The Townes at Kettle Creek

Request for Proposal
c/o Darren Burns
Z&R Property Management
6015 Lehman Drive #205
Colorado Springs, CO 80918

The Townes at Kettle Creek Request for Proposal

1. The Owner reserves the right to accept any response to RFP, reject any or all response to RFP without cause, to waive any or all informalities or technicalities in any response to RFP in the interest of the Owner and the right to reject all nonconforming, non responsive or conditional responses to RFP.

2. At the time of the making of a response to the RFP, each bidder will represent to the Owner that they have inspected the site, they are familiar with local conditions that may affect cost, progress, performance or furnishing of the work, they have considered federal, state and local laws and regulations that may affect cost, progress, performance, or furnishing of the Work and have read and are thoroughly familiar with the plans and Contract Documents (including all addenda). The failure or omission of any such bidder to examine any form, instrument or document shall in no way relieve any bidder from any obligation in respect to their response to the RFP.

3. All applicable federal and state laws, municipal ordinances, and the rules and regulations of all authorities having jurisdiction over construction of the Project, the Owner and the Contractor, shall apply to the Contract Agreement throughout the period for performance by the successful bidder, and such laws, ordinances, rules and regulations will be deemed to be included in the Contract Agreement the same as though written out in full. Bidder is responsible for compliance with every such statute, law, rule, regulation or ordinance.

General Information

SUBMITTED TO:

_____

ADDRESS:

_____

SUBMITTED BY:

_____

NAME:

_____

ADDRESS:

_____

NAME OF PROJECT: The Townes at Kettle Creek

Pre-Qualifications

1. How many years has your organization been in business?

   _____

2. Has your business ever operated under another name?

   _____

3. Is your business a corporation, partnership or individually owned?

   _____

   Please list as they apply: Title

   Executive board, partners or owner's names

   1

   2

   3

   4

4. Is your company licensed in El Paso County? Y N

5. What category of license does your company currently hold in El Paso County?

   _____

6. Please list the categories of work your organization will be performing:

   1 5

   2 6

   3 7

   4 8

7. Does your organization have judgements or claims pending against them? Y N
(If so please explain on a separate sheet.)

8. Has your organization failed to complete a construction contract within the past 2 years? (If so please explain on a separate sheet.) Y N

9. On a separate sheet list a minimum of 5 construction projects of similar size and scope including project owner, contract amount and completion date.

10. On a separate sheet list the current project work load over $50,000 including the name of the project owner, contract amount percent complete and scheduled completion date.

11. What is your total current work load under contract?

_____

12. Please state your average annual construction for the past 5 years.

_____

13. On a separate sheet list construction experience and present commitment of key individuals from your firm.

14. Please list a minimum of 3 trade references on a separate sheet.

15. Please provide a copy of your Certificate of Liability Insurance listing Townes at Kettle Creek as additional insured to include minimums of: $4,000,000 general liability for each occurrence, $1,000,000 automobile liability and $1,000,000 workers compensation.

16. Please list the name of your surety.

_____

17. Please list the name of your agent.

_____

18. On a separate sheet please include a bonding capacity letter indicating capacity of over $200,000.

19. Please include your proposed schedule on a separate sheet.

20. Please include your proposed quality control plan on a separate sheet.

21. Please include your proposed staging plan on a separate sheet.

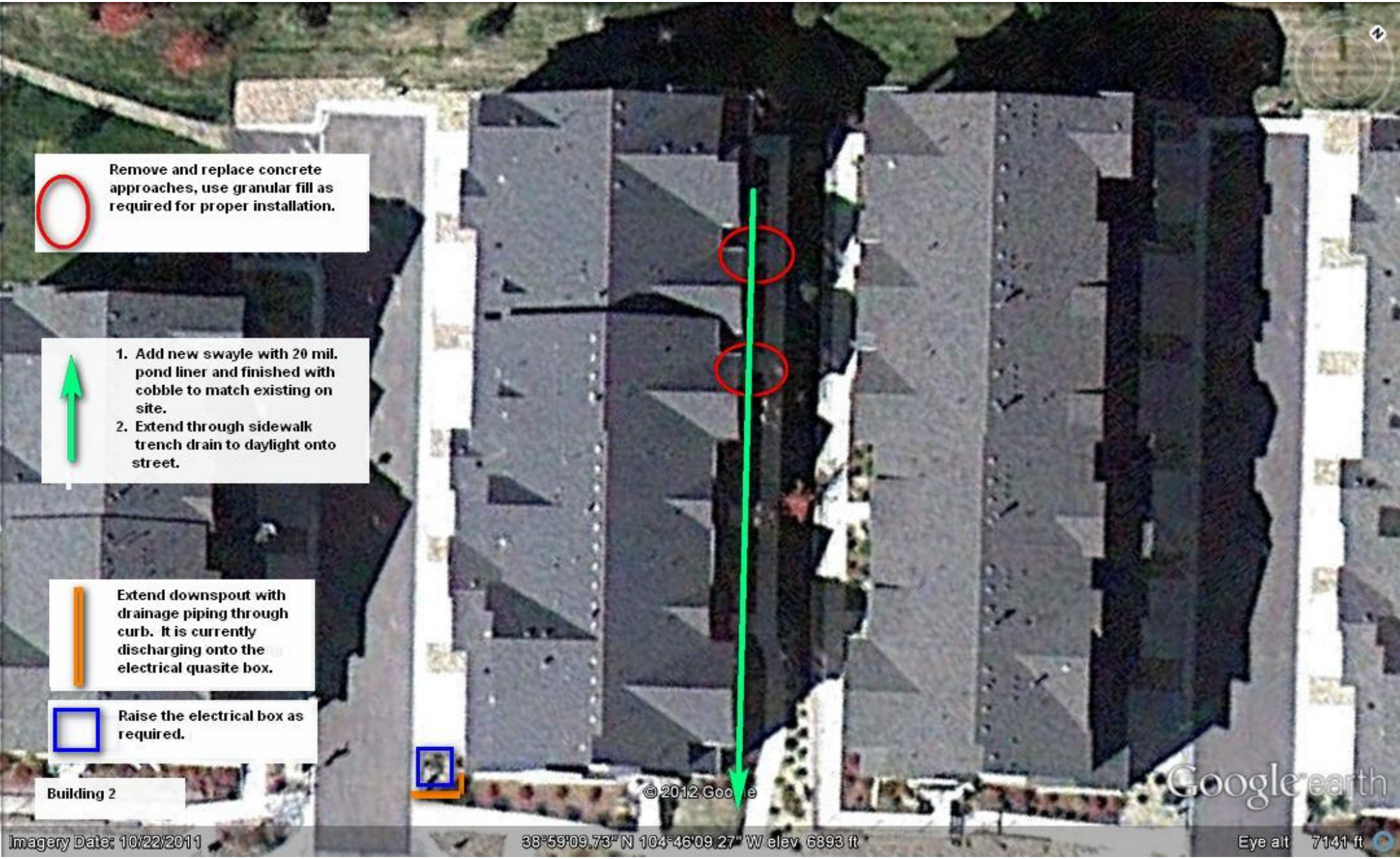
22. Please explain your general approach to this project.

23. What is your company's current EMR number?

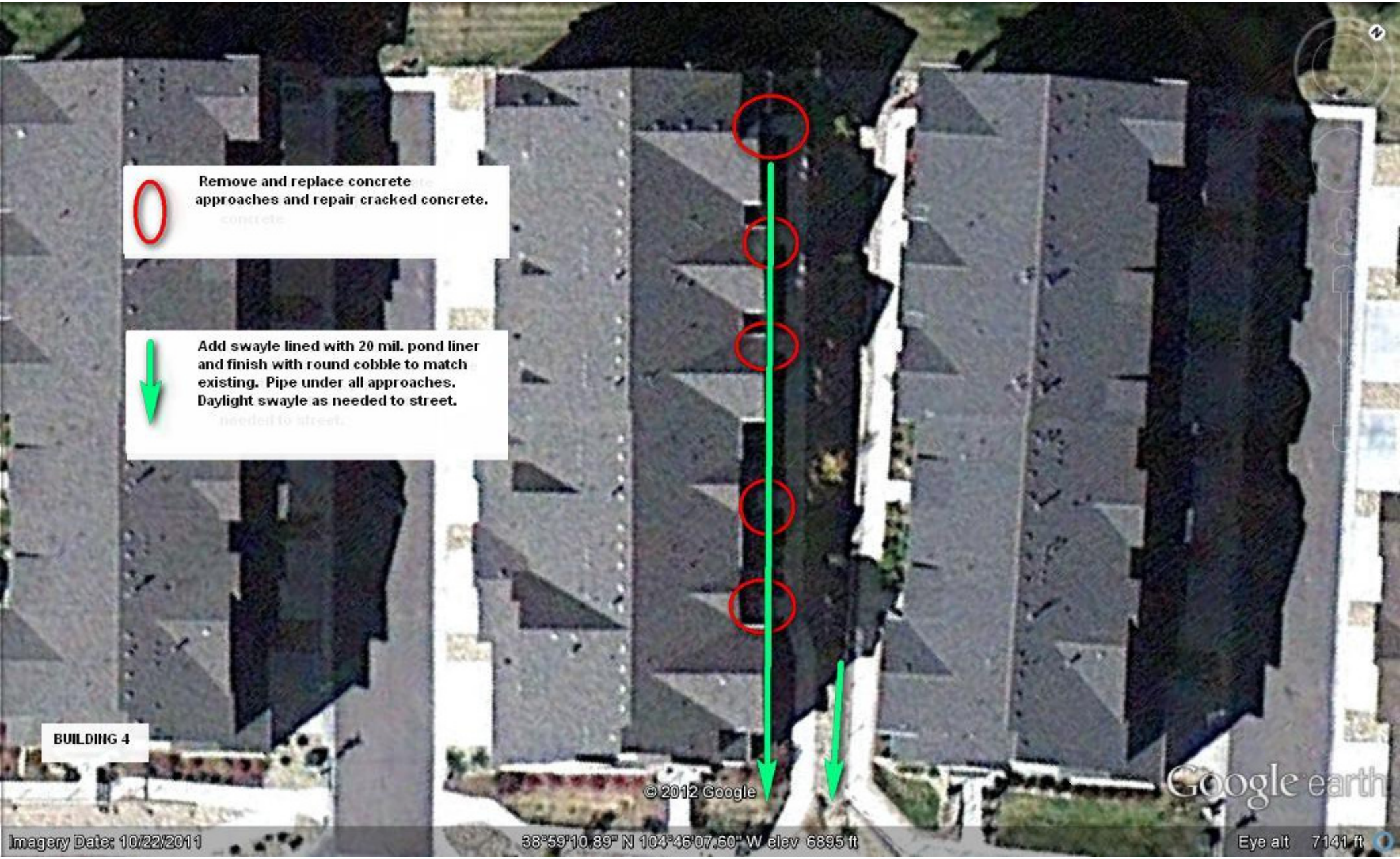
_____

24. Please attach your firm's safety manual for review.

Extend drain through wall and sidewalk as required to move water from building area.
BUILDING 1
© 2012 Google
Google earth
Imagery Date: 10/22/2011
38°59'08.79" N 104°46'10.03" W elev 6890 ft
Eye alt 7141 ft

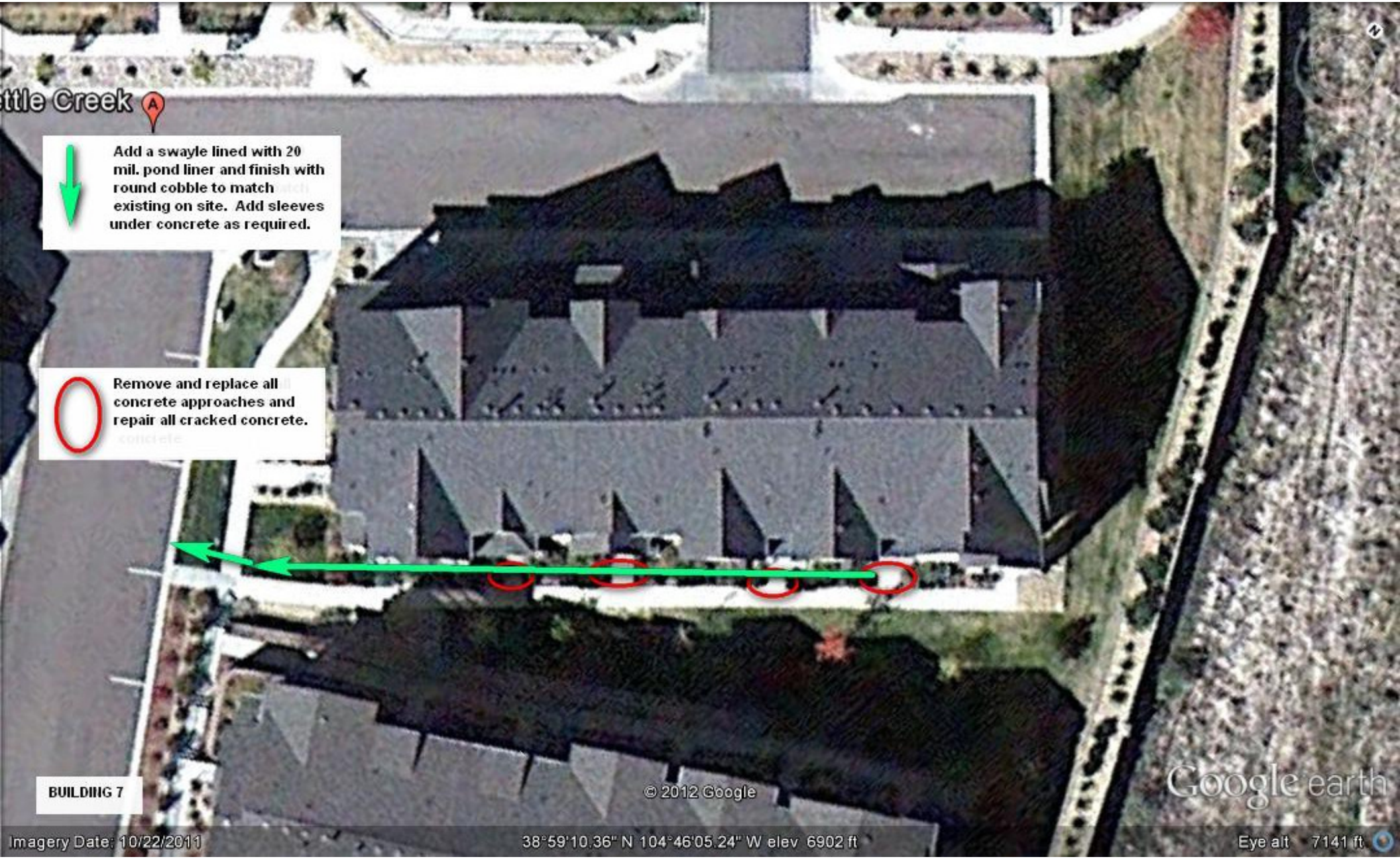

Remove and replace concrete approaches, use granular fill as required for proper installation.
1. Add new swayle with 20 mil. pond liner and finished with cobble to match existing on site.
2. Extend through sidewalk trench drain to daylight onto street.
Extend downspout with drainage piping through curb. It is currently discharging onto the electrical quasite box.
Raise the electrical box as required.
Building 2
© 2012 Google
Google earth
Imagery Date: 10/22/2011
38°59'09.73" N 104°46'09.27" W elev 6893 ft
Eye alt 7141 ft

1. Add a new swayle lined with 20mil. pond liner and finish with cobble to match existing on site.
2. Add a catch basin at end of first arrow.
3. Tie catch basin to new pipe under new sidewalk and daylight at new wall.
Extend drain through wall and tie new trench drain. Anchor new trench drain to concrete . Tie to new wall base drain.
1. Demo failing / leaning retaining wall, concrete, and handrails as required.
2. Protect utilities, handrail and equipment from damage.
3. Contractor shall adhere to wall design by owner's engineer.
4. Reinstall retaining wall.
5. Reinstall concrete.
6. Core for handrails.
7. Reinstall handrails.
BUILDING 3
© 2012 Google
Google earth
Imagery Date: 10/22/2011
38°59'10.23" N 104°46'08.59" W elev 6894 ft
Eye alt 7141 ft


Remove and replace concrete approaches and repair cracked concrete.
Add swayle lined with 20 mil. pond liner and finish with round cobble to match existing. Pipe under all approaches. Daylight swayle as needed to street.
BUILDING 4
© 2012 Google
Google earth
Imagery Date: 10/22/2011
38°59'10.89" N 104°46'07.60" W elev 6895 ft
Eye alt 7141 ft

Extend drain through wall and tie to new trench drain. Anchor new trench drain to concrete. Extend pipe through second retaining wall.
Add swayle lined with 20 mil. pond liner and finish with cobble to match existing on site.
Remove and replace concrete approaches use granular fill as required for proper installation.
BUILDING 5
© 2012 Google
Google earth
Imagery Date: 10/22/2011
38°59'11.40" N 104°46'06.92" W elev 6896 ft
Eye alt 7141 ft

Cut sidewalk and install new trench drains. Slope water from downspouts to trench drains. Attach trench drains to concrete to prevent lifting.
1. Remove stone landscape as required for installation of new stone swayle.
2. Line swayle with 20 mil. pond liner.
3. Reinstall stone.
Remove and replace concrete approaches, install granular material as required for proper concrete installation.
BUILDING 6
© 2012 Google
Google earth
Imagery Date: 10/22/2011
38°59'12.00" N 104°46'05.75" W elev 6899 ft
Eye alt 7141 ft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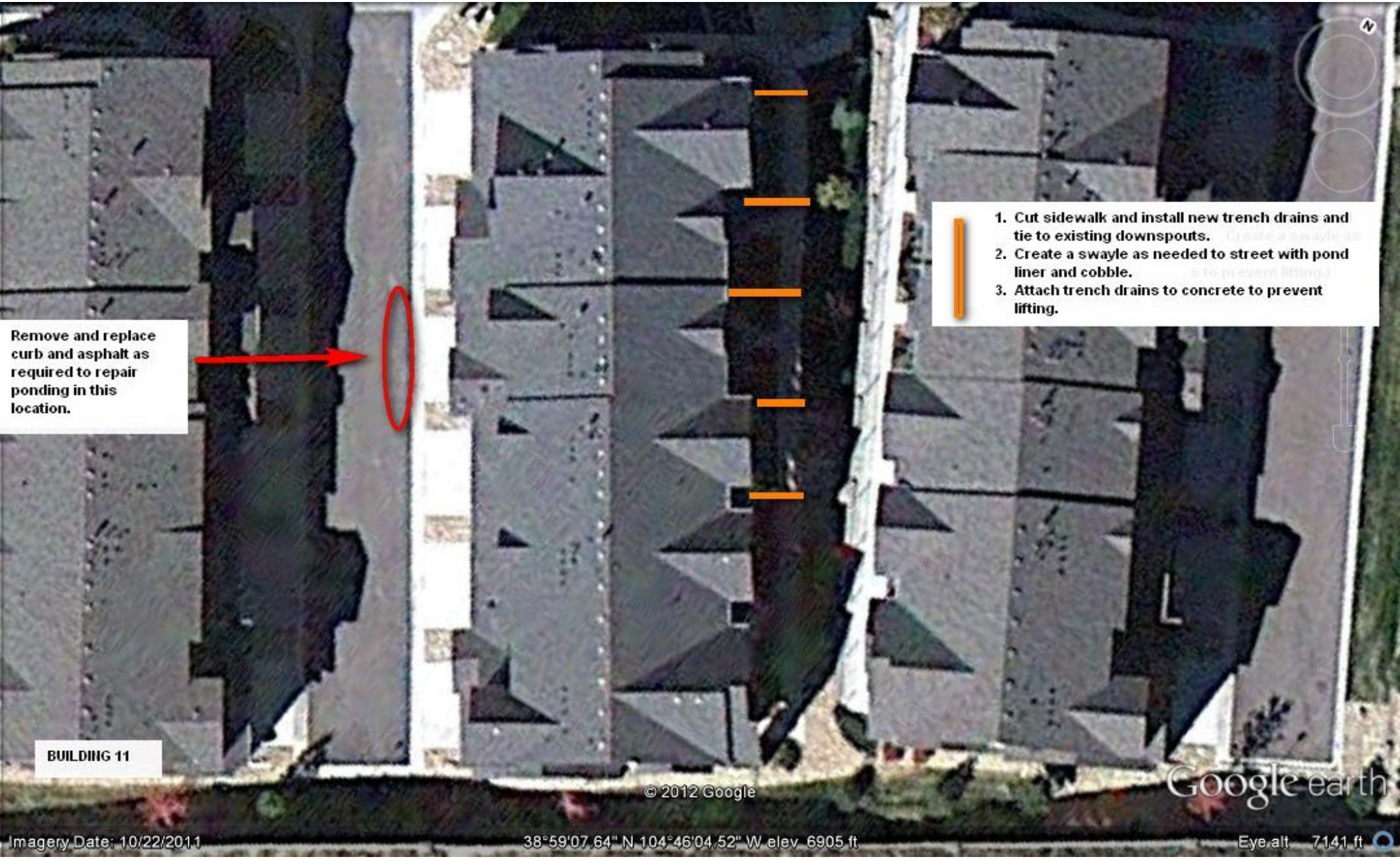
A
Add a swayle lined with 20 mil. pond liner and finish with round cobble to match existing on site. Add sleeves under concrete as required.
Remove and replace all concrete approaches and repair all cracked concrete.
BUILDING 7
© 2012 Google
Google earth
Imagery Date: 10/22/2011
38°59'10.36" N 104°46'05.24" W elev 6902 ft
Eye alt 7141 ft

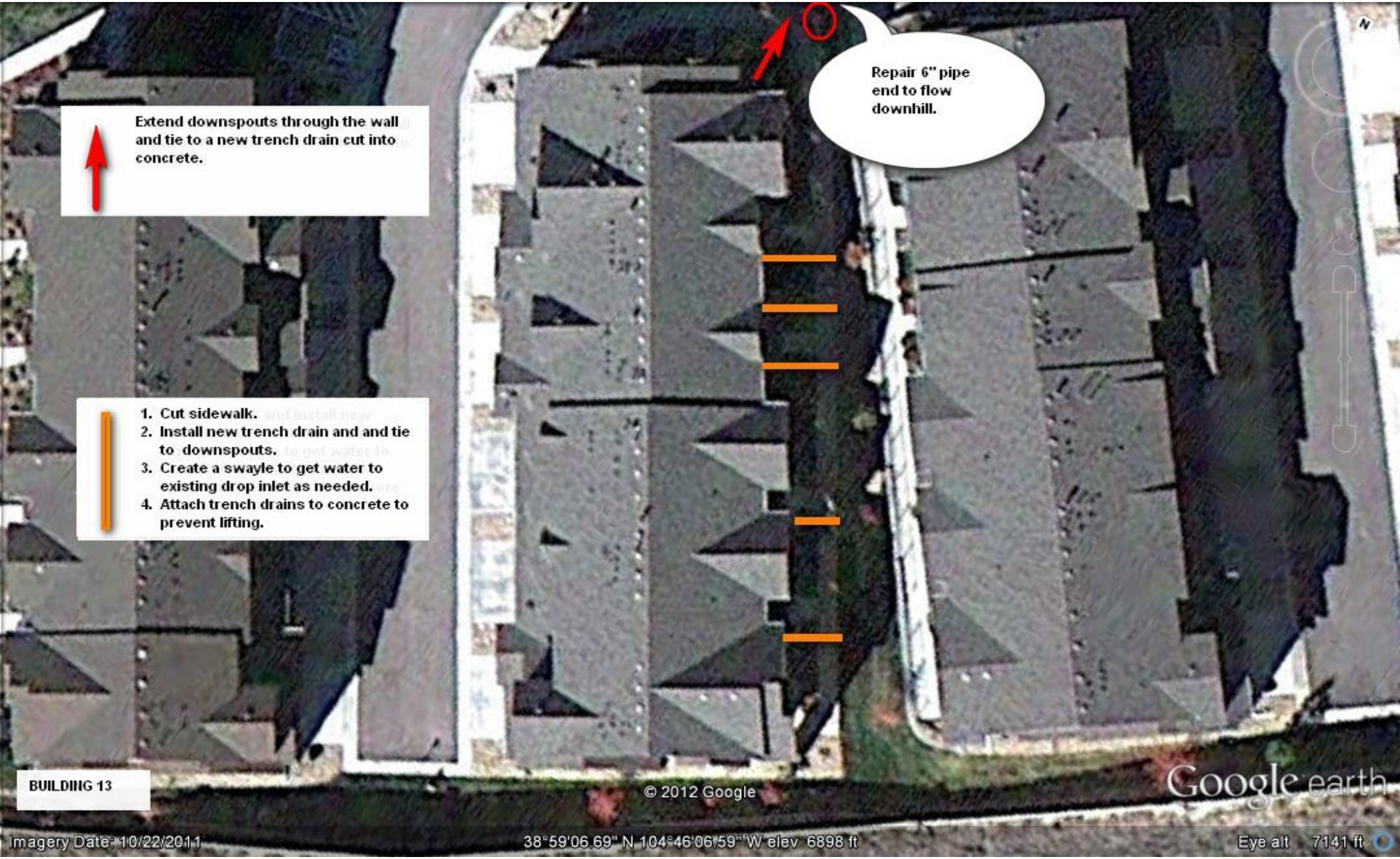
1. Demo failing retaining wall, concrete, and handrail as required.
2. Protect all equipment and utilities from damage.
3. Work with the owner's civil engineer for final wall design.
4. Reinstall retaining wall per design criteria.
5. Reinstall concrete.
6. Core for reinstallation of handrails.
7. Install handrails.
Install 6" to 10" colored fractured stone at each side of stair location for slope protection.
BUILDING 8
© 2012 Google
Google earth
Imagery Date: 10/22/2011
38°59'08.86" N 104°46'06.77" W elev 6896 ft
Eye alt 7141 ft

Install 6" to 10" colored fractured stone at each side of stair loacations for slope protection.
Remove and replace damaged concrete
BUILDING 9
© 2012 Google
Google earth
Imagery Date: 10/22/2011
38°59'09.48" N 104°46'04.70" W elev 6904 ft
Eye alt 7141 ft

1. Remove all damaged concrete in areas indicated including stairs.
2. Salvage and protect handrail for reinstallation.
3. Repair retaining wall adjacent to steps after removal.
4. Compact and add granular fill as necessary for proper placement of concrete.
5. Repour concrete.
6. Core for new handrails.
7. Install handrails.
BUILDING 10
© 2012 Google
Google earth
Imagery Date: 10/22/2011
38°59'08.04" N 104°46'03.69" W elev. 6907 ft
Eye alt 7141 ft


1. Cut sidewalk and install new trench drains and tie to existing downspouts.
2. Create a swayle as needed to street with pond liner and cobble.
3. Attach trench drains to concrete to prevent lifting.
Remove and replace curb and asphalt as required to repair ponding in this location.
BUILDING 11
© 2012 Google
Google earth
Imagery Date: 10/22/2011
38°59'07.64" N 104°46'04.52" W elev 6905 ft
Eye alt 7141 ft

1. Demo entire wall.
2. Demo entire sidewalk to door.
3. Salvage handrails for reinstallation.
4. Extend downspouts through base of new wall for free flow to existing catch basin.
5. Work with owner's engineer for proper installation of retaining wall.
6. Rebuild wall.
7. Repour concrete.
8. Core for handrails.
9. Install handrails and replace any damaged sections.
BUILDING 12
© 2012 Google
Google earth
Imagery Date: 10/22/2011
38°59'07.05" N 104°46'05.75" W elev 6902 ft
Eye alt 7141 ft


Repair 6" pipe end to flow downhill.
Extend downspouts through the wall and tie to a new trench drain cut into concrete.
1. Cut sidewalk.
2. Install new trench drain and and tie to downspouts.
3. Create a swayle to get water to existing drop inlet as needed.
4. Attach trench drains to concrete to prevent lifting.
BUILDING 13
© 2012 Google
Google earth
Imagery Date: 10/22/2011
38°59'06.69" N 104°46'06.59" W elev 6898 ft
Eye alt 7141 ft

Add a catch basin at the end of the new swayle and pipe under the sidewalk to daylight into the pond area.
Add a swayle lined with 20 mil. pond liner and finish with round cobble to match existing on site.
Remove and replace concrete approaches and repair all cracked concrete.
BUILDING 14
© 2012 Google
Google earth
Imagery Date: 10/22/2011
38°59'06.11" N 104°46'07.85" W elev 6896 ft
Eye alt 7096 ft

Backfill void and repair
Add 6" to 10" red fractured rock in channel to slow water.
Remove asphalt regrade and pitch to existing drain channel. Replace curb gutter and asphalt.
AREA 1
© 2012 Google
Google earth
Imagery Date: 10/22/2011
38°59'07.77" N 104°46'09.07" W elev 6890 ft
Eye alt 7029 ft

Remove curb and drainpan as needed for proper drainage repair. Regrade and repour curb and drainpan.
AREA 2
© 2012 Google
Google earth
Imagery Date: 10/22/2011
38°59'09.04" N 104°46'03.61" W elev 6907 ft
Eye alt 7066 ft

Install a concrete sand trap with a drive rated grate to catch sediment.
Remove all cobble and clean sand from drain channel.
AREA 3
© 2012 Google
Google earth
Imagery Date: 10/22/2011
38°59'09.41" N 104°46'10.78" W elev 6890 ft
Eye alt 7066 ft

AREA 3
BUILDING 3
BUILDING 5
BUILDING 6
BUILDING 2
BUILDING 4
BUILDING 1
Townes at Kettle Creek
AREA 1
BUILDING 7
BUILDING 8
BUILDING 9
BUILDING 14
AREA 2
BUILDING 13
BUILDING 11
BUILDING 10
BUILDING 12
© 2012 Google
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Imagery Date: 10/22/2011
38°59'08.81" N 104°46'06.62" W elev 6896 ft
Eye alt 7992 ft