



**COLORADO  
MOUNTAIN COLLEGE**

# **REQUEST FOR PROPOSAL**

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**#845-19P**

**Bear Park Phase II – Site Preparation Contractor**

**Due:**

04/12/2019  
2:00 p.m. MST

**Buyer:**

CMC Purchasing Department  
802 Grand Avenue / Glenwood Springs, CO 81601 / [bids@coloradomtn.edu](mailto:bids@coloradomtn.edu)

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### Section I: Introduction

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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 additional information about CMC, please go to [www.coloradomtn.edu](http://www.coloradomtn.edu).

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

CMC uses the Rocky Mountain E-Purchasing System (“BidNet”) to post solicitations and any supporting or additional information, including Addenda, Bid Sheet, and awards. Proposals must be submitted prior to close on 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.

The only exception to the use of BidNet is that all questions from potential bidders must be submitted to [bids@coloradomtn.edu](mailto:bids@coloradomtn.edu). Those questions will then be responded to by addendum posted to BidNet.

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 Steamboat Springs Campus located at 1275 Crawford Ave., Steamboat Springs, CO 80487 is requesting quotes from qualified firms and/or individuals to perform site work, building construction, and preparation work for the installation of a 42’ growing dome. Installation of the dome is not included in this scope of work. Award and subsequent contract subject to and contingent upon CMC Board of Trustee approval at its May 22, 2019 meeting and approval of funding at its June 26, 2019 meeting.

#### ▶ SPECIFICATIONS

This RFP is specific to the work required to prepare the Bear Park Permaculture Center site work, storage and restroom facility, pavilion, and site preparation for the Growing Spaces 42’ Dome. Below is a sequencing of work for the growing dome site preparation work. Material specifications are included in the document set titled CMC Steamboat 42’ Dome Details 02252019 attached hereto as Exhibit A. Some details are provided here for information purposes only.

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### Work Sequence

1. Pier foundation for dome: *Anticipated time for completion is 1 – 2 weeks*
  - a. Excavation for piers
  - b. Location of piers - Process to lay out location of piers shall occur in accordance with Exhibit A
    - i. Layout kit includes 5 thin steel cables and 10 large key-rings to form radius chords
  - c. Piers
    - i. (20) 12” diameter concrete piers installed in accordance with the Building Permit plan set approved by the State of Colorado (to be provided when received back from State)
      1. A very similar engineer stamped foundation plan is found in Exhibit A
      2. All items for piers except concrete are included in Exhibit A
  - d. Pier insulation for 42’ dome per Exhibit A to include 2” rigid foam insulation from base of piers to top of pier eventually to extend 2’ above grade)
  - e. Rodent-proof wire mesh screening for perimeter of 42’ dome with maximum of ¼” squares in mesh per Exhibit A
    - i. Total square feet needed for mesh is 1430 sf
    - ii. On exterior of pier foundation insulation and then to extend 2’ above grade
    - iii. To be determined by contractor if this is best done at time of pier installation or after climate battery backfill has been completed.
2. Climate Battery Excavation
  - a. Excavation for climate battery per Exhibit A – timing of climate battery excavation to occur in communication with CMC team to ensure climate battery installation workshop is scheduled appropriately. See below.
3. Climate Battery Installation Workshop (NOTE: this work only to be led by a vendor with climate battery expertise. The climate battery workshop vendor will be responsible to purchase all materials for the climate battery and ensure they are on site for the workshop. **It is strongly preferred that the selected vendor for this RFP, performs** the following responsibilities during the climate battery workshop: *Anticipated timing is 3 days*
  - a. Date/time to be coordinated with CMC staff and faculty to ensure CMC and community participation via a to be scheduled CMC course
  - b. Date/time to be coordinated with climate battery installation specialist.
  - c. Selected vendor for this RFP required to be on site with appropriate equipment and equipment operator to backfill around climate battery and tamp soil under direction from workshop leader.
4. Ground leveling for dome installation: *Anticipated time for completion is 1 day*

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- a. Site to be cleared and leveled within 2- 3 inches prior to dome installation crew arrival as verified by a transit or laser level
5. Other Documents Included:
- a. Section 01000 Special Provisions with Delineation of Work Between Phase I and Phase II.
  - b. Construction Documents dated August 28, 2018 and prepared by Baseline Engineering.
  - c. Project Specifications dated June 30, 2017 and prepared by Jeff Johnson Architectural, PC.
  - d. Bear Park Phase II Bid Sheet

▶ **TIMELINE**

July 1, 2019 – October 30, 2019.

▶ **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** walkthrough. See timeline below. Please note: The walkthrough will gather at the front of the Academic Building (lowest level) at the Steamboat Campus and depart promptly as scheduled. Any contractor not present when the initial group leaves may not join the walkthrough.

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   | MARCH 8, 2019  | 4:00 p.m. |
| Mandatory Pre-Proposal Walkthrough   | MARCH 18, 2019 | 1:00 p.m. |
| Questions and Clarifications Due (send to <a href="mailto:bids@coloradomtn.edu">bids@coloradomtn.edu</a> )                 | MARCH 25, 2019 | 2:00 p.m. |
| Questions Answered   | APRIL 1, 2019  | 4:00 p.m. |
| Request for Proposals (RFP) Due<br><a href="http://www.bidnetdirect.com/colorado">http://www.bidnetdirect.com/colorado</a> | APRIL 12, 2019 | 2:00 p.m. |
| Short List of Vendors Announced  | TBD            | 4:00 p.m. |
| Candidate Interview (if necessary – save the date)   | TBD            | TBD       |
| Target Award Date (Subject to Change)  | APRIL 24, 2019 | 4:00 p.m. |
| Board of Trustees Review and Approval  | MAY 22, 2019   |           |

### 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, 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) Cover letter outlining the firm’s number of years in business and brief description of your company’s experience and qualifications. Please include:

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- A description of the qualifications and relevant experience of the project manager including demonstrated experience working on projects of similar scope and complexity and time commitment for this project.
  - A description of the qualifications and relevant experience of the superintendent including demonstrated experience working on projects of similar scope and complexity and time commitment for this project.
  - A description of three (3) projects within the last three (3) years of similar size and scope. Provide a description along with a reference from each project.
- 5) Provide a construction schedule for this project assuming a timeline of July 1, 2019 – October 30, 2019.
  - 6) Your bid on the Bid Sheet provided.
  - 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) Insurance certificate (For evidence of sample coverage only. Final compliant certificate to be collected from successful bidder.).
  - 9) Demonstration of bonding capability for a project over \$250,000 for an individual project coinciding with current and anticipated workloads; provide letter from surety that affirms this capacity.
- c. Visit the Purchasing Department’s website at [www.coloradomtn.edu/purchasing](http://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](mailto: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 BidNet. Inquiries seeking information that is already available from BidNet. 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.

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- 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

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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 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

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#### ▶ 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.

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### ▶ **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.**

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 certificate of liability insurance compliant with the insurance requirements that will be provided in an Addendum.

### ▶ **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



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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).

### Section VI: Warranties, Representations and Acknowledgements of Bidder

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- 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.



# REQUEST FOR PROPOSAL

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