EVAL #2	EVAL #3	EVAL #4	EVAL #5	EVAL #6					

NOTES:

1. Insert total score from each evaluator's SUBMITTAL review.
2. Add all evaluators' total scores and divide by the number of evaluators to determine the average score for each firm's qualifications.
3. The maximum score for qualifications on the evaluation form is equivalent to 40 points and is equivalent to the maximum points available for qualifications. Therefore, each firm's score is determined as a percentage of the maximum points available. To score each average qualification score, use the example formula.

Assume the highest score is 600.

SCORING OF QUALIFICATIONS

$$\text{FIRM B: } \frac{600}{600} \times 40 \text{ points} = 40 \text{ points}$$

$$\text{FIRM C: } \frac{500}{600} \times 40 \text{ points} = 33.33 \text{ points}$$

$$\text{FIRM A: } \frac{400}{600} \times 40 \text{ points} = 26.66 \text{ points}$$

4. Determine score for each firm's sealed Bid with the lowest fee being equivalent to a maximum score of 60 points. To score each Bid, use the example formula.

Assume the lowest Bid was \$100,000.

SCORING OF BIDS

$$\text{FIRM A: } \frac{\$100,000}{\$100,000} \times 60 \text{ points} = 60 \text{ points}$$

$$\text{FIRM B: } \frac{\$100,000}{\$125,000} \times 60 \text{ points} = 48 \text{ points}$$

$$\text{FIRM C: } \frac{\$100,000}{\$150,000} \times 60 \text{ points} = 39.99 \text{ points}$$

5. Add the average qualification score to the Bid score to determine cumulative qualifications and fee score.
6. Numerically rank all firms with the highest scoring firm being the most qualified and advantageous to the state.