



REQUEST FOR PROPOSAL Q&A QUANDARY PEAK TRAILHEAD REDESIGN

RFP Due: July 14, 2026 by 5:00PM MST/MDT

1. What is the anticipated schedule for bidding and construction of this project?

Bids are due July 14 by 5pm. Page 3 of the RFP has a timeline for the RFP process. [Here](#) is the link to the bid website with the attachments.

Regarding the project timeline, the project will be split into two phases. County and Town staff request Phase 1 be completed by November 1, 2026 and Phase 2 be finished by mid-2027. Construction will begin once the plans are finalized, most likely in 2028.

2. It appears that all design services are listed under Phase 2 in the Scope of Work. In order to prepare the Preliminary Drainage Report in Phase 1, preliminary design will need to be completed - can we propose that Phase 1 includes 30% and 60% design plans, removing that portion from Phase 2? Alternatively, can Phase 2 be the 30% and 60% plans and preliminary drainage report (Preliminary Design), and the remainder of services listed as Phase 2 be Phase 3 (Final Design)?

The County and Town envision that Phase 1 would involve all surveys and data collection needed to inform the design work, as well as provide additional reports as required by the Planning Department to support our rezoning application, including traffic and drainage information. If required by the County Planning Department, the drainage report for Phase 1 can be very high level and include total area drained by the development site, existing drainage structures (such as road side ditches), estimates of maximum volumes generated in 24 hours by the 25-year storm, and options for drainage infrastructure to meet retention requirements.

3. Does the County anticipate the need for a landscape architecture on this project for any plantings, amenities, or revegetation design?

No, the County and Town are not anticipating the need for a landscape architect for this project. An engineered design plan is sufficient. However, Section 3603.E of the Code provides “parking area landscaping” requirements for any parking lot that contains 30 or more parking spaces. These standards will need to be accounted for in the design.



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4. Will the Forest Service be providing standard details for the vault toilets, kiosks, shelters, and any specific signage?

In collaboration with our partners, the County and Town will provide standards and guidance for the vault toilets, kiosks, shelters, and signage. Contractors will not be required to design these amenities. Since the Quandary Peak Trailhead is part of the Camp Hale – Continental Divide National Monument, staff will coordinate with partners to create cohesive design guidelines for trailheads within the Monument. Please see Exhibit F for details on the vault toilet design.

5. The exhibits appear to incorporate LiDAR-derived topographic data. Can the County confirm the source of this LiDAR dataset and whether it is available for use as part of the required property and topographic survey?

The County can provide the contractor with the topographic data, although this data is typically used for informational purposes only. Although the County believes the data to be accurate at the time it was published, the County does not guarantee that such data is error free. Therefore, the contractor should include the cost of collecting topographical data in the bid.

6. Please confirm the intended survey limits. Our assumption is that the survey area includes all features shown on Exhibit B, Sheet 3, with tree locations collected within the proposed development footprint.

Exhibit G includes survey data for Lots 1, 2, and 3 and McDill Placer. The contractor can utilize these surveys for the lot boundaries. Proposals should include any additional survey work needed to support the design if these surveys are not sufficient. The survey areas must include all of Lot 1 and McDill Placer and the southern 1/3 of Lot 2. The lower 1/3 portion of Lot 3 will also be included in this project.

7. During the pre-proposal meeting, the need for surveying of the existing trees was added to the required scope of work, has the County identified the limits of where the tree survey must occur? What diameter threshold (DBH) should be used for tree inventory and quantification?

For areas where there are trees present, a site survey shall be conducted to inventory any significant trees, according to Section 3603.C in the Code. Significant trees are defined as conifers with a caliper of eight (8) inches or greater and deciduous trees with a caliper of four (4) inches or greater. The contractor can propose additional tree survey work if further information is needed to help estimate the cost of removal. The tree survey should only



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occur within the maximum footprint of the new parking lot or any areas where tree removal may occur.

8. Several 4” PVC standpipes were observed onsite. Can the County confirm whether these are monitoring wells or serve another purpose?

Please refer to question 19 regarding the PVC pipes and historic uses of Lot 1 and the McDill Placer parcel.

9. Beyond minimizing backing movements, are there any operational constraints or preferred circulation patterns for the shuttle?

The only other constraint of the shuttle turnaround area is to ensure a tree buffer is maintained to the greatest extent possible. Section 3603.D of the Code provides the minimum requirements for landscaped buffers at the edge of parking lots.

The County and Town will not require the shuttle to have a separate entrance/exit and driveway (although this is preferred if space allows), but there needs to be a separate and designated drop-off area, so visitors can unload safely.

10. What shuttle vehicle dimensions and turning templates should be used (e.g., 36-passenger buses)?

The shuttle system has utilized a fleet of 14-passenger vans, 25-passenger minibuses, and 36-passenger buses. To carry 14 passengers, contractors have utilized either Mercedes-Benz Sprinter vans or Ford Transit vans, each about 20 – 22 feet long. For the 25-passenger bus, contractors have used a Ford E-450 passenger bus, which is about 26 feet long, and for the 36-passenger bus, contractors have utilized a bus similar to the F650 Ford Starcraft XLT, which is 36 feet long. Since shuttle contractors have changed throughout the six years of the program, the County and Town recommend using standard vehicle turning dimensions for 14-, 25-, and 36-passenger vehicles to determine turning radius for these vehicles.

11. What equipment types and turning radii should be assumed for winter plowing operations?

The Summit County Road and Bridge Department uses a front-end loader to plow the Quandary Peak Trailhead lot. The front-end loader is 14 feet wide. While rare, if there is a big snow event, staff might use a road grader.



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12. The RFP states that Phase 1 work will "help inform a Summit County Planning Department application." Will the selected consultant be responsible for preparing and submitting the Planning Department application and supporting the entitlement process, or will Summit County prepare and submit the application with technical support from the consultant?

The contractor will not be responsible for preparing any materials for the Planning Department. Summit County staff will oversee the planning application and process for the PUD amendment.

13. Does Summit County anticipate this procurement being led by a civil engineering consultant or by a planning consultant? If the County has a preferred prime discipline, please clarify the anticipated role of the lead consultant.

The County and Town would prefer a civil engineer lead the project.

14. Does Summit County anticipate that a planner and/or landscape architect will be a required member of the consultant team?

The County and Town will allow the contractor to propose the team they feel is most beneficial to complete the tasks outlined in the Scope of Work.

15. The Request for Proposal references Section 3705 of the Summit County Land Use and Development Code, which contains regulations regarding: Lighting and Landscaping. Has the Lighting and Landscaping already been incorporated into the Southern Ten Mile Range Access Plan?

Lighting is not anticipated for the Quandary Peak Trailhead, so a lighting plan has not been developed. However, staff might consider low-light solar powered lights on the vault toilet entrances for the early mornings. For landscape requirements, please refer to Question #3.

16. Regarding the two proposed double vault toilets to be installed; has the County identified the preferred manufacture and products model numbers of prefabricated toilets?

Please refer to Exhibit F to see the design specifications for the double vault toilet.

17. Regarding the required boundary surveying, will the County independently arrange for and provide the recorded real estate and title search documents of the three properties?



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The County has the title work and all other recorded real estate documents for each of the three properties and can share it with the awarded contractor if requested.

18. Regarding the required Utility Survey: will the County independently arrange for marking of the existing underground utilities within and adjacent to the project site?

The County and Town can call Colorado 811 for utility locating services. If anything beyond this basic service is required, it would be the responsibility of the contractor to oversee these additional surveys.

19. Regarding the required Utility Survey: will the County provide plans and as-built surveys of the existing sanitary sewer infrastructure within the site, that was installed and is currently maintained by the Breckenridge Sanitation District?

The County and Town can provide more information to the awarded contractor regarding the sewer infrastructure on the McDill Placer and Lot 1 parcels. Here is some background information about each parcel.

McDill Placer: The McDill Placer parcel was previously owned by the Upper Blue Sanitation District (UBSD) and used as a leech field. The leech field was a subterranean leech field that was used to remove phosphorus from wastewater. There were/are several vent pipes extending above ground, along with two manhole covers. Since this was a natural, organic settling procedure, no toxic chemicals or waste are known to have been deposited on or near the property, and this former use should not impact any future uses. When the County and Town purchased the property in 2011, the UBSD decommissioned any infrastructure and cleared the area of all above ground plumbing before closing.

Lot 1: This property was previously zoned for the development of a single-family home with the installation of a private well and septic. The previous owner never built a home, and no wells were ever drilled. However, after the County and Town purchased the property, staff found what they thought to be a septic clean out (it was a pipe flush with the ground). There is no record of a septic permit, and based on the Assessor's data, this lot is served by public sewer.

20. Regarding the required: Environmental, Biological, Cultural studies that must be performed, will the County identify their respective scopes of work and their required deliverables, prior to the Proposal Due Date?



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As stated in the McDill Placer Appraisal Report, dated October 2011, the property does not have any significant natural, cultural, recreational, or scientific value. In addition, the Appraisal Report states that the parcel is not in a FEMA floodplain, as it is in a high mountain valley, somewhat elevated above streams to the south and east. Therefore, beyond confirming that there are no wetlands on the site, the County and Town do not anticipate any other environmental surveys are needed for this project. However, the contractor can propose any additional surveys they deem necessary as part of the bid.

21. Regarding the Traffic Impact Analysis, basic traffic study, will the County provide existing traffic counts, the existing average daily trips, and the existing peak hour traffic rates of the adjacent roadways, and the trailhead?

The County and Town have collected average daily traffic data on Blue Lakes Road and McCoullough Gulch Road since 2021 and can share this data with the awarded contractor. However, this data is not specific to the Quandary Peak Trailhead, and a very basic traffic study to determine average daily trips into the lot will be necessary.

More information about traffic requirements can be found in Chapter 5 and Table 5-1 of Section 5000 of the Code. Note: Blue Lakes Road is considered a “local access road,” which means the average daily traffic is 500 – 2,000 vehicles.

22. Regarding the required County and Use review and approval, will consultants be required to attend and present the project at the Public Hearings?

The contractor will not be involved in any public hearings, and the County and Town will oversee and attend these meetings. However, if staff needs technical assistance during these planning meetings, the contractor could budget for 1 – 2 hours of time.

23. Does the parking lot design need to include space for EV charging stations?

There is no power on any of the three lots, so EV charging stations will not be included in the final design.

24. What improvements are needed for the helipad?

The helipad will remain in its current location and stay the same size. However, the County and Town would like to minimize rotor wash, so envision the helipad being paved with hardened surfaces or revegetated fill slopes surrounding the pad.

25. Can you share the pre-bid meeting sign in sheet?



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The sign in sheet is attached as Exhibit E on the bid website.

26. What is the zoom link for the bid opening and what time?

The bid opening will take place on **Wednesday July 15 at 3:00pm** via Microsoft Teams. Please email Allison Morton (allison.morton@summitcountyco.gov) for a Microsoft Teams invite if the link below does not work.

Microsoft Teams meeting

Join: <https://teams.microsoft.com/meet/212291126760232?p=4i9srjc8M053qr26ky>

Meeting ID: 212 291 126 760 232

Passcode: xy2Bs7TG

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