



**ADVERTISEMENT FOR BIDS**  
**Design/Bid/Build**  
**State of Colorado**  
*University of Colorado at Colorado Springs*  
**Notice Number: 01**

Project No:2019-102M21

Project Title: Replace AHU and Return Air System, Columbine Hall Phase 1 of 1

Estimated Construction Cost: \$500,000.00

**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.**

**Project Description**

The building was constructed about 1997 and included two built up penthouse air handlers. AHU-1 serves the classroom wing and AHU-2 serves the office wing. Each VAV unit consists of a supply fan, return fans, hydronic heating coil, built up DX cooling coil with evaporative condensing unit and controls. Work associated with the classroom wing was completed in 2016 and is not in this projects scope of work.

The return fans for AHU-2 were installed in a relief fan configuration that requires the building to be pressurized to return air to the penthouse unit through a central shaft. The ceiling plenum was compartmentalized into return air (RA) zones. Transfer ducts were installed to move RA from each zone back to the main RA shaft that allowed RA to move up to the penthouse unit. During the original construction, some RA zones were not provided with a transfer path, some were provided with multiple transfers before reaching the RA shaft and most transfer ducts were sized too small. The lobby area requires pressurization to push air into transfer grilles and duct back to the main RA shaft.

ACM Survey testing and remediation to be an Owner item and is not to be included in this scope, if required.

**Scope of Services**

THE PROJECT CONSISTS OF REPLACING THE R22 DX COOLING COILS, EVAPORATIVE CONDENSING UNIT, R22 COMPRESSORS AND ASSOCIATED REFRIGERANT PIPING AND COMPONENTS FROM THE OFFICE WING PENTHOUSE AIR HANDLING UNIT WITH A NEW R438A DX COOLING SYSTEM. ADDITIONALLY, THE RETURN AIR PATH FOR EACH FLOOR OF WILL BE MODIFIED TO CORRECT BUILDING OVER PRESSURIZATION ISSUES. RETURN AIR MODIFICATIONS INCLUDE PROVIDING NEW TRANSFER DUCTS AND OPENINGS IN ABOVE CEILING GYPSUM WALLS AND PROVIDING NEW LOBBY EXHAUST

FANS. ASSOCIATED CONTROL SYSTEMS AND COMPONENTS WILL BE REPLACED DURING THE DX COOLING SYSTEM RENOVATION.

**ADD ALTERNATES:**

1. REPLACE ALL AHU-2 PNEUMATIC CONTROLS WITH DDC CONTROLS, INCLUDING ACTUATORS, SENSORS, TRANSMITTERS ETC. PROVIDE NEW CONTROL PANELS WITHIN AHU-2. NEW COMPONENTS AND SYSTEM SHALL HAVE A SEAMLESS INTEGRATION WITH EXISTING DDC SYSTEM IN COLUMBINE HALL.
2. PROVIDE ABOVE CEILING FIBERGLASS SOUND ATTENUATION BATTING ABOVE CEILING IN AREA ON EACH LEVEL INDICATED ON PLANS. ACOUSTICAL BATT SHALL PROVIDE 25 DB OF TRANSMISSION LOSS IN EACH OCTAVE BAND FROM 63 HZ TO 8000HZ.

**Minimum Requirements**

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. To be considered as qualified, interested firms shall have, as a minimum:

1. Provided General Contracting services within the last three (3) years for at least two (2) projects each in excess of \$550,000 (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 \$ 1,000,000 for an individual project coincidentally with current and anticipated workloads; provide letter from surety that affirms this capacity.
- 4) 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 LCPTTracker cloud-based labor compliance and certified payroll application.

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

<https://pdc.uccs.edu/projects-out-bid>

**Other Information**

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

Per C.R.S. §24-105-201 If the construction value is \$50,000 or greater a Bid Bond and Power of Attorney or Proposal Guaranty is required in an amount not less than 5% of the total Bid.

**Pre-Bid Meeting**

A mandatory Pre-Bid Meeting will be held at:

Address: **1420 Austin Bluffs Pkwy, Colorado Springs CO 80918**  
Room: **Campus Service Building – Room 204**  
Date/Time: **See Schedule**  
Details: **See attached map for exact location**

**Schedule/Submission Details**

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	<u>9.12.2022</u>
Mandatory Pre-Bid Conference and Tour	<u>9.23.2022 at 1pm</u>
Date Email Questions Due	<u>9.30.2022 at 4pm</u>
Date Email Answers Issued	<u>10.05.2022</u>
Sealed Bids Due/Public Bid Opening	<u>10.27.2022 at 3pm</u>
Negotiation of General Contractor Contract	<u>10.28.2022</u>
Contract Approval (projected)	<u>11.18.2022</u>
Anticipated General Contractor Start	<u>11.21.2022</u>
Anticipated Construction Start/Finish	<u>12.15.2022/12.31.2023</u>

2. One (1) hard copies of the sealed bid are due *10.27.22* and shall be received no later than at 3:00 pm (*MD/ST*), and shall be submitted/accepted via *hand delivered*, at the following address:

Agency: University of Colorado at Colorado Springs  
Contact Name: Campus Services Building Front Desk  
Address: 1420 Austin Bluffs Pkwy, Colorado Springs CO 80918  
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Comments: **Late sealed bids will be rejected without consideration. The *University of Colorado, Colorado Springs* and the State of Colorado assume no responsibility for costs related to the preparation of submittals.**

3. The above schedule is tentative. Responding firms shall be notified of revisions in a timely manner by email or posted on <https://pdc.uccs.edu/projects-out-bid> website. Respondents may elect to verify times and dates by email, but no earlier than 36 hours before the scheduled date and time.

**Point of Contact/Clarification**

Name: **Deanna Livengood**  
Agency: **UCCS**  
Email: **submit@uccs.edu**

**This Notice is also available on the web at:**

<a href="https://pdc.uccs.edu/projects-out-bid">https://pdc.uccs.edu/projects-out-bid</a>	
Publication Dates:	<b>See Schedule</b>

**APPENDICES:**

- Appendix A: Information for Bidders (SBP-6.12)**
- Appendix B: Bid Form (SBP-6.13)**
- Appendix B1: Bid Alternates (SBP-6.131)**
- Appendix B2: Not Used**
- Appendix B3: Bid Bond (SBP-6.14)**
- Appendix C: Direct Labor Burden Calculation (SBP-6.18)**
- Appendix D: Applicable Prevailing Wages**