



ADVERTISEMENT FOR BIDS
Design / Bid / Build
State of Colorado
Red Rocks Community College

Notice Number: RRCC 26-16-IFB01
Project Number: C25C0030
Project Title: Main Entry Courtyard Renovation
Estimated Project Cost: \$250,000.00

NOTICES

1. 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.
2. For State Public Works C.R.S. §8-17-101 - Colorado labor shall be employed to perform at least 80% of the work. Colorado labor means any person who is a resident of the state of Colorado at the time of the Public Works project.
3. All respondents accept the conditions of this AFB, including but not limited to, the following:
 - a. All submittals shall become the property of the State of Colorado and will not be returned.
 - b. Late submittals shall not be evaluated.
 - c. The State reserves the right to reject any or all proposals on the basis of being unresponsive to this AFB or for failure to disclose requested information.
 - d. The State shall not be liable for any costs incurred by respondents in the preparation of submittals and proposals nor in costs related to any element of the selection and contract negotiation process.
4. The respondent has reviewed Appendix F and by responding has agreed that the terms and conditions of the sample Contractor's Design/Bid/Build (D/B/B) Agreement (SC-6.21) and General Terms and Conditions of the Contractor's Design/Bid/Build Agreement (SC- 6.23) are expressly workable without reservation. Any exceptions to the contract must be communicated formally in writing before the bid closes.
5. Preference shall be given to Colorado resident bidders and for Colorado labor, as provided by law.

6. 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.

PROJECT OVERVIEW

Introduction

Red Rocks Community College (RRCC) Lakewood Campus. This project includes renovation of our Main Entry Courtyard. Approximately 3,433 SF of 5” depth slab and approximately 787 SF 6” depth slab. In addition to the concrete work, there will also be exposed aggregate concrete in some areas per drawings, new planters with stone veneer, precast concrete caps with landscaping and freestanding/movable planters, to be purchased by owner, and two new large shade structures. Scheduling with RRCC will be required. All work to be bid and completed as per drawings and project manual. **Estimated work to be completed by 07/31/2026.**

The State of Colorado, RRCC, is soliciting bids from qualified contractors for the Main Entry Courtyard Renovation project.

Scope of Services

The project consists of demo of concrete at the main entry, new concrete including areas of exposed aggregate concrete, new planters with stone veneer, precast concrete caps with landscaping and freestanding/movable planters to be purchased by Owner. Two new large shade structures - contractor to purchase from shade manufacturer and coordinate with other new scope. New shades on an existing trellis by Owner.

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 as per the Advertisement for Bid. 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. Bidders shall reference the drawings, specifications, and supporting documents in the Appendices for an understanding of the entire scope of the project.

Per C.R.S. §38-26-106, if a contract amounts to \$150,000 or more, the awarded contractor shall provide payment and performance bonds not less than 50% of the value of the contract. The costs associated with this bond are to be included in the contractor’s bid.

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. Not previously terminated by the State for non-performance on a State Buildings contract or procurement.
2. The bidding contractor must have been in the same business, under the same name for the last two (2) years.
3. Demonstrated specific contracting experience in projects of similar scope and complexity for at least two (2) projects each in excess of \$500,000.00, utilizing the expertise present in their Colorado Office; and
4. Demonstrated bonding capability up to \$300,000.00 an individual project coincidentally with current and anticipated workloads; provide letter from surety that affirms this capacity.
5. Attended and signed in at the Mandatory Pre-Bid Conference.

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

1. The posting on Colorado VSS.
2. RRCC Website: <https://www.rrcc.edu/construction-projects>

MANDATORY PRE-BID CONFERENCE AND SITE TOUR

A mandatory Pre-Bid Meeting will be held at:

Building Address: 13300 West Sixth Avenue, Lakewood, CO 80228
 Room: Classroom 1178, Lakewood Campus
 Date/Time: Friday, April 17, 2026, at 1:00 pm
 Please plan to arrive by 1:00 pm. Contractors arriving after 1:00 pm will not be admitted.

SCHEDULE

The following is a tentative schedule of events for the Bid Submittal process and an outline of the schedule for the balance of the project. All dates are subject to change and changes in the schedule will be issued via addendum.

Advertisement for Bids Issued	<u>April 10, 2026</u>
Mandatory Pre-Bid Conference and Site Tour	<u>April 17, 2026, at 1:00 pm</u>
Request for Clarifications Due	<u>April 22, 2026</u>
Final Addendum Issued (anticipated)	<u>April 27, 2026</u>
Bid Submittals Due (date and Time)	<u>May 1, 2026, at 1:00 pm</u>
Public Bid Opening	<u>May 1, 2026</u>
Award Intent Notification (anticipated)	<u>May 4, 2026</u>
Contracting	<u>May 6, 2026</u>
Contract Approval (anticipated)	<u>May 6, 2026</u>
Anticipated Construction Start	<u>May 18, 2026</u>
Anticipated Construction Finish	<u>July 31, 2026</u>

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.

QUESTIONS, CLARIFICATIONS AND ADDENDA

Owner initiated changes to this AFB will be issued under numerically sequenced addenda.

Owner initiated changes to this AFB will be posted in the form of addenda on ColoradoVSS and RRCC website.

Questions and requests for clarifications regarding this project shall be submitted before the deadline listed in the above Schedule.

Communication regarding the project during the procurement, outside of the this submission process or scheduled procurement milestones is not permitted.

POINT OF CONTACT/CLARIFICATION

Name:	<u>Lynn Beltran</u>
Agency:	<u>Red Rocks Community College</u>
Email Address:	<u>lynn.beltran@rrcc.edu</u>
Phone:	<u>303-914-6344</u>

Note: Late sealed bids will be rejected without consideration. Red Rocks Community College and the State of Colorado assume no responsibility for costs related to the preparation of submittals.

BIDDING

Bids shall be submitted on the required bid form as indicated on the Information For Bidders document (SBP-6.12) in Appendix A.

One (1) hard copy and one (1) electronic copy provided on a USB flash drive/thumb drive of the sealed bid submittal are due May 1, 2026, and shall be received no later than 1:00 PM (MD/ST), and shall be submitted/accepted via delivery to Lynn Beltran, as described in the Information for Bidders (SBP-6.12)

Bid Forms and Appendices to be included with bid submittal:

Bid Form (SBP-6.13)

Bid Bond (SBP-6.14)

Late bid submittals will be rejected without consideration. The State of Colorado assume no responsibility for costs related to the preparation of bid submittals.

BID OPENING

Public bid opening will take place at the date and time identified in Schedule.

APPENDICES:

- Appendix A: Information for Bidders (SBP-6.12)
- Appendix B: Bid Form (SBP-6.13)
- Appendix B3: Bid Bond (SBP-6.14)
- Appendix D: Sample: SC6.21 and SC6.23 Design/Bid/Build Contractor's Agreement and General Conditions of the Contract)