



ADVERTISEMENT FOR BIDS PART 1

PRE-QUALIFICATION

Design / Bid / Build

State of Colorado

Red Rocks Community College

Notice Number: RRCC 27-03-IFB01C

Project Number: C26C0035

Project Title: Nursing & Health Imaging Building

Estimated Project Cost: \$22,000,000.00

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 B and by signing the Acknowledgement and Attestation Form 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.
5. 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.

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.
7. 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.
8. Preference shall be given to Colorado resident bidders and for Colorado labor, as provided by law.
9. 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.

SECTION A: INTRODUCTION

PROJECT OVERVIEW

The State of Colorado, Red Rocks Community College is soliciting bids from qualified General Contractors for the Nursing & Health Imaging Building project, located in Wheat Ridge, Colorado.

Red Rocks Community College intends to prequalify General Contractors for bidding this construction project in accordance with Colorado Revised Statute 24-92-107. Only pre-qualified General Contractors will be asked to submit bids on the project.

The process to be used in the selection of the General Contractor is comprised of two (2) steps. **STEP I** is the Submittal of Prequalification as described in Section B. **STEP II** is the Oral Interview. A Jury Panel of individuals who will be involved in the project and/or understand the required services associated with Construction Management/General Contracting will evaluate responses to this RFP for both steps. Upon completion of the evaluation of the Submittals of Prequalification, a limited number of firms will be invited to the oral interviews.

The Invitation to bid will be sent to the prequalified General Contractors and advertised for subcontractors to provide competition. Sealed proposals will only be accepted and opened from pre-qualified general contractors.

SCOPE OF SERVICES

New Construction: This project includes the construction of a new 29,000 gsf two-story building which includes nursing classrooms, sonography classrooms and associated classroom labs. The building will also include offices, student gathering spaces, an exterior deck, meeting rooms and a virtual reality room. Site work will include grading/earthwork for the structure, drainage, detention pond, utilities, EV stations and landscaping. Construction is estimated to begin in January 2027 and to be completed within twelve (12) months.

MINIMUM REQUIREMENTS FOR PREQUALIFICATIONS

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. Continuously maintained a Colorado office for the last five (5) years.

4. Demonstrated Office of the State Architect (OSA) contracting experience in projects of similar scope and complexity for at least three (3) projects each in excess of \$18,000,000.00 (hard costs), utilizing the expertise present in their Colorado Office; and
5. Demonstrated bonding capability up to \$22,000,000.00 an individual project coincidentally with current and anticipated workloads; provide letter from surety that affirms this capacity.
6. Provide the signed Affidavit.

SECTION B: SUBMITTAL OF QUALIFICATIONS

1. This Solicitation, its appendices, and any written addenda issued prior to the closing of the solicitation, and written clarifications shall serve as the only basis for the selection.
2. All submittals must comply with the following items, a through b. 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 (I through XI) in Appendix A.
 - b. One (1) hard copy **and** one (1) electronic copy provided on a USB flash/thumb drive of the qualifications package is due October 7, 2026, and shall be received no later than 12:00 pm MDT.
3. Late submittals will be rejected without consideration. The State of Colorado assumes no responsibility for costs related to the preparation of submittals.

Qualifications shall be evaluated in accordance with criteria as indicated on the Evaluation of Qualifications Form (Appendix A) and described below. Failure to provide any of the requested information will affect the score the contractor's submittal receives, and in the cases where minimums are required or in cases where a submittal item is required, failure to submit the required information may disqualify the submittal from further consideration. General criteria used to judge each submittal item are described in the following Section C - Evaluation Criteria. Contractors are requested to respond directly to each item separately.

ITEM I: General Introduction

Provide a simple concise description of your firm, its size and capabilities. Description shall not be more than two (2) typewritten pages. Description shall identify at a minimum:

- a. Legal business name, address, ***contact person name, email and phone number**. (If a branch office or subsidiary, provide same information for head office as well as branch or subsidiary).
- b. Number of years in business.
- c. Brief overview of staff.

*Please list the person that is familiar with the project details as this individual will receive the communication regarding project updates. Firms are encouraged to list an additional contact as backup.

ITEM II: Location

Provide a history of your office during the last five (5) years, including all business addresses used in Colorado, any company acquisitions, expansions or an subsidiary organizations that might be utilized during the course of the project.

ITEM III: General Contracting Experience

Provide a brief description of at least three projects similar in size and complexity to the project described in the Project Overview above that your company has successfully completed within the last seven (7) years. To pre-qualify in the capacity of **General Contractor (GC)**, the projects must have had a construction cost of at least \$22,000,000.00. Please discuss experience in construction of a new facility of this type on a twelve (12) month or shorter schedule.

Project descriptions shall include:

- (1) Gross square footage / Brief description of project.
- (2) Include contract amount and change order amount.
- (3) Project owner's name, address and current phone number.
Do not include projects where the owner contact is no longer available.
Inability to contact references is cause for disqualification.
- (4) Project Architects' name, address and current phone number.
- (5) Approximate start and substantial completion dates; discussion of experience in constructing a project of this type in twelve (12) or fewer months in a similar setting is of particular interest.
- (6) Construction project manager and superintendent.

Projects that have been constructed for State of Colorado agencies, occupied higher education/K12 campus projects, and projects that have been constructed by the proposed project manager/superintendent team are of particular interest. Projects completed out of state with personnel who are not part of the proposed team for this project are not of great value.

ITEM IV: Qualifications of Key Personnel

Provide information on the below key personnel you propose to assign to this project:

- a. Project Manager
 - (1) Resume.
 - (2) Experience: List of projects of similar size, type and systems.
 - (3) References with current phone numbers, outside your company, to verify experience
 - (4) Will this person be available uninterrupted through the completion of the project?
- b. Project Superintendent
 - (1) Resume.
 - (2) Experience: List of projects of similar size, type and systems.
 - (3) References with current phone numbers outside your company, to verify experience.
 - (4) Will this person be available uninterrupted through the completion of the project?

ITEM V: Project Management

Describe your firm's proposed project management system for this project. Include the following topics:

- a. General Organization
- b. Staffing Roles
- c. Commitment of key personnel and resources including a description of trades self-performed by your organization
- d. Plan for management and control of subcontractors
- e. Provide a minimum of three (3) samples of management tools such as submittal logs, request for information formats, change logs, etc.

ITEM VI: Schedule Control

- a. Describe your firm's schedule management system.
- b. Provide samples of a schedule from a previous similar project.

ITEM VII: Safety Program

- a. Provide a copy of your firm's Safety Program. *(This may be provided on a flash drive, please provide the same number of flash drives as written copies of proposals.)*
- b. Provide evidence of your firm's EMR.

ITEM VIII: Successful Project Completion

For all projects completed within the last five (5) years, where applicable, identify separately:

- a. Contracts your company failed to complete.
- b. Liquidated damages paid.
- c. Projects involved in litigation.

ITEM IX: Bonding Capacity and Insurance

Submit evidence from, or attested by, your bonding company that indicates how long they've done business with your firm and verifies your firm will have bonding capacity, if this project cost of approximately \$22,000,000.00 is added to your current and anticipated workload. Bonding will be required of the bid and if awarded the contract, 100% Performance and 100% Labor and Material Payment Bonds will be required. Also verify that your company can meet the insurance requirements as described in Article 25 of the General Conditions of the Contractor's Design/Bid/Build Agreement (SC6.23) Appendix B)

ITEM X: Current Workload/Capacity to Complete this Project

- a. List current projects, dollar volume by project, and anticipated completion dates.
- b. For projects within five years, indicate the following for the largest amount at any one time:
 - (1) Total number of projects.
 - (2) Total dollar amount of all projects.
- c. Provide a statement regarding your firm's ability to staff this project to support the schedule.

ITEM XI: Affidavit

Complete and sign the appropriate affidavit found in Appendix C.

SECTION C: EVALUATION CRITERIA

Appendix A (Evaluation of Qualifications Form)

Listed below, corresponding to the Item numbers in Appendix A (Evaluation of Qualifications Form), are the general criteria to be used to judge and score the submittals for pre-qualification. The selection team will use a scaled point system to score each section. A minimum *passing score is pre-established.

Total Points Possible on Appendix A (Evaluation of Qualifications Form): 409

ITEM I: General Introduction

Scoring of this item will be based on the extent to which description criteria are addressed.

Scoring range: 1 - 5

ITEM II: Location

It is a minimum requirement to have continuously maintained a Colorado office for the last five (5) years. No scoring will be done with regard to this item. However, submittals which do not include the requested information or fail to meet this requirement will be given no further consideration.

No score

ITEM III: General Contracting Experience

It is a minimum requirement for pre-qualification that the **General Contractor's office** shall have successfully completed two projects of not less than \$18,000,000.00 per project of similar complexity as defined in Section A, Items I and II. Scoring will be based upon the number of projects in this category and upon the extent that the projects match the minimum requirements of size, complexity and relevant personnel. Projects that have been constructed for State of Colorado agencies, occupied higher education/K12 campus projects, and projects that have been constructed by the proposed project manager/superintendent team are of particular interest. Projects completed out of state with personnel who are not part of the proposed team for this project are not of great value.

Scoring range: 1 - 10

ITEM IV: Qualification of Key Personnel

a. & b.) Scoring will be based upon the documented ability of the key personnel, based on experience, to successfully manage and supervise the project. Failure to supply this information may disqualify the submittal from further consideration.

a. Project Manager: Scoring range: 1 - 10

b. Superintendent: Scoring range: 1 - 10

ITEM V: Project Management

a. - e.) Scoring will be based upon the indicated ability of the management system to successfully complete this project at a high level of quality. Failure to supply this information may disqualify the submittal from further consideration.

Scoring range: 1 - 10

ITEM VI: Schedule Control

a. & b.) These items have no minimum requirements. However, scoring will be based upon the indicated adequacy of the proposed system for this project. Failure to supply this information may disqualify the submittal from further consideration.

Scoring range: 1 - 5

ITEM VII: Safety Program

a. & b.) Scoring will be based upon the indicated adequacy of the proposed plan for this project and documented past performance within industry standards. Failure to supply this information may disqualify the submittal from further consideration.

Scoring range: 1 - 5

ITEM VIII: Successful Project Completion

These items have no minimum requirements. Scoring will be based upon the extent that judgments and the extent of damages paid indicate the ability to successfully complete projects. Failure to supply this information may disqualify the submittal from further consideration.

Scoring range: 1 - 3

ITEM IX: Bonding Capacity and Insurance

It is a minimum requirement for pre-qualification that a General Contractor provide evidence that it can bond a single project at \$22,000,000.00 and have excess bonding capacity available, and that the company can meet the insurance requirements Article 25 of the General Conditions of the Contractor's Design/Bid/Build Agreement (SC6.23) Appendix B). No scoring will be done with regard to this item, however, failure to submit the requested information may disqualify the submittal from further consideration.

No score

ITEM X: Current Workload/Capacity to Complete this Project

a. b. & c.) This item has no minimum requirement. Scoring will be based upon the indicated ability to successfully add this project to current workload based on information requested. Failure to supply this information may disqualify the submittal from further consideration.

Scoring range: 1 - 5

ITEM XI: Affidavit

This item will not be scored. However, failure to supply this information will disqualify the submittal from further consideration.

No score

Appendix A1 (Evaluation of Interview Form)

Listed below, corresponding with Appendix A1 (Evaluation of Interview Form), are the general criteria to be used to judge and score the interviews for pre-qualification. The selection team will use a scaled point system to score each section.

Total Points Possible on Appendix A1 (Evaluation of Interview Form): 115

Item 1: Demonstrated a team approach to the project

This item will be scored based on the overall team approach, subcontractor selection and management, and lines of responsibility being clearly identified.

Scoring Range 1 - 5

Item 2: Management team demonstrated their qualifications

This item will be scored based on the management team's qualifications, including but not limited to; overall past project experience of key players, history of successful past projects as a management team, time commitments from management team.

Scoring Range 1 - 5

Item 3: Project management approach appears clear and concise

This item will be scored based on project management approach being clear, concise, and compatible; including schedule management, adhering to the estimated construction completion date, and adhering to budget.

Scoring Range 1 - 5

Item 4: Prior project experience/success

This item will be scored based on project experience/success with projects of similar size, scope, and complexity with a focus on State of Colorado project, specifically with higher education.

Scoring Range 1 - 5

Item 5: Equity, diversity and inclusion

This item will be scored based on the company's alignment with equity, diversity, and inclusion.

Scoring Range 1 -5

SECTION D: SCHEDULE

MANDATORY PRE-SUBMITTAL CONFERENCE AND SITE TOUR

To ensure sufficient information is available to general contractors preparing submittals, a mandatory pre-submittal conference has been scheduled. The intent of this conference is to tour the site and to have *Red Rocks Community College and architect* staff able to discuss the project. General contractors preparing submittals must attend and sign-in to have their submittals accepted.

A mandatory Pre-Submittal Meeting will be held at:

Building Address: 10280 West 55th Avenue, Arvada, CO 80002

Room: RRCC Arvada Campus: Lecture Hall 8320

Date/Time Wednesday, September 30, 2026, *10:00 am

**Please plan to arrive by 10:00 am. Anyone arriving after 10:00 am will not be admitted.*

SCHEDULE

The Projected Schedule for Pre-qualification, Bidding and Construction is as follows (subject to change):

AFB Step 1

Pre-qualification Submittal Posted	<u>Wednesday, September 23, 2026</u>
Mandatory Site Visit/Information Session	<u>Wednesday, September 30, 2026, 10:00 am</u>
Pre-qualification Submittals Due	<u>Wednesday, October 7, 2026, by 12:00 pm</u>
Interview List Announced	<u>Wednesday, October 14, 2026, COB</u>
Interviews of Selected Firms	<u>Week of October 19, 2026, Times TBD</u>
Pre-Qualification Contractors Announced	<u>Friday, October 23, 2026, COB</u>

SUBMISSION LOCATION:

Red Rocks Community College
13300 West Sixth Avenue, Ste 1154, Rm 1149
Lakewood, CO 80228
Attn: Lynn Beltran, Director of Purchasing

AFB Step 2

Following the pre-qualification process, selected contractors will be eligible to bid on the project. In AFB Step 2, electronic bid documents will be made available to all pre-qualified contractors.

POINT OF CONTACT/CLARIFICATION

Name: Lynn Beltran
Agency: Red Rocks Community College
Email Address: Lynn.beltran@rrcc.edu

ATTACHMENTS

Appendix A: Evaluation of Qualifications Form

Appendix A1: Evaluation of Interview Form

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

Appendix C: Acknowledgement and Attestation Form