



FACILITIES MAINTENANCE

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summitcountyco.gov

PO Box 68
Breckenridge, CO 80424

REQUEST FOR PROPOSAL

Bid Number: FM 2026 - 09

TRANSIT DRYWELL MANHOLE REPAIR

For Summit County Facilities

PORPOSAL DUE: 03/31/2026
no later than 2:00 PM

REQUEST FOR PROPOSALS
RFP NO.: FM 2026 - 09

PRE-BID MEETING All interested firms are encouraged to attend the pre-bid meeting on March 25, 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 31, 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 April 1, 2026, at 10:00 AM MST/MDT 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 Mark Fisher at mark.fisher@summitcountyco.gov and Wayne Byrne at 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
for
TRANSIT DRYWELL MANHOLE REPAIR
03/13/2026

Proposals Due:

March 31, 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
TRANSIT DRYWELL MANHOLE REPAIR
DESCRIPTION OF WORK

General

Summit County Government is seeking proposals to repair existing drywell manholes at the Transit facility. Items, materials, and equipment pertaining to this project shall include the following:

- A. Demolition
- B. Material Selection
- C. Manhole Repair/Reassembly
- D. Base Course
- E. Asphalt Patching
- F. Traffic Control and Barricading
- G. Submittals
- H. Scheduling
- I. Bonds
- J. Contractor Responsibilities
- K. Furnished Items

Location of Work

Transit Facility, physical address: 222 County Road 1003, Frisco CO 80434.

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 3 manhole concentric cones on 3 separate drywell systems around the Transit Facility. Great care shall be taken during this project to not compromise the drywell drainage system

- A. Demolition
 - 1. Saw cut asphalt approximately 10’ x 10’ around each of the 3 drywell manholes requiring repair and maintenance 1. (1) to the North of the building, 2. (1) NW corner of building, 3. (1) SW corner of building, as represented in plan P2.1 supplied in request for proposal documents. Remove asphalt debris and dispose offsite at contractor’s expense.
 - 2. Expose and remove manhole ring, riser rings, and cover, clean and set aside to be used for reassembly
 - 3. Excavate around top section of concrete concentric cone section of each of the 3 drywells and remove concrete concentric cone section and dispose of offsite at contractor’s expense
 - 4. Set excavation spoils aside to be reused for backfilling of completed repairs for this project

B. Material Selection

1. Reinforced precast 48" x 30" concrete conical manhole sections to be used for replacement of existing failed system. All reinforced precast must meet the American Society for Testing and Materials standard specification for circular precast reinforced concrete manhole sections (ASTM C-478)
2. Butyl joint sealant tape to be used between riser sections, installation to follow manufacturers guidelines and conform to American Association of State Highway and Transportation Officials (AASHTO M198) joints for circular concrete
3. Class 6 road base to be used for base course of asphalt
4. Grade SX, PG58-28 hot mix asphalt to be for planned asphalt patches of the 10' x 10' excavated repair areas at the 3 drywell locations.

C. Manhole Repair/Reassembly

Great care will be adhered to while reassembly is occurring to ensure drywell drainage system integrity is not compromised during the repair process

Precast Manhole Sections

1. Install concrete manhole sections, joints, and gaskets in accordance with manufacturer's printed recommendations.
2. Install precast adjustment rings above tops of cones or flat-top sections as required to adjust finished elevation and to support manhole frame.
3. Seal any lifting holes with non-shrink grout.
4. Precast concrete grade rings shall be permitted to achieve the required grade. Grade rings shall not be permitted to more than 12-inches.
5. External joint wrap all riser joints to ensure seal. No grout is permitted on the interior of manhole riser joints.
6. Provide sealing materials between precast concrete adjustment ring and manhole cover frame in accordance with ASTM C443.

Manhole Frame and Adjustment Rings

1. Combine precast concrete or HDPE high density polyethylene manhole adjustment rings so elevation of installed casting cover matches pavement surface. Seal between concrete adjustment ring and precast top section with non-shrink grout; do not use mortar between adjustment rings. Apply latex-based bonding agent to precast concrete surfaces joined with non-shrink grout. Set cast iron frame on adjustment ring in bed of pre-approved sealant material. Install sealant bed consisting of two beds of sealant, each bead having minimum dimensions of 1/2 -inch and 1/2-wide.
2. Wrap manhole frame and adjustment rings with pre-approved external sealing material, minimum 3-inches beyond joint between ring and frame and adjustment rings and precast section.

Backfill

1. Place and compact excavated backfill materials in the areas of excavation surrounding manholes in accordance with requirements of Section 31 23 33 – Trenching and Backfilling.
2. Fill materials should be placed in lifts no greater than 8" (loose thickness) at the proper moisture level content and compacted prior to the placement of the next lift.
3. Compact backfill material to achieve 95% compaction rate, while keeping manhole sections from shifting from plumb and level

Protection

1. Protect manholes from damage until Work has been accepted. Repair damage to manholes at no additional cost to OWNER.

D. Base Course

1. A 4" base course of class 6 road base will be applied over smooth and compacted subgrade at the proper moisture level content. Compact to achieve 95% compaction leaving no less than 4" to finish grade for final asphalt.

E. Asphalt Patching

1. A 10' x 10' asphalt saw cut will be made to facilitate excavation of drywell manholes selected for maintenance and repair.

2. A 4" depth of Grade SX, PG58-28 (surface mix, performance grade) hot mix asphalt to be used for planned asphalt patch
3. Screed new asphalt from existing asphalt edges while maintaining parking lot slope with no more than ¼ variance and no more than a 3/16 depression will be accepted
4. 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
5. Final compaction will be completed with a vibratory roller to achieve a density target of 92%-97%. Final product to be smooth and seamless with no roller marks left in surface

F. Quantities

1. An approximate calculation has been completed for the components 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.
3. All excavations areas shall be properly barricaded to ensure pedestrian and vehicle safety

H. Submittals

1. Selected contractor will be required to submit manufactures data and details for the concrete reinforced conical manhole replacement structures

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 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 is responsible for the protection of all building infrastructure directly affected by drywell repair, to include but not limited to, windows, doorways, building cladding, utilities, brick veneers, and existing handrails
4. Contractor is responsible for all public and private utility locates.
5. Contractor is responsible for all applicable permits.
6. Contractor is responsible for the post-project cleanup of parking lot and drives of all debris.
7. Contractor is responsible for the removal and hauling off site of all removed concrete 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 any existing plans that pertain to the project

****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.**

Prepared By: Mark Fisher

Date: 03/04/2026

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 **TRANSIT DRYWELL MANHOLE REPAIR** 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 May 2026. Service will be performed on a 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. All question need to be directed to Mark Fisher at mark.fisher@summitcountyco.gov and Wayne Byrne at 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 **March 31, 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	03/13/2026 and 03/20/2026
Pre-bid meeting	03/25/2026 at 10:00 AM MST/MDT
Proposals received by Facilities Maintenance	03/31/2026 no later than 2:00 PM MST/MDT
Bid opening	04/01/2026 at 10:00 AM MST/MDT
Interview Process	04/02/2026
Contract Award	No later than 04/08/2026

Bid opening will be held on April 1, 2026, 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.

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 TRANSIT DRYWELL MANHOLE REPAIR

Body Text:

ATTN: Wayne Byrne Director
Facilities Maintenance Department
Proposal for: **TRANSIT DRYWELL MANHOLE REPAIR**

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 2:00pm MST on March 31, 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.