



**ADVERTISEMENT FOR BIDS
Design/Bid/Build
State of Colorado
Red Rocks Community College
Notice Number: RRCC 26-09-IFB01C**

Project No: 2025-111M24
Project Title: Upgrade West End RTU Lakewood Campus
Estimated Construction Cost: \$271,200.00

Settlement Notice

For all projects with a total dollar value above \$150,000.00 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

Red Rocks Community College (RRCC) Lakewood Campus, West End. The Project consists of the removal and replacement of six (6) natural gas-fired, DX cooling rooftop units on the roof of the Fire Science Building. The rooftop unit designations for this work are as follows RTU-1, RTU-2, RTU-3, RTU-4, RTU-7 and RTU-8. Work consists of disconnecting and reconnect existing electrical feeds and natural gas. Integrate the rooftops to the existing Campus building automation systems.

An alternate price shall be received for RTU-5 and RTU-6.

Scope of Services

This project will include the removal and installation of new RTU's on the west end of our campus. This will include any roof work (penetrations, curb work), and integration into our BAS system.

Any crane work will need to be coordinated with RRCC. Any shutdowns and or inside work will also need to be properly scheduled.

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. 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 each in excess of \$500,000.00 (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 \$1,000,000.00 for an individual project coincidentally with current and anticipated workloads; provide letter from surety that affirms this capacity.
4. Per C.R.S. §24-92-115 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, in the amount of one million dollars or more 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. §24-92-117, a public construction project in the amount of five hundred thousand dollars or more shall be subject to the Buy Clean Colorado (BCCO) Act program requirements. The BCCO Act requires the Office of the State Architect to establish a maximum acceptable global warming potential (GWP) limit for each category of eligible materials, which include asphalt and asphalt mixtures, cement and concrete mixtures, glass, post-tension steel, reinforcing steel, structural steel, and wood structural elements. For any solicitation for a contract for the design of an eligible project, a State Agency or institution shall require the designer who is awarded the contract to include, in project specifications when final construction documents are released, a current Environmental Product Declaration (EPD) that meets the maximum acceptable GWP limits for each eligible material specified for the project. A contractor that is awarded a contract for an eligible project shall not install any eligible materials on the project until the contractor submits an EPD for each eligible material procured for the project.

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

1. The posting on Colorado VSS

Other Information

1. The right is reserved to waive informalities or irregularities and to reject any and all Bids.

2. Preference shall be given to Colorado resident bidders and for Colorado labor, as provided by law.
3. Per C.R.S. §24-105-201 If the construction value is \$50,000.00 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.
4. The Bidder promises, in submitting his Bid, that if issued a Notice of Award, he will, within the prescribed time, execute the required Agreement, furnish any required Performance Bond, Labor and Material Payment Bond, Insurance Policy and Certificates of Insurance, or forfeit his Bid Guaranty as Liquidated Damages.
5. Bid Preference shall be applied per 8-19-104 C.R.S. and Procurement Rule R24-111-102-02(c). A comparable percentage disadvantage will be applied to the bid of Nonresident bidders from a state that provides a percentage bidding preference to bidders from that state. Additional information may be obtained from the Department of Personnel and Administration's (DPA) web site.
6. Contractor must provide a written statement of work to the state agency if it anticipates subcontracting any services outside the United States or Colorado. The written statement is a requirement of the bid or proposal submittal and must include the types of services that will be performed, the location, and the reason why it is necessary or advantageous to do so. (Per Procurement Rules R24-102-206-01 and R24-102-206-02).
7. Red Rocks Community College (RRCC) is publishing this solicitation using the Colorado Vendor Self Service System (ColoradoVSS) as the official means of communication and on Red Rocks Community College: <https://www.rrcc.edu/facilities/construction-projects> as a secondary posting. Vendors may register on either site in order to download solicitation documents and information and to receive notices on any posted modifications. Vendors can find the ColoradoVSS site and its registration information through the State Purchasing Office link at ColoradoVSS (www.colorado.gov/VSS). RRCC will require awarded vendors to register with ColoradoVSS if not already registered.

Pre-Bid Meeting

A Mandatory Pre-Bid Meeting will be held at Red Rocks Community College, Lakewood Campus.

Address: 13300 West Sixth Avenue, Lakewood, CO 80228

Room: 1105 Red Fox Room (Near the Main Entrance at Lakewood Campus)

Date/Time: **Wednesday, February 4, 2026, at 1:00 pm.**

Please plan to arrive by 1:00 pm. Contractors arriving after 1:00 pm will not be admitted.

Questions

Questions received after the pre-bid meeting must be in writing and due by **5:00 pm, Tuesday, February 10, 2026.**

Subject Line: West End RTU

Email to: lynn.beltran@rrcc.edu AND mark.bana@rrcc.edu

Answers will be posted to VSS and the Facility webpage as soon as possible, but no later than **Friday, February 13, 2026.**

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	January 20, 2026
Mandatory Pre-Bid Conference and Tour	February 4, 2026, 1:00 pm
Date Email Questions Due Lynn.beltran@rrcc.edu and Mark.bana@rrcc.edu	February 10, 2026, 5:00 pm
Date Email Answers Posted	February 13, 2026, 5:00 pm
Sealed Bids Due/Public Bid Opening	February 20, 2026, 10:00 am
Negotiation of General Contractor Contract	February 24, 2026
Contract Approval (projected)	March 4, 2026
Anticipated Design Start	N/A
Anticipated General Contractor Start	N/A
Anticipated Construction Start/Finish	March 16, 2026 – June 30, 2027

2. One (1) hard copy of the sealed bid is due **Friday, February 20, 2026**, and shall be received no later than **10:00 AM (MD/ST)**, and shall be submitted/accepted via delivery, at the following address:

Agency:	Red Rocks Community College
Contact Name:	Lynn Beltran, Director of Purchasing
Address:	1330 West Sixth Avenue
	Lakewood, CO 80228
Room:	Business Services, Suite 1154, Room 1149

Comments: **Late sealed bids will be rejected without consideration. The Red Rocks Community College 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 ColoradoVSS 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: Lynn Beltran, Director of Purchasing
Agency: Red Rocks Community College
Phone: (303) 914-6344
Email: lynn.beltran@rrcc.edu

This Notice is also available on the web at:

ColoradoVSS - https://prd.co.cgiadvantage.com/PRDVSS1X1/Advantage4	
Media of Publication(s):	NA
Publication Dates:	NA

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: Unit Pricing (SBP-6.133)

Appendix B3: Bid Bond (SBP-6.14)

Appendix C: Sample: Direct Labor Burden Calculation (SBP-6.18)

Appendix D: ~~Applicable Prevailing Wage and Apprenticeship and Fringe Rates~~ (if Applicable)

Appendix E: ~~Sample: Apprenticeship Utilization Certifications (SBP-6.17)~~ (if Applicable)

(Appendix F: Sample: SC6.21 and SC6.23 Design/Bid/Build Contractor's Agreement and General Conditions of the Contract)