



**COLORADO
MOUNTAIN COLLEGE**

REQUEST FOR PROPOSAL

823-18P

Facilities Condition Assessment

Due:

11/26/18
2:00 p.m. MST

Buyer:

CMC Purchasing Department
802 Grand Avenue / Glenwood Springs, CO 81601 / bids@coloradomtn.edu

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Section I: Introduction

Colorado Mountain College (“CMC”) is a statutory local college district established in 1965. The district and service area cover 12,000 square miles in all or part of nine counties. CMC offers 77 certificates, 54 associate degrees and 5 bachelor’s degrees.

The long-standing investment from our communities allows us to keep our quality high, our tuition affordable and our access wide open. Eleven world-class mountain locations in central Colorado enable big-school opportunities in small, personal settings. Our unusually strong local partnerships create rich experiences for real-world learning and careers. The result? Proven student success that makes Colorado Mountain College a choice that’s uniquely smart. For more information, please visit our website at www.coloradomtn.edu.

CMC reserves the right to make multiple awards resulting from this RFP or to award no contract at all.

All documents, Addendum, and Bid Sheet are posted at www.coloradomtn.edu/purchasing. This site will have all documents and updates.

Bid responses must be submitted prior to close on Rocky Mountain E-Purchasing System (“BidNet”). CMC cannot accept a response that did not come through the right channel on time. Visit <http://www.bidnetdirect.com/colorado> for help with customer service or other questions. Please make sure to leave time for unexpected technical or other trouble. You are encouraged to submit a day early. Sometimes submittals take longer to load than expected; if you run out of time before you are finished with your entire upload CMC will not be presented with the response.

Please do not directly contact any member of CMC’s staff or faculty, or any member of the Selection Committee other than the Buyer listed in this document regarding this proposal. Any attempt to do so will result in your firm’s disqualification at the discretion of the Director of Purchasing and Contracts.

▶ SCOPE OF PROJECT

Colorado Mountain College’s Central Services located at 802 Grand Ave., Glenwood Springs, CO is requesting quotes from qualified firms and/or individuals to perform a College-wide Facilities Condition Assessment. Colorado Mountain College celebrated its 50th anniversary in 2017 and during that time, the College has grown to cover eleven sites and serves 20,000 students annually. The facilities used to serve these students must be well maintained and perform at the highest standards to meet the College’s sustainability goals.

Sixteen of the college’s thirty-four buildings are at least twenty years old. The College wishes to perform a Facilities Condition Assessment to help staff better budget for capital renewal projects and address needs in a timely manner.

CMC had a Facilities Condition Assessment completed on 802 Grand Avenue in Glenwood Springs. The Facilities Condition Assessment for the remaining facilities should follow the same format.

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► SPECIFICATIONS

Colorado Mountain College is seeking submittals from professional architectural, engineering or other qualified firms to conduct Facility Condition Assessments (“FCA”) of CMC’s thirty-four buildings and almost 770,000 gsf. When completed, information obtained in the assessment will allow CMC to proactively plan for the maintenance, repair, and renewal of its facilities. The intention is that this document will be updated on an annual basis by CMC facilities staff.

The FCA will need to be performed in general conformance with ASTM E 2018-15, standard guide for property condition assessments by an experienced architect or engineer.

Short term and long term costs schedules will be required. For the short term costs, the Vendor will need to include a deficiency description, recommended remediation and associated costs for repair or replacement.

Each site should have the following areas reviewed if applicable:

- Site/Civil
- Structural
- Exterior Building Envelope
- Roofing
- Interior Finishes
- Mechanical, Electrical, & Plumbing (MEP)
- Life Safety/Fire Protection Services
- Conveying Systems
- Americans with Disabilities Act (ADA)

The project team will consist of designated CMC facilities staff and those from the selected firm. Inspections must be conducted by professionals with proven experience in the industry related to the specific building system. CMC will make facilities staff available for each site visit to assist with access and answer questions as they arise.

Facilities, in general, include buildings, building components, systems (MEP etc.), and system components.

The purpose of this project is to:

- Inspect, document and grade the condition of the facilities
- Identify and document deficiencies therein and corrective actions for each item
- Identify code compliance deficiencies and corrective actions for each item
- Provide useful life information and determine where each structure/system/major component falls within its life cycle
- Develop prioritization systems for current conditions and identified deficiencies, i.e., immediate, one year, five year, and ten years.
- Prepare cost estimates for corrective actions based on scoring and appropriate escalations
- Identify opportunities for cost savings, increasing system efficiencies and performance, and cost avoidance.

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The selected firm shall provide all the necessary management, supervision, labor, transportation, tools, equipment and any other resources and materials necessary and required to perform facility audits at each building.

1. Scope of Work Overview

The goal of this project is to provide CMC with the ability to develop a system of forecasting capital projects related to the upkeep and renewal of its facilities in a predictable, proactive manner. Planning issues involve placing large cost preventive maintenance items, deficiencies identified in building audits and other continuing or predicted interval projects into a long range financial planning process. Items identified from the cost estimates and schedules drawn from the gathered information will be included in applicable portions of future capital and operating budgets.

2. Perform Condition Assessment

Vendor will audit (inspect) the buildings, building components, systems and systems components as described below. Nondestructive inspection methods shall be used except in those instances where the Vendor recommends otherwise and CMC approves in advance. Digital photographs are to be used to support the inspections and taken in sufficient quantity to adequately illustrate the inspector's evaluation.

3. Items Included in Assessment

It is anticipated that more attention will be paid to the larger, costlier components as well as those that, upon failure, will prove harmful to persons or property or disrupt CMC operations for extended periods. It is not necessary to inspect/test every component of every system unless potential individual failures create the same outcome as the larger components.

Four (4) groups have been referenced above. They are buildings, building components, systems and systems components. A building includes the entire structure and any extension attached to it. It does not include improved exterior areas adjacent to it. Building components are those individual parts that when put together, make a building. Included on the exterior are roof systems, gutters, windows, doors, envelope and foundations and structural members. Interior items are ceilings, walls, floors, doors, structural members, communication, safety, and appearance items.

Systems are those items that provide utilities and services to the building and its occupants. Included are mechanical, electrical, plumbing, fire protection, vertical transportation and specialty items such as ADA and codes. System components are those individual items that make up a system such as boilers, chillers, generators, electrical distribution panels, etc.

Exterior site components include walks and railings, paved areas, site lighting, landscaped areas, drainage systems (visible only), fencing and outdoor facilities. CMC and selected firm shall agree on the specific items to be included.

4. Items Not Included in Assessment

The following are not intended to be part of the assessment

- Movable equipment or nonphysical plant items
- Shop or testing equipment

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- Underground sewer lines

Unless specifically identified as critical to an assessment of an included item, the following are not included. If it is determined that any of the following are required, they will be done as a pre-authorized change order to the Vendor's contract or contracted out by CMC.

- Testing for asbestos, mold, lead paint, VOC's or IAQ sampling
- Air balancing
- Sewer line video inspection

5. Identify Deficiencies

Using information obtained in the inspections, Vendor shall identify all deficiencies requiring attention, the causes of each deficiency and the corrective action(s) required. CMC may have additional information available to supplement the inspection data such as roof maintenance reports, fire system and elevator inspection reports.

6. Establish Useful Life Criteria

Vendor shall provide useful life expectancies for components of the four (4) prime groups using generally accepted national guidelines. The Vendor shall include these items in the cost estimates. For example, if a boiler is expected to have five years left of useful service, a new boiler shall be included in the five year estimate.

7. Develop Prioritization of Corrective Action

All corrective action shall be broken down into immediate, one year, five year and ten year categories in order to plan proactively. Estimates of these categories shall be escalated appropriately based on generally accepted national guidelines.

Vendor shall recommend and CMC and Vendor shall agree on method and standards to be used in classifying identified deficiencies. An example of priority standards:

Priority 1: currently critical (year 1)

Priority 2: potentially critical (year 2)

Priority 3: necessary, not yet critical (years 3 – 5)

Priority 4: recommended (years 6 – 10)

Priority 5: does not meet current codes/standards, but is exempt because it met the codes at the time of construction. If substantial work is undertaken, some existing conditions may need to be corrected.

8. Derive Cost Estimates

Vendor shall develop estimates for items based on the scoring system. Estimates shall be broken down into "hard" costs and "soft" including contingencies for both estimates.

9. Identify Opportunities for Cost Savings

In addition to documenting deficiencies, identify opportunities that increase system efficiencies and performance, and cost avoidance.

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10. General

Architects, Engineers, and other Facilities Professionals with demonstrated experience with Facility Audit processes must perform the inspections.

Final reports shall be provided in electronic format. Additionally, Vendor shall submit all data and documentation in .XLSX, .PDF and .DOCX format, as appropriate.

▶ **TIMELINE**

The specific timeline for this project will be determined after the award of this RFP. The intent is to start the audit process as quickly after selection as possible viable and complete it within six months.

▶ **PROPOSAL CONTENT**

The information provided herein is intended to assist Bidders with a proper response to this RFP. CMC believes that this RFP provides interested Bidders with sufficient information to submit proposals that meet minimum requirements. However, the RFP is not intended to limit a proposal's content or to exclude any relevant or essential data. Bidders are encouraged to include additional information that will substantiate their service capabilities, product quality, and commitment to support your product or service. Any exceptions or alternate offerings to this request must be communicated. CMC reserves the sole right to determine what is considered to be "equivalent" or "equal". CMC also reserves the right to request samples for testing and evaluation.

Additionally, CMC recognizes you as the expert in this industry and we appreciate ideas that may improve the design or implementation of our project. Please submit your bid to the specifications provided and include information or ideas you may have that CMC should consider to improve our project. Our selection committee will carefully review these ideas and we will contact you with questions.

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Section II: Timeline

- a. **JOB WALKTHROUGH.** There will be a **mandatory** pre-submittal meeting. See timeline below. Please note: The pre-submittal meeting will gather at Morgridge Commons located at 815 Cooper Ave., Glenwood Springs, CO 81601 on the second floor in Garfield 3. Bidders may walkthrough each campus by setting up times with the campus Facility Manager at any campus they would like to visit. However, visiting each campus is not mandatory.
- b. **TIMELINE MODIFICATION.** CMC reserves the right to modify this timeline at any time. Any changes will be posted to the CMC Purchasing Department's website as soon as the information is available. All times are Mountain.

TIMELINE	DATE	TIME
Issue date	OCTOBER 24, 2018	4:00 p.m.
Mandatory Pre-submittal Meeting	NOVEMBER 5, 2018	10:00 a.m.
Questions and Clarifications Due (bids@coloradomtn.edu)	NOVEMBER 12, 2018	2:00 p.m.
Questions Answered	NOVEMBER 16, 2018	4:00 p.m.
Request for Proposals (RFP) Due http://www.bidnetdirect.com/colorado	NOVEMBER 26, 2018	2:00 p.m.
Short List of Vendors Announced	DECEMBER 5, 2018	4:00 p.m.
Candidate Interview (if necessary – save the date)	DECEMBER 13, 2018	TBD
Target Award Date (Subject to Change)	DECEMBER 20, 2018	4:00 p.m.

Section III: Instructions to Bidders

- a. Bidders are encouraged to attend all job walkthroughs. Walkthroughs that are mandatory must have your firm name on the official sign-in sheet distributed at the walkthrough to be eligible to bid. This process is expected to be competitive with numerous vendors participating. CMC endeavors to provide a uniform distribution of information to vendors and conduct a fair selection process. We ask that you please follow these instructions carefully. Any submittal that does not meet the requirements set forth in this document and any addenda will not be considered by the Selection Committee.
- b. Please upload your submittal to BidNet in one single PDF file (this may require you to convert files and then combine them into the one PDF file), including the following in this order:
- 1) Name, title, and contact information of the official representative submitting your proposal.
 - 2) Legal company name, address, phone, and email.
 - 3) RFP number and name as it appears on this document.
 - 4) Number of years in business and brief description of your company's experience and qualifications. Please include resumes of professionals that you expect to have primary

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responsibility if you win this award, including the project principal, the project manager, key staff and sub-consultants. Please include:

- Qualifications and relevant individual experience leading a facilities condition assessment.
- Key staff involvement in project management and on-site presence.
- Time commitment of key staff.
- Qualifications and relevant sub-consultant experience.

Note: Organization charts and graphs depicting your capacity may be included.

- 5) Describe your project approach including:
- Budget Methodology/Cost Control.
 - Share examples of how you establish hard costs, soft costs, and escalation for your capital renewal recommendations.
 - Provide an example of a table you would provide a client that documents issues, costs, severity of issue, if costs are annual or one-time, and average expected useful life.
 - Quality Control Methodology.
 - Improve energy efficiency through the use of an integrated design process, life cycle costing, the use of an energy standard (ASHRAE 90.1) and the specification of energy efficient materials, systems, and equipment
 - Schedule.
 - Manage the required work to meet the established schedule
- 6) Your bid; in some cases CMC will issue a bid sheet as an addendum. If this bid sheet is an Excel spreadsheet please upload it as an Excel spreadsheet, in which case your submittal will be in two documents instead of one PDF. If the bid sheet is not in Excel, or if no bid sheet is issued for this RFP please include your itemized bid in your PDF document here.
- 7) Other information or supporting documentation that you think our selection committee would benefit from reviewing in the decision process. Please submit as little as possible but as much as necessary.
- 8) Minimum of three references with contact information for recent work that is similar in nature. References. Provide references from recent customers for whom the firm has provided services similar to that requested by this RFP. Provide company name, address, current contact person, telephone number, email address, and scope of work performed.
- 9) Insurance certificate (for evidence of coverage only).

c. Visit the Purchasing Department's website at www.coloradomtn.edu/purchasing for additional information on doing business with CMC.

d. Bidders should carefully read the information contained herein, and in any addenda, and submit a complete proposal to all requirements and questions as directed.

e. Questions regarding this RFP should be submitted via email to bids@coloradomtn.edu. CMC will attempt to answer all relevant questions submitted to this email address prior to the question deadline in the timeline above. All such addenda issued by CMC prior to the time that proposals are received shall be considered part of the RFP. It shall be the Bidder's responsibility to view all documents posted at www.coloradomtn.edu/purchasing. Inquiries seeking information that is already posted on

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the College website or available in this RFP document will not be answered. Only those inquiries that CMC replies to which are made by formal written addenda shall be binding. Oral and other types of interpretations or clarifications will be without legal effect.

- f. Once you've uploaded your response to BidNet per the instructions in this document the RFP will be governed by the established timeline. CMC staff cannot see who or how many responses have been submitted to BidNet prior to the closing date so we are unable to confirm receipt. However, you may assume your upload was successful if BidNet accepts the document.
- g. Along with your RFP submit a certificate of liability insurance per the attached requirements for evidence only. If your proposal is successful and a contract awarded, a compliant certificate of insurance will be required with all endorsements at that time.
- h. CMC makes no guarantee that an award will be made as a result of this RFP, and reserves the right to accept or reject any or all proposals, waive any formalities or technical inconsistencies, or delete any item/requirements from this RFP or resulting contract when deemed to be in CMC's best interest.
- i. Representations made within the proposal will be binding on Bidder. Failure to comply with the requirements contained in this RFP will result in the rejection of your proposal.
- j. Bidder recognizes and understands that any costs incurred by the Bidder from submitting a response to this RFP are the responsibility of the bidder.

Section IV: Selection Criteria

▶ MINIMUM REQUIREMENTS.

- a. Firms must demonstrate its ability to provide this service for multiple buildings in multiple locations within 6 months of the contract being executed.
- b. Firm has an office in Colorado.
- c. Firm has completed three projects of similar size and scope within the past five years, including over 500,000 gsf and/or more than twenty facilities.

The Selection Committee for this project will evaluate proposals to identify the best value for CMC. Specifically, the Selection Committee will select the successful Bidder based on the following criteria in no order of importance:

- a. Overall quality of response and services/products proposed
- b. Company qualifications, experience and demonstration of technical and management competence
- c. Pricing
- d. References and reputation
- e. Environmental policy and "Green" initiatives, if applicable
- f. Service capability including evaluation of past performance and number and scope of any conditions included in the proposal

Note: Criteria may be modified in subsequent addenda. CMC is not bound to accept the lowest priced proposal if that proposal is not the best value for CMC in the sole discretion of the CMC Selection

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Committee. Submission of a proposal indicates Bidder's acceptance of the evaluation technique and recognition that some subjective judgments must be made by CMC during the selection process.

Section V: RFP Terms & Conditions

▶ **SUBMITTAL INSTRUCTIONS.**

All submittals must adhere to the instructions provided above to be considered by the Selection Committee.

▶ **PROPRIETARY INFORMATION.**

It is understood that CMC is a public institution and, as such, is subject to the Colorado Open Records Act, CRS §§ 24-72-101 et. seq. ("CORA"). Except as otherwise agreed prior to the award or finalization of any vendor transaction, College shall provide upon request by any third party all information pertaining to such transaction which must be disclosed pursuant to CORA, and CMC's obligations under CORA supersede its obligations under any agreement, contract, purchase order or negotiated transaction. Please contact the CMC Purchasing Department if you feel you need to submit confidential information. Any information uploaded to BidNet or otherwise submitted to CMC may be posted on our website or made available to third parties.

▶ **REFUSAL.**

CMC reserves the right to refuse any and/or all proposals or any part thereof.

▶ **WITHDRAW PROPOSAL.**

You may withdraw your proposal at any time prior to the date and time set for closing.

▶ **DISCUSSIONS/NEGOTIATIONS.**

CMC reserves the right to contact any Bidder for clarification of information submitted; CMC reserves the right to conduct discussions with Bidders, to accept or not accept revisions of Proposals, and to negotiate any point in the proposal or the subsequent contract at the sole discretion of the Director of Purchasing & Contracts.

▶ **AWARD.**

Awards shall be made to any or all responsible Bidders whose submittals are determined to be advantageous to CMC based on the evaluation factors described above. Price, although a consideration, will not be the sole determining factor. CMC reserves the right to ask for the "Best and Final Offer" from any or all Bidders.

▶ **PRE-AWARD PRESENTATIONS.**

The College reserves the right to require presentations from the highest-ranking Bidders, in which they may be asked to provide additional information and answer questions from the Selection Committee.

▶ **CONTRACT.**

The successful Bidder is expected to enter into a standard contract with CMC that includes standard terms and conditions. CMC may choose to add additional terms to this contract.

▶ **INDEMNIFICATION.**

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Successful Bidders shall indemnify and save CMC harmless from any and all claims, demands, suits, and actions which may arise from errors or omissions caused by the Bidder in conjunction with its contractual obligations including, but not limited to, obligations for the preparation of any and all documents required by CMC in conjunction therewith, and shall defend all suits, in the name of CMC when applicable, and shall pay all costs and judgments which may issue thereon.

▶ **INSURANCE.**

Successful Bidders shall have their insurance company send the CMC Department of Risk Management a compliant certificate of liability insurance.

▶ **PAYMENT AND PERFORMANCE BOND.**

CMC requires payment and performance bonds for all construction projects greater than \$50,000. Please price the bonds separately when you submit your response.

▶ **ILLEGAL ALIENS.**

By submitting a proposal, a Bidder certifies pursuant to C.R.S. § 8-17.5-102(1) that, at the time of proposal submission, it does not knowingly employ or contract with an illegal alien and that the contractor has participated or attempted to participate in the Basic Pilot Program that is administered by the United States Department of Homeland Security in order to verify that it does not employ any illegal aliens.

▶ **LIMITATION OF MULTIPLE-FISCAL YEAR OBLIGATIONS.**

All financial obligations of CMC under a contract resulting from this proposal subsequent to the fiscal year in which signed are contingent upon funds for this purpose being appropriated, budgeted, and otherwise made available by the CMC Board of Trustees. This contract shall not be deemed to create any multiple-fiscal year direct or indirect debt or other financial obligation whatsoever for purposes of Section 20(4) (b) of the State Constitution (Amendment 1).

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Section VI: Warranties, Representations and Acknowledgements of Bidder

- a. By submitting a proposal, Bidder acknowledges and agrees that (1) this RFP is a solicitation for proposal and is not a contract or an offer to contract and (2) the submission of a proposal by Bidder in response to this RFP will not create a contract between CMC and Bidder.
- b. By submitting a proposal, Bidder offers and agrees to furnish to CMC the products and/or services described in its proposal, at the prices quoted in the proposal, and to comply with all terms, conditions, and requirements set forth in the RFP documents and contained herein.
- c. By submitting a proposal, Bidder represents and warrants that (1) Bidder is a reputable company regularly engaged in providing products and/or services necessary to meet the terms, conditions, and requirements of the RFP; (2) Bidder has the necessary experience, knowledge, abilities, skills, and resources to satisfactorily perform the terms, conditions and requirements of the RFP; (3) Bidder is aware of, is fully informed about, and is in full compliance with all applicable federal, state, and local laws, rules, regulations, and ordinances; (4) Bidder understands the requirements and specifications set forth in this RFP and the terms and conditions set forth; and (5) all statements, information, and representations prepared and submitted in response to this RFP are current, complete, true, and accurate. Bidder acknowledges that CMC will rely on such statements, information, and representations in selecting the successful Bidder. If selected by CMC as the successful Bidder, Bidder will notify CMC immediately of any material change in any matters with regard to which Bidder has made a statement or representation or provided information.
- d. By submitting a proposal, Bidder agrees to be in compliance with all federal laws and regulations pertaining to Equal Employment Opportunities and Affirmative Action.

Colorado Mountain College Insurance Requirements

All vendors/companies/groups (herein referred to as "Vendor") providing services to or doing business with Colorado Mountain College, a Local College District ("CMC") must maintain the following types of insurance with minimum limits of liability as stated below for the duration of the contract. Please send these requirements to your insurance agent or broker and have them provide a compliant Certificate of Liability Insurance (preferably a standard Acord form) to CMC.

Certificates of Liability Insurance evidencing the coverage, limits and endorsements outlined below must be issued by the insurance agent or carrier at least (5) working days prior to contract execution or work commencing.

Note: Additional coverage may be required dependent upon the nature and scope of services provided and/or work performed. Requests for exceptions to these requirements must be discussed with and approved by CMC Risk Management prior to contract execution or work commencing.

Coverage

Minimum Limits

Commercial General Liability (CGL)

**\$1,000,000 Occurrence/\$2,000,000 aggregate
\$2,000,000 Products / Completed Operations aggregate**

The Vendor shall maintain CGL coverage for itself and all additional insureds for the duration of the services performed for CMC and maintain Completed Operations coverage required herein in full force and effect until the expiration of any applicable statutes of limitations. Colorado Mountain College, a Local College District and its affiliates shall be listed as an additional insured. The insurance shall include a provision that such insurance afforded by the policy for the benefit of the additional insureds shall be primary and non-contributory to any insurance or self-insurance maintained by the additional insureds. In addition, a Waiver of Subrogation shall be issued in favor of CMC.

Professional Liability

\$1,000,000 per claim / \$1,000,000 Policy Aggregate

Vendor shall maintain at a minimum limits of \$1,000,000 per claim and \$1,000,000 policy aggregate.

Automobile Liability

Vendor shall ensure automobile liability is in force as required by state law for all vehicles used in performing services under this agreement. Proof of coverage may be required upon request.

Workers' Compensation

Statutory Limits (\$100,000/\$500,000/\$100,000)

Vendor shall maintain workers' compensation /employer's liability coverage as required by the state of Colorado. The policy shall contain a Waiver of Subrogation in favor of CMC. Proof of coverage may be required upon request. If Vendor is not required by the state of Colorado to carry workers' compensation /employer's liability insurance, and officers have rejected coverage, a Declaration of Independent Contractor Status form may be required upon request.

Additional Provisions

CMC requires insurance carriers be licensed to conduct business in the State of Colorado and a minimum A.M. Best Rating of A-.

Vendor shall require in all Vendor's subcontracts, if any, the same limits and coverage required herein.

Each insurance policy shall state that CMC will receive thirty (30) days prior written notice of any cancellation, non-renewal, or material alteration of the Vendor's insurance policies. Renewal certificates should be automatically sent to CMC.

Certificate Holder:

Colorado Mountain College, a Local College District
Risk Management Department
802 Grand Avenue
Glenwood Springs, CO 81601

Questions regarding CMC's Insurance Requirements should be directed to:
gpedrick@coloradomtn.edu Phone: 970-947-8375