



FACILITIES MAINTENANCE

970.668.4229 ph
summitcountyco.gov

PO Box 68
Breckenridge, CO 80424

Summit County Facilities Maintenance Department

REQUEST FOR PROPOSAL

Bid Number: FM 2026 - 005

SHERIFFS ENTRY CONCRETE REMOVAL AND REPLACEMENT

PORPOSAL DUE: 03/25/2026
no later than 2:00 PM

REQUEST FOR PROPOSALS
RFP NO.: FM 2026 - 005

PRE-BID MEETING All interested firms are encouraged to attend the pre-bid meeting on March 11, 2026, at 10:00 AM MST/MDT. The meeting will be held in the Mount Royal conference room at the Summit County Commons, located at 37 Peak One Drive, Frisco, Colorado 80443.

PROPOSALS for Summit County Government will be received no later than March 25, 2026, by 2:00 PM MST/MDT in the Facilities Maintenance Department. Proposals are to be emailed to both wayne.byrne@summitcountyco.gov and kim.weiers@summitcountyco.gov

Bid opening will be held March 26, 2026, at 10:00 AM MST/MDT in the at the Summit County Commons, Facilities Department Conference Room located at 37 Peak One Drive, #238, Frisco, Colorado 80443.

Any questions regarding this Request for Proposal should be directed to Wayne Byrne, 970-668-4230 or wayne.byrne@summitcountyco.gov

All interested firms are invited to submit a proposal in accordance with the terms and conditions stated in this Request for Proposal.

SUMMIT COUNTY

Wayne Byrne

WAYNE BYRNE
FACILITIES MAINTENANCE DIRECTOR

REQUEST FOR PROPOSALS
SHERIFFS ENTRY CONCRETE REMOVAL AND REPLACEMENT
02/27/2026

Proposals Due:

03/25/2026 by 2:00 PM MST/MDT

Overview

Summit County Government (“County”) is soliciting bids from qualified contractors to provide services for the following

Specifications

SUMMIT COUNTY GOVERNMENT
SHERIFFS ENTRY CONCRETE REMOVAL AND REPLACEMENT
DESCRIPTION OF WORK

General

Summit County Government is seeking proposals to remove and replace existing concrete sidewalks, curb & gutter, entry stairs and landings at the Summit County Justice Center facility. Items, materials, and equipment pertaining to this project shall include the following:

- A. Concrete Specifications
- B. Material Selection
- C. Asphalt Patching
- D. Brick Repair
- E. Parking lot striping
- F. Quantities
- G. Traffic Control and Barricading
- H. Submittals
- I. Scheduling
- J. Bonds
- K. Contractor Responsibilities
- L. Furnished Items

Location of Work

Justic Center, physical address: 501 North Park Ave., Breckenridge CO 80424.

Scope Details

The selected contractor shall provide best practice, methods, and means to provide labor, equipment and all other incidentals necessary to provide services to remove and replace concrete sidewalks, curb & gutter, stairs and landings associated with the Sheriff’s entry at the Summit County Justice Center. All concrete, asphalt and brick spoils will become property of contractor to dispose of offsite.

- A. Concrete Specifications
 1. Curb and gutter shall be a type 2, 6” barrier – 1’ gutter pan, as described in supporting document CDOT Standard Plan M-609-1 Curb-Gutter and Sidewalk. Existing pitch or catch shall be replicated
 2. Stair treads and rises shall be uniform size and shape. The tolerance between the largest and smallest riser height or between the largest and smallest tread depth shall not exceed 3/8 inch in either flight of stairs. Greater deviation will result in contractors replacing stairs at their cost
 3. Stair rise run should mimic existing conditions of 7” rise with a 11.5-inch run and 10-degree riser angle to be maintained for this project
 4. Concrete to be poured when ambient temperatures are forty degrees and rising

B. Material Selection

1. Concrete
 - a. 4500 psi concrete class D
 - b. 4" minimum slab depths for flat work
 - c. Standard commercial fiber mesh in all concrete
 - d. Cure and seal to be applied to finished concrete
 - e. ½" expansion joint and urethane sealant when abutting existing concrete or buildings
 - f. Subgrade compaction to 95% to be achieved prior to concrete replacement
 - g. ¾-screened rock for leveling
 - h. #4 epoxied rebar dowels and epoxied reinforcement for stair construction and required slab reinforcement.
 - i. Provide a broom finish for concrete surface

C. Asphalt Patching

1. A 2' x 92' asphalt cut will be made the length of the curb & gutter repair to facilitate new concrete placement.
2. Asphalt to be removed will be saw cut prior to removal
3. Grade SX, PG58-28 hot mix asphalt to be used for planned asphalt patch
4. Screed new asphalt from new concrete curb to existing asphalt while maintaining parking lot slope with no more than ¼ variance and no more than a 3/16 depression will be accepted
5. Joints: Longitudinal and transverse joints shall be well bonded and sealed. Joints shall be painted with cutback asphaltic cement where necessary to obtain this result. In making the joint along any adjoining edges such as curb, gutter or an adjoining pavement
6. Compaction will be completed with a vibratory roller

D. Brick Repair

1. Existing damaged brick veneer is to be removed by toothing brick course out adjacent to the concrete stairs and landing.
2. Owner supplied brick is to be reinstalled for this repair
3. mortar shall consist of Type N, Sika 1 waterproofing admixture and clean mason's sand
4. New brick to be tuck pointed into the entire depth of brick

E. Parking lot Striping

1. All currently established pavement markings will be recreated
2. Existing lines will be cleaned with brooms and blowers to remove all dirt and debris prior to restriping
3. Striping shall be done when the air and pavement temperatures are at least 40 °F and rising. The pavement surface and weather conditions shall be conducive to satisfactory results.
4. Equipment shall be capable of painting a reasonably clean-edged stripe of the designated width ± ¼ inch. Stripes shall be protected until dry.
5. A suitable traffic paint will be used for the restriping of parking stalls

F. Quantities

1. An approximate calculation has been completed for the concrete, asphalt and brick replacement to be bid for this project. These quantities are represented in the provided bid tab
2. The awarded contractor is responsible for field verifying these measurements, any additional measurements, or suggested overage to complete bid.

G. Traffic Control and Barricading

1. Mobilization, traffic control and all necessary tools, equipment and labor costs incidental to the preparation of the surface prior to the installation of new concrete will not be paid for separately but shall be included in the work. The CONTRACTOR shall provide all lights, signs, barricades, flagmen or other devices necessary to provide for public safety. Contractor shall also use necessary barricades, signage, traffic control and other suitable means to protect work during the project. Work that is damaged within the first 24 hours of placement shall be replaced at contractor's expense.

2. Contractor shall maintain adequate access to parking lots and travel lanes for public and employees during the project.

H. Submittals

1. Selected contractor will be required to submit a reinforcement detail for the stair system for approval by owners rep. prior to concrete placement
2. Contractor to provide concrete batch tickets to owners rep. at time of concrete pours

I. Scheduling

1. This project is slated for the 2026 summer season.
2. Upon awarded contract, the Contractor and Facilities Department will jointly develop a project schedule and agree upon that schedule prior to commencement of any work.
3. Any changes to schedule or deadlines will be approved by the Contractor and Facilities Department in writing.
4. Work can be completed during business hours, after hours, or on weekends, May-September

J. Bonds

Pay and performance bonds will be required when proposal costs exceed \$50,000

K. Contractor Responsibilities

1. Scheduling material deliveries, equipment, and personnel is the contractor's responsibility.
2. Contractor is responsible for all, or any lost material during this project. Including material losses from weather conditions, traffic delays, broken or failure of application equipment, and staffing issues.
3. Contractor to protect new concrete from rain, freezing and graffiti, till concrete has sufficiently cured, failure to do this will require contractor to replace concrete at their expense.
4. Contractor to adhere to all ADA guidelines when placing new concrete, failure to do this will require contractor to replace concrete at their expense.
5. Contractor is responsible for the protection of all building infrastructure directly affected by concrete, asphalt and brick removal and replacement, to include but not limited to, windows, doorways, building cladding, brick veneers, and existing handrails
6. Contractor is responsible for all public utilities locates.
7. Contractor responsible for replacing damaged asphalt from concrete replacement
8. Contractor responsible for restoration of damaged landscaping due to concrete replacement
9. Contractor is responsible for all applicable permits.
10. Contractor is responsible for the post project cleanup of brick veneers, parking lot and drives of all debris.
11. Contractor is responsible for the removal and hauling off site of all removed concrete, brick and asphalt.

L. Furnished Items

1. Facilities will provide a representative to assist contractor with schedules, workflow and staging of project
2. Facilities Department will manage communications with internal personnel within facilities to coordinate contractor work schedules and building operations.
3. Facilities will provide storage and staging areas for the project.
4. Facilities will provide and existing plans that pertain to the project
5. Facilities will provide locating for private utilities in area of proposed work.
6. Facilities will have all applicable permit fees waived.

****Contractor to warrant the Project will be constructed in a good and workmanlike manner and free from defects in material and workmanship for a minimum period of two years following the date of Substantial Completion.**

****If applicable, a 10% retainage will be held till all final inspections and necessary advertising are complete and all required documentation is received by Owner.**

Copies of the request are available at www.SummitCountyCO.gov under 'Bids & Proposals' or by request at the County Facilities Maintenance Department Office. Contact Wayne Byrne Facilities Maintenance Director for additional project information at 970-668-4230 or wayne.byrne@summitcountyco.gov

******* If required, Contractor will work with the Summit County Sheriff's Office and shall use the Criminal Justice Information Systems (CJIS) Vendor Management Program to aid in the completion and ongoing review of Contractor's employees' background checks. <https://www.colorado.gov/pacific/cbi/cjis-vendor-management-program-vendor-instructions>. Contractor is responsible for all costs associated with fingerprint background checks.**

Scope of Services

Contractor shall furnish all labor, transportation, and incidentals necessary to perform the **SHERRIFFS ENTRY CONCRETE REMOVAL AND REPLACEMENT** service.

Work shall be completed as set forth in a contract for this project to be negotiated with the County \ based upon the contractor's written proposal.

Date and time of service

Service will be performed on an ongoing daily basis beginning in June 2026. Service will be performed on a regular daily schedule to be agreed upon prior to contract. Potential schedule should be included in contractor's written proposal.

Indemnification and Insurance

Contractor shall indemnify and hold harmless the County from and against all claims, damages, losses, and expenses arising out of or resulting from acts or omissions of the Contractor, Contractor's sub-contractors or otherwise arising out of the performance of services by Contractor. No later than seven (7) days following the execution of an Independent Contractor Agreement between the County and Contractor, the Contractor shall provide the County with certificates of insurance evidencing the types and amounts of insurance specified below:

- a. Worker's Compensation and Employer's Liability:
 - i. Worker's Compensation must be maintained with the statutory limits.
 - ii. Employer's liability is required for minimum limits of:
 - \$1,000,000 Each Accident
 - \$500,000 Disease Policy
 - \$1,000,000 Disease Each Employee
- b. Commercial General Liability:
 - i. \$1,000,000 Each Occurrence
 - ii. \$2,000,000 General Aggregate
 - iii. \$2,000,000 Products Completed Operations Aggregate
- c. Automobile Liability: Contractor will maintain business auto liability coverage covering liability arising out of any auto (including owned, hired and non-owned autos) used in the performance of services under this Agreement.
 - i. \$1,000,000 Combined Single Limit Each Accident

Insurance coverage shall not be reduced below the limits described above or cancelled without the County's written approval of such reduction or cancellation. Certificates of such insurance, of agents and subcontractors, shall be provided to the County upon request. With regard to all insurance, such insurance shall:

- Be primary insurance to the full limits of liability herein before stated and, should County have other valid insurance, County insurance shall be excess insurance only; and
- Not cancelled without thirty (30) days prior written notice to the County.

Proposal Format

Costs for performing services outlined in this request for proposals shall be clearly stated to allow the County to effectively evaluate each proposal. Potential daily schedule of services should also be included.

Refinements and Improvements

Applicants should feel free during the proposal submission process to provide any suggestions or comments that might be advantageous for the County to consider in terms of any efficiencies, issues or processes. The County is not committed to any single scenario, but efficiency of resources and minimizing impacts are critical in completing this work.

The following pages contain the RFP instructions and owners requirements.

Part I - ADMINISTRATIVE INFORMATION

A. Issuing Officer

This Request for Proposals (“RFP”) is issued by and the Facility Maintenance Department. For questions, please contact Wayne Byrne, 970-668-4230 or wayne.byrne@summitcountyco.gov.

B. Purpose

This RFP provides prospective contractors with sufficient information to prepare and submit proposals for consideration by the County. To be considered responsive, each proposal must provide for completion of the tasks outlined in the RFP.

C. Scope

This RFP contains the instructions governing the proposals to be submitted and the materials to be included therein. These are mandatory requirements that must be met to be eligible for consideration.

D. Scheduling

Proposals must be submitted via email to both wayne.byrne@summitcountyco.gov and kim.weiers@summitcountyco.gov of the Facilities Maintenance Department by **03/25/2026** no later than **2:00 PM MST/MDT**. The proposal should outline the schedule for commencement of service.

E. Inquiries and Questions

Prospective applicants are welcome to make inquiries and ask questions concerning the RFP to obtain clarification of the any requirements or schedule a site visit to the properties. Direct all inquiries to:

Wayne Byrne
Facilities Maintenance Department Director
970-668-4230
wayne.byrne@summitcountyco.gov

Time Schedule:

Request for proposals advertised	02/27/2026 and 03/06/2026
Pre-Bid Meeting	03/11/2026 at 10:00 AM MST/MDT
Proposals received by Facilities Maintenance	03/25/2026 no later than 2:00 PM MST/MDT
Bid opening	03/26/2026 at 10:00 AM MST/MDT

Bid opening will be held on March 25, 2026, 10:00 AM MST/MDT.

F. Instructions for Submission of Proposals

It is imperative, when submitting a proposal, that the outside of the submission email be addressed as follows and with appropriate text in the email subject line and text in the top few lines of the body of the email:

Email Address:

wayne.byrne@summitcountyco.gov and kim.weiers@summitcountyco.gov

Subject Line Text:

<Vendor's Name> - Proposal for **SHERIFFS ENTRY CONCRETE REMOVAL AND REPLACEMENT**

Body Text:

ATTN: Wayne Byrne Director

Facilities Maintenance Department

Proposal for: **SHERIFFS ENTRY CONCRETE REMOVAL AND REPLACEMENT**

1. Contractor's company name
2. Contact name and phone number

G. Late Proposals

It is the responsibility of each vendor submitting a proposal to ensure that emailed proposals arrive to the Facilities Maintenance Department by 2:00 PM MST/MDT on March 25, 2026.

H. Proprietary Information

Any restrictions on the use of data contained within a proposal must be clearly stated in the proposal itself.

I. Response Material Ownership

All materials submitted regarding this RFP become the property of the County and will only be returned at the County's option.

J. Incurring Costs

The County is not liable for any costs incurred by those who have submitted proposals prior to issuance of a signed contract.

K. Acceptance of Proposal Content

The contents from the selected contractor's proposal will become contractual obligations if a subsequent agreement is reached. Failure of the successful contractor to accept these obligations may result in cancellation of the award and such contractor may be removed from future solicitations.

L. Acceptance Time

The County intends to make a proposal selection within 20 business days after the closing date for receipt of proposals.

M. Budget

Costs for performing services must be included in the proposals and should be clearly stated to allow the County to effectively evaluate each proposal.

PART II – PROPOSAL CONTENT

The proposal submitted must clearly address the requirements outlined in the RFP. Any concerns that the contractor may have about meeting these requirements shall be specifically identified in the proposal.

Scope of Work

Provide an outline of the contractor's understanding of the project. Summarize the basic approach to providing the services, and any recommendations on improving efficiencies in the process.

Qualifications

Contractor shall furnish a summary of experience on similar projects and be prepared to provide examples. Include a brief description of past and current projects. Each summary shall include a brief project description and name, address and phone number of a local contact person involved in the project. The statement of qualifications should also provide a summary of contractor's ability to successfully complete the requirements of this RFP. The statement of qualification shall be brief but shall include at a minimum the following:

1. Description of similar projects
2. Capabilities (including equipment) and staff

PART III – PROPOSAL EVALUATION AND SELECTION

The County intends to engage the most qualified contractor available for this assignment while minimizing the costs to the County. Responsiveness to the RFP will be a principle basis for evaluation. Proposals shall provide a straightforward and concise presentation adequate to satisfy the requirements of the RFP. The proposal should clearly express the contractor's understanding of the County's specific requirements, indicating the contractor's qualifications to conduct this service in a thorough and efficient manner.

Failure to disclose a conflict of interest is a misdemeanor criminal offense under Colorado Law. Such conflict may arise if any public official exercises any substantial discretionary function in connection with a government contract, purchase, payment or other pecuniary transaction without necessary disclosures as defined by Colorado Revised Statutes (C.R.S.) Section 18-8-308 as amended.

Selection Process.

1. The County reserves the right to reject any and all proposals, to consider alternatives, to waive irregularities and to re-solicit proposals.
2. The County reserves the right to conduct such investigations of, and discussions with, those who have submitted proposals ("Proponents") or other entities as it deems necessary to assist in the evaluation of any proposal or to secure maximum clarification and completeness of any proposal.
3. All proposals submitted must be valid for a minimum period of ninety (90) days after the date of the proposal opening. Each Proponent must submit with the proposal a list of all subcontractors, independent contractors or sub-consultants employed or proposed to be employed by the Proponent in the performance of the contract.
4. Selection of a contractor will be made at the sole discretion of the County. The County may consider the following criteria when evaluating proposals that includes but is not limited to:
 - a. Cost;
 - b. The reputation, experience and efficiency of the Proponent;
 - c. The ability of the Proponent to perform the contract or provide the goods and services within the time specified;
 - d. The comparative quality of the goods and services bid;

- e. The Proponent's performance under previous contracts with Summit County;
 - f. The number and scope of conditions attached to the proposal;
 - g. The Proponent's interest in the project, as well as their understanding of the project scope and the specific requirements of Summit County; and
 - h. The application of all of the above criteria to any sub-consultants, subcontractors or products to be utilized by the Proponent.
5. Contract negotiations will take place with the most qualified contractor. The County reserves the right to incorporate specific contract provisions into the Proponent's standard contract if the County's standard contract cannot be used. Such provisions include but are not limited to insurance and indemnification provisions and governmental immunity provisions. If a contract cannot be negotiated, the negotiations will be terminated in writing and negotiations will begin with the next most qualified contractor.