

**Design / Bid / Build Scope of Work  
Colorado Department of Transportation  
Materials Testing Facility and office**

**May 1, 2026  
Project # 26988**

**Project Location:**

2330 G Road Grand Junction, CO

**Project Description:**

Qualified contractors are invited to bid on the construction of a new HVAC system in the existing Materials and Testing facility in Grand Junction, Colorado.

The existing 13,714 s.f. building housing Testing Labs and Offices requires an HVAC upgrade. Work shall include removal of all four ground mounted units and replacing them with three new gas fired VAV packaged rooftop units and one new single zone VAV unit for the Lab. All units shall be mounted with a 36" plenum curb that sits on existing housekeeping pad. Nine new VAV boxes with electric reheat shall be installed, and the existing Building Automation System shall be replaced with new controls.

**SCOPE OF SERVICES:**

The following documents will be available on Bidnet and summarized at a mandatory pre-bid meeting: Drawings and Specifications by the contracted Mechanical, Electrical and Plumbing engineers at Bighorn Consulting Engineers.

This Scope of Work, and all the Bid documents should all be referenced during bidding and any contradictory information should be brought to the attention of CDOT; misunderstanding of any of the Bid Drawings, Specification and/or Scope of Work will not be grounds for change orders after the bid question period.

All demolition shown on the demolition plans to be bid as part of the project.

The Contractor is responsible for obtaining (and paying for) Permits from the State Electrical and Plumbing Inspector. By Statute, local building permits are not required. Code reviews and one final code review inspection shall be paid for by CDOT. Any additional code review inspections due to the original inspection not passing will be paid for by the Contractor.

This site falls under the jurisdiction of the city of Grand Junction Fire Department. Coordination is required by the GC and Inspections will be necessary. The inspections required shall be coordinated and paid for by the Contractor.

Refer to Project drawings and Specification for additional details and requirements.

**Site Work:**

Prior to any project activities, the Contractor will be responsible for locating all utilities. The Contractor shall notify the Utility Notification Center of Colorado (UNCC) to conduct locates for buried utilities if necessary. The contractor to coordinate with CDOT staff regarding location of temporary facilities, parking, storage and a dumpster.

**Demolition:**

1. Remove four (4) ground mounted packaged units and disconnect all utilities to the units.
2. Remove ductwork as necessary to install new VAV boxes
3. Remove existing building automation system (BAS), see drawings for extent of device removal.

**Heating, Cooling and Ventilation:**

4. Install (3) three new gas fired VAV packaged "rooftop" units.
5. Install (1) one new single zone VAV unit.
6. Install (9) nine new VAV boxes with electric reheat.
7. Install new ductwork as shown on drawings
8. Install new thermostats as required.

**Plumbing:**

9. Reconnect gas piping to the new units.

**Specialty Equipment:**

10. Install new Building Automation System per drawings and specifications.

**Electrical:**

11. Reconnect electrical as needed to the new units.
12. Install electrical to all new 9 VAV boxes.
13. Install new electrical circuit breakers as shown on the drawings.

**ADDITIONAL BIDDING INSTRUCTIONS**

The contractor shall include in their base bid a \$40,000.00 (10% of the advertised price) construction contingency to be used for any changes in the work that meet all requirements of Article 35 of the General Conditions of the General Contractor's Agreement and written agreement from CDOT.

CDOT will authorize the use of the construction contingency by executing a Not to Exceed Emergency Field Change Order signed by the Architect/Engineer, Contractor, State Buildings Delegate and Principal Representative. After an Emergency Field Change Order is executed, the Contractor may proceed with added work and provide final tabulation of direct cost work plus overhead and profit to CDOT. CDOT will approve final cost tabulation and authorize the Contractor to include this amount on the next monthly pay application up to the maximum amount of contingency included in the contract amount. Work completed without an executed Emergency Field Change Order in place will be waived and may not be included in any pay applications. The billable amount of construction contingency may not exceed the construction contingency amount without a Contract Change Order executed by the Architect/Engineer, Contractor, State Buildings Delegate and Principal Representative. Any unused construction contingency at the end of the project will be removed from the contract amount prior to the release of retainage.

See Article 35 of the General Conditions of the General Contractor's Agreement for full requirements of change order work.