



ADVERTISEMENT FOR BIDS
Design / Bid / Build
State of Colorado
University of Northern Colorado

Notice Number: UNC-IFB-001-27

Project Number: 2026-042M25 & 2026-024M25

Project Title: Renovate Variable Flow Chilled Water Systems, Michener and Candelaria
Phase 1 of 2 & Controls Upgrade Multiple Buildings - Phase 1

Estimated Project Cost: 3,100,000.00

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. 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.

PROJECT OVERVIEW

Introduction

The State of Colorado, University of Northern Colorado is soliciting bids from qualified contractors for the 2026-042M25 Renovate Variable Flow Chilled Water Systems, Michener and Candelaria Phase 1 of 2 and 2026-024M25 Controls Upgrade Multiple Buildings - Phase 1 project.

This project will modernize critical mechanical and building automation infrastructure within James A. Michener Library. Work includes converting the existing chilled water system to variable flow operation through pump and controls upgrades, as well as replacing aging building automation controls hardware as Phase 1 of a multi-phase campus controls modernization effort. Together, these improvements will enhance energy efficiency, system reliability, occupant comfort, and long-term operational performance. The combined estimated project cost is \$3.1 million.

Scope of Services

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 \$3,500,000.00 utilizing the expertise present in their Colorado Office; and

4. Demonstrated bonding capability up to \$3,500,000.00 for 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.

MANDATORY PRE-BID CONFERENCE AND SITE TOUR

A mandatory Pre-Bid Meeting will be virtual at:

Join: <https://teams.microsoft.com/meet/239462413586357?p=odvnwBF13UOYS9879Z>

Meeting ID: 239 462 413 586 357

Passcode: Gs7Wk66W

Date/Time July 23th 2026 / 9:00 am

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>7/17</u>
Mandatory Pre-Bid Conference	<u>7/23</u>
Request for Clarifications Due	<u>7/31</u>
Final Addendum Issued (anticipated)	<u>8/4</u>
Bid Submittals Due (date and Time)	<u>8/6 2:00 pm</u>
Public Bid Opening	<u>8/6 2:00 pm</u>
Award Intent Notification (anticipated)	<u>8/10</u>
Contracting	<u>8/10 - 8/31</u>
Contract Approval (anticipated)	<u>9/1</u>
Anticipated Construction Start	<u>9/10</u>
Anticipated Construction Finish	<u>6/1/27</u>

The above schedule is tentative. Responding firms shall be notified of revisions in a timely manner by email or posted on [\[ColoradoVSS / Bidnet/Rocky Mountain E-Purchasing System \(RMEPS\)\]](#) 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 / Bidnet/Rocky Mountain E-Purchasing System \(RMEPS\)\]](#) and distributed by email.

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>Chris Bowers</u>
Agency:	<u>University of Northern Colorado</u>
Email Address:	<u>Christopher.Bowers@UNCO.edu</u>
Phone:	<u>970-672-7177</u>

BIDDING

Bids shall be submitted on the required bid form as indicated on the Information For Bidders document (SBP-6.12) in Appendix B1.

Two (2) hard copies of the sealed bid submittal are due 8/6/26 and shall be received no later than 2:00 PM (MT), and shall be submitted/accepted via Hand Delivery, 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)
- Bid Alternates (SBP-6.131)
- Unit Pricing (SBP-6.133)

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 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
- Appendix E: Sample: Apprenticeship Utilization Certifications (SBP-6.17)
- (Appendix F: Sample: SC6.21 and SC6.23 Design/Bid/Build Contractor's Agreement and General Conditions of the Contract)