



Tuesday, January 25, 2022

## RFP – Construction Manager / General Contractor

### CU Denver College of Engineering, Design, and Computing Building and North Classroom Renovations.

Project Number 22-103067

## ADDENDUM 3

Please carefully review the questions and answers listed below. Be sure to acknowledge three addenda in your submittals.

CM/GC submittal packages are to be a maximum of 30 pages.

The following is a list of CM/GC RFP questions and their associated answers.

1. **Q:** We would be a sub-contractor for this project and I'm interested in learning which GC's attended the prebid meeting. Are you able to share that info?

**A:** Please find the list of attendees attached to this document.

2. **Q:** Regarding the appendix section and in addition to a one-page resume for each team member and completed Acknowledgement and Attestation Form, is it acceptable for a respondent to include other information that would support and address the minimum requirements section of the RFP - Step 1 or does all the information need to be contained within the Minimum Requirements section and 25-page limit? IE: bonding letter, project specific Diversity Equity and Inclusion plan.

**A:** Supporting information to establish meeting the minimum requirements should be included in the minimum requirements section of your submittal. The bonding capability letter(s) from your surety are to be included in the minimum requirements section don't count towards the new 30-page limit. The following pages, forms, and information is to be contained in an appendix to your submittal and don't count towards the 30-page limit: Appendix Title Page & Table of Contents, Appendix Section Title Pages, Acknowledgement and Attestation Form, Certification and Affidavit Regarding Unauthorized Immigrants Form (UI-1), and the one-page resumes of the entire project team that are not contained elsewhere in the submittal.

3. **Q:** Item 9 from the "Minimum Requirements" section, what type of certifications and approved issuing agencies will be recognized / accepted for the inclusion of minority and women owned local firms into this project?

**A:** There are no specific certifications or issuing agencies that we are looking to be identified. Your firm is to demonstrate its commitment to this minimum requirement by providing a website link to your firm's published policy. Elaborate on your project-specific approach as necessary. You can choose to include additional information by whatever means you feel demonstrates this commitment.

4. **Q:** Item 2 of the Minimum Requirements section, please clarify if previous versions of the CM/GC Agreement such as (SC-6.4) are acceptable in lieu of the current SC-6.5 current version of the agreement.

**A:** This project will be using the new SC-6.5 CM/GC Agreement as distributed in RFP Addendum #2.

5. **Q:** Page 2 of 199 referenced in the RFP; Minimum Requirements; items #2 and #6, Will the University positively consider contractors with experience completing CM/GC projects of similar ground-up scope and complexity to the Project under previous editions of the State CM/GC Agreement (SC-6.5, 2017) as well as similar public CM/GC agreements for like projects?

**A:** An update to the Minimum Requirements and Preferred Qualifications are attached to this addendum including changing this minimum requirement to a preferred qualification.

6. **Q:** Does content to satisfy the minimum requirements, contribute to the page count requirements of the RFP? Specifically, can a second page be allowed for the executive cover letter response to address the minimum qualifications?

**A:** The response to the minimum requirements are included in the total page count, except as outlined in this Addendum #3, Question 2.

7. **Q:** Do the 1–2-page excerpts listed in the project approach, count as required forms that are excluded from the page count.

**A:** These excerpts count toward the new 30-page limit.

8. **Q:** Paragraphs including 5.1.2.6, 5.4.4 and 5.4.6 reference paragraphs 6.1.2.1, 6.1.2.5, 6.3.2 and 6.3.3. The ARTICLE 6 paragraphs referenced do not exist in the Addendum 2 agreement. Please confirm that these paragraphs are in ARTICLE 5.

**A:** The CMGC Agreement SC-6.5 provided in Addendum 2 will incorporate changes to the articles as follows:

5.1.2.6 Cost of all employee benefits and taxes for such items as unemployment compensation and social security, insofar as such cost is based on wages, salaries or other remuneration paid to employees of the Construction Manager and included in the fee under paragraphs 5.1.2.1 through 5.1.2.5;

5.4.4 If, through no fault on the part of the Construction Manager, and after receiving reasonable cooperation by the Principal Representative, the Construction Manager submits a Guaranteed Maximum Price proposal contrary to the provisions of paragraph 5.4.2 and 5.4.3, the proposal may be rejected by the Principal Representative; the Principal Representative shall be under no obligation to award subsequent Bid Packages; the Principal Representative may declare the Construction Manager to be in default; and payment may be withheld from the Construction Manager, excepting the

Construction Manager's reasonable costs incurred, up and until a Guaranteed Maximum Price is furnished in accordance with the foregoing.

5.4.6 When the Guaranteed Maximum Price is agreed upon and accepted by the Principal Representative, it shall be made a part of the Contract Documents by Amendment, shall supersede updated summaries, and all documents relating to Schedules of Values and Estimates of Construction; and shall be subject to modification for Changes in the Work as provided in the General Conditions Article 35. If the Construction Manager, in good faith, furnishes the Principal Representative with a Guaranteed Maximum Price proposal which meets the criteria of paragraphs 5.4.1, 5.4.2, and 5.4.3 and the parties fail to mutually agree to that number as set forth above, the parties expressly agree that default termination of the Construction Manager shall not be a remedy therefore under this Agreement, and, the Principal Representative shall be entitled to proceed with the Project and Work as set forth elsewhere in this Agreement.

9. **Q:** Please confirm the daily assessment for liquidated damages.

**A:** The project does have liquidated damages which will be outlined in the CM/GC Agreement. The amount of the LDs will be provided to the firms invited to an oral interview.

10. **Q:** We would like permission for our licensed drone pilot to fly the area of the future construction site. Can you send the correct contact to get a flight approved and scheduled?

**A:** For the purposes of this RFP, no firms will be allowed to fly drones at the project site for preparation of their submittals.

The Minimum and Preferred qualifications are updated below per RFI Question 5.

## **B. MINIMUM QUALIFICATIONS**

Notice is hereby given to all interested parties that all firms will be required to meet ALL of the minimum qualifications to be considered for these projects. To be considered as qualified, interested firms shall have, as a minimum:

1. Provided Construction Management/General Contracting services within the last five (5) years for at least two (2) projects each in excess of \$59,000,000 (hard costs), utilizing the expertise present in their Colorado Office; and

2. [This Min Qualification has been updated and move to Preferred Requirement #14]

3. Demonstrated bonding capability up to \$59,000,000 for an individual project coincidentally with current and anticipated workloads; provide letter from surety that affirms this capacity.

4. A licensed contractor in the State of Colorado and City of Denver; and

5. Have completed construction of two or more examples of either interdisciplinary science, technology, computer science, or engineering buildings for institutions of higher education and preferably as a CM/GC; and

6. Demonstrated [Delete Struck words] specific CM/GC experience on projects of similar ground-up scope and complexity with State CM/GC Agreement (SC-6.5), ability to accurately establish project GMP and achieving project completion withing the set schedule and budget; and

7. Demonstrated close working relationships with a complex team of designers and consultants, University consultants, and University on project scope estimating and scope development; and

8. Experience achieving LEED Gold with a preference for Platinum; and

9. A demonstrated commitment to diversity including documented goal-setting and strategies via submission of a “diversity, equity, and inclusion plan” to achieve participation of minority and women owned local firms throughout construction of the project. You can provide a website link to your firm’s published policy and elaborate your project-specific approach as necessary.

10. The ability for team members to agree to all of CU Denver’s current and future COVID policies including verification that all project related employees (and subcontractors) are vaccinated with the assumption that the most stringent policies may apply throughout the project; and

11. The ability for all team members including sub-consultants and sub-contractors to successfully complete a background check at the request of the University to include sex offender criminal convictions; and

12. 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 a public project that will have an integrated project

delivery contract pursuant to article 93 of this title 24, 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. More information regarding this requirement can be found on the website: <https://osa.colorado.gov/state-buildings/prevaling-wage-and-apprenticeship>; and

**Preferred Qualifications:**

1. Experience with mixed-use buildings.
2. Experience with buildings that involve industry partnerships with specific emphasis on innovation.
3. Experience constructing buildings on small sites with access limitations.
4. Experience with projects on prominent sites.
5. Experience with the goals outlined in the Project Description including, but not limited to: LEED Platinum, Net Zero or Net Zero Ready, Green Globes, WELL Building Standard, Energy Star Buildings, and Colorado High Performance Certification Program (HPCP). Project team members that are LEED professionals in key roles (PM, Super, PE, etc) will be scored higher.
6. Key project team members that truly live, embrace, understand, and have a high-level of enthusiasm for the types of projects outlined in preferred requirement #5 and understand the importance of these types of projects to the built environment and educational institutions.
7. Experience generating real-time estimates from BIM data.
8. Project field staff, especially superintendents, that are technically competent with all aspects of project site technology and the BIM process and models.
9. Demonstrated experience leading teams to achieve project stretch goals.
10. Experience working on the Auraria Higher Education Center campus.
11. Experience working with the University of Colorado.
12. A commitment to working with the University to provide career pathways for CU Denver students including, but not limited to: experiential learning opportunities, paid-internships, job shadow programs, and mentoring opportunities.
13. Experience working with and coordinating third-party entities including the City and County of Denver, Denver Fire Department, Denver Water, Xcel Energy, and Solar PPA providers.
14. Demonstrated specific Construction Management/General Contracting experience in projects of similar ground-up scope and complexity with State A/E CM/CG agreement (SC-5.2) and CM/GC Agreement (SC-6.4 or SC-6.5); and;

**END OF ADDENDUM 3**

## CM/GC Mandatory Pre-Submittal Meeting Attendance (1/6/2022)

### CU Denver College of Engineering, Design, and Computing Building and North Classroom Renovations (PN 22-103067)

Company Name	First Name	Last Name	Email	City	State/Prov	What is your company type
Adolfson and Peterson	Al	Slattery	aslaterry@a-p.com	Aurora	CO	Contractor
Adolfson and Peterson Construction	Brad	Dean	bdean@a-p.com	Aurora	CO	Contractor
Ambient Energy	Tais	Lobo Moore	tais.moore@meadhunt.com	Denver	CO	Other
Anthem Structural Engineers	Amy	Mayberry	amy@agame.today	Moab	UT	Engineering Firm
ARGO	Roger L	Johnson Jr	salsagolfrlj2@gmail.com	Denver	CO	Other
CannonDesign	Matt	Bartels	mbartels@cannondesign.com	Denver	CO	Architecture Firm
CCS International, Inc	Clive	Bransby	cbransby@ccsdifference.com	Cliffside Park, NJ	NJ	Other
Denver electrical contractors inc	Mitchell	Weigand	Mitch@denverelectrical.com	Denver	CO	Contractor
DLR Group	Bob	Binder	bbinder@dlrgroup.com	Denver	CO	Architecture Firm
DPR Construction, A General Partnership	Gregory	Fraikor	gregfr@dpr.com	Highlands Ranch	CO	Contractor
Fransen Pittman General Contractors	Kelli	Minatta	kminatta@fransenpittman.com	Englewood	CO	Contractor
GE Johnson	Akasha	Hueseman	huesemana@gejohnson.com	Denver	CO	Contractor
GE Johnson	Autymn	Rubal	rubala@gejohnson.com	Denver	CO	Contractor
GE Johnson	Kristin	Shephard	shephardk@gejohnson.com	Greenwood Village	CO	Contractor
GE Johnson	Todd	Reynolds	reynoldst@gejohnson.com	Colorado Springs	CO	Contractor
GH Phipps Construction Co	Gary	Constant	gary.constant@ghphipp.com	Greenwood Village	CO	Contractor
Gilmore Construction	Enrique	Elizondo	eelizondo@gilmorecc.com	Denver	CO	Contractor
Haselden Construction	Russell	Welch	russellwelch@haselden.com	Centennial	CO	Contractor
Hausmann Construction	Ashley	Abramson	ashleya@hausmannconstruction.com	Denver	CO	Contractor
Hausmann Construction	Briana	Pagles	brianap@hausmannconstruction.com	Lincoln	NE	Contractor
Hausmann Construction	Mike	Zagorski	mikez@hausmannconstruction.com	Greenwood Village	CO	Contractor
Holder Construction	Amy	Tribo	atribo@holder.com	Denver	CO	Contractor
Holder Construction	Katie	Kapp	kkapp@holder.com	Denver	CO	Contractor
Hubbell Incorporated	Mike	Vokes	mvokes@hubbell.com	Littleton	CO	Other
ISEC Inc.	Jenay	Gifford	jhgifford@isecinc.com	Denver	CO	Contractor
JE Dunn Construction	Callie	Morris	callie.morris@jedunn.com	Denver	CO	Contractor
JE Dunn Construction	JOHN	MOORE	john.moore@jedunn.com	Denver	CO	Contractor
JE Dunn Construction	Katy	Corrigan	katy.corrigan@jedunn.com	Denver	CO	Contractor
Kiewit	Adam	Lucero	adam.lucero@kiewit.com	Englewood	CO	Contractor
Kiewit Building Group	Bryan	Hawks	bryan.hawks@kiewit.com	Denver	CO	Contractor
Kiewit Building Group Inc.	Michael	Brumley	michael.brumley@kiewit.com	Englewood	CO	Contractor
Kumar & Associates, Inc.	Amanda	Sparks	asparks@kumarusa.com	Denver	CO	Engineering Firm
McCarthy	Chad	Davis	cddavis@mccarthy.com	Phoenix	AZ	Contractor
McCarthy Building Companies	Adam	Burrington	aburrington@mccarthy.com	Denver	CO	Contractor

McCarthy Building Companies	Amanda	Nichols	anichols@mccarthy.com	Chandler	AZ	Contractor
McCarthy Building Companies	Carlos	Diaz	cdiaz@mccarthy.com	Denver	CO	Contractor
McCarthy Building Companies	Danika	Shockley	dshockley@mccarthy.com	Denver	CO	Contractor
McCarthy Building Companies	Russ	Sanders	rsanders@mccarthy.com	Phoenix	AZ	Contractor
Mortenson	Ale	Spray	ale.spray@mortenson.com	Denver	CO	Contractor
Mortenson	Ken	Erickson	ken.erickson@mortenson.com	Denver	CO	Contractor
Mortenson	Lukasz	Dubaj	lukasz.dubaj@mortenson.com	Denver	CO	Contractor
Sampson Construction	Kevin	Sladovnik	kevin.sladovnik@sampson-construction.com	Johnstown	CO	Contractor
Saunders	Curtis	Underwood	c.underwood@saundersinc.com	Englewood	CO	Contractor
Saunders Construction	Zach	Wagner	z.wagner@saundersinc.com	Englewood	CO	Contractor
Shaw Construction	Shaw	Construction	Tamara@shawconstructuon.net	Denver	CO	Contractor
SHAW CONSTRUCTION.NET	Tamara	Bujakowski	tamara@shawconstruction.net	Denver	CO	Contractor
Siemens Industry Inc	Duane	Ranski	duane.ranski@siemens.com	Lakewood	CO	Contractor
SmithGroup	Lydia	Block	lydia.block@smithgroup.com	Denver	CO	Architecture Firm
Swinerton Builders	Jade Mercer		jade.mercer@swinerton.com	Arvada	CO	Contractor
Tetrad Property Group	David	Karimi	dkarimi@tetradpropertygroup.com	Denver	CO	Other
The Beck Group	Jason	Mullins	jasonmullins@beckgroup.com	Denver	CO	Contractor
The Beck Group	Karlie	Fishman	karliefishman@beckgroup.com	Denver	CO	Contractor
The Whiting-Turner Contracting Company	Eric	Sullwold	eric.sullwold@whiting-turner.com	Denver	CO	Contractor
The Whiting-Turner Contracting Company	Jason	Cheff	jason.cheff@whiting-turner.com	Denver	CO	Contractor
Turner Construction Company	Taylor	Edwards	tedwards@tcco.com	Denver	CO	Contractor
University of Colorado Denver	Todd	Akey	todd.akey@cuanschutz.edu	Aurora	CO	Other
US Engineering Construction	Craig	Vercruyse	craig.vercruyse@usengineering.com	Thornton	CO	Other
Wells Concrete	Dan	Parker	dan.parker@wellsconcrete.com	Brighton	CO	Other
Whiting-Turner	Alonso	Chavez	alonso.chavez@whiting-turner.com	Denver	CO	Contractor
CU Denver	Anthony	Graves	anthony.graves@ucdenver.edu	Denver	CO	Other
CU Denver	Ben	Bohmann	ben.bohmann@gmail.com	Denver	CO	Other
CU Denver	Cary	Weatherford	cary.weatherford@ucdenver.edu	Denver	CO	Other
CU Denver	Greg	Filpus	gregory.filpus@cuanschutz.edu	Aurora	CO	Other
CU Denver	Jered	Minter	jered.minter@ucdenver.edu	Denver	CO	Other
CU Denver	Martin	Dunn		Denver	CO	Other
CU Denver	Michelle	Marks		Denver	CO	Other