

TOWN OF RIDGWAY

Request for Proposal

**for Construction Manager at Risk (CMAR) for the
Beaver Creek Diversion Restoration Project**

ADDENDUM NO. 2

To all prospective proposers of the Ridgway Construction Manager at Risk (CMAR) for the Beaver Creek Diversion Restoration Project for which proposals are to be received until 4 pm, Thursday April 17, 2025 at Ridgway Town Hall.

The following additions, deletions, and/or modifications are hereby made to the Request for Proposals:

Pre- Proposal Meeting Minutes

1. Introductions: Bill Canterbury- Canterbury CMS, Inc (teamed with RESPEC Eng)
Preston Neill & Joanne Fagan - Town of Ridgway
Alan Leak, Jessie Nolle, and Michelle Hopkins – RESPEC Engineering

Attendees:

Monte McCoy (JHL)
Tyler Davis (Meridian Contracting)
Chris McMillen (Myers & Sons Construction)
Charles Bisbee (JHL)
Nate Murphy (CEI)
Charles McManus
Robert Wahl (JHL)
R. Collins

2. **Electronic proposals are due on April 17th, 2025, by 4:00 PM MST (see submittal requirements in RFP)**

- Email to Preston Neill at pneill@town.ridgway.co.us
- Subject line addressed as follows:

“(Contractor Name)- CMAR Proposal for the Beaver Creek Diversion Restoration Project”

****Additionally, two (2) paper copies of the proposal** in a sealed envelope clearly marked:

“(Contractor Name)- CMAR Proposal for the Beaver Creek Diversion Restoration Project”

These two (2) copies need to be **post marked Thursday, April 17, 2025**, and mailed to:

Pam Kraft, Town Clerk
Ridgway Town Hall
201 N. Railroad Street (or PO Box 10)
Ridgway, CO 81432

Please note, this is not a mandatory pre- proposal meeting.

Please provide your name, company you are representing, phone number, and email in the chat box during this meeting.

Questions are to be submitted in writing to Preston Neill at pneill@town.ridgway.co.us by 4:00 PM

MST, April 11th, 2025. If required, an addendum will be issued by the end of business (EOB) April 14th, 2025.

Please be sure to acknowledge receipt of addenda in the proposal.

3. Background (Preston/ RESPEC)

The diversion location is 40 minutes outside of the city limits. It can be reach by vehicle starting mid-to-late May on a typical snow pack year. Last August a weather event destroyed the diversion. The creek is no longer aligned with the ditch. The creek is well below the grizzly that screens the water before it goes into the ditch. The public works crew worked to clear out but still sediment in the trough. After issuing an RFP in January RESPEC was brought in to design in February, and now we are looking to bring on a contractor using a CMAR method in May.

4. Construction Manager at Risk (CMAR)

- Primarily qualifications based selection
- Federally funded, so Build America, Buy America (BABA); assuming minimal impact to this project
 - Pipe fittings and miscellaneous metal for gates
- Complete this year (assume late Fall due to snow)
- EJCDC CMAR contract (2023)
 - Fits the requirements from the federal agencies

We are looking for a partner that will be proactive and engaged through the preconstruction period to assist with determining the best design for the Town of Ridgway, while considering feasibility and lifecycle Operation and Maintenance.

5. Questions and Responses

QUESTION: During the evaluation for the CMAR project, there is no mention of CMAR gross order of magnitude. Would you be willing to share your anticipated CMAR value?

RESPONSE: The Town does not have an anticipated CMAR value. A conceptual plan and cost estimate for design and construction developed by Wright Water Engineers, Inc. dated September 20, 2024 indicates a conservative estimate subtotal for construction work items and general conditions at \$5,120,000. That report is available at

<https://townofridgway.colorado.gov/sites/townofridgway/files/documents/20240920%20-%20Letter%20Report%20-%20Ridgway%20Water%20Intake%20Concept%20Plan%20and%20Cost.pdf>.

QUESTION: I did see that this solicitation was posted to Bidnet yesterday and it shows a prebid occurring on April 7th but the time seems to be incorrect as it shows 12am. Was it supposed to be for 12pm noon or will there actually be a prebid as the RFP doesn't state to have one? Also, if there is not an in person prebid, would you be open to providing a job tour of the site with us? We were thinking of seeing the site on Friday April 4th. If there's any restrictions or special access notes we need to have happen, please let us know.

RESPONSE: I'm not sure why BidNet shows the pre-bid meeting occurring at that date and time. I'm glad you asked that question though, because the version of the RFP that was posted did not include a date and time for a pre-bid meeting. We fully intended to hold one. I'm working with our team now to pinpoint and date and time for a pre-bid meeting and then we'll issue an addendum shortly. Stay tuned on that. Regarding your question about the site tour, unfortunately, the site is still inaccessible. There's still a ton of snow. We're hoping that we'll be able to easily access the site by mid-to-late April.

QUESTION: If the City is planning to hold interviews in-person, are we able to have this individual join remotely?

RESPONSE: Yes, the Town will provide for an option to join remotely.

QUESTION: What types of permitting or ROW access is there for this project?

RESPONSE: Our environmental specialist will need to go up to the site in late May but no anticipated hurdles with the USACE or any other permitting agency. The town is working with the land owners for access. There is a prescriptive easement for diversion and ditch access and maintenance. The Town will be working with the Wolf Land Company on anything above what is included in the prescriptive easement, such as staging area.

QUESTION: What is the current condition of the access road?

RESPONSE: The Town is working on a separate RFB to improve the access road off of County Road 5, see green and yellow highlights for proposed road improvement extents in image below. The goal for the separate project is to have the road in by the time runoff is over to be able to start work on the diversion project. If the diversion is moved upstream, additional access road will be included in this project.



QUESTION: Is part of the project to clear the stream or roadway of trees and debris?

RESPONSE: We'll need to work together on construction staging size and location. We need to minimize the impact of the project while providing sufficient space.

QUESTION: Can the terrain accommodate screening equipment?

RESPONSE: We are looking for a partner to help us with the feasibility of questions like that as we go through the design process. Things like concrete delivery or whether it should be batched on site.

acknowledged in the proposal.

Preston Neill
April 8, 2025