



COLORADO

Parks and Wildlife

Department of Natural Resources

Northwest Region Office
711 Independent Ave
Grand Junction, CO 81505
cpw.state.co.us

Project Questions and Answers - 4/22/2026
Oak Ridge SWA – Fence Replacement Project

QUESTIONS AND ANSWERS ARE HEREBY INCORPORATED WITH THE BID DOCUMENTS

1. Question: What is the process if a fenceline is found to be on the wrong property?

Answer: Replace all fencelines in the existing alignments. No fences will be moved during this project.

2. Question: Will a new line item be added to account for additional dozer work if the fences need to be moved?

Answer: No fences will need to be moved during this project so no additional dozer work will be included in the bid schedule as a separate line item.

3. Question: Will the contractor be responsible for supplying the survey?

Answer: The decision was made to replace the fencelines in the same alignment as what was previously there; therefore, no surveying will be required to find boundary lines and corners. Refer to the updated Bid Schedule in Addendum #1.

4. Question: Can the fencelines be accessed through neighboring private properties?

Answer: There have been verbal agreements between CPW and neighboring landowners for the contractor to access the fenceline via private property. Before the contractor enters the private property, the landowner must be contacted by the Project Manager or the technician, then the contractor will be given the official permission to enter the private property. There is tentative approval from Livingston, L Bar Slash, LaBonte, and Kracht.

5. Question: Can drill pipe be used instead of wood posts?

Answer: No, the plan is to replace the fence “in-kind” to match the existing conditions with regards to the materials. Refer to the Plans and Specifications for the fence details that we will follow for this project.

6. Question: Can roads along the fenceline be built on BLM property?



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Answer: Yes, trails along fencelines can be built for equipment access on BLM property. Confine new roads along fencelines and avoid veering from the fence right-of-way as much as possible. If the fence is accessible from CPW property, that should be the main priority for access to avoid further disturbance on BLM property.

7. Question: Can dozers be used for tearing out the fence?

Answer: Yes, dozers or skid steers can be used to tear out any fencing.

8. Question: Can staples be used instead of wire for the wood stays?

Answer: Yes, staples can replace the wire ties for the wood stays.

9. Question: Can subcontractors be used midway through the project to help complete the project?

Answer: Yes, the selected general contractor can use subcontractors at any point during this project. The information for the subcontractor needs to be submitted to the Project Manager for approval before they can proceed with the work. The subcontractor will be under the responsibility of the GC.

10. Question: Within the identified 3 miles of fence repair, what is the estimated breakdown between full fence replacement and minor repairs (e.g., wire tightening?)

Answer: Bid the fence sections that were called out as repair at the prebid meeting as full replacement using Bid Item #3 in the updated Bid Schedule. The LF for the repair sections were added into the total LF for replacement. An updated Site Map is also included in Addendum #1 that has removed any note for repair. The Site Map shows estimated distances for project work, rely on the updated Bid Schedule for actual LF to be bid on. Also, refer to the updated Bid Schedule for the new line item for replacing the top white wire along the ±2 mile stretch of fence that was viewed during the prebid meeting.

11. Question: What is the anticipated design life or expected lifespan of the installed fencing system?

Answer: There is not a designated design life for the installed fencing but the General Conditions for Capital Construction states that the contractor shall be liable for



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defects which appear within a period of one year from the date of final acceptance. The contractor will be responsible for repairs and replacement if issues arise within one year of completion of the project, outside of damage caused by mother nature and wildlife.

12. Question: Is there a general directive to utilize all metal posts in lieu of alternating wood and metal posts to reduce long-term failure risk?

Answer: See answer to Question #5. Plan to use wood posts as shown on the Specifications and Plans.

13. Question: Is the previously identified field meeting location designated as the primary staging area for equipment and materials? If not, what areas will be made available?

Answer: Yes, the prebid meeting site at the north entrance of the SWA can be used for staging equipment and materials. It is recommended to fix the fence and gate at the north entrance relatively quickly to control who can access the site. There can be another staging area on the south side of the SWA but the location will be decided on by the Project Manager once the project is awarded.

14. Question: Are roll-off dumpsters permitted for debris removal? If so, where are approved placement locations?

Answer: Yes, roll-off dumpsters are permitted for debris removal and can be staged at the site discussed in Question #13. Final dumpster locations will be discussed and approved by the Project Manager before delivery of the dumpster.

15. Question: What areas specifically require dust mitigation (e.g., access roads, work zones, or both)?

Answer: No dust mitigation is required for this project.

16. Question: Are standard working hours restricted to 8:00 AM - 6:00 PM, or can operations be scheduled from dawn to dusk?

Answer: The selected contractor can get approval from the Project Manager to extend the working hours.



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17. Question: Is a contractor representative required onsite during off-hours (e.g., fire watch), or will remote monitoring systems (cameras) be acceptable?

Answer: No, a contractor representative is not required to be onsite during off-hours. But during operating hours, the Contractor's superintendent will need to be at the job site at least 50% of the time and available full time via phone.

18. Question: Will an owner or agency representative be onsite during active work to assist with coordination and field decisions?

Answer: No, an agency representative will not always be on site during this project but site visits can be planned regularly. The PM and the property tech will both be available for meetings if provided with enough notice.

19. Question: Are gate locations predetermined in the contract documents, or will final placement be coordinated in the field with the Project Manager?

Answer: No, gate locations are not predetermined as of yet but can be discussed and agreed upon between the contractor, PM, and property tech once the work begins.

20. Question: What is the required accuracy tolerance for survey control and fence line layout?

Answer: Survey control is no longer required for this project.

21. Question: Are there known underground utilities along the existing or proposed fence alignments?

Answer: No, there are no known underground utilities in these areas.

22. Question: Is there a preliminary engineer's estimate or budget range available for the project?

Answer: No.



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Bid Schedule, Measurement and Payment Section, and Drawing Sheet 2 - 4/22/2026 Oak Ridge SWA – Fence Replacement Project

THE UPDATED BID SCHEDULE, MEASUREMENT AND PAYMENT SECTION, AND DRAWING SHEET 2, ARE HEREBY INCORPORATED WITH THE BID DOCUMENTS AND WILL REPLACE THE ORIGINAL BID DOCUMENTS

Base Bid: Furnish and install all materials and labor for the completion of the Base Bid Improvements per the Construction Drawings and Specifications.

Base Bid Items:	Quantity	Unit	Unit Cost	Total Item Cost
1. Mobilization	1	LS	\$	\$
2. Survey Control	1	LS	\$	\$
3. Remove and Dispose of Existing Fence Posts and Wire	85,000	LF	\$	\$
4. Furnish and Install 4-Strand Wildlife Friendly Fence - Posts, Wire, and Stays	58,000	LF	\$	\$
5. Furnish and Install Typical 2-Panel Brace Section	185	EA	\$	\$
6. Furnish and Install Typical Corner 4-Panel Brace Section	35	EA	\$	\$
7. Replace Top White Wire in Damaged Section, East Side of Property	10,000	LF	\$	\$
8. Furnish and Install Typical Wire Stretch Gates	6	EA	\$	\$
9. Furnish and Install Typical Tubular Vehicle Gate	4	EA	\$	\$
10. Furnish and Install Typical Tubular Personnel Gate	4	EA	\$	\$
11. General Laborer Time	200	HRS	\$	\$



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Bid Schedule, Measurement and Payment Section, and Drawing Sheet 2 - 4/22/2026
Oak Ridge SWA – Fence Replacement Project

Base Bid AMOUNT \$ _____

Base Bid AMOUNT:(PLEASE WRITE OUT BID AMOUNT)

\$ _____ DOLLARS

~Not required to be filled out (used as a double check aid)~

Supplemental Totals - For Information Only	Total Item Cost
Base Bid Items:	\$
TOTAL FOR ALL BID ITEMS	\$



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Bid Schedule, Measurement and Payment Section, and Drawing Sheet 2 - 4/22/2026 Oak Ridge SWA – Fence Replacement Project

MEASUREMENT AND PAYMENT

Oak Ridge SWA Fence Replacement

The following descriptions delineate the Work, materials, and how measurements of completed Work will be made and paid for, for each bid item in the Bid Schedule. The Bidder is to read these definitions and price their proposal accordingly.

Bid Item 1 - Mobilization

This bid item includes the mobilization of personnel, equipment and supplies at the project site in preparation for the work, as well as the establishment and maintenance for the duration of the Contract of the Contractor's sanitary facilities, protective fencing and barricades not included elsewhere, necessary facilities, and all other costs incurred or labor and operations which must be performed prior to beginning the other items under the Contract. This item shall include any costs for required bonding of this project. This item shall also include marshalling, disassembly and security of all items indicated on the Construction Drawings or Specifications or installed as part of mobilization and demobilization from the site. Payment will be made in two installments: the first 60% will be paid on the first month's pay estimate, and the remaining 40% after the final cleanup has been completed and approved.

~~Bid Item 2 - Survey Control~~

~~This bid item includes all labor, equipment, and incidental costs for supplying survey control for boundaries, alignments, marking, and locating corners. The work shall be done under the supervision of a registered professional land surveyor (P.L.S.) registered in the State of Colorado. As-built drawings required to document construction shall be considered a requirement of this bid item. This bid item shall be measured and paid at the lump sum bid price at the completion of all associated work and acceptance by the CPW Project Manager.~~

Bid Item ~~3~~ 2 - Remove and Dispose of Existing Fence Posts and Wire

This bid item includes all labor, equipment, and incidental costs for the complete removal of the existing fence, vegetation clearing, and all associated materials (posts, wire, etc.). All fencing materials that are removed shall be disposed of by the Contractor off of the work site and in a manner approved by the CPW Project Manager. Bid quantity is an estimate only. This item shall be measured and paid with periodic progress payments based on the linear feet of fence removed, as measured by survey.



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Oak Ridge SWA – Fence Replacement Project

Bid Item ~~4~~3 - Furnish and Install 4-Strand Wildlife Friendly Fence - Posts, Wire, and Stays

This bid item includes all labor, materials, equipment, and incidental costs for the installation of 4-strand wildlife friendly fencing per the construction drawings and plans. Bid quantity is an estimate only. This item shall be measured and paid with periodic progress payments based on the linear feet of 4-strand wildlife friendly fence installed, as measured by survey. Installation of typical 2-panel brace sections and 4-panel brace sections shall not be included as part of this bid item, but shall be paid separately as part of Bid Item 5 and 6.

Bid Item ~~5~~4 - Furnish and Install Typical 2-Panel Brace Section

This bid item includes all labor, materials, equipment, and incidental costs for furnishing and installing typical 2-panel brace sections at specified locations, per the direction of the Project Manager and the construction drawings. This bid item shall be measured and paid at the unit bid price for each brace section installed.

Bid Item ~~6~~5 - Furnish and Install Typical Corner 4-Panel Brace Section

This bid item includes all labor, materials, equipment, and incidental costs for furnishing and installing typical corner 4-panel brace section at specified locations, per the direction of the Project Manager and the construction drawings. This bid item shall be measured and paid at the unit bid price for each corner brace section installed.

~~Bid Item 7 - Replace Posts, Wire, and Stays as Needed~~

~~This bid item includes all labor, materials, equipment, and incidental costs for furnishing and installing replacement posts and wire along the BLM boundary on the eastern side of the Oak Ridge State Wildlife property as seen on the map. This item shall be measured and paid with periodic progress payments based on the linear feet of fence repaired, as measured by survey.~~

Bid Item 6 - Replace Top White Wire in Damaged Section, East Side of Property

This bid item includes all labor, materials, equipment, and incidental costs for furnishing and installing a new top white wire, per wildlife friendly specifications, on the eastern side of the Oak Ridge SWA for 10,000 LF. This area showed little damage from the fire for the majority of the fenceline but the damage that did occur was concentrated on the top white wire. Payment for replacing the top white wire will not be paid in areas along the section of fence that are labeled as “replace” but shall be included as part of Bid Item #4. This bid item shall be measured and paid by linear feet of installed white wire, as measured by survey.



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Bid Schedule, Measurement and Payment Section, and Drawing Sheet 2 - 4/22/2026
Oak Ridge SWA – Fence Replacement Project

Bid Item ~~8~~-7 - Furnish and Install Typical Wire Stretch Gates

This bid item includes all labor, materials, equipment, and incidental costs for furnishing and installing typical wire stretch gates at specified locations, per the direction of the Project Manager and the construction drawings. This bid item shall be measured and paid at the unit bid price for each gate installed.

Bid Item ~~9~~-8 - Furnish and Install Typical Tubular Vehicle Gate

This bid item includes all labor, materials, equipment, and incidental costs for furnishing and installing one typical tubular vehicle gate as described in the drawings and plans. The location will be selected by the Project Manager. This bid item shall be measured and paid at the unit bid price upon completion of the installation.

Bid Item ~~40~~-9 - Furnish and Install Typical Tubular Personnel Gates

This bid item includes all labor, materials, equipment, and incidental costs for furnishing and installing three typical tubular personnel gates as described in the drawings and plans. The locations will be selected by the Project Manager. This bid item shall be measured and paid at the unit bid price upon completion of the installation of each gate.

Bid Item ~~44~~-10 - General Laborer Time

This bid item will only apply to additional construction requests by the Project Manager that are not included in other bid items. Payment will be made at the Contract unit price for the number of hours worked and includes labor, tools and all support necessary for operation. The number of hours to be paid under this item will be discussed and agreed to in advance by the Contractor and the Project Manager.

As a footnote to the bid items, the following items have NOT been included as specific pay items and ARE to be considered incidental to the construction for which they are required:

- Testing
- State electrical permits and inspections
- Water, watering, and dust control
- Dewatering
- Temporary facilities and utilities
- Traffic control
- Barricades and other required safety provisions



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Bid Schedule, Measurement and Payment Section, and Drawing Sheet 2 - 4/22/2026
Oak Ridge SWA – Fence Replacement Project

This concludes the bid items listed in the proposal. The only payments made under this contract are for the bid items listed herein, and no additional payments will be made to the Contractor for work specified or shown in these Contract Documents. If any discrepancies exist, the Contractor shall notify the Project Manager in writing, requesting clarification.



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****USE THE UPDATED BID SCHEDULE BELOW FOR THE FINAL SUBMISSION****

Base Bid: Furnish and install all materials and labor for the completion of the Base Bid Improvements per the Construction Drawings and Specifications.

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5. Furnish and Install Typical Corner 4-Panel Brace Section	35	EA	\$	\$
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8. Furnish and Install Typical Tubular Vehicle Gate	4	EA	\$	\$
9. Furnish and Install Typical Tubular Personnel Gate	4	EA	\$	\$
10. General Laborer Time	200	HRS	\$	\$

Base Bid AMOUNT \$ _____

Base Bid AMOUNT:(PLEASE WRITE OUT BID AMOUNT)

\$ _____ DOLLARS



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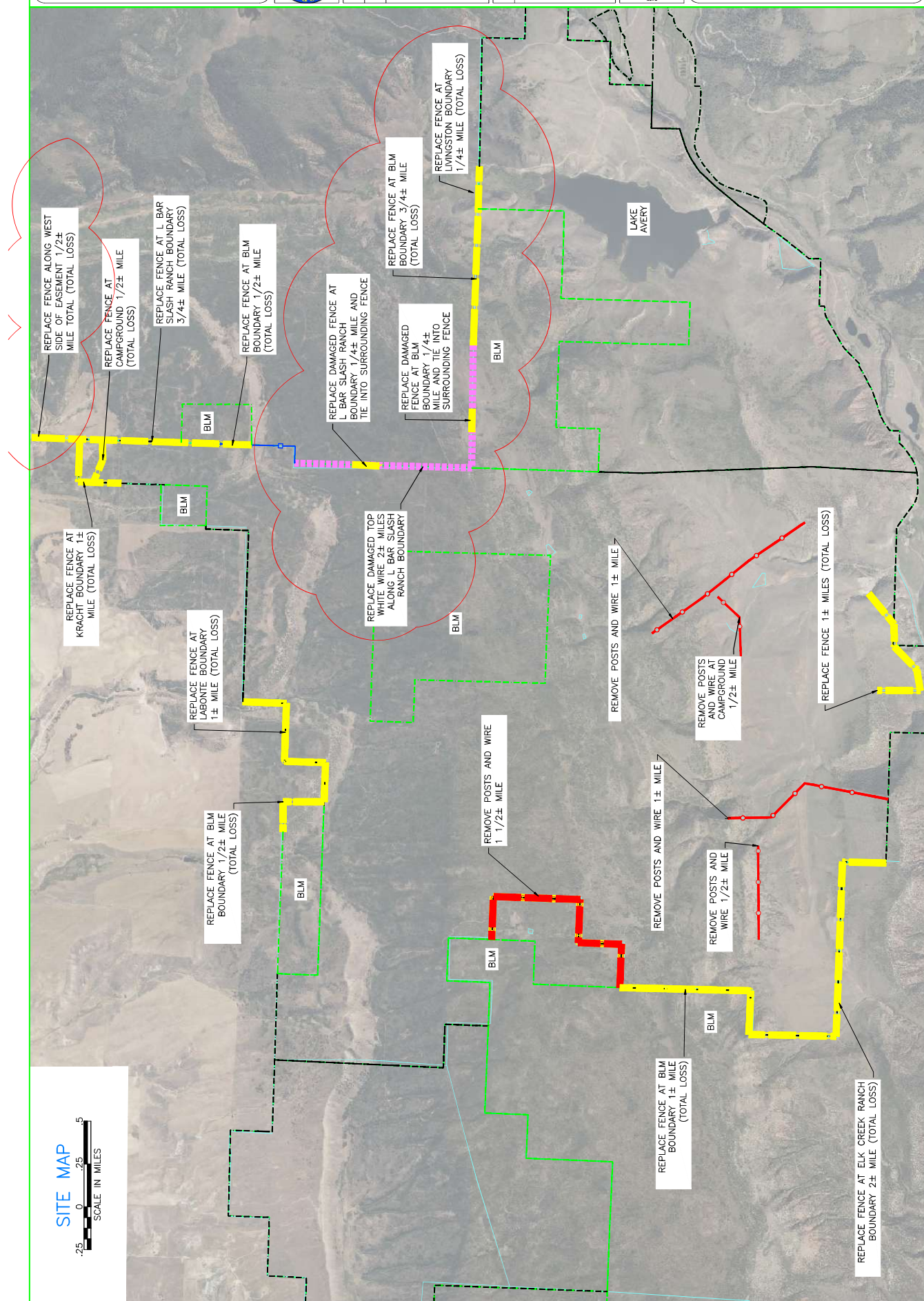
Bid Schedule, Measurement and Payment Section, and Drawing Sheet 2 - 4/22/2026
Oak Ridge SWA – Fence Replacement Project

~Not required to be filled out (used as a double check aid)~

Supplemental Totals - For Information Only	Total Item Cost
Base Bid Items:	\$
TOTAL FOR ALL BID ITEMS	\$



DATE	DESIGNER	DRAWN	CHECKED BY	APPROVED	OF 10
					02
					SHEET NO.
					PROJECT NO.
DATE	KB	04/26	JIN	04/26	1-Revision from Field Meeting
REVISIONS					4.7.26
DATE	BY				





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PRE-BID CONFERENCE AGENDA
Oak Ridge SWA Fence Replacement
4/16/2026 @ 10:00 AM

Colorado Parks & Wildlife

Northwest Region

Kendal Bergman - Project Manager

Cell Phone: (970) 902-7946

E-mail: kendal.bergman@state.co.us

1. General:

- a. All questions shall be sent via email to Kendal Bergman at kendal.bergman@state.co.us
- b. Any Addendum will be posted on the State VSS website www.colorado.gov/VSS
- c. If issued, all addendums must be acknowledged on the bid proposal. It is the bidder's responsibility to check for addendums. Failure to acknowledge may result in rejection of bid.
- d. Amendments are part of the VSS posting system. Anything posted to VSS including Pre-Bid sign-in sheet, addenda, and Q&A will have an accompanying amendment. These do not need to be acknowledged. However, additional amendments may have addendum associated with them that will require acknowledgement.
- e. Pre-bid attendance list, agenda, and Q&A will also be posted on the State Vendor Self Serve website (www.colorado.gov/VSS).

2. Proposed Project Timing:

- a. Question Deadline - **2:00pm on Tuesday, April 21, 2026**. Questions sent after the deadline will not be addressed. A Q&A document will be posted to the State VSS website with answers to submitted questions.
- b. Bid Opening - Bids are to be sealed and delivered to the Project Manager at the CPW Meeker office at **73485 CO-64, Meeker, Colorado 81641** by **Tuesday, April 28, 2026 at 10:00AM** at which time a public bid opening will be held. Email submission of bids will not be accepted.
- c. Inclusions - Please include with your bid the following:
 1. Bid Schedule - signed and acknowledging addendums (if any)
 2. Bid Bond - 5% of the total bid price
 3. W9 - failure to submit may result in delay of award
 4. SDVOSB certification through the U.S. Department of Veterans Affairs (if applicable)



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PRE-BID CONFERENCE AGENDA Oak Ridge SWA Fence Replacement 4/16/2026 @ 10:00 AM

- d. Bid Tabulation - Will be sent to bidders and posted to VSS as quickly as possible following the bid opening. The lowest responsible bidder will be contacted.
- e. Notice to Proceed - Contracts can take 4-6 weeks to be processed once all required documents (P&P bonds, insurance certificate, W-9, etc.) are received from the awarded contractor. A Notice to Proceed will be sent promptly once a Contract is issued.
- f. Project Schedule - The contractor shall have 150 calendar days to complete the project, unless otherwise provided for in the General Conditions for Capital Construction. CPW's intent is to close the parking lot during construction. The target completion date is **October 1, 2026**. If there are significant weather delays and both parties agree (the PM and Contractor) the clock on the construction days can be stopped and the project can be continued ASAP in the spring of 2027. Priorities will be discussed before the start of construction to ensure certain fencelines are completed first.

3. Project Information:

- a. The project includes removing and replacing ± 9 miles of fence, removing another ± 5 miles of fence, and repairing another ± 3 miles of fence at the Oak Ridge State Wildlife Area.
 - 1. Dozer lines and roads will be allowed for fence construction and access along the fence right of way. Keep to a minimum to allow for future vegetation growth.
 - 2. CPW will work with neighboring landowners for potential access during the project.
 - 3. Are contractors allowed to view the fence on their own that was not seen during the pre-bid meeting? Primarily on the south side of the SWA.
 - 4. Discussion on options for the fence repair section.
 - 5. Livingston property will be added to the total LF calculation and be included in the Addendum along with the questions from the prebid.
- b. All the fence construction along BLM boundaries is contingent on receiving the official approval from the BLM.
- c. Be sure to read the Measurement and Payment Section to understand the full extent of what each bid item covers.
- d. Payment will be made at the unit price for each bid item. The full quantity will not be paid if not installed.



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PRE-BID CONFERENCE AGENDA
Oak Ridge SWA Fence Replacement
4/16/2026 @ 10:00 AM

- e. Required insurance will include Commercial General Liability, Automobile, Workers Comp, Builder's Risk, and Pollution Liability.
- f. A 5% bid bond will be required with submittal of all bids. Labor and Material and Performance bonds will be required from the winning bidder prior to execution of a contract.
- g. This project is utilizing Wildlife Cash
 - 1. Buy Clean Colorado Act (If project exceeds \$500k)
 - 2. Build American Buy America and Davis Bacon do not apply
 - 3. State Prevailing Wages (If project exceeds \$500k)

Questions?

Pre-Bid Meeting Attendance List
 Colorado Parks and Wildlife - Project RM26NW1
 Oak Ridge SWA Fence Replacement
 IFB1 2026*153
 April 16, 2026

Company Name	Contact	Phone Number	E-Mail Address
Colorado Parks and Wildlife	Kendal Bergman	970-902-7945	kendal.bergman@state.co.us
Colorado Parks and Wildlife	Michael Evans	970-439-8651	michael.evans@state.co.us
CRC, Inc	Call Camblin	970-756-5305	call@crconstructioninc.com
Anson Excavating	Peter Miles	970-326-3540	peter@ansonexcavating.com
Ivory Tip Fencing	Tony Bohrer	970-629-1361	Ivorytip Fencing @ Gmail.com
TRI County Services	CASEY HEROD	970-326-3600	3 County Services LLC @ Gmail
↓	GRANT JONES	↓	↓
Anglin Civil	RS Hugo	303-618-5333	R. Hugo @ Anglin.civil.com
Ideal Fencing	Adam Gysi	710-290-8210	Adam Gysi @ Ideal fencing corp.com
J and K Farming	Joe Sullivan	970-220-2029	J and K Sullivan @ gmail
Barrett Fence	Charles Barrett	719-510-6250	Charles Barrett 25 @ Gmail.com
Bolton Construction	Shawn Bolton	970-683-6799	genera1 @ boltonconstructionllc.com

Pre-Bid Meeting Attendance List
Colorado Parks and Wildlife - Project RM26NW1
Oak Ridge SWA Fence Replacement
IFB1 2026*153
April 16, 2026

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