



**REQUEST FOR PROPOSALS**  
**Construction Management/General Contractor (CM/GC)**  
**State of Colorado**  
**COLORADO STATE UNIVERSITY**  
**Notice Number: B300776**

Project No: 11-059

Project Title: New Multi-Purpose Stadium On Main Campus

**Settlement Notices**

**For all projects with a total dollar value above \$50,000 Notice of Final Settlement is required by C.R.S. 38-26-107.**

**Final Settlement: Coloradoan (Fort Collins) & Daily Journal (Denver)**

**Project Description**

Colorado State University ("Owner") is requesting interested firms to submit their proposals to serve as the lead construction contractor and provide preconstruction services for the development of a new multi-purpose stadium ("Project") in Fort Collins, Colorado to be the home field of the Colorado State University Rams, and to host other sports, entertainment, civic, cultural and commercial events, and infrastructure to support the New Stadium (the "Related Infrastructure", and together with the New Stadium, the "Project"). In addition to being the home venue for the Colorado State University Rams, the Project shall be flexible, multi-functional, and designed to comply with the applicable standards of the National Collegiate Athletic Association ("NCAA") however, seating capacity will be determined through the design process.

The Owner seeks to hire a general contractor/construction manager experienced in the preconstruction and construction of sports stadiums to provide preconstruction services for the Project as described in this Request for Proposals ("RFP"). The Owner will be represented by ICON Venue Group, LLC ("Project Manager"). The Owner is finalizing its selection of a lead architect ("Architect") that will work with the Owner to assemble a team of consultants to provide comprehensive design and engineering services. It is anticipated that this process will be concluded and a selection of the CM/GC made in September 2013.

The Owner has established a total Project budget of approximately \$243M with hard construction costs budgeted between \$150-160M for the Project ("Fixed Limit of Construction Cost") for a facility designed to be approximately 670,000 square feet. The Owner's schedule for the Project is to commence preconstruction services in September 2013 and construction in October 2014 in order to achieve substantial completion in May 2016 and Final Completion July 2016 ("Project Schedule"). Respondents to this RFP must demonstrate their willingness and ability to meet both the Fixed Limit of Construction Cost and Project Schedule. The firm ultimately selected is hereinafter referred to as the "Contractor."

**Scope of Services**

Upon selection, the Contractor must be prepared to begin immediately providing the Preconstruction Phase services described below. The terms and conditions on which the Contractor will be retained are more fully set forth in the form of CM/GC Agreement and General Conditions attached hereto as Appendix B.

**Preconstruction Phase Services.** During the Preconstruction Phase, the Contractor will work cooperatively with the Project Manager, Architect, and Owner to provide cost estimating, constructability review, scheduling, preconstruction planning and such other preconstruction services as are reasonably requested by the Owner. In addition, an integral element of the Contractor's Preconstruction Phase services will be assisting the Owner in determining when the Contractor will be required to establish the GMP for the Project to provide the Owner with the best value and cost certainty, while still meeting the Fixed Limit of Construction Cost and Project Schedule. The Contractor shall deliver detailed cost estimates at the completion of the Conceptual Design Documents, and at the 50% and 100% stages of both the Schematic Design and Design Development Documents, and a GMP at 50% Construction Documents, as discussed below. The Owner requests that these estimates be formatted using the CSI Master Format divisions and clearly illustrate the application of your proposed fees and general conditions within the format. Furthermore, specific studies to understand cost implications of particular design solutions and/or material selections will be required throughout the Preconstruction Phase.

It is currently anticipated that Contractor will be required to establish the GMP based on partially complete Construction Documents. At any time that the Contractor's estimate exceeds the Fixed Limit of Construction Cost, the Contractor will be required to participate in value engineering with the Project Manager, Architect, and Owner to collaboratively bring the design of the Project within such budget. The Contractor's responses to this RFP must clearly describe the Contractor's access to and use of actual market pricing in the preparation of detailed cost estimates and value engineering. To the extent that the Contractor would require the participation of trade contractors in its estimating or value engineering efforts in order to provide such actual market pricing, then the Contractor must include the cost of those third party trade contractors in its fees and expenses.

Construction Phase Services. If the project is approved by the CSU System Board of Governors and funding secured, the Contractor may be further engaged to perform Construction Phase services at the sole discretion of the Owner. The Construction Phase Services would require the Contractor to cause the Project to be constructed pursuant to the final Construction Documents for each phase of the construction and in accordance with the GMP and the Project Schedule. The Contractor shall be fully responsible for the means and methods of construction, Project safety and for Project completion within the Project Schedule. To assist you in responding to this RFP with respect to fees and general conditions for Construction Phase services, the Preliminary Project Draft Program is attached as Appendix D, a Preliminary Project Site Plan is attached as Appendix E, and a Preliminary Design Schedule is attached as Appendix F.

**Minimum Requirements:** Notice is hereby given to all interested parties that all teams will be required to meet all minimum qualifications to be considered for this project. To be considered as qualified, interested teams shall have, as a minimum:

1. Provided Construction Management/General Contracting services within the last five (5) years for at least two (2) projects each in excess of \$100M (hard costs), utilizing the expertise present in their Colorado Office; and
2. Demonstrated specific Construction Management/General Contracting experience in projects of similar scope and complexity; and
3. Demonstrated bonding capability up to \$160M for an individual project coincidentally with current and anticipated workloads; provide letter from surety that affirms this capacity.

Teams meeting the minimum qualification requirements stated above may request the RFP. The RFP will be available **August 7, 2013** on the web at <https://www.bidscolorado.com/> & [www.fm.colostate.edu/cmd/](http://www.fm.colostate.edu/cmd/).

Questions concerning this project should be emailed to Mike Rush at [Mike.Rush@ColoState.EDU](mailto:Mike.Rush@ColoState.EDU) and Mike Harms at [mharms@iconvenue.com](mailto:mharms@iconvenue.com)

All questions will be answered collectively within the timeframe allotted in the schedule defined herein.

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

**Submittals Due**

Submittals are due no later than **August 23, 2013 at 2:00pm.**

Please forward Twelve (12) hard copies and one (1) Electronic copy (electronic copy in PDF format captured on a USB thumb drive) to:

**Physical Drop-Off Address**  
Mike Rush  
Facilities Services North  
251 Edison Drive  
Fort Collins, CO 80523-6030

**UPS Next Day Express or FEDEX send to:**  
Colorado State University  
Mike Rush  
200 West Lake Street  
6030 Campus Delivery  
Fort Collins, CO 80523-6030

Email: [Mike.Rush@colostate.edu](mailto:Mike.Rush@colostate.edu)

Phone: 970-491-0080

Late submittals will be rejected without consideration. Colorado State University, the State of Colorado and ICON Venue Group assume no responsibility for costs related to the preparation of submittals.

**Other Information**

Questions concerning this project should be directed by email to Mike Rush (see Point of Contact information above).

Firms will be evaluated for interviews immediately after receipt.

**This Notice is also available on the web at <https://www.bidscolorado.com/> & [www.fm.colostate.edu/cmd/](http://www.fm.colostate.edu/cmd/).**

Media of Publication(s):                      Daily Journal and Coloradoan

Publication Dates:                              **First: August 7, 2013**  
    **Second: August 14, 2013**

**Note to Editor:**

Transmit one (1) copies of the Affidavit of Publication, and invoice to:

**Account #7741410**

**Attention: Brinda Hadeen, Facilities Management, Colorado State University, Fort Collins, CO 80523.**

Colorado State University is an affirmative action equal opportunity institution.

Dated at Fort Collins, Colorado this August 2, 2013.

THE BOARD OF GOVERNORS OF THE COLORADO STATE UNIVERSITY SYSTEM  
acting by and through Colorado State University

By: Mike Rush, AIA, ICC  
University Architect