



**REQUEST FOR PROPOSALS**

**ELEVEN MILE CANYON ENTRANCE ROAD WORK AND FEE BOOTH**

**FOR**

**PIKE-SAN ISABEL NATIONAL FORESTS &  
CIMARRON AND COMANCHE NATIONAL GRASSLANDS**

South Park Ranger District

## PROJECT LOCATION

Eleven Mile Canyon Recreation Area located outside of Lake George, Colorado. The entrance to Eleven Mile Canyon Recreation Area is located approximately 0.91 miles south of Granite Canyon Store in Lake George, Colorado.

County: Park

Township: 12 South

Range: 71 West

Section: 31

Coordinates: 38°58'4.30" N; 105°21'51.31" W

Elevation: 7,985 feet above sea level

Road Identification: Park County Road 96/USFS Road 96

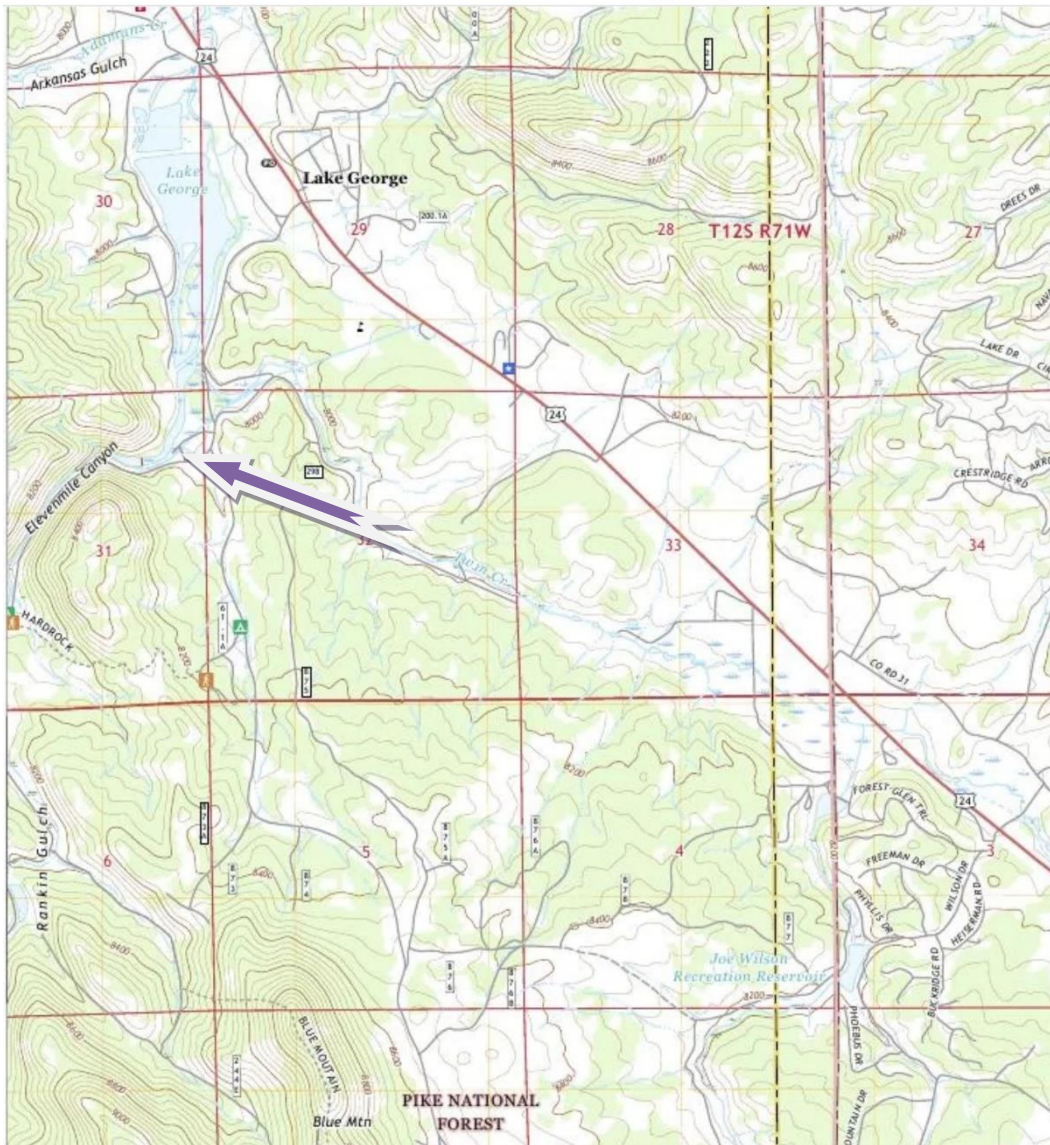


Figure 1: Vicinity Map

General Background: The Coalition for the Upper South Platte (CUSP) in partnership with the U.S. USFS (USFS) is seeking construction services for a new entrance station/fee booth and road improvements at the above location. This project involves furnishing the necessary materials to construct one paved entrance area, order and install one EASI-SET guard shack from Mountain West Precast and Construction, placement of aggregate base course and asphalt concrete paving, pavement striping and installation of bollards. All material testing required by the specifications are incidental to other pay items within the contract and shall not be paid separately.

The existing booth has been in place for about 20 years and is very small, impractical for customers and unsafe for the attendants that work it. The old, current structure will be removed and disposed of by USFS staff.

All property associated with this project is owned by the U.S. Forest Service (USFS) and managed by the South Park Ranger District. Eleven Mile Canyon Recreation Area sees an annual visitation of 250,000+. The National Environmental Policy Act (NEPA) process has been completed and approved by the USFS. The funding is currently in place to complete the project.

The Canyon Road passing through the project shall be kept closed to the public for a maximum duration of 21 calendar days. It is the responsibility of the contractor to install and maintain the closure and conform to MUTCD standards. Access through the closure shall be permitted only for Denver Water Personnel, USFS staff, Camp Alexander staff and Rocky Mountain Recreation staff during construction. The contractor shall facilitate access through the construction site for administrative purposes as quickly as possible.

## **PROJECT GOALS**

- Improve visitor and employee safety
- Improve traffic flow
- Improve public access
- Install new pre-fabricated entrance station with foundation, according to USFS design
- Improve road conditions

## **SCOPE OF SERVICES**

The contractor will collaborate with the USFS team and Coalition for the Upper South Platte (CUSP) to implement and complete the project. Any variations from the USFS design will need to be approved by the USFS project lead and/or USFS Engineers.

## **TIMELINE**

Paving construction is estimated to start September 2025 for road work. A 21-day road closure will be in effect for this project and other projects in the canyon. Paving operations shall be completed within the 21-day closure period.

Contractor should order the pre-fabricated structure as soon as a contract is signed with CUSP. Generally, businesses that fabricate these buildings have a long lead time. More than likely the building will not arrive until early 2026. If that is the case, the building placement may be completed in the spring of 2026. Additional traffic control will be necessary during building placement, so that the road can remain open for public access.

## CURRENT FEE BOOTH



*Figure 2: Current Entrance Booth*

The current fee booth will be kept in place during the project for continued use by the concessionaire. After the project is fully complete, USFS will remove and dispose of the old fee booth.

## STATEMENT OF WORK

- Furnish the necessary materials to construct one (1) paved entrance area per the attached drawings and specifications
- Pavement works includes grading, placement of aggregate base course and asphalt concrete paving and striping
- Order 8'x12'x9' EASI-SET pre-cast structure from Mountain West Precast and Construction in Brigham City, UT. Structure will include solar light package, windows, concrete base. Specifications attached. Mountain West order should include delivery and a crane for setting the building (spec sheet attached)
- When installing EASI-SET Guard Shack contractor must follow manufacturer's recommendation for the site/foundation preparation below.
- The building shall bear fully on a crushed stone base that is at least two feet larger than the length and width of building. Stone shall be a minimum of 4" thick and down to firm subgrade. The vertical soil capacity under stone shall be compacted to have minimum bearing of 1,500 pounds per square foot. Stone shall be 3/8" or smaller and must be screeded level within 1/4" in both directions. Stone shall be placed within a perimeter form with flat and level top edge for screeding. Forming material shall remain around stone until after the building is set. The crushed stone base shall be kept within the confines of the soil or perimeter form. Do not allow the base to become unconfined so that it may wash, erode, or otherwise be undermined.

- Installation of 6 (six) bollards at a location specified in the plans. Bollards to be installed in concrete after installation of EASI-SET Guard Shack.
- Apply asphalt cold patch around exposed aggregate pad after installation of EASI-SET Guard Shack.
- The Standard Specifications for this project are contained within the “Standard Specifications for Construction of Roads and Bridges on Federal Highway Projects” FP-14 U.S. Customary Units. Copies of this document are available on-line only at the Federal Highway Administration web site at <https://flh.fhwa.dot.gov/resources/specs/> in either Microsoft Word (.doc) or Adobe Acrobat (.pdf) format.
- All material testing required by the specifications are incidental to other pay items within the contract and shall not be paid separately.
- Disposal area for any excess excavation and/or asphalt to be hauled off site and disposed of at a commercial landfill.

**When making quantities of work estimates, the contractor shall refer to:**

- Figure 1 – Project Vicinity Map
- Attachment A\_01 – Eleven Mile Canyon Schedule of Items
- Attachment A\_02 – Mountain West Building Specifications
- Attachment A\_03 – Special Contract Requirements
- Attachment A\_04 – Eleven Mile Entrance Drawings
- Attachment A\_05 – Forest Service Supplemental Specifications
- Attachment A\_06 – Bonding and Insurance Requirements
- Attachment A\_07 – Map of Eleven Mile Canyon Entrance and Map of Project Reach

**EQUIPMENT CLEANING**

The contractor shall ensure that prior to moving equipment onto the USFS project location, that equipment is inspected at least 24 hours ahead of time by qualified USFS staff. Contractor shall notify USFS inspection staff the location of the equipment’s most recent operations. Equipment must be cleaned before placed into service on this project.

Equipment shall be free of noxious weeds, soil, seeds, vegetative matter, or other debris that could contain or hold seeds.

Contractor shall employ whatever cleaning methods are necessary to ensure that equipment is free of noxious weeds. Equipment shall be considered free of soil, seeds, and other such debris when a visual inspection does not disclose such material. Disassembly of equipment components or specialized inspection tools is not required.

New infestations of noxious weeds, of concern to USFS and identified by either Contractor, CUSP or USFS within the project area or on the haul route, shall be promptly reported to the other party.

## SPECIAL CONDITIONS

The following site conditions are for informational purposes and shall be planned for accordingly. No direct payment shall be made in this contract for any of the following items:

1. **Physical Conditions.** The indications of physical conditions on the drawings and in the specifications are the result of site investigations and surveys performed by the USFS.
2. **Existing Structures.** No other known structures and utilities are found within the project site. However, it is the sole responsibility of the Contractor to verify the existence of any unknown subsurface utilities prior to the start of work.
3. **Weather.** Low temperatures at the project site range from less than 10 °F in December and January, to lows of 45 °F in July and August. High temperatures range from 35 °F in December and January to under 80 °F in July and August. The annual precipitation at the project site is less than 20 inches per year, including snowfall. Winter snow storms and freezing temperatures may occur during the autumn months. Icy conditions on local roads and highways can occur during the fall, winter and spring. Highway curves in shaded areas will remain covered with ice or frost for weeks.
4. **Typical Work Hours, Weekends and Holiday Hours.** No work shall be performed between 6pm and 6am unless otherwise allowed in writing by the USFS. Weekend work must be submitted in writing for approval by the USFS, a minimum of 5 calendar days prior to the proposed weekend. No federal holiday work shall be allowed.
5. **Safety, Emergency Communications and Evacuation.** Contractor is responsible for the safety of the Contractor's employees including Subcontractors employees, USFS employees associated with the project, and any visitors to the site both Government and private. The Contractor shall submit a **Project Safety Plan** to the CUSP for review prior to commencement of Work. The project safety plan shall comply with the appropriate State OSHA and Federal OSHA rules and regulations and must include a medical evacuation and emergency communications plan.
6. **Staging Areas.** The contractor shall provide the necessary site investigation of the project area and any adjacent areas and propose staging areas for approval by the USFS.
7. **Permits.** Contractor is responsible for securing any and all required permitting.
8. **Fuel Storage.** The contractor shall propose fuel storage areas for approval by the USFS. The fuel storage tank shall be set inside a fuel containment basin. The containment basin shall be large enough to hold 110% of the tank's capacity. Provide spill plan in accordance to the specifications for review and approval by the USFS.
9. **Toilets.** No toilet or shower facilities are available on site. Contractor shall provide onsite portable toilet facilities for its employees.
10. **Camping.** Contractor may request a permit from the South Park Ranger District.
11. **Water.** There are no designated non-potable water sources at the project site. The Contractor shall be responsible for obtaining non-potable water for the project.
12. **Security.** Contractor is responsible for the Contractor's equipment and materials owned or supplied to the site. Lost, damaged, or stolen equipment or materials shall be replaced at the contractor's expense. All equipment not equipped with a key lock system shall be secured in such a manner as to make it inoperable to the average person at the end of each working day. All hand tools and other equipment shall be secured at the end of each working day. The contractor shall be responsible for signing, limiting public access, and safety of the public and/or government employees at the site. All refuse shall be properly stored or removed from the site at the end of each day.

- 13. Traffic Control.** Contractor shall submit a Traffic Control and Signage Plan for review and approval, 10 days prior to the start of operations. Construction signing for traffic control shall conform to the Manual of Uniform Traffic Control Devices (MUTCD), and state and local regulations. Traffic control signs shall be placed in areas with adequate turnaround space for a public truck pulling a fifth wheel trailer. The road (Forest Road 96) passing through the project shall be kept closed to the public for a maximum duration of 21 calendar days. Only administrative access for Denver Water, USFS staff, Camp Alexander and Concessionaire shall be permitted. Administrative traffic shall be let through the jobsite as quickly as practicable. All paving operations shall be completed within the timeframe of the 21-day closure.
- 14. Protection of Resources.** Contractor shall thoroughly clean all equipment prior to delivery to the project site, to remove weeds, seeds, mud, grease and oil buildup from all equipment surfaces. Contractor shall schedule an equipment inspection with the Forest Service up to 36 hours prior to mobilization. Spills of petroleum products and other hazardous substances shall be reported, contained, and removed in accordance with all applicable rules, regulations and laws. Contractor shall submit a project spill response plan at the pre-work meeting for review by the Forest Service.
- 15. Disposal Areas.** Disposal area for any excess excavation and/or asphalt to be hauled off site and disposed of at a commercial landfill.

## **CONTRACTOR INFORMATION REQUESTED**

If interested in submitting a bid for this project, please provide a proposal for the above statement of work by including:

### **Company Information**

- Name, physical address, mailing address, phone number, email address and website of company
- Principal contact for this project
- Superintendent for this project
- Experience/ Key Personnel (max of three 3 pages): The offeror will be evaluated by relevant experience on the basis of its extent and depth. Provide a list of personnel with job titles and years of experience.
- Provide an hourly rate schedule for all participating personnel to meet Federal Davis/Bacon wage requirements

### **Sub- Contractors**

- Name, physical address, mailing address, phone number, email address and website of company
- Principal contact for the sub- contractor
- Key personnel for the sub-contractor
- Define which services are provided by the Prime contractor and each subcontractor.

## **EXPERIENCE**

Furnish a list of three (3) projects of similar magnitude completed by the firm within the last three (3) years. Please do not exceed three pages. The list should include work similar in nature and complexity to that required by this solicitation. Include contracts with the government agencies and commercial customers. For each project cited, provide the following:

- Name and location of the project
- Project Point of Contact's name, phone, email address, and fax numbers
- Total cost of the project
- A brief narrative of the project (include size, i.e. acres, square feet; date of start, and completion or anticipated completion date)

## **PRICE ESTIMATES**

Schedule of Items included in the solicitation package, completed by the bidder will be considered the price proposal. This solicitation requires submission of a proposal on all base items. Failure to do so may result in the proposal being rejected without further consideration. The bidder is also required to state their base of operations in order for CUSP to determine cost-efficiency of mobilization. The Price Proposal will not be point scored but will be subjectively evaluated to determine the reasonableness, cost realism, affordability and value of the price data. A price analysis and evaluate price by determination of "Best Overall Value."

## **OTHER**

- Collaborate with USFS staff and CUSP staff as project progresses
- Participate in meetings with USFS and CUSP
- Contractor shall determine construction means and methods, construction phasing, paving, etc.
- Are there any judgments, suits or claims pending against your company?
- Are you eligible to work on federal projects (registered at SAM.gov, do not owe taxes, etc.)?
- The technical proposal must present sufficient information to reflect a thorough understanding of the requirements and a detailed description of the techniques, procedures, and program for achieving the objectives of the specifications/statement of work. Proposals which merely paraphrase the requirements of the outlined statement of work or use such phrases as "will comply" or "standard techniques will be employed" will be considered unacceptable and will not be considered further.

## **EVALUATION FACTORS**

This contract will be awarded on factors other than price (Best Value) and may be awarded without discussion. CUSP and USFS will evaluate each proposal against the following factors: Past Performance, Experience/Key Personnel, and Price. When combined, these technical evaluation factors are approximately equal to cost. Each unit item bid price will be evaluated to determine if they are fair and reasonable. Technical proposals will be evaluated and ranked according to the criteria.

CUSP reserves the right to select a contractor without interviews. CUSP also reserves the right to not award a contract. Selection will be based on who CUSP and the USFS feel is the best qualified for this project (technical ability, experience, Construction Cost Estimate, etc.). The evaluation criteria and scores will only be used as a guide for the selection, and the scores will not be provided to the submitting contractors or made public. If CUSP or USFS feels a need for an interview, those may be scheduled with qualified contractors in July 2025.

- Attachment A\_08 – Technical Evaluation Criteria

## **PRE-BID SITE VISIT**

**A pre-bid tour will be held on July 9, 2025 starting at 10:00 AM.** Meet at the entrance to Eleven Mile Canyon. Attendance of the pre-bid tour is not required to bid. Regardless, the Contractor acknowledges that they have taken the necessary steps to ascertain the nature and location of work and have investigated and satisfied themselves as to the general and local conditions that can affect the work or its cost. Any failure of the contractor to take the actions described and acknowledged in this paragraph will not relieve the Contractor from the responsibility of estimating properly the difficulty and cost of successfully performing the work, or for proceeding to successfully perform the work without additional expenses to the CUSP or USFS.

## **DIRECTIONS**

From the city of Colorado Springs, Colorado: The project site can be reached by traveling west on Highway 24 until you reach Lake George, approx. 37 miles. Then turn left onto Park County Road 96 at the Granite Canyon Store. Follow Park County Road 96 for 0.9 miles to the Eleven Mile Canyon entrance.

## **SUBMISSION OF PROPOSALS:**

All proposals must be received by close of business (COB) of **July 24, 2025**

## **BIDS CAN BE EMAILED, MAILED OR HAND DELIVERED TO:**

### **1. EMAIL**

[culp@culp.ws](mailto:culp@culp.ws)

Entrance Station Bid in Subject Line

### **2. OFFICE LOCATION (please call before coming out)**

40 Cherokee Ave,  
Lake George, CO 80827

### **3. OFFICE MAILING ADDRESS**

Coalition for the Upper South Platte  
PO Box 726  
Lake George, CO 80827

- Questions may be submitted in writing to [culp@culp.ws](mailto:culp@culp.ws) Please write Entrance Station Project in the subject line. Questions must be received by **July 16, 2025** and will be answered in writing. All questions and responses will be posted to bidnetdirect.com for all to see.
- All proposals must be signed by an authorized representative of each company.

## **ATTACHMENTS**

A\_01- Eleven Mile Canyon Entrance Schedule of Items  
A\_02 - Mountain West Building Specifications  
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