

**PARK COUNTY BOARD OF COMMISSIONERS
WORK SESSION
TUESDAY, MAY 3, 2022
9:00 AM ADMINISTRATIVE SESSION**

Video

To join the meeting, click on the link below or copy and paste into your preferred web browser: <https://zoom.us/j/632627219?pwd=Q2gvUVEwd0JuQ0R3TE9qWE9LTk9kQT09>

Audio

Upon joining the meeting, you will have the option to use either your computer mic and speakers for audio interaction, or participate by phone. If you are not using your computer speakers and mic to interact in the meeting, you may use the dial- option below:

Dial by your location

(669) 900-6833 US (Western US)

(929) 205-6099 US (Eastern US)

Meeting ID: 632 627 219

Password: 04408

*** At the start of the meeting enter your name when prompted ***

9:00 AM ADMINISTRATIVE SESSION (OPEN)

- . DISCUSSION RELATED TO PARK COUNTY FAIRGROUNDS FEE SCHEDULE.
- . DISCUSSION RELATED TO POSSESSORY INTEREST DUE.
- . DISCUSSION RELATED TO AWARD OF BID(S)

Documents:

[BOCC Staff Report Cline Ranch Asbestos Abatement.pdf](#)
[RFP Asbestos Abatement.pdf](#)

- . SHORT-TERM RENTALS STATUS UPDATE FROM DEVELOPMENT SERVICES

The purpose of a work session is to provide for a free and open dialogue. Discussions are not limited to those items being on the agenda. NOTE: This WORK SESSION agenda may be modified with items either being added or deleted. Please check Website "parkco.us" for most updated agendas. If you need further information, please contact the BOCC (Board of County Commissioners) office at 719-836-4201.

P.O. Box 1373
FAIRPLAY, CO 80440
PHONE (719) 836-4201
FAX (719) 836-3273
WWW.PARKCO.US



**PARK COUNTY GOVERNMENT
BOARD OF COUNTY COMMISSIONERS**

Request for Proposal – Staff Report

**Heritage & Tourism Department
Asbestos Abatement**

Bid & Project Summary

A Request for Proposal (RFP #2022-6) for the Asbestos Abatement Project will include the proper removal and disposal of the identified asbestos containing materials was advertised and closed. Bid submissions have been received and reviewed. Bid is awarded to firm presenting best overall value of project build including total cost, materials, service, warranty, demographics and references. The Board of County Commissioners intends to work with a contractor for a period of 1 month or until project is complete.

Location

Tarryall Cline Ranch House
33238 US Hwy 285, Jefferson, Colorado 80456

Schedule

Requested service will start 5.15.22 and end 6.15.2022.

Bid Proposals/Contractors

4 total bids were received.

1) Eagle Environmental Solutions

794 Ventura Street Unit B, Aurora, CO 80011

Management

Roy White

President

Office: 720-335-4004

roy@eagleenvironmentalsolutions.com

Demographics

Founded in 1992 in Aurora, Colorado.

References

Sapporo Garden Apartments - Glendale, Colorado

Room and Board – Cherry Creek, Colorado

Denver Housing Authority – Denver, Colorado

Quote/Proposal

Removal and disposal of 2,700 square feet of asbestos containing plaster walls and ceilings located in the 1st floor living room, kitchen, hallway, bedroom, bathroom and west stair, 276 square feet of asbestos containing floor tile located in the 1st floor kitchen and 22 windows with asbestos containing window glazing prior to renovation of the building located at 33238 US Highway 285. The asbestos containing materials will be removed within one full containment.

Assuming the base bid is selected, \$20,808.00 down payment is due upon mobilization of project. The balance of \$48,550.00 will be due at the completion of the project. Please make check payable to Eagle Environmental Solutions.

No warranty listed.

Total project cost

\$69,358.00

2) Acumen Environmental Services

33238 US Highway 285, Jefferson, Colorado 80456

Management

Kerri A. Valdez

President

Office: 719-432-5774

kerri@acumenenv.com

Demographics

Founded in Colorado Springs, Colorado in 2012.

Acumen currently holds the following Diverse Business Enterprise Certifications with: Small Business Enterprise (SBE), Disadvantage Business Enterprise (DBE), Minority/Woman Business Enterprise (M/WBE), and SBA 8a.

References

Nor'wood Development - US Olympic & Paralympic Museum & Springs Rescue Mission (2017 – 2021)
 Ft. Lyon Facility, Historic Building abatement/demolition- (DOLA) Department of Local Affairs (2018 – 2020)
 Southern Ute Indian Tribe, Historic Head Start Building abatement/selective demolition (2021-2022)
 Parkview Hospital - Pueblo, Colorado

Quote/Proposal

Acumen will remove and dispose of the following materials located on the property: approximately 3500 square feet of surfacing materials on plaster located throughout the first floor of the property, other materials that are attached to the plaster will also be removed (to gain access to the plaster), approximately 260 square feet of asbestos tile

Bid Alternate: to remove window glazing from 22 windows, in an effort to salvage the historic window frames.

The proposed cost for the asbestos abatement scope of services is: **\$55,556.63**

The proposed cost for the bid alternate, removal of window glazing is: **\$23,224.72**

The total cost for services to be rendered, if both are selected is: **\$78,781.35**

No warranty listed.

Total project cost

\$78,781.35

3) Eco Tech Environmental, Inc.

6401 Broadway Unit V, Denver, Colorado 80221

Management

John Haney

Principle

Office: 303-887-4878

john@etechenviro.com

Demographics

Founded in Denver, Colorado in 1992. William Gonzalez, Project Manager, listed as Latino advocate/translator.

References

Del Pueblo/GALS School - Denver, Colorado

Most Precious Blood Church - Denver, Colorado

Gold's Marketplace - Wheat Ridge, Colorado

Quote/Proposal

Removal of asbestos containing plaster located on first floor living room, hallway, bedroom, bathroom and west stair, approx. 3500sf. Work will be performed as a minor spill due to deteriorated condition since initial sampling.

Removal of asbestos containing floor tile in kitchen, approx. 260sf.

No warranty listed.

Total project cost

\$36,840.00

Bid Alternate: to remove window glazing from 22 windows, in an effort to salvage the historic window frames.

\$2,200.00

Total project cost with bid alternate

\$39,040.00

4) Golden Environmental

2240 East 24th Street, Greeley, Colorado 80631

Management

Jason Reisener

Supervisor

Office: 720-548-3359

Mandy@golden-environmental.com

Demographics

Founded in Golden, Colorado in 2013.

References

No references were provided.

Quote/Proposal

Removal of 3,500 square feet of plaster, 260 square feet of floor tile and mastic, and 22 windows.

The cost to complete the base scope of work detailed above is \$71,500.00 plus \$400.00 for state permits, plus \$400.00 for final clearances. Total cost to complete the project is \$72,300.00 which includes abatement labor, material, equipment, tools, general liability/pollution insurance, and waste disposal at an EPA-approved site. Golden Environmental requires a deposit of 25% (\$18,075.00) to start the job. With the balance of \$54,225.00 due upon completion of work and passing final clearances.

No warranty listed.

Total project cost
\$72,300.00

Bid Review Committee

Administration

Jeremy Steffen – Procurement Specialist
 Tom Eisenman – County Manager

Heritage, Tourism & Community Development

Evan Lockhart-Borman – Preservationist
 Andrew Spencer - Director

Bid Rank

1. Eco Tech Environmental, Inc.
2. Acumen Environmental Services
3. Golden Environmental
4. Eagle Environmental Solutions

Received bid proposals were reviewed and all contractors have the ability to remove and dispose asbestos under Park County supervision. The bid review committee recommends awarding Eco Tech Environmental, Inc. the contract because of repair and contracting experience throughout Colorado. Comprehensive project deliverables and pricing for services were considered and Eco Tech Environmental, Inc. was the lowest cost bidder.

Disclaimers

Park County encourages minority, woman, and veteran-owned businesses to submit bid proposals.



P.O. Box 1373
 Fairplay, CO 80440
 (719) 836-4201 (Phone)
 (719) 836-3273 (Fax)
www.parkco.us

**PARK COUNTY GOVERNMENT
 BOARD OF COUNTY COMISSIONERS (BOCC)**

Request for Proposal (RFP #2022-6)

**Heritage & Tourism Department
 Asbestos Abatement**

SCOPE OF WORK

Asbestos Abatement Project will include the proper removal and disposal of the identified asbestos containing materials.

SCHEDULE

Project will start 4.30.22 and conclude 5.30.22. Park County is aware of labor and supply shortages that may adversely affect the project schedule.

LOCATION

Tarryall Cline Ranch House
 33238 US Hwy 285, Jefferson, Colorado 80456

EVALUATION CRITERIA

The Commissioners will evaluate each bid, based on the following factors:

- General background of bidding party.
- Experience with similar operation contracts with references included.
- Estimated time frame of construction lifecycle.

SELECTION PROCEDURE

Based on the information contained in the bid a review committee will determine which contractor best fits the needs of the County. The review committee will make a recommendation to the Board of County Commissioners for approval. Park County encourages minority, woman, and veteran-owned businesses to submit bid proposals. The County reserves the right to reject any or all proposals received.

BID SUBMISSIONS

Bid documents can be submitted to jsteffen@parkco.us by 4.30.22 (12:00 a.m. MST).

INQUIRIES

Please contact Jeremy Steffen, Procurement Specialist, at 719-836-4278 or jsteffen@parkco.us with administrative questions.

Please contact Evan Lockhart Borman, Heritage & Tourism Preservationist, at 303-949-1089 or ELockhart-Borman@parkco.us with technical questions including scheduling site surveys.