CRIPPLE CREEK CITY COUNCIL
JUNE 5, 2024
5:30 PM – REGULAR MEETING
337 E. Bennett Avenue, Cripple Creek, CO 80813

Join City Council Meeting By ZOOM
Meeting ID: 897 5650 5009
Passcode: 577801

CALL TO ORDER
PLEDGE OF ALLEGIANCE
ROLL CALL
PUBLIC COMMENT
APPROVAL OF MEETING MINUTES from the May 15, 2024, CCCC Regular Council Meeting with Executive Session
REPORTS
   City Administrator
   Finance Director
OATHS/PROCLAMATIONS/PRESENTATIONS
   Presentation on License Plate Reader; Bud Bright
   Recognition of Paul Harris
NEW BUSINESS
   A. Public Hearing to Consider a Resolution Approving a Variance to Allow a New Accessory Structure and Increasing the Allowable Building Area in the R-1 Edge Residential District, on Lots 1-24, Block 6, Montrose Addition, Known as 700 N A Street, Cripple Creek, County of Teller, Colorado: Ken Hartsfield, Planning Director.
   B. Consider Approval to Authorize Staff to Solicit Requests for Proposals, (RFP) for a Consultant to Serve as the Project Manager for the Tourism Strategy Plan and Strategic Comprehensive Plan Update; Ken Hartsfield, Planning Director
   C. Authorize Staff to Solicit Requests for Proposals (RFP) for a Contractor to Reroof City Buildings Damaged by Hail in 2023, Ken Hartsfield, Planning Director

ADJOURNMENT
MAY 15, 2024, Regular Meeting Minutes

Mayor Durham called the Meeting to order at 5:30 PM and led with the Pledge of Allegiance. Clerk Gish called roll; all Council members were present. Staff present in Council Chambers were Frank Salvato, City Administrator; Malissa Gish, City Clerk; Bud Bright, Police Chief; Paul Harris, Finance Director; Joe O’Conor, Fire Chief; Ken Hartsfield, Building Official; Camille Krochta, Assistant Planning Coordinator; Connie Dodrill, Park & Recreation Director; Camille Krochta, Assistant Director of Planning & Community Development; Jeff Mosher, Special Projects; Steve DiCamillo, Public Works Director; Erin Smith, City Attorney.

PUBLIC COMMENT

None was heard.

APPROVAL OF MEETING MINUTES

Motion by Trenary and seconded by Schwab to approve the minutes for the May 1, 2024, Regular Meeting. Motion carried unanimously.

REPORTS

Salvato explains the Strategic Plan being cancelled and the fact it will be rescheduled for the near future. He hopes to have Tami Tainui come for the Home Rule presentation and the Officials Training as well.

Harris has no update.

NEW BUSINESS

Consider Approval of a Disbursement of Funds Collected

Dodrill shares the specifics surrounding the letter and the disbursement of the extra funds from the John Sharpe trust. The plan is for the monies to go towards the skate park. She would like to allocate some of the money to go towards a GOCO Grant.

Motion by Schwab and seconded by Trenary to approve $12,000 for legal fees and the Disbursement of Funds Collected in the amount of $35,063.22. Motion carried unanimously.

Consider Approval of a Contract With Pyramid Construction for the Mill and Overlay Project

DiCamillo explains that the staff report does not reflect the order in which the roads will be completed. They were just the roads selected. With the summer coming and events beginning, the council would like to see the Golden area completed first.
Motion by Bowman and seconded by Brown to approve the Contract in the amount of $359,581.45 With Pyramid Construction for the Mill and Overlay Project. Motion carried unanimously.

Consider Approval of a Fee Letter from Charles Norton for Legal Representation

Durham states this item will have action taken following the conclusion of the Executive Session.

Motion by Trenary and seconded by Bowman to enter Executive Session. Motion carried unanimously.

Following the Executive Session, the item is opened for action.

Motion by Bowman and seconded by Trenary to approve a Fee Letter from Charles Norton for Legal Representation. Motion carried unanimously.

First Reading of Ordinance 2024-02 an Ordinance Authorizing the Waiving of Water & Sewer Tap Fees for Residential Development on Lots 1-9 & 30-40, Block 25 Freeman Placer Addition, in Order to Promote Residential Development & Economic Development in the City of Cripple Creek for a Specified Period to & Through June 2, 2026 Unless Earlier Rescinded or Extended by the City Council for the City of Cripple Creek

Hartsfield presented the application asking for clarification on the number of permits and an issuance date. The applicant is requesting a 3-year completion date to reflect June 2, 2027 and the developer would like to sell the homes in phases. The permits can’t be issued until Council approves the replats. Smith states the Tap Fee Waiver and Development Agreement mentioned in the ordinance will be brought to council at the second reading. Patrick, Timberwolf Construction, is committed to 5 houses this year. Salvato reminds Patrick of his previous agreement to install the sewer lines accordingly for future extension projects.

Motion by Trenary and seconded by Bowman to approve Ordinance 2024-02 Authorizing the Waiving of Water & Sewer Tap Fees for Residential Development on Lots 1-9 & 30-40, Block 25 Freeman Placer Addition, in Order to Promote Residential Development & Economic Development in the City of Cripple Creek for a Specified Period to & Through June 2, 2026 Unless Earlier Rescinded or Extended by the City Council for the City of Cripple Creek with the revisions to Section 1 changing the date to June 2, 2027; Section 2 (a) “a building permit for at least 5 of the proposed units shall be applied for in a complete form that can be approved {striking ‘and issued’} by the City of CC Building Department”...keeping the remaining text; Section 2 (b) changing the date to June 2, 2027; Section 2 (e) striking the entire text. Motion carried unanimously.
First Reading to Consider Approval of Ordinance 2024-03 an Ordinance Amending Ordinance 2023-14 Vacating a Portion of Second Street Within the City of Cripple Creek Described in this Ordinance

Hartsfield reminds council this is an extension to the previously adopted Ordinance amending the date of completion. This agenda item and the next are discussed, as they are related. Salvato explains the fact that they will be working at their own risk if they complete work and the drainage study reflects something needs redone in the parking lot. He states if Ken is comfortable with the work and is able to inspect then it will be ok to move forward. The lighting was addressed and determined that no matter how the lights are adjusted, it will affect someone.

Motion by Brown and seconded by Bowman to approve Ordinance 2024-03 an Ordinance Amending Ordinance 2023-14 Vacating a Portion of Second Street Within the City of Cripple Creek Described in this Ordinance, on first reading. Motion carried unanimously.

First Reading to Consider Approval Ordinance 2024-04 Amending Ordinance 2023-15 Vacating a Portion of an Alley Within the City of Cripple Creek Described in this Ordinance

Motion by Bowman and seconded by Brown to approve Ordinance 2024-04 Amending Ordinance 2023-15 Vacating a Portion of an Alley Within the City of Cripple Creek Described in this Ordinance on first reading. Motion carried unanimously.

Consider Approval to Authorize Staff to Seek Requests for Proposals (RFP) for an Update to the Comprehensive Plan and the Creation of an Economic Development and Tourism Strategy Plan

Hartsfield explains this request is for approval for getting consultants to review our Comp Plan and Tourism Strategic Plan. The due date will be June 21, 2024. A committee will be formed to review the proposals for selection.

Motion by Trenary and seconded by Schwab to Authorize Staff to Seek Requests for Proposals (RFP) for an Update to the Comprehensive Plan and the Creation of an Economic Development and Tourism Strategy Plan. Motion carried unanimously.

Consider Approval of a Professional Services Agreement with Blue Skies, LLC for Consulting Services
Salvato explains that with the retirement of Paul approaching and his knowledge and experience with gaming. Harris shares the fact that this may come in handy when one needs to testify in front of state legislators regarding gaming issues.

**Motion** by Schwab and seconded by Trenary to approve a Professional Services Agreement with Blue Skies, LLC for Consulting Services. **Motion carried unanimously.**

Mayor Durham calls to open **EXECUTIVE SESSION** pursuant to C.R.S. Section 24-6-402(4)(b) for a Conference with the City Attorney for the Purpose of Receiving Legal Advice on Specific Legal Questions Related to Pending Litigation.  
**Motion** by Trenary and seconded by Bowman to move into **EXECUTIVE SESSION** pursuant to C.R.S. Section 24-6-402(4)(b) for a Conference with the City Attorney for the Purpose of Receiving Legal Advice on Specific Legal Questions Related to Pending Litigation.  
**Motion carried unanimously.**

**RECONVENE REGULAR MEETING AND ADJOURNMENT.** Mayor Durham reconvened the regular meeting at 7:09 pm and there being no further business before the City Council, the meeting was adjourned.

_________________________________________            ________________________________________
Annie Durham, Mayor                    Malissa Gish, City Clerk
Property Owners: Southern Teller County Health Services District
Request: Approval of a variance for a temporary accessory building to remain.
Location: Lots 1-24 Block 6 Montrose Addition (700 North A Street)
Zone District: R-1 Limited Residential

Staff: Ken Hartsfield, Planning Dept

Summary of Request
Southern Teller County Health Services District (“Applicant”/“Owner”) have requested a Variance to allow a temporary 1080 square foot garage on their property at 700 North A Street to remain as a permanent structure. This will require a variance for the number of accessory structures allowed on a property and the size of a Public service facility.

The Applicant is currently constructing a Garage for six ambulances. Permission was granted for the construction of a 18’x 60’ temporary garage to house two ambulances until the new 6 bay garage could be completed. The temporary building has been used to keep ambulances out of the weather and at a temperature between 50 and 60 deg F.

The IBC Building Code allows for permitting Temporary structures for a limited-service time of 180 Days. The final inspection for the temporary building was completed December 14, 2023 and the temporary permit will expire June 14, 2024. An extension is anticipated pending approval of this variance and needed remedial construction.

The building was constructed with a 12” thick ribbon footing around the perimeter of the building. This was allowed for the temporary building and is adequate to support the building but does not comply with the requirements for a frost protected foundation. Frost protection is needed to prevent the long-term possibility of frost heave.

The applicant is proposing to provide new perimeter insulation for the foundation per the code requirements for a frost protected shallow foundation. This will require the building to be heated and insulated. The building is currently insulated and heated to maintain 50-60 deg F interior temperatures. The insulation will need to be increased to meet code requirements for a heated building. New heaters are also proposed.

Notice has been placed in the paper, Signs have been posted on the property and notifications have been posted as required for a public hearing.
Variance to Change Accessory Structure Allowance
The Development Code allows for only one accessory structure on a given lot. There are currently six accessory structures on the property. The temporary building would add a seventh. The Applicant is proposing to eliminate four of the existing accessory structures. There would be three accessory structures to remain when only one is permitted by the Development Code. One existing storage building and a dining pavilion will remain in addition to the temporary building.

Size Variance
The size of Public Service Facilities is limited to 1500 sf per the development code section 1.5.6. The existing building is 21,532 square feet in area. This is an existing non-conforming building. The temporary Building adds an additional 1080 square feet. The two existing accessory buildings adds 456 square feet. Total building area will be 23,068 square feet.

Analysis of Variance
a) The request is composed of a combination of benefits to the community’s residents, visitors, and economy and the unique characteristics of the project not anticipated by the regulations;

If approved the applicant will reduce the number of accessory buildings on the property from seven to three. The variance will allow the total area of the buildings on the property to be increased. Allowing the temporary building to remain will provide necessary support for the EMS services which will better serve the communities residents and visitors.

b) The request will not overburden public infrastructure or services in the proposed location;

The request will not overburden public infrastructure or services in the proposed location.

c) The proposed building and site design on the subject property, when compared with the uses or standards permitted by right in the zoning district, will not be detrimental to existing or planned adjacent uses;

The property can accommodate the temporary building while meeting the current setbacks. The existing 21,532 SF non-conforming building exceeds the 1500 square feet allowed for a Public Service Facility in this zone. The variance will allow the area to increased by 1,536 sf to be a total of 23,068 sf.

d) The proposal meets or exceeds the standards of the applicable zoning district except for the specific characteristics requiring relief from the standards of the zone district.

Use of the property for a Public Service Facility is a permitted use in the R-1 Zone. The temporary building meets the requirements of the district with the exception of exceeding the number of accessory structures allowed and the area allowed for Public Service Facilities.
e) The proposed or imposed additional design standards, that are otherwise not applicable in
the zoning district are adequate to ensure compatibility with the surrounding area and to
prevent any potential harm to the public health, safety, or general welfare;

The development code was established to ensure public health, safety and general
welfare. Granting of the variances will not create additional potential harm to the
public safety or general welfare.

f) The specific application of the request to the site supports the Intent and
Applicability of the zoning district and does not compromise the Intent and
Applicability of any adjacent zoning districts.

A Public Service Facility is a permitted use in the R-1 Zone and is consistent
with the intent of this zone. It would also be a permitted use in nearby R-3/4
zoned properties.

The square footage in addition to the existing facility will not compromise the
Intent and Applicability of this or adjacent zoning districts.

Staff Recommendation
Staff recommends that the application for the variance be approved.

If this variance is approved Staff will provide an extension of the current permit to allow for the
required modifications of the building to be used as a permanent building.
Exhibit A:

Lots 1-24 Block 6 Montrose Addition (700 North A Street) Cripple Creek Colorado
CITY OF CRIPPLE CREEK,
RESOLUTION NO. 2024-10

A RESOLUTION APPROVING A VARIANCES TO ALLOW A NEW ACCESSORY STRUCTURE AND AN INCREASING THE ALLOWABLE BUILDING AREA THE R-1 EDGE RESIDENTIAL DISTRICT, ON LOTS 1-24, BLOCK 6, MONTROSE ADDITION, KNOWN AS 700 N A STREET, CRIPPLE CREEK, COUNTY OF TELLER, COLORADO.

WHEREAS, the Applicants, Southern Teller County Health Services District has requested a variance to allow the temporary 1080 square foot garage on their property at 700 North A Street to remain as a permanent structure; and

WHEREAS, the Applicants, Southern Teller County Health Services District agrees to remove three of the existing accessory structures so that only three will remain on the property; and

WHEREAS, the Applicants, Southern Teller County Health Services District has requested the total area of the buildings allowed on the property be increased to 23,068 Square feet; and

WHEREAS a public hearing on the application was held before the City Council of the City of Cripple Creek on June 5, 2024, preceded by public notice of such hearing as required by the City of Cripple Creek Municipal Code; and

WHEREAS, at the public hearing the City Council heard evidence from interested parties and considered the factors for approval of a variance.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CRIPPLE CREEK;

Section 1. Findings. The City Council has reviewed and determined that the following criteria for a Variance have been met by the proposal submitted on June 5, 2024.

a) The request is composed of a combination of benefits to the community’s residents, visitors, and economy and the unique characteristics of the project not anticipated by the regulations;

b) The request will not overburden public infrastructure or services in the proposed location;

c) The proposed building and site design on the subject property, when compared with the uses or standards permitted by right in the zoning district, will not be detrimental to existing or planned adjacent uses;
d) The proposal meets or exceeds the standards of the applicable zoning district except for the specific characteristics requiring relief from the standards of the zone district.

e) The proposed or imposed additional design standards, that are otherwise not applicable in the zoning district are adequate to insure compatibility with the surrounding area and to prevent any potential harm to the public health, safety, or general welfare;

f) The specific application of the request to the site supports the Intent and Applicability of the zoning district, and does not compromise the Intent and Applicability of any adjacent zoning districts;

g) The applicant has established that the requirements of the district do not present a burden that is not in the best interest of the City.

Approval. The application for the two variances as depicted in the site plan on file herein and specifically identified in Exhibit A are hereby granted and the variances are approved for the property. The Council finds that the requirements and conditions of Section 4.6.2 of the City of Cripple Creek Development Code are met.

ADOPTED at Cripple Creek, Colorado, this ______ day of ______________________, 2024.

_________________________________
Annie Durham
Mayor

ATTEST:

_________________________________
Malissa Gish
City Clerk

APPROVED AS TO FORM:

_________________________________
Erin M. Smith
City Attorney
EXHIBIT A

LOTS 1-24, BLOCK 6, MONTROSE ADDITION, 700 N A STREET, CRIPPLE CREEK, CO
REQUEST FOR PROPOSALS FOR:
A consultant to serve as the project manager for the Economic Development and Tourism Strategy Plan and Strategic Comprehensive Plan Update.

Date Issued
June 6, 2024

Due Date
Submit no later than:
July 8, 2024, at 4 P.M [M.S.T.]
to Malissa Gish, City Clerk
mgish@cripple-creek.co.us

Inquiry Contact
Ken Hartsfield, Planning and Community Development Director
khartsfield@cripple-creek.co.us
1.0 Project Description

The City of Cripple Creek is seeking proposals from qualified consultants with extensive experience in Comprehensive Plan development and project management. The selected consultant will serve as a project manager and liaison between contracted service firms and the City ensuring effective coordination and successful implementation of the Comprehensive Plan.

The City has solicited proposals from qualified consultants to provide a comprehensive update of the 2009 Master Plan. A concurrent RFP has been issued for a Cripple Creek Economic Development and Tourism Strategy Plan (EDTS Plan), including an economic market study and a downtown plan that promotes walkability and connectivity. The (EDTS) plan is on a fast track, and it must be integrated into the final Comprehensive Plan.

2.0 Scope of Work: Project Management:

2.1 The consultant shall be responsible for the following tasks:

a. Conducting thorough research and analysis to understand the existing conditions, community needs, and future growth projections.
b. Facilitating stakeholder engagement sessions, including public meetings, focus groups, and workshops, to gather input and feedback on the Comprehensive Plan.
c. Reviewing the Comprehensive Plan and Tourism Strategy Plan documents in collaboration with relevant stakeholders and contracted service firms.
d. Developing and maintaining a detailed project plan, including timelines, milestones, and deliverables, to ensure the timely completion of tasks.
e. Coordinating activities among multiple service providers, outside consultants, and city departments involved in the Comprehensive Plan process.
f. Monitoring progress, identifying potential risks or issues, and implementing corrective actions as needed to keep the project on track.
g. Providing regular updates and reports to Planning Staff, leadership, and stakeholders on project status, accomplishments, and challenges.

2.2 Liaison Duties:

a. Serving as the primary point of contact for communication and coordination between the contracted service firms and the City.
b. Facilitating productive working relationships among stakeholders, including city officials, community organizations, planning professionals, and residents.
c. Addressing inquiries, concerns, and requests for information from stakeholders in a timely and professional manner.
d. Promoting transparency and accountability throughout the Comprehensive and (EDTS) plan process by ensuring that all stakeholders are informed and engaged.
3.0 Proposal Submission Requirements:

Interested consultants are invited to submit proposals that include the following information:

1. Company Profile: Provide an overview of your firm, including experience, expertise, and qualifications relevant to Comprehensive Plan development and management.
2. Approach and Methodology: Describe your approach to project management as it pertains to Comprehensive Plan projects, including stakeholder engagement strategies, project management techniques, and quality assurance measures.
3. Team Qualifications: Identify key personnel who will be involved in the project, along with their relevant experience, roles, and responsibilities.
4. Past Performance: Highlight examples of similar projects you have completed successfully, including references from previous clients.
5. Proposed Budget: Submit a detailed budget estimate for the proposed scope of work, including any subcontractor costs, travel expenses, and miscellaneous fees.
6. Schedule: Provide a proposed timeline for project milestones and deliverables, including key dates for stakeholder engagement activities and plan development phases.

4.0 Evaluation Criteria:

Proposals will be evaluated based on the following criteria:

- Demonstrated Experience and Qualifications
- Project Management of Sophisticated, Implementable Comprehensive Plans
- Including Working Tasks That Will Lead to Intended Results
- Experience With Destination Resort Planning and Project Management
- Experience With Current Economic Development and Cultural Tourism Strategies Similar to Cripple Creek.
- Prefer knowledge of historic small towns with casino-based economies.
- Soundness of Approach and Methodology
- Qualifications and Expertise of Key Personnel
- Past Performance and References
- Cost Reasonableness and Value

5.0 Selection Process:

After the submission deadline, proposals will be reviewed and evaluated by Staff. Shortlisted candidates may be invited for interviews or presentations to further assess their qualifications and capabilities. The selection of the consultant will be based on the evaluation criteria outlined above, as well as any additional factors deemed relevant by the selection committee.

6.0 Contact Information:

Questions and Clarification. Any questions regarding this Request for Proposals (“RFP”) must be submitted via email to khartsfie@d@cripple-creek.co.us by June 20, 2024, at 4:00 p.m. M.S.T.
The City of Cripple Creek reserves the right to reject any or all proposals received, to waive any irregularities or informalities in the proposals, and to select the proposal that best meets the needs and objectives of the Comprehensive Plan project. We look forward to receiving your proposal and partnering with a qualified consultant to advance our community's vision for the future.

All RFP’s referenced herein can also be viewed at https://www.bidnetdirect.com or by requesting a copy via email at ckrochta@cripple-creek.co.us

7.0 Rules Governing Competition

7.1 Examination of Proposals. Consultants submitting proposals should carefully examine the entire RFP and any addenda thereto, and all related materials and data referenced in the RFP. Consultants should become fully aware of the nature of work and the conditions likely to be encountered in performing the work.

7.2 Proposal Acceptance Period. Proposals must be irrevocable for ninety (90) days following the scheduled closing time for receipt of RFP submittals.

7.3 Confidentiality. The content of all proposals will be kept confidential, to the extent permissible under the Colorado Open Records Act, until the selection of a consultant is announced. At that time, the selected proposal is open for review by the competing consultants, excluding tabulations and evaluations thereof. After the award of an agreement, all proposals, tabulations, and evaluations will then become public information.

7.4 Proposal Format. Proposals are to be prepared in such a way as to provide a straightforward, concise delineation of the consultant’s capabilities to satisfy the requirements of this RFP. Emphasis should be concentrated on: (1) conformance to the RFP instructions; (2) responsiveness to the RFP requirements; and (3) completeness and clarity of content.

7.5 Tax Compliance. The City requires that the businesses or individuals contracting to do business with the City comply with City tax provisions. No agreement will be awarded to any individual or consultant found to be in violation of any City tax provision.

7.6 Supporting Documentation. Consultants shall include with the proposal copies of any licenses, certificates, registrations, and other credentials applicable to performance under the RFP.

7.7 Documentation must be current and acceptable by the State of Colorado for performance in Colorado. Such documentation shall include, but is not limited to, Colorado business licenses and applicable professional licenses, registrations, or certificates.

7.8 News Releases. News releases pertaining to the award resulting from the RFP shall not be made without written approval of the City Administrator.

7.9 Disposition of Proposals. All materials submitted in response to this RFP will become the property of the City. One copy shall be retained for the official files of the City Clerk’s Office and will become a public record after the award of an agreement.
7.10 Oral Change or Interpretation. No oral change or interpretation of any provision contained in the RFP will be valid. Written addenda will be issued when changes, clarifications, or amendments to proposal documents are deemed necessary by the City. Proposals must acknowledge receipt of addenda in the transmittal letter. Only a proposal acknowledging receipt of all addenda may be considered responsive, unless the unacknowledged addenda, in the opinion of the City Administrator, would have no material effect on the terms of the proposal. The City Administrator may elect to allow a consultant to acknowledge receipt of addenda after opening proposals.

7.11 Late Submissions. Proposals received after the date and time specified in this RFP will not be considered.

7.12 Withdrawals of Proposals. At any time prior to the scheduled closing time for receipt of RFP submittals, any responding consultant may withdraw its submitted proposal, either personally or by written request. However, a proposal may not be withdrawn after the scheduled closing time for receipt of RFP submittals without the written consent of the City.

7.13 Acceptance or Rejection of Proposals. The City may reject any or all proposals if the City Administrator determines that it is in the best interest of the City and may waive irregularities, other than the requirements for timeliness if irregularities do not affect the competitive advantage of any consultant’s proposal.

7.14 Choice of Law and Jurisdiction. The laws of the State of Colorado shall govern this RFP, and any legal action brought thereon shall be filed in the Fourth Judicial District at Teller County, Colorado.

7.15 Conflicts of Interest. No member of the governing body of the City or other officer, employee, or agent of the City who exercises any functions or responsibilities in connection with the carrying out of the project shall have any personal interests, direct or indirect, in any ensuing agreement as a result of this RFP, without first disclosing the potential conflict, by submitting a letter to the City Clerk’s Office establishing their “intent to do business with the City.” Each consultant submitting a proposal, on behalf of itself and its principal employees, officers, agents, directors, or shareholders, covenants that there are no conflicts in any manner or degree related to the performance of work under the RFP.

8.0 Submission Instructions

8.1 Submission. To achieve a uniform review process and obtain the maximum degree of comparability, it is required that proposals be submitted by mail to City Clerk P.O. Box 430 Cripple Creek| CO 80813, through e-mail, mgish@cripple-creek.co.us, or delivered in-person to Malissa Gish, City Clerk, City Hall 337 E. Bennett Ave. Cripple Creek| CO 80813 no later than July 8, 2024, at 4:00 p.m. M.S.T.
TIMELINE

Proposal Documents Available: June 6, 2024
Last Day for Questions: June 20, 2024, by 4:00 p.m. M.S.T.
Responses Provided Date: June 26, 2024
Proposal Submission Due Date: July 8, 2024, no later than 4:00 p.m. M.S.T.
Notice of Intent to Award: July 17, 2024
REQUEST FOR PROPOSAL
ROOFING REPAIRS FOR HAIL DAMAGED
CITY OF CRIPPLE CREEK BUILDINGS AND FACILITIES

The City of Cripple Creek is seeking proposals from licensed contractors for the repair/replacement of roofing on twenty (20) city facilities damaged by hail located in multiple locations within city limits as follows:

PHYSICAL LOCATION AND BRIEF DESCRIPTION OF WORK

1. City Hall – 337 E. Bennett Ave.
   • Reglaze /replace skylight
   • Modified bitumen w/ insulation board
   • Wood shakes at Bell tower

2. Fire Station / Butte Theater – 149 E. Bennett Ave.
   • 30 yr laminate

3. Animal Shelter Pen – 550 N. Hayden St.
   • 30 Yr Laminate

   • Composition shingles

5. Generator Building – 501 S. Second St.
   • Composition Shingles

   • Composition shingles

   • Composition

   • Comp 30 Yr

   • Comp 30 Yr

    • Comp 30 Yr

11. Cemetery - Mobile Equipment Storage - Teller County Road 1
    • Comp 30 Yr

12. Storage Building - 459 South 2nd Street
    • Comp 30 Yr

13. Star Building – 143 East Bennett Avenue
    Modified Bitumen

14. Victorian Lady House -127 West Carr Avenue
    • Comp 30 Yr
15. Old Teller County Jail - 136 West Bennett Avenue
   • Single ply

16. Parks and Rec Storage - 128 E. Bennett Ave.
   • Comp 30 Yr

17. Police Department Range Storage - 207 County Road 89
   • Comp 30 Yr

18. Police Department Range Shed - 207 County Road 89
   • Comp 30 Yr.

19. Shed – 363 E. Bennett Avenue
   • COMP 30 Yr

20. Police Department – 101 East Bennett Avenue
   • Comp 30 Yr

A more detailed description of the scope of work is attached as Exhibit “A”. Exhibit “A” is a copy of a roof investigation and report performed by an independent engineer. All work associated with this project shall be completed in compliance with city adopted building codes and 2018 IBC. Each bidder should visit the city buildings/facilities that are associated with this project. Please contact Bob Chevalier at (719) 689-3591 to schedule site visits. A copy of the City’s Professional Service Agreement can be obtained by sending an email request to khartsfield@cripple-creek.co.us. Written questions should be submitted by June 20, 2024.

Sealed bids must be received by 12:00 pm on Tuesday, July 9, 2024.

Work on the city’s buildings can be performed during, after regular business hours or on weekends. All work will be scheduled and coordinated with each City department that has a building effected by this project prior to the commencement of work.

Bids will be presented to City Council for their consideration on Wednesday, July 17, 2024 during their regularly scheduled meeting. Successful bidder shall enter into a Professional Services Agreement with the City of Cripple Creek and complete all work not later than September 30, 2024. No work shall commence until City Council execution of the Professional Services Agreement and Building Permit(s) is issued.

The City of Cripple Creek reserves the right to reject any and all bids or cancel this request for proposal and any options within.

Please email proposals to khartsfield@cripple-creek.co.us (with Roof Repair Bid in the subject line). Proposal may also be delivered to City of Cripple Creek Planning and Community Development Office, 337 E. Bennett Avenue, Cripple Creek, CO or mailed to:

City of Cripple Creek
Planning and Community Development
Attn: CITY OF CRIPPLE CREEK BUILDINGS/FACILITIES – ROOF REPAIR
PO Box 430
Cripple Creek, CO 80813
For more information regarding this project please contact Ken Hartsfield at (719) 424-8757 ex 4 or Bob Chevalier at (719) 689-3591

Date: May 31, 2024

City of Cripple Creek Planning and Community
By: Ken Hartsfield
Planning and Community Development Director