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

Notice Number: CMU 2886-1

Project Number: 2026-043
Project Title: Mass Communication System Phase 1
Estimated Project Cost: 1,869,809

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, Colorado Mesa University is soliciting bids from qualified contractors for the Mass Communication System project.

Colorado Mesa University (CMU) has been awarded grant funding to support a campus-wide initiative to modernize and enhance its fire alarm and mass notification systems. This investment is intended to strengthen campus safety infrastructure, improve emergency communication capabilities, and enhance the University's ability to respond effectively to emergency situations.
The project will be implemented in phases, with **Phase 1** focusing on the replacement and modernization of fire alarm and emergency notification systems in multiple campus buildings. These improvements will provide enhanced system reliability, improved emergency notification capabilities, and a foundation for future campus-wide safety enhancements.
This solicitation encompasses Bid Package Phase 1 only. Phase 2 will be issued under a separate solicitation at a later date.

Scope of Services

Colorado Mesa University has been awarded grant funding to support a campus-wide initiative to enhance fire alarm and mass notification systems. This investment will strengthen campus safety infrastructure, improve emergency communication capabilities, and provide a more coordinated response to critical incidents. Phase 1 of the project will focus on upgrading fire alarm and emergency notification systems in multiple campus buildings, establishing a foundation for continued safety improvements throughout the University.

- Tomlinson Library
- Confluence Hall
- Dominguez Hall
- Escalante Hall
- Houston Hall
- Fine Arts
- Wubben Science Center

Confluence Hall

1. Add carbon monoxide detection per International Fire Code, Section 915.
2. Add Local Operating Console (for Mass Notification) to be brought online at a future date.
3. Change the FIRE label to ALERT on existing notification appliances.
4. Connect fire alarm panel to dedicated Notifier fire alarm network

Tomlinson Library

1. Add carbon monoxide detection per International Fire Code, Section 915.
2. Add Local Operating Console (for Mass Notification) to be brought online at a future date.

3. Change the FIRE label to ALERT on existing notification appliances.
4. Reconfigure existing fire alarm network connection to remove it from passing through CMU network switches to create a standalone fire alarm network.

Dominguez Hall

1. Add DVC and amplifiers to existing Notifier 3030 Fire Alarm Control Panel
2. Demolish all existing horns and strobes. Paint and patch demolished locations.
3. Install all new speakers and strobes with new wire throughout building.
4. Add carbon monoxide detection per International Fire Code, Section 915.
5. Replace required initiating devices on a one-for-one basis.
6. Remove non-required initiating devices. Paint and patch demolished locations.
7. Add Local Operating Console (for Mass Notification) to be brought online at a future date.
8. Reconfigure existing fire alarm network connection to remove it from passing through CMU network switches to create a standalone fire alarm network.

Escalante Hall

1. Add DVC and amplifiers to existing Notifier 3030 Fire Alarm Control Panel
2. Demolish all existing horns and strobes. Paint and patch demolished locations.
3. Install all new speakers and strobes with new wire throughout building.
4. Add carbon monoxide detection per International Fire Code, Section 915.
5. Replace required initiating devices on a one-for-one basis.
6. Remove non-required initiating devices. Paint and patch demolished locations.
7. Add Local Operating Console (for Mass Notification) to be brought online at a future date.
8. Reconfigure existing fire alarm network connection to remove it from passing through CMU network switches to create a standalone fire alarm network.

Houston Hall

1. Replace existing Notifier 320 with new Notifier 3030 Fire Alarm Control Panel with voice evacuation and network capabilities.
2. Demolish all existing horns and strobes. Paint and patch demolished locations.
3. Install all new speakers and strobes with new wire throughout building.

4. Add carbon monoxide detection per International Fire Code, Section 915.
5. Replace required initiating devices on a one-for-one basis.
6. Remove non-required initiating devices. Paint and patch demolished locations.
7. Add Local Operating Console (for Mass Notification) to be brought online at a future date.
8. Reconfigure existing fire alarm network connection to remove it from passing through CMU network switches to create a standalone fire alarm network.

Wubben Science Center

Remove and properly dispose of the existing system in its entirety. Furnish and install a complete new system, including all required equipment, components, and wiring. Existing pathways and conduit may be reused where suitable and compliant with applicable codes and installation requirements.

Fine Arts

Completely remove and dispose of the existing system. Furnish and install a new, fully operational system, including all necessary equipment, components, and wiring. Existing pathways and conduit may be reused where appropriate, provided they meet applicable codes and installation requirements.

Alternate: University Center System Upgrade

Contractor to provide a budget number for upgrade of University Center fire alarm/mass notification system. The system in this building is deficient in audibility. Speakers are to be added to provide NFPA 72 compliant audibility and intelligibility throughout the building. Relays are to be added to shunt background music when the fire alarm/MNS system is activated.
The scope of work is to include all work necessary to bring the system at the University Center into compliance. Contractor shall include installation, parts, testing and wiring.

Notes and Deliverables

• All work shall comply with applicable codes, standards, and manufacturer requirements.
• Final commissioning and testing of installed systems will be completed per project specifications.
• Any deviations, substitutions, or scope clarifications must be submitted in writing for approval.
• The selected contractor is responsible for disposal and clean up at all site locations, including dumpster rental and removal.

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 $ 2,500,000 (hard costs), utilizing the expertise present in their Colorado Office; and
4. Demonstrated bonding capability up to $ 5,000,000 for an individual project coincidentally with current and anticipated workloads; provide letter from surety that affirms this capacity.

Firms meeting the minimum requirements may obtain the bidding documents on the website accompanying this advertisement.

https://www.rockymountainbidsystem.com

PRE-BID CONFERENCE AND SITE TOUR

A Pre-Bid Meeting will be held at:

Building Address: University Center 1455 12th St Grand Junction CO Room 224
Date/Time October 22, 2026, at 3:30pm MST

https://www.coloradomesa.edu/campus-info/documents/campusmap.pdf

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	10/19/2026
Pre-Bid Conference and Site Tour	10/22/2026 at 3:30 pm MST
Request for Clarifications Due	10/27/2026 at 11 am MST
Final Addendum Issued (anticipated)	10/30/2026
Bid Submittals Due (date and Time)	11/9/2026 at 11 am MST
Award Intent Notification (anticipated)	11/16/2026 est
Contract Approval (anticipated)	December 2026
Anticipated Construction Start	May 25, 2027
Anticipated Construction Finish	August 2, 2027

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

Questions and requests for clarification regarding this project shall be submitted before the deadline listed in the above Schedule.

Communication regarding the project during the procurement, outside of this submission process or scheduled procurement milestones is not permitted.

POINT OF CONTACT/CLARIFICATION

Name:	Tracey Cornwell
Agency: Email	Purchasing Specialist/Buyer
Address:	tcornwell@coloradomesa.edu
Phone:	970.248.1443

BIDDING

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

An electronic copy of the bid submittal is due **11/6/2026** and shall be received no later than **11:00AM/MST** and shall be accepted via https://www.rockymountainbidsystem.com as described in the Information for Bidders (SBP-6.12). Bid submittals and shall be submitted/accepted via https://www.rockymountainbidsystem.com 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

Opening of the bid submittals will open via https://www.rockymountainbidsystem.com.

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-2.1)
Appendix F:	Sample: SC6.21 and SC6.23 Design/Bid/Build Contractor's Agreement and General Conditions of the Contract)