

COMMUNITY DEVELOPMENT DEPARTMENT

M E M O

July 3, 2025

To: Peter Brixius and Craig City Council

From: Marlin Eckhoff, Building Official *ME*

Subject: Bid award for the Museum of Northwest Colorado sewer service replacement to Fones Construction in the amount of \$89,400.

The Community Development Department recently solicited bids to replace the sewer service and sewer building drain at the Museum located at 590 Yampa Ave,

Bids were due by July 1st, 2025 at 3pm. We received three bids, two were qualifying bids that included both the exterior and interior portions of the project, and the 3rd bid from Anson Excavating was just for the exterior portion of the project.

Below is an outline of the bids:

1. Kiser Construction = **\$160,273.00** (Includes AC and furnace removal and re-installation.)
2. Fones Construction LLC = **\$89,400.00** (Does not include AC and furnace removal and re-installation, their total bid with the HVAC items is \$108,900.00)
3. Anson Excavating = **\$39,000.00** (Does not include AC and furnace removal and re-installation or interior portion of the project.)

I have included copies of the bid sheets for your review.

There are two AC condensing units and one forced air furnace that will need to be removed and re-installed. The original RFP contract had this listed as the responsibility of the contractor. However, we have contacted Masterworks Mechanical who currently holds the maintenance contract with the Museum, and we would prefer to have them do this under the city's scope separately from the contract. They quoted \$4,000 to remove and re-install the AC and furnace.

I would recommend to Council that we award the bid to Fones Construction in the amount of **\$89,400.00** and amend the contract to not include the AC/furnace removal and re-installation.

The museum budget for the entire project was \$40,000, so they intend on appropriating additional money to fund the project. The total cost and appropriation is outlined below:

Fones Construction contract:	\$89,400.00
Masterworks Mechanical:	<u>\$4,000.00</u>
Total project amount:	\$93,400.00
Current budget amount:	- \$40,000.00
Amount to be appropriated:	\$53,400.00



RFP Response – Museum Sewer Replacement

B. Contact Information

Authorized Representative: Austin Sadvar

Title: Project Manager

Phone: 970.629.9776

Email: asadvar@kiserconstructioninc.com

C. Company History

Kiser Construction is a licensed and insured contractor serving the West Slope of Colorado and surrounding regions. With over 15 years' experience in the Construction Industry, our specialties include management and oversight of sewer and water infrastructure replacement, concrete work, MEP removals/installs, utility installation, and ground-up construction.

D. Qualifications and Experience

Our team includes capable staff including a full time, on-site superintendent, part time General Superintendent/Safety Officer, and a traveling project manager (Resumes Attached). In addition to Kiser Construction staff, we also plan to hire local licensed plumbers, HVAC, and excavation professionals per the City of Craig's licensing requirements:

- **Plumbing (TX-TP license):** A1 Rooter - License # PC. 0005387
- **HVAC (TX-TM license):** Masterworks Mechanical - License # PC.0000536
- **Excavation (RX-RE license):** Anson Excavating - License #2056

We have completed similar infrastructure upgrades for:

- Colorado DHS Regional Group Homes Bathroom Remodel & Sewer Repair
- Mesa County Probation – Remodel and Infrastructure Upgrades
- Colorado Mesa University – Wingate North Student Housing



Kiser Construction
PO Box 191
Grand Junction, CO 81502
970-314-1008
7/1/2025

Katie Carmody
City Clerk
City of Craig
300 W. 4th Street
Craig, CO 81625
kcarmody@ci.craig.co.us

RE: Proposal for Museum of Northwest Colorado Sewer Service Replacement

Dear Ms. Carmody,

Please accept the attached proposal from Kiser Construction in response to the Request for Proposals for the Sewer Service Replacement at the Museum of Northwest Colorado. After a thorough site visit with Marlin Eckhoff, we are confident in our ability to deliver a high-quality and code-compliant sewer replacement project that minimizes disruption and aligns with the City's standards.

Our proposal includes detailed qualifications, references, and our project understanding as outlined in the RFP. In addition, we have included a deductive alternate not originally requested, intended to provide potential cost savings while maintaining the integrity of the design and function. This alternate is clearly identified and explained in the attached proposal.

Thank you for the opportunity to submit. We look forward to the possibility of working with the City of Craig and ensuring the museum receives a reliable, long-lasting sewer system.

Sincerely,

Will Kiser

Manager – Kiser Construction

E. References

1. **Chris Wetzel**, Interim Superintendent, Moffat County School District
Phone: (720) 378-3690 | Email: chris@coaching2tnl.org
2. **Jaime Cox**, Capital Projects Manager, Colorado Mesa University
Phone: (970) 986-2584 | Email: jcox2@coloradomesa.edu
3. **Todd Zoller**, Project Planner, Colorado Department of Human Services
Phone: (970) 985-0909 | Email: todd.zoller@state.co.us

F. Code Compliance

Our team is fully licensed with the City of Craig and commits to all municipal, state, and industry regulations, including necessary permitting and inspections. All mechanical and plumbing work will be performed by licensed HVAC and plumbing professionals, and all plumbing meets UPC and City of Craig requirements.

G. Standards and Quality

Work will conform to the latest IPC, UPC, and City of Craig standards. Sewer pipe will be 4" Schedule 40 PVC, cleanouts will be installed per plan, and all concrete patches will be doweled and finished per spec.

H. Insurance and Bonding

Kiser Construction maintains general liability insurance (\$1M/\$2M aggregate), auto liability (\$1M), workers' comp, and bonding coverage exceeding \$50,000. Certificate of Insurance and Bond letter has been attached for your review.

Project Coordination

We will coordinate closely with City Administration for scheduling and approvals to ensure minimal disruption to museum operations.

Total Proposal Cost:

Base Scope (Full Interior and Exterior per RFP): **\$160,273.00**

Deductive Alternate Explanation (see below):

Deductive Alternate – Explanation

As a value-driven option, we are including a *Deductive Alternate* that provides potential cost savings by eliminating concrete replacement and demo scopes inside the building:

Deductive Alternate 1: In lieu of full concrete and pipe replacement across the basement, we propose lining all interior main waste piping previously shown to replace. New piping will be re-tied to the new exterior piping.

This approach maintains structural integrity and meets all functional requirements while reducing labor and material costs. We have verified feasibility during the mandatory walkthrough and can commit to delivering this alternate with no compromise to performance or code compliance. This Alternate is contingent upon verification that the integrity of the existing waste line is acceptable for lining.

Deduct from Base Price: (\$62,704.00)

Total if Deductive Alternate is Accepted: - \$97,569.00

This alternate can be accepted or declined by the City at the time of award.



PROJECT:

**Museum of NW Colorado - Sewer Line Replacement
Craig, CO**

**PREPARED FOR:
City of Craig**

**Project Proposal
7.1.2025**

PREPARED BY: Austin Sadvar

Kiser Construction - 970-314-1008 - Wkiser@kiserconstructioninc.com



June 20, 2025

Project:
Museum of NW Colorado - Sewer Line Replacement
Craig, CO
Project Proposal

DESCRIPTION	BUILDING 1		NOTES/COMMENTS	SOV
	2700	SF \$/SF		
010000 GENERAL CONDITIONS	\$ 37,240	\$ 13.79		\$ 43,520
020000 EXISTING CONDITIONS	\$ 18,777	\$ 6.95		\$ 21,944
030000 CONCRETE	\$ 11,822	\$ 4.38		\$ 13,815
040000 MASONRY	\$ -	\$ -	N/A EXCLUDED	\$ -
050000 METALS	\$ 2,000	\$ 0.74		\$ 2,337
060000 WOODS & PLASTICS	\$ -	\$ -	N/A EXCLUDED	\$ -
070000 THERMAL & MOISTURE PROTECTION	\$ 4,160	\$ 1.54		\$ 4,862
080000 OPENINGS	\$ -	\$ -	N/A EXCLUDED	\$ -
090000 FINISHES	\$ 2,696	\$ 1.00		\$ 3,151
100000 SPECIALTIES	\$ -	\$ -	N/A EXCLUDED	\$ -
110000 EQUIPMENT	\$ -	\$ -	N/A EXCLUDED	\$ -
120000 FURNISHINGS	\$ -	\$ -	N/A EXCLUDED	\$ -
130000 SPECIAL CONSTRUCTION	\$ -	\$ -	N/A EXCLUDED	\$ -
140000 CONVEYING SYSTEMS	\$ -	\$ -	N/A EXCLUDED	\$ -
210000 FIRE SUPPRESSION	\$ -	\$ -	N/A EXCLUDED	\$ -
220000 PLUMBING	\$ 19,500	\$ 7.22		\$ 22,789
230000 HVAC	\$ 2,500	\$ 0.93		\$ 2,922
260000 ELECTRICAL & LOW VOLTAGE	\$ 700	\$ 0.26		\$ 818
280000 ELECTRONIC SAFETY & SECURITY	\$ -	\$ -	N/A EXCLUDED	\$ -
31-330000 EARTHWORK & UTILITIES	\$ 37,750	\$ 13.98		\$ 44,116
320000 EXTERIOR IMPROVEMENTS	\$ -	\$ -	N/A EXCLUDED	\$ -
SUBTOTAL	\$ 137,145	\$ 50.79		
CONSTRUCTION CONTINGENCY (5%)	\$ 6,857	\$ 2.54		
BUILDERS RISK INSURANCE	\$ 686	\$ 0.25	0.50%	
GENERAL LIABILITY INSURANCE	\$ 1,447	\$ 0.54	1%	
BOND P&P	\$ 3,653	\$ 1.35	2.50%	
KC FEE (7%)	\$ 10,485	\$ 3.88		
TOTAL	\$ 160,273	\$ 59.36		\$ 160,273

Museum of NW Colorado - Sewer Line Replacement
CONSTRUCTION AREA 2700 SF
TOTAL BLDG AREA 17000 SF

	QTY	U/M	UNIT PRICE	TOTALS	COST/SF	NOTES/COMMENTS
010000 GENERAL CONDITIONS						
SUPERINTENDENT LABOR	4 WK		\$ 3,260.00	\$ 13,040		
PROJECT MANAGER LABOR	2 WK		\$ 3,300.00	\$ 6,600		
PHONE / TRUCK	1 MO		\$ 1,200.00	\$ 1,200		
GAS/OIL/TIRES	4 WK		\$ 300.00	\$ 1,200		
SUBSISTENCE	4 WK		\$ 400.00	\$ 1,600		
HOUSING	1 MO		\$ 2,200.00	\$ 2,200		
FINAL CLEAN	1 LS		\$ 2,500.00	\$ 2,500		
FENCING	200 LF		\$ 7.00	\$ 1,400		
SMALL TOOLS	1 LS		\$ 1,000.00	\$ 1,000		
DUMPSTERS	5 EA		\$ 700.00	\$ 3,500		
BATHROOMS (X2)	1 MO		\$ 1,000.00	\$ 1,000		
EQUIPMENT RENTAL	4 WK		\$ 500.00	\$ 2,000		
BUILDING PERMIT	1 LS		\$ -	\$ -		CITY TO WAIVE PERMIT FEE
SUB TOTAL				\$ 37,240	\$ 2.19	
020000 EXISTING CONDITIONS						
REMOVE EXISTING EXTERIOR CONCRETE	660 SF		\$ -	INCLUDED		SEE DIV 31
REMOVE EXISTING ASPHALT AT ALLEY	80 SF		\$ -	INCLUDED		SEE DIV 31
CUT & REMOVE EXISTING BASEMENT CARPET (AFFECTED AREA)	200 SF		\$ 0.60	\$ 120		
DEMO EXISTING BASEMENT ENTRY TILE	22 SF		\$ 3.50	\$ 77		
REMOVE EXISTING WALL SHEETING NEAR ELEVATOR	64 SF		\$ 1.25	\$ 80		
SAWCUT & REMOVE INTERIOR CONCRETE	350 SF		\$ 45.71	\$ 16,000		MIDWEST DEMO
EXPOSE EXISTING INTERIOR SEWER LINE (HAND DIG)	1 LS		\$ -	INCLUDED		
REMOVE EXISTING SEWER PIPE	0 LS		\$ -	\$ -		EXCLUDED - ABANDON IN PLACE
DUST BARRIERS & TEMP PROTECTION	1 LS		\$ 2,500.00	\$ 2,500		
SUB TOTAL				\$ 18,777	\$ 1.10	
030000 CONCRETE						
DRILL & EPOXY DOWELS TO EXISTING SLAB (24" OC) (MATERIAL)	94 EA		\$ 8.74	\$ 822		
#4 REBAR @ 24" OCEW (MATERIAL ONLY)	350 LF		\$ 1.14	\$ 400		
POUR BACK SLAB 6" TH 3500 PSI (MATERIAL)	7 CY		\$ 371.43	\$ 2,600		
LABOR FOR INTERIOR CONCRETE	1 LS		\$ 8,000.00	\$ 8,000		ANSON
SUB TOTAL				\$ 11,822	\$ 0.70	
040000 MASONRY						
N/A EXCLUDED	0 LS		\$ -	\$ -	\$ -	
SUB TOTAL				\$ -	\$ -	
050000 METALS						
FABRICATE & INSTALL TEMP PLATFORM FOR AC CONDENSORS	1 LS		\$ 2,000.00	\$ 2,000		KC
SUB TOTAL				\$ 2,000	\$ 0.12	
060000 WOODS & PLASTICS						
N/A EXCLUDED	0 LS		\$ -	\$ -	\$ -	
SUB TOTAL				\$ -	\$ -	
070000 THERMAL & MOISTURE PROTECTION						
6" UNFACED FIBERGLASS INSULATION	32 SF		\$ 3.45	\$ 110		
CAULKING/SEALANT	2700 SF		\$ 1.50	\$ 4,050		
SUB TOTAL				\$ 4,160	\$ 0.24	
080000 OPENINGS						
N/A EXCLUDED	0 LS		\$ -	\$ -	\$ -	
SUB TOTAL				\$ -	\$ -	
090000 FINISHES						
METAL FRAMING AND DRYWALL INFILL	64 SF		\$ 20.00	\$ 1,280		
PAINT AT DRYWALL INFILL (CORNER TO CORNER)	64 SF		\$ 6.50	\$ 416		
CARPET REPLACE	0 SF		\$ -	\$ -		BY OWNER
VINYL WALL BASE	0 LF		\$ -	\$ -		BY OWNER
MISC. PATCHING AND REPAIRS	20 HR		\$ 50.00	\$ 1,000		
SUB TOTAL				\$ 2,696	\$ 0.16	
100000 SPECIALTIES						
N/A EXCLUDED	0 LS		\$ -	\$ -	\$ -	
SUB TOTAL				\$ -	\$ -	
110000 EQUIPMENT						
N/A EXCLUDED	0 EA		\$ -	\$ -	\$ -	
SUB TOTAL				\$ -	\$ -	
120000 FURNISHINGS						
OWNER MOVE OUT/MOVE IN	0 LS		\$ -	\$ -		BY OWNER
SUB TOTAL				\$ -	\$ -	
130000 SPECIAL CONSTRUCTION						
N/A EXCLUDED	LF		\$ -	\$ -	\$ -	
SUB TOTAL				\$ -	\$ -	
140000 CONVEYING SYSTEMS						
N/A EXCLUDED	0 LS		\$ -	\$ -	\$ -	
SUB TOTAL				\$ -	\$ -	
210000 FIRE SUPPRESSION						
N/A EXCLUDED	0 LS		\$ -	\$ -	\$ -	
SUB TOTAL				\$ -	\$ -	
220000 PLUMBING						
CAMERA & LOCATE EXISTING LINE	1 LS		\$ 500.00	\$ 500		
4" SCH 40 WASTE PIPING & ACCESSORIES	160 LF		\$ -	\$ 17,500		A1 ROOTER
TIE INTO EXISTING INTERIOR SEWER PIPING	1 LS		\$ -	INCLUDED		
TIE INTO EXISTING MAIN LINE SEWER PIPING	0 LS		\$ -	INCLUDED		TEE PROVIDED BY EARTHWORKER
BED & BACKFILL INTERIOR PIPE	350 SF		\$ 4.29	\$ 1,500		
FURNISH & CLEANOUTS	4 EA		\$ -	INCLUDED		
FURNISH & INSTALL FLOOR DRAINS	2 EA		\$ -	INCLUDED		
CORE DRILLING	0 LS		\$ -	\$ -		USE EXISTING PENETRATIONS
SUB TOTAL				\$ 19,500	\$ 1.15	

230000 HVAC					
DISCONNECT EXISTING AC CONDENSORS (X2)	2 EA	\$	-	INCLUDED	
RESET AND CONNECT AC CONDENSORS (X2)	2 EA	\$	-	INCLUDED	
REMOVE & REINSTALL EXISTING FURNACE	1 LS	\$	2,500.00	\$	2,500
					MASTERWORKS
SUB TOTAL				\$	2,500 \$ 0.15
260000 ELECTRICAL & LOW VOLTAGE					
MODIFY ELECTRICAL AT CONDENSORS	1 LS	\$	700.00	\$	700
SUB TOTAL				\$	700 \$ 0.04
280000 ELECTRONIC SAFETY AND SECURITY					
N/A EXCLUDED	0 LS	\$	-	\$	-
SUB TOTAL				\$	- \$ -
31-330000 EARTHWORK & UTILITIES					
EXCAVATE TO EXPOSE EXISTING SEWER LINE & MAIN LINE	270 CY	\$	-	\$	37,750
EXPORT ALL MATERIALS	270 CY	\$	-	INCLUDED	
SET TRENCH BOXES	1 LS	\$	-	INCLUDED	
REMOVE & REPLACE EXISTING 4" LINE FROM BUILDING TO MAIN	70 LF	\$	-	INCLUDED	SDR 35 PIPE
TAP MAIN SEWER LINE	1 EA	\$	-	INCLUDED	
TIE INTO BUILDING WASTE LINE	1 LS	\$	-	INCLUDED	
BED & BACKFILL PIPE (NEW FILL MATERIAL)	244 CY	\$	-	INCLUDED	
STRUCTURAL FILL (CLASS 6)	26 CY	\$	-	INCLUDED	
SUB TOTAL				\$	37,750 \$ 2.22
320000 EXTERIOR IMPROVEMENTS					
EXTERIOR CONCRETE DRIVE	13 CY	\$	-	INCLUDED	
FORM AND PREP CONCRETE SLAB	660 SF	\$	-	INCLUDED	
REBAR #5 @ 24" OCEW	650 LF	\$	-	INCLUDED	
PLACE & FINISH CONCRETE (4000 PSI)(BROOM FINISH)	13 CY	\$	-	INCLUDED	
PLACE & COMPACT ASPHALT MILLINGS AT ALLEY	1 LS	\$	-	INCLUDED	
SUB TOTAL				\$	- \$ -
TOTAL COST OF WORK				\$	137,145 \$ 4.77



June 20, 2025

Project:
Museum of NW Colorado - Sewer Line Replacement
Craig, CO
VE ALT 1 Proposal

DESCRIPTION	BUILDING 1		NOTES/COMMENTS	SOV
	2700 SF	\$/SF		
010000 GENERAL CONDITIONS	\$ 11,820	\$ 4.38		\$ 13,170
020000 EXISTING CONDITIONS	\$ 300	\$ 0.11		\$ 334
030000 CONCRETE	\$ -	\$ -	N/A EXCLUDED	\$ -
040000 MASONRY	\$ -	\$ -	N/A EXCLUDED	\$ -
050000 METALS	\$ 2,000	\$ 0.74		\$ 2,228
060000 WOODS & PLASTICS	\$ -	\$ -	N/A EXCLUDED	\$ -
070000 THERMAL & MOISTURE PROTECTION	\$ 1,500	\$ 0.56		\$ 1,671
080000 OPENINGS	\$ -	\$ -	N/A EXCLUDED	\$ -
090000 FINISHES	\$ 500	\$ 0.19		\$ 557
100000 SPECIALTIES	\$ -	\$ -	N/A EXCLUDED	\$ -
110000 EQUIPMENT	\$ -	\$ -	N/A EXCLUDED	\$ -
120000 FURNISHINGS	\$ -	\$ -	N/A EXCLUDED	\$ -
130000 SPECIAL CONSTRUCTION	\$ -	\$ -	N/A EXCLUDED	\$ -
140000 CONVEYING SYSTEMS	\$ -	\$ -	N/A EXCLUDED	\$ -
210000 FIRE SUPPRESSION	\$ -	\$ -	N/A EXCLUDED	\$ -
220000 PLUMBING	\$ 30,500	\$ 11.30		\$ 33,983
230000 HVAC	\$ 2,500	\$ 0.93		\$ 2,785
260000 ELECTRICAL & LOW VOLTAGE	\$ 700	\$ 0.26		\$ 780
280000 ELECTRONIC SAFETY & SECURITY	\$ -	\$ -	N/A EXCLUDED	\$ -
31-330000 EARTHWORK & UTILITIES	\$ 37,750	\$ 13.98		\$ 42,061
320000 EXTERIOR IMPROVEMENTS	\$ -	\$ -	N/A EXCLUDED	\$ -
SUBTOTAL	\$ 87,570	\$ 32.43		
CONSTRUCTION CONTINGENCY (2%)	\$ 1,751	\$ 0.65		
BUILDERS RISK INSURANCE	\$ 438	\$ 0.16	0.50%	
GENERAL LIABILITY INSURANCE	\$ 898	\$ 0.33	1%	
BOND P&P	\$ 2,266	\$ 0.84	2.50%	
KC FEE (5%)	\$ 4,646	\$ 1.72		
TOTAL	\$ 97,569	\$ 36.14		\$ 97,569

Museum of NW Colorado - Sewer Line Replacement
VE ALT 1 - SLEEVE INTERIOR WASTE LINE & REPLACE EXTERIOR LINE
CONSTRUCTION AREA 2700 SF
TOTAL BLDG AREA 17000 SF

	QTY	U/M	UNIT PRICE	TOTALS	COST/SF	NOTES/COMMENTS
010000 GENERAL CONDITIONS						
SUPERINTENDENT LABOR	2 WK		\$ 3,260.00	\$ 6,520		
PROJECT MANAGER LABOR	2 DAY		\$ 650.00	\$ 1,300		
GAS/OIL/TIRES	2 WK		\$ 250.00	\$ 500		
SUBSISTENCE	2 WK		\$ 350.00	\$ 700		
HOUSING	10 DAY		\$ 100.00	\$ 1,000		
FINAL CLEAN	1 LS		\$ 250.00	\$ 250		
FENCING	200 LF		\$ 2.50	\$ 500		
DUMPSTERS	1 EA		\$ 550.00	\$ 550		
BATHROOMS	1 MO		\$ 500.00	\$ 500		
BUILDING PERMIT	1 LS		\$ -	\$ -		CITY TO WAIVE PERMIT FEES
SUB TOTAL				\$ 11,820	\$ 0.70	
020000 EXISTING CONDITIONS						
REMOVE EXISTING EXTERIOR CONCRETE	660 SF		\$ -	INCLUDED		SEE DIV 31
REMOVE EXISTING ASPHALT AT ALLEY	80 SF		\$ -	INCLUDED		SEE DIV 31
CUT & REMOVE EXISTING BASEMENT CARPET (AFFECTED AREA)	0 SF		\$ 0.60	\$ -		
DEMO EXISTING BASEMENT ENTRY TILE	0 SF		\$ 3.50	\$ -		
REMOVE EXISTING WALL SHEETING NEAR ELEVATOR	0 SF		\$ 1.25	\$ -		
SAWCUT & REMOVE INTERIOR CONCRETE	0 SF		\$ 37.57	\$ -		
EXPOSE EXISTING INTERIOR SEWER LINE (HAND DIG)	0 LS		\$ -	\$ -		
REMOVE EXISTING SEWER PIPE	0 LS		\$ -	\$ -		
DUST BARRIERS & TEMP PROTECTION	1 LS		\$ 300.00	\$ 300		
SUB TOTAL				\$ 300	\$ 0.02	
030000 CONCRETE						
DRILL & EPOXY DOWELS TO EXISTING SLAB (24" OC)	0 EA		\$ 8.74	\$ -		
#4 REBAR @ 24" OCEW	0 LF		\$ 1.14	\$ -		
POUR BACK SLAB 6" TH 3500 PSI	0 CY		\$ 357.14	\$ -		
LABOR FOR INTERIOR CONCRETE	0 LS		\$ 8,000.00	\$ -		
SUB TOTAL				\$ -	\$ -	
040000 MASONRY						
N/A EXCLUDED	0 LS		\$ -	\$ -	\$ -	
SUB TOTAL				\$ -	\$ -	
050000 METALS						
FABRICATE & INSTALL TEMP PLATFORM FOR AC CONDENSORS	1 LS		\$ 2,000.00	\$ 2,000		KC
SUB TOTAL				\$ 2,000	\$ 0.12	
060000 WOODS & PLASTICS						
N/A EXCLUDED	0 LS		\$ -	\$ -	\$ -	
SUB TOTAL				\$ -	\$ -	
070000 THERMAL & MOISTURE PROTECTION						
6" UNFACED FIBERGLASS INSULATION	0 SF		\$ 3.45	\$ -		
CAULKING/SEALANT	150 LF		\$ 10.00	\$ 1,500		EXTERIOR JOINT AT BUILDING
SUB TOTAL				\$ 1,500	\$ 0.09	
080000 OPENINGS						
N/A EXCLUDED	0 LS		\$ -	\$ -	\$ -	
SUB TOTAL				\$ -	\$ -	
090000 FINISHES						
METAL FRAMING AND DRYWALL INFILL	0 SF		\$ 20.00	\$ -		
PAINT AT DRYWALL INFILL (CORNER TO CORNER)	0 SF		\$ 6.50	\$ -		
CARPET REPLACE	0 SF		\$ -	\$ -		BY OWNER
VINYL WALL BASE	0 LF		\$ -	\$ -		BY OWNER
MISC. PATCHING AND REPAIRS	10 HR		\$ 50.00	\$ 500		
SUB TOTAL				\$ 500	\$ 0.03	
100000 SPECIALTIES						
N/A EXCLUDED	0 LS		\$ -	\$ -	\$ -	
SUB TOTAL				\$ -	\$ -	
110000 EQUIPMENT						
N/A EXCLUDED	0 EA		\$ -	\$ -	\$ -	
SUB TOTAL				\$ -	\$ -	
120000 FURNISHINGS						
OWNER MOVE OUT/MOVE IN	0 LS		\$ -	\$ -		BY OWNER
SUB TOTAL				\$ -	\$ -	
130000 SPECIAL CONSTRUCTION						
N/A EXCLUDED	LF		\$ -	\$ -	\$ -	
SUB TOTAL				\$ -	\$ -	
140000 CONVEYING SYSTEMS						
N/A EXCLUDED	0 LS		\$ -	\$ -	\$ -	
SUB TOTAL				\$ -	\$ -	
210000 FIRE SUPPRESSION						
N/A EXCLUDED	0 LS		\$ -	\$ -	\$ -	
SUB TOTAL				\$ -	\$ -	

220000 PLUMBING						
CAMERA & LOCATE EXISTING LINE	1 LS	\$	500.00	\$	500	
4" SCH 40 WASTE PIPING & ACCESSORIES	0 LF	\$	-	\$	-	
SLEEVE INTERIOR PIPE SECTIONS	160 LF	\$	187.50	\$	30,000	A1 ROOTER
TIE INTO EXISTING INTERIOR SEWER PIPING	0 LS	\$	-		INCLUDED	
TIE INTO EXISTING MAIN LINE SEWER PIPING	0 LS	\$	-		INCLUDED	TEE PROVIDED BY EARTHWORKER
BED & BACKFILL INTERIOR PIPE	0 SF	\$	-	\$	-	
FURNISH & CLEANOUTS	0 EA	\$	-	\$	-	
FURNISH & INSTALL FLOOR DRAINS	0 EA	\$	-	\$	-	
CORE DRILLING	0 LS	\$	-	\$	-	
SUB TOTAL				\$	30,500	\$ 1.79
230000 HVAC						
DISCONNECT EXISTING AC CONDENSORS (X2)	2 EA	\$	1,250.00	\$	2,500	
RESET AND CONNECT AC CONDENSORS (X2)	2 EA	\$	-		INCLUDED	
REMOVE & REINSTALL EXISTING FURNACE	0 LS	\$	-			N/A EXCLUDED
SUB TOTAL				\$	2,500	\$ 0.15
260000 ELECTRICAL & LOW VOLTAGE						
MODIFY ELECTRICAL AT CONDENSORS	1 LS	\$	700.00	\$	700	
SUB TOTAL				\$	700	\$ 0.04
280000 ELECTRONIC SAFETY AND SECURITY						
N/A EXCLUDED	0 LS	\$	-	\$	-	
SUB TOTAL				\$	-	\$ -
31-330000 EARTHWORK & UTILITIES						
EXCAVATE TO EXPOSE EXISTING SEWER LINE & MAIN LINE	270 CY	\$	-	\$	37,750	
EXPORT ALL MATERIALS	270 CY	\$	-		INCLUDED	
SET TRENCH BOXES	1 LS	\$	-		INCLUDED	
REMOVE & REPLACE EXISTING 4" LINE FROM BUILDING TO MAIN	70 LF	\$	-		INCLUDED	SDR 35 PIPE
TAP MAIN SEWER LINE	1 EA	\$	-		INCLUDED	
TIE INTO BUILDING WASTE LINE	1 LS	\$	-		INCLUDED	
BED & BACKFILL PIPE (NEW FILL MATERIAL)	244 CY	\$	-		INCLUDED	
STRUCTURAL FILL (CLASS 6)	26 CY	\$	-		INCLUDED	
SUB TOTAL				\$	37,750	\$ 2.22
320000 EXTERIOR IMPROVEMENTS						
EXTERIOR CONCRETE DRIVE	13 CY	\$	-		INCLUDED	
FORM AND PREP CONCRETE SLAB	660 SF	\$	-		INCLUDED	
REBAR #5 @ 24" OCEW	650 LF	\$	-		INCLUDED	
PLACE & FINISH CONCRETE (4000 PSI)(BROOM FINISH)	13 CY	\$	-		INCLUDED	
PLACE & COMPACT ASPHALT MILLINGS AT ALLEY	1 LS	\$	-		INCLUDED	
SUB TOTAL				\$	-	\$ -
TOTAL COST OF WORK				\$	87,570	\$ 4.44



WILL KISER

PROJECT MANAGER

CONTACT

970.314.1008

Wkiser@kiserconstructioninc.com

Grand Junction, CO

www.kiserconstructioninc.com

EDUCATION

BS CONSTRUCTION SCIENCE
AND MANAGEMENT

- KANSAS STATE UNIVERSITY

TRAINING

- OSHA 30 HOUR TRAINING

IN INDUSTRY

- OVER 15 YEARS



Basalt River Park Townhomes

PROFILE

After working for FCI for 11 years and accumulating 15 years of industry experience, Will decided to start his own company. His extensive background in managing a variety of projects has given him a remarkable ability to communicate effectively with diverse user groups, stakeholders, and field crews on site. Will understands that organization and efficiency are crucial components of any project, regardless of its size or client type. He is dedicated to serving clients by maintaining open communication and fostering respectful, beneficial relationships throughout the duration of his projects.

WORK EXPERIENCE

- Grand River Health Phase 2B- Rifle, CO. 6M
Colorado Mountain College- Basalt, CO. 400K
Basalt River Park Ph. 2- Gallery Building- Basalt, CO. 12M
Basalt River Park Phase 2- Park Place Townhomes- Basalt, CO. 4M
Basalt River Park Townhomes, Phase 1- Basalt, CO. 11M
CMU Varsity Track Practice Field- Grand Junction, CO. 3M
Decorative Materials International- Basalt, CO. 1M
Design Workshop at BRP Gallery- Basalt, CO. 1.5M
- Engel and Volkers-Willits B11- Basalt, CO. 400K
Free Range Basalt Park Restaurant- Basalt, CO. 1.8M
GRH- Mesa Clinic X-Ray Replacement- Parachute, CO. 600K
GRH Parking Lot Renovation- Rifle, CO. 200K
Mesa County Probation Relocation-Grand Junction, CO. 3M
MCVSD Grand Mesa Middle School Renovation- Grand Junction, CO. 500K
MCVSD - Security Vestibules- Grand Junction, CO. 3.5M
- MCVSD 51 Phase II Central High School Renovation- Grand Junction, CO. 3.5 M
Lumen Residences at Willits- Basalt, CO. 9M
Taco Bell Clifton Renovation- Grand Junction, CO. 2M
Taco Bell Mesa Mall Renovation- Grand Junction, CO. 400K
Ryan Investments- Basalt, CO. 800K
BRP Restrooms- Basalt, CO. 900K

REFERENCES

Tim Belinski, President

IND Ventures, LLC

Phone: 970.277.1100

Email: tbelinski@indventures.com

Andrew Light

LB West, LLC

Phone: 970.948.2737

Email: andrew@twocreeksinvestments.com



CONTACT

719.221.5524

Cvittitow@kiserconstructioninc.com

Grand Junction, CO

www.kiserconstructioninc.com

EDUCATION

BUSINESS MANAGEMENT

TRAINING

- OSHA 30 HOUR TRAINING

IN INDUSTRY

- OVER 20 YEARS



Basalt River Park Townhomes



CRAIG VITTITOW

GENERAL SUPERINTENDENT

PROFILE

With over 20 years of experience in the construction industry, Craig has established himself as a seasoned professional in overseeing and managing a diverse array of projects. His extensive background spans residential, commercial, and industrial construction, where he has consistently demonstrated his ability to deliver projects on time and within budget. Craig's expertise lies in his exceptional organizational skills and his keen eye for detail, ensuring that every aspect of a project meets the highest standards of quality. His leadership and communication skills enable him to effectively coordinate with clients, subcontractors, and field crews, fostering a collaborative environment that promotes efficiency and excellence.

WORK EXPERIENCE

Grand River Health Phase 2B- Rifle, CO. 6 M

Eagle 210 Apartments- Eagle, CO. 9M

Basalt River Park Ph. 2- Gallery Building- Basalt, CO. 12M

Basalt River Park Phase 2- Park Place Townhomes- Basalt, CO. 4M

Basalt River Park Townhomes, Phase 1- Basalt, CO. 11M

Decorative Materials International- Basalt, CO. 1M

Design Workshop at BRP Gallery- Basalt, CO. 1.5M

Engel and Volkers-Willits B11- Basalt, CO. 400K

Free Range Basalt Park Restaurant- Basalt, CO. 1.8 M

Lumen Residences at Willits- Basalt, CO. 9M

Pitkin County Health- Basalt, CO. 1.5

Red Hill Lofts- Carbondale, CO. 7M

Tree House, Aspen Ski CO- Snowmass, CO. 3M

REFERENCES

Dana Dalla Betta

Aspen Ski Company

Phone: 970.456.6601

Email: ddallabetta@aspensnowmass.com

Andrew Light

LB West, LLC

Phone: 970.948.2737

Email: andrew@twocreeksinvestments.com



Austin Sadvar

PROJECT MANAGER

CONTACT

📞 970.629.9776

✉ Asadvar@kiserconstructioninc.com

📍 Grand Junction, CO

🌐 www.Kiserconstructioninc.com

EDUCATION

BS: Construction Management
Colorado Mesa University

TRAINING

OSHA 10 Hour Training
Storm Water Management

IN INDUSTRY

Over 7 Years

PROFILE

A results-driven and detail-oriented Construction Project Manager with over 7 years of experience leading residential, commercial, and infrastructure projects from conception through completion. Austin has an adept ability at navigating complex building codes, securing permits, and maintaining strong relationships with clients, subcontractors, and stakeholders. Austin is known for a hands-on leadership style, strategic planning, and a deep understanding of construction processes, safety regulations, and quality control standards. Austin takes great pride in his ability to manage multimillion-dollar budgets, coordinate cross-functional teams, and ensure projects are delivered on time, within scope, and under budget.

WORK EXPERIENCE

- Steamboat Springs Fire Station and City Hall – Steamboat, CO. 36M
- Taco Bell Fruita Renovation – Fruita, CO. 500K
- McKenzie County Ag Expo – Watford City, ND. 42M
- Laurel House Water Remediation – Grand Junction, CO. 1.2M
- Grand Junction High School – Grand Junction, CO. 130M
- CMU Student Housing - Wingate North – Grand Junction, CO. 17M
- Decorative Materials International - Basalt, CO. 1M
- Taco Bell Mesa Mall Renovation – Fruita, CO. 250K
- CMU Admissions Entrance – Grand Junction, CO. 325K
- Moffat County High School Gymnasium Remodel – Craig, CO. 1.5M

REFERENCES

Jaime Cox
Colorado Mesa University
970.986.2584
jcox2@coloradomesa.edu

Stephen Williams
Design West Architects
435.232.4089
stephenw@designwestarchitects.com

Todd Raper
Dynamic Program Management
970.986.2274
todd.raper@dynamiccpm.com



CMU Student Housing - Wingate North



Moffat County High School Gymnasium Remodel



Wade Hughes

SUPERINTENDENT

CONTACT

- 📞 701-570-5633
- ✉️ Whughes@kiserconstructioninc.com
- 📍 Grand Junction, CO
- 🌐 Kiserconstructioninc.com

EDUCATION

BS: Mechanical Engineering
Wichita State University

IN INDUSTRY

Over 8 Years



MWEC Office Complex

PROFILE

A proactive and versatile professional with a dedication to quickly adapting to new challenges. Strong problem-solving abilities and a proven record of fostering strong relationships with clients and team members. Focused on leading team success and achieving positive results. Wade has 8 years of industry experience working in commercial construction in challenging environments and a proven track record of success.

- New Construction and Remodels
- Site Supervision
- Budget management
- Project documentation
- Work Planning and Prioritization
- Schedule management

- MWEC Office Complex – Williston, ND. 36M
 - 5 story office with challenging finishes and security requirements
- MWEC Generator Building – Williston, ND. 8M
 - Houses 2 backup generators and switchgear for critical infrastructure
- Ray School Addition – Ray, ND. 15M
 - School expansion, multilevel with interior remodeling of existing rooms
- MWEC New Town Offices and Shop – New Town, ND. 6.2M
 - New office space and garage for an electric cooperative
- McKenzie County Ag Expo – Watford City, ND. 42M
 - 2 year project included massive earth and utility work and infrastructure
- Steamboat Springs Fire Station and City Hall – 36M
 - Built on Main Street of Steamboat working in demanding spaces

REFERENCES

Eric Frieze
City of Steamboat Springs, CO
970.819.3388
efrieze@steamboatsprings.net

Heidi Brenna
Icon Architects
701.740.2337
heidib@iconarchitects.com

LB-WEST

July 11, 2024

Mr. Will Kiser
Kiser Construction
Via email: wkiser@kiserconstructioninc.com

RE: Reference Letter for Kiser Construction

Greetings:

LB-West has worked with Will Kiser and Craig Vittitow since 2020 and highly recommends their work. We have completed 4 projects in Basalt, CO including:

- A mixed-use building with 32 rental apartments over commercial space
- A riverfront restaurant that was completed in approximately 6 months under a tight timeline
- A for-sale residential project with 11 units that achieved record breaking sale prices for the local market
- A mixed-use building with many product types ranging from a residential penthouse to offices

Will and Craig are experienced managers and have always performed with integrity and honesty.

Please feel free to contact us with additional questions.

Sincerely,

LB-West, LLC
Andrew Light & Tim Belinski



RECOMMENDATION

July 25, 2024

Re: Letter of Recommendation

To whom it may concern,

I am writing this letter with our recommendation for Will Kiser (Kiser Construction) as a General Contractor. We (ZGroup) have worked with Will Kiser in his role at previous employment as the lead Project Manager and main contact for the Basalt River Park Gallery Building project and Basalt Bus Stop & Restrooms. This bigger Gallery Building project is a mixed-use commercial-residential building consisting of eight business office spaces, tuck-under open parking garage, eight free-market residences, four affordable housing residences, and one Penthouse luxury residence. The bus stop project was working with the Town of Basalt as the General Contractor as well.

Will's team leadership and management of the project successfully helped take the project from start to finish. His ability to help navigate tough situations with tight schedule, rising costs, labor shortage and product challenges are a big part of the project success. As well, Will managed the Interior design tenant buildouts of the office spaces with business clientele. Will is organized, easy-going, professional, and personable.

We would recommend Will and his team for future projects and would enjoy working with him again on future projects.

Warm regards,

A handwritten signature in black ink, appearing to read 'E. Scott McHale'.

E. Scott McHale, Principal / Director of Design

Z Group Architecture & Interior Design

Your Journey. Your Story. Your Legacy.

208 Midland Ave, Basalt, CO 81621 | 411 E Main St, Ste 205, Aspen, CO 81611 | 970.925.1832

Will Kiser & Craig Vittitow – Kiser Construction

PO 191,

Grand Junction, CO

81502

7/15/24

To Whom it May Concern,

My husband and I had a wonderful experience working with Will Kiser and Craig Vittitow as they made our dream of living in Basalt a reality. We discovered the River Lofts Penthouse in the early days of construction and when we saw the vision for the project we spent a year collaborating to make the condo even more special than originally planned. Will and Craig were always open to new ideas and oversaw all the construction with an eye for detail and quality craftsmanship. They were responsive every step of the way and as challenges arose, which they always do, their willingness to solve issues together was very impressive. Even a year later as we continue to enjoy our summer home here in the mountains, they continue to be an accessible resource for questions and minor issues and help with resolution. Will and Craig not only built us a beautiful home but have become friends in the process. Commitment is important to them and they always are true to their word and stand behind their work. We fully endorse this company and wish them many years of success!

Terry & Joel Ray

BRP Gallery Penthouse Owners

972-523-6653

P.S. Feel free to call at anytime if you have questions about our experiences with Will & Craig.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

5/15/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Colorado West Insurance Services, Inc. 2782 Crossroads Blvd Grand Junction CO 81506	CONTACT NAME: Kamryn Jennings PHONE (A/C No, Ext): 970-244-9627 E-MAIL ADDRESS: kamryn@cwipro.com FAX (A/C, No): 970-245-6693
INSURED Kiser Construction GJ, LLC PO Box 191 Grand Junction CO 81502	INSURER(S) AFFORDING COVERAGE INSURER A : Pinnacol Assurance INSURER B : Champlain Specialty Insurance Company INSURER C : Progressive Insurance INSURER D : INSURER E : INSURER F :

License#: 44812
KISECON-01

COVERAGES **CERTIFICATE NUMBER:** 137527750 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			CSARCGL000461401	9/24/2024	9/24/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
C	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			987216944	9/24/2024	9/24/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$ <input type="checkbox"/>						EACH OCCURRENCE \$ AGGREGATE \$ \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> N	N/A	4253863	9/5/2024	9/1/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Additional Insured with respect to General Liability (per attached CG2010 0704), including ongoing and completed operations (per attached CG2037 0704) and with respect to Auto Liability (included).

Waiver of Subrogation with respect to General Liability (per attached CG2404 0509), with respect to Auto Liability (included), and with respect to Workers Compensation.

Primary/Non-Contributory with respect to General Liability (per attached CIS CGL4026 1215), and with respect to Auto Liability (included).

CERTIFICATE HOLDER**CANCELLATION**Colorado Northwestern Community College
500 Kennedy Drive
Rangley CO 81648

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**ADDITIONAL INSURED – OWNERS, LESSEES OR
CONTRACTORS – COMPLETED OPERATIONS**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):	Location And Description Of Completed Operations
Blanket where required by written contract signed by both parties and the insured contract is executed prior to any loss	Any location where required by written contract signed by both parties and the insured contract is executed prior to any loss
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

THIS ENDORSEMENT CHANGES/MODIFIES THE POLICY. PLEASE READ IT CAREFULLY.

PRIMARY AND NON-CONTRIBUTING INSURANCE

This endorsement changes/modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE FORM PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE FORM

To the extent that this insurance is afforded to any additional insured under this policy, **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS, 4. Other Insurance**, is deleted in its entirety and replaced with the following condition:

4. Other Insurance

If all of the other insurance permits contribution by equal shares, we will follow this method unless the insured is required by written contract signed by both parties, to provide insurance that is primary and non-contributory, and the "insured contract" is executed prior to any loss. Where required by a written contract signed by both parties, this insurance will be primary and non-contributing only when and to the extent as required by that contract. However, under the contributory approach each insurer contributes equal amounts until it has paid its applicable limit of insurance or none of the loss remains, whichever comes first. If any of the other insurance does not permit contribution by equal shares, we will contribute by limits. Under this method, each insurer's share is based on the ratio of its applicable limit of insurance to the total applicable limits of insurance of all insurers.

ALL OTHER TERMS AND CONDITIONS OF THE POLICY REMAIN UNCHANGED.

This endorsement is attached to and forms a part of the Policy as listed in the Declarations Page or Declarations Extension Schedule, effective on the inception date of the Policy unless otherwise stated herein.

(The following information is required only when this endorsement is issued subsequent to preparation of the Policy.)

Endorsement effective date:

Policy No.:

Endorsement No.:

Named Insured:

Authorized Representative _____

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**ADDITIONAL INSURED – OWNERS, LESSEES OR
CONTRACTORS – SCHEDULED PERSON OR
ORGANIZATION**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):	Location(s) Of Covered Operations
Blanket where required by written contract signed by both parties and the insured contract is executed prior to any loss	Any location where required by written contract signed by both parties and the insured contract is executed prior to any loss
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE

Name Of Person Or Organization:

As required by written contract signed by both parties and the insured contract is executed prior to any loss.

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

The following is added to Paragraph 8. **Transfer Of Rights Of Recovery Against Others To Us** of Section IV – Conditions:

We waive any right of recovery we may have against the person or organization shown in the Schedule above because of payments we make for injury or damage arising out of your ongoing operations or "your work" done under a contract with that person or organization and included in the "products-completed operations hazard". This waiver applies only to the person or organization shown in the Schedule above.



2782 Crossroads Boulevard • Grand Junction, Colorado 81506

June 20, 2025

To: City of Craig

RE: 450 Miller Ranch Road, Edwards, CO 81632
Kiser Construction GJ, LLC
Bonding Capabilities

Kiser Construction GJ, LLC is bonded by Western Surety Company through our Agency. Bids have been approved on projects up to \$4,500,000. Subject to normal underwriting considerations the captioned project is within that scope.

Please contact the undersigned should you need additional information.

Sincerely,

A handwritten signature in black ink that reads "Vikki Bell". The signature is written in a cursive, flowing style.

Vikki Bell, AIC

	Attachment A/Sewer service replacement for Museum of Northwest Colorado	
Item	Description	Cost
1	Mob	\$11,550.00
2	Exterior concrete demo	\$8,250.00
3	Sub base, patch asphalt, pour exterior concrete	\$27,300.00
4	Exterior sewer	\$21,150.00
5	Interior concrete demo	\$7,500.00
6	Pour interior concrete	\$4,500.00
7	Interior sewer	\$9,150.00
	Sub total	\$89,400.00
	AC condenser and furnace remove and replace if needed	Cost
8	Heater remove and put back	\$7,500.00
9	AC condenser remove and put back	\$7,500.00
10	Electrician for condenser and heater	\$4,500.00
	Sub total	\$19,500.00
	Total	\$108,900.00



REQUEST FOR PROPOSALS

Museum Sewer Replacement RFP

Release Date

May 21, 2025

Contact Person

Marlin Eckhoff 970-826-2013

Dan Davidson 970-824-6360

Katie Carmody 970-826-2008

Deadline for Submissions

July 1st, 2025, at 3:00pm (MST)

Submit Proposals Attention – Katie Carmody

City of Craig

**“Sewer service replacement for Museum of Northwest
Colorado”**

300 W. 4th Street

Craig, CO 81625

INTRODUCTION/SCOPE:

The City of Craig (the City) located in NW Colorado, is seeking **REQUEST FOR PROPOSALS (RFP)** to **replace the sewer service and partial building sewer at the Museum of Northwest Colorado at 590 Yampa Ave.**

The scope of work entails but may not be limited to the following:

Exterior portion:

- 1. Remove and replace concrete pad where sewer service will need to be replaced.
- 2. Excavate, remove and replace existing sewer service with 4” schedule **40** PVC sewer pipe from building sewer connections to the tap.
- 3. Tie in to building sewer in two locations where it enters the building and install cleanouts per plan.
- 4. Remove and reinstall two AC condensers. (Must be done by a Craig licensed HVAC contractor)

Interior portion:

- 1. Remove and reinstall one furnace where west portion of building sewer needs replaced. (Must be done by a Craig licensed HVAC contractor)
- 2. Cut and remove concrete at building sewer locations.
- 3. Replace the building sewer per plans with 4” Schedule **40** PVC sewer pipe including all existing floor drains.
- 4. Repour concrete at all demoed areas and pin to existing slab on both sides.

Note: All finished flooring will be done separately and will not be part of this RFP.

All interested parties must schedule a site visit with Marlin Eckhoff or Dan Davidson to discuss the entire scope of work prior to submitting a bid. If a contractor submits a bid and does not do a site visit and walk through, the bid will not be accepted.

The City of Craig will issue permits but will **NOT require permit fees for work required. Additionally, contractors will be responsible for all other applicable permitting that is required. Contractors doing the sewer service replacement outside the building must have at minimum a city RX-RE Excavating license. Contractors installing the building sewer inside the building must have a city TX-TP Plumbing license. Contractors removing and reinstalling any mechanical equipment must have a city TX-TM Mechanical license. For additional information requiring permits or license, contact the City of Craig Building Department at 970-826-2024 or email sarellano@ci.craig.co.us.*

COSTS

Labor and material for sewer service and building sewer replacement per description above and any other necessary items to complete the project.

\$ _____
(Total Cost for Entire Project) \$ 108,900.00

See attached schedule A for a breakdown and alt add if the heater and Condensers dont need to be removed and reinstalled.

PROPOSAL TIMELINE

RFP Distribution: May 21, 2025

Deadline for Submission of Questions: June 13, 2025

Distribution of Answers to RFP Questions: June 20, 2025

RFP Due Date: Tuesday July 1, 2025, at 3:00pm (MST)

I. PROPOSAL FORMAT

To facilitate the review of qualifications, all proposals are required to adhere to the following requirements. The City of Craig strongly encourages proposers to ensure that qualification submissions are succinct and clearly organized. The response must be written and organized in the order defined below. The submission should be complete so as not to be considered nonresponsive.

- A. Cover Letter.** Provide a letter of introduction or cover page from an authorized representative.
- B. Name, Title, and Contact Information.** Include the name of the person or persons who will be authorized to make representations on behalf of the Respondent, with all contact information.
- C. Company History.** Provide business background/overview of products and services offered by your company.
- D. Qualifications and Experience.** Provide the qualifications of the Respondent and its specialized experience and technical competence that qualify it to provide the services required. Provide the names and qualifications of outside Respondents and associates that will be employed to assist on the work to be performed under your proposal.
- E. References.** Provide a list of names, addresses and telephone numbers of at least three (public sector preferred) clients for which the Respondent has successfully completed similar projects to that required by this RFP within the past five years.
- F. Selected respondent** shall comply with all municipal and state code requirements.
- G. Selected respondent** shall ensure that all proposed plans (If required) will meet the highest industry standards for a project of this type.

I. SUBMITTAL

- Selection shall be based on, not only competitive pricing, but meeting the minimum response requirements as outlined in this RFP.
- Proposal may be delivered electronically or in hard copy via mail, courier, or in person in a sealed envelope by clearly marked with ***“Sewer service replacement for the Museum of Northwest Colorado”*** on the outside of the envelope.

***Katie Carmody - City Clerk
City of Craig
300 W. 4th Street
Craig, CO 81625
kcarmody@ci.craig.co.us***

- Questions and Inquiries: The City will not give verbal answers to inquiries regarding information in this RFP, or verbal instructions prior to the submission deadline. A verbal statement regarding same by any person shall be non-binding. The City is not liable for any increased costs resulting from the Respondent

accepting verbal directions. Any explanation desired by a Respondent must be requested of the City representative in writing no later than **June 13, 2025**, and if explanation is necessary, a reply shall be made in the form of an addendum, a copy of which shall be forwarded by **June 20, 2025**, by email to each Respondent.

II. SELECTION CRITERIA

Based upon the responses to the RFP, the City may interview any or all the Respondents and/or award the contract without conducting interviews. The successful Respondent will be required to enter into a contract with the City, including insurance/indemnity requirements.

Please see the Standard Insurance as set forth in **Attachment A**.

The selection process will focus on the following, but not limited to;

1. Ability to provide responsive client services.
2. Clarity of proposal, completeness and inclusion of requested information.
3. Respondent capabilities & experience.
4. Reference checks.
5. Professional nature of firm.
6. Demonstrated municipal/county government experience.
7. Qualifications and experience of the firm and staff assigned to provide support.
8. Cost effectiveness and ability to meet schedule.
9. Demonstrate the firm's ability to coordinate and cooperate with the City staff & liaisons.
10. Warranties, guarantees, or other assurance of quality, service customer satisfaction.
11. Demonstrated ability and prior experience of the firm and the personnel to be assigned to this type of project.
12. Clarity, creativity and thoroughness of the response.
13. Experience in commercial heating and cooling projects and installation.
14. Experience in preparing and designing construction specifications.
15. Experience in construction management of similar type projects.
16. Experience in working with client on cost saving In-Kind contributions.
17. Proven record of successful completion of similar projects.

All interested parties are encouraged to submit proposals as the award is not based solely on lowest cost proposal submitted. Total cost will be taken into consideration, but the solution and the Respondent's capabilities, competence and capacity will be considered as well. The City reserves the right to choose the Respondent whose proposal best meets the needs of the City. The City of Craig, and its designated representatives, shall be the sole judge of its own best interest, and the proposal most advantageous to the City. The City's decisions will be final.

III. GENERAL TERMS AND CONDITIONS

Public Record: Proposer's attention is drawn to the fact that all proposal documents submitted are subject to disclosure under the Colorado Public Records Act. Information contained in the proposals may be made public after the review process has been completed, negotiations have concluded and a recommendation for award has been officially placed on the City Council agenda for consideration, and/or following award of contract, if any, by the City Council.

Additional Information: The City reserves the right to request additional information and/or clarification from any or all Proposers.

Proposal Acceptance and Rejection: The City reserves the right to reject any and all proposals and to waive any minor informalities or irregularities contained in any proposal. Acceptance of any proposal submitted pursuant to this RFP shall not constitute any implied intent to enter into a contract. The City reserves the right to call for new proposals, and to award the contract to other than the lowest cost proposal if deemed to be in the best interest of the City.

Right to Cancel and Amend: The City reserves the right to cancel, for any or no reason, in part or in its entirety, this RFP, including but not limited to selection schedule, submittal date, and submittal requirements. If the City cancels or revises the RFP, all Proposers will be notified in writing.

Debarment: By submitting a proposal, the Proposer certifies that the company is not currently debarred from submitting proposals and/or bids for contracts issued by any City or political subdivision or agency of the State of Colorado, and that it is not an agent of a person or entity that is currently debarred from submitting proposals and/or bids for contracts issued by any City or political subdivision or agency of the State of Colorado

Limitation: The Request for Proposals (RFP) does not commit the City of Craig to award a contract, to pay any cost incurred in the preparation of the firm's RFP response or to procure or contract for services or supplies. The City reserves the right to accept or reject any or all RFP responses received as a result of this request, to negotiate with all qualified sources or to cancel all or part of this RFP. The City will not reimburse the respondents to this RFP for costs incurred in the preparation of their proposal or in any other aspect of their consideration of this engagement. A respondent may withdraw and resubmit a proposal prior to the submission deadline. No re-submissions will be allowed after the submission deadline.

Modification of Scope: The City reserves the right to modify the contents of this document up to 7 days prior to the opening of proposals.

Award: The firm/entity selected may be required to participate in negotiations and to submit such revisions of their proposals as may result from negotiations. The City reserves the right to award a contract/select a service provider without discussion based upon the initial proposals.

Insurance: The Respondent shall maintain in full force and effect the insurance as outlined in **Attachment A**. The City reserves the right to waive or modify such insurance coverage. However, Respondents and/or Respondents meeting the insurance requirements will receive greater consideration during the selection procedure. All insurance shall be evidenced by a Certificate of Insurance and endorsement acceptable to the City Attorney, prior to execution of a contract. The Respondent and/or Respondent shall state their ability to meet the City's insurance requirements within their submittal.

Signature: The Respondent and/or Respondent's RFP response shall provide the following information: name, title, address and telephone number of individuals with authority to bind the service provider and who may be contacted during the period of proposal evaluation.

Contract Requirements: Agreement by the City and Proposer will be in effect upon the City's execution of this proposal along with any agreed upon changes.

Coordination of Work: All work schedules, actual work and payment request shall be coordinated through, inspected by and approved by City Administration prior to scheduling of project so that any interruption to the normal business operation is kept to a minimum.

Inspection: All material and reports shall be subject to inspection, examination and acceptance by the City and its Partners. The City shall have the right to reject defective information, analysis and workmanship or require its correction.

ATTACHMENT A

STANDARD INSURANCE REQUIREMENTS

In order to comply with the bonding and insurance requirements contained in your contract with the City of Craig there are several things that we require. It is our intent to facilitate consideration of every project, so we are including here a **summary** checklist for your convenience.

All bonds and insurance requirements need to be complete and submitted prior to your contract being approved.

I. GENERAL

A. Send these requirement sheets to your insurance broker for immediate compliance.

B. NO CONTRACTS WILL BE APPROVED UNTIL ALL BONDS AND CERTIFICATES ARE IN ORDER.

C. New and renewal Certificates and endorsements must reference a specific job. "All Operations" certificates are not acceptable.

D. All contractors and subcontractors working on a project or jobsite must meet the same insurance requirements you do, prior to starting work on the project or site.

E. All insurance companies must have an AM Best rating of A: VII or better.

F. All insurance coverage, with the exception of Professional Liability coverage must be written on a full "per occurrence" basis.

G. A 30-day cancellation notice is required and written or modified to a form that binds the insurer to provide it. For non-payment of premium, a 10-day notice is acceptable.

H. Expiration dates are required on all certificates.

H. All Bonds and Certificates must have an original signature.

II. SPECIFIC COVERAGE (As Applicable)

A. BONDING

(Contracts over \$50,000) Faithful Performance (Completion) Bond – (CONTRACT AMOUNT)

(Contracts over \$50,000) Payment, Labor and Materials Bond – (CONTRACT AMOUNT)

B. GENERAL LIABILITY/AUTOMOBILE LIABILITY

GENERAL LIABILITY

(\$1,000,000) per occurrence (\$2,000,000) general aggregate

AUTOMOBILE LIABILITY

(\$500,000) per accident

C. WORKERS' COMPENSATION AND EMPLOYER'S LIABILITY

Workers' Compensation Insurance (Statutory Limits) and Employer's Liability Insurance with limits of at least one million dollars (\$1,000,000).

ATTACHMENT B

GENERAL CONTRACT TERMS AND CONDITIONS

1. **Performance of Services/No Assignment.** Time is of the essence in performance of the Services. Respondent represents to City that Respondent possesses, or will arrange to secure from others, all the necessary professional capabilities, experience, resources and facilities necessary to provide to City the services contemplated under this Agreement. Except as specifically authorized under this Agreement, the services to be provided under this Agreement shall not be assigned, transferred contracted or subcontracted out without the prior written approval of City.

2. **Hold Harmless and Indemnification.** To the fullest extent permitted by law, Respondent shall indemnify, defend and hold harmless City, its City Council, boards and commissions, officers, agents and employees (collectively, the "Indemnified Parties) from and against any and all claims (including, without limitation, claims for bodily injury, death or damage to property), demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including, without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever, which may arise from or in any manner relate (directly or indirectly) to any work performed or services provided under this Agreement (including the negligent and/or willful acts, errors and/or omissions of Respondent, its principals, officers, agents, employees, Respondents, suppliers, Respondents, subcontractors, anyone employed directly or indirectly by any of them or for whose acts they may be liable or any or all of them).

Notwithstanding the foregoing, nothing herein shall be construed to require Respondent to indemnify the Indemnified Parties from any Claim arising from the active negligence or willful misconduct of the Indemnified Parties. Nothing in this indemnity shall be construed as authorizing any award of attorney's fees in any action on or to enforce the terms of this Agreement. This indemnity shall apply to all claims and liability regardless of

whether any insurance policies are applicable. The policy limits do not act as a limitation upon the amount of indemnification to be provided by the Respondent.

In the event the City indemnitees are made a party to any action, lawsuit, or other adversarial proceeding arising from Respondent's performance of this agreement, the Respondent shall provide a defense to the City indemnitees, or at the City's option, reimburse the City indemnitees their costs of defense, including reasonable legal counsels' fees, incurred in defense of such claims.

3. **Independent Contractor.** It is understood that City retains Respondent on an independent contractor basis and Respondent is not an agent or employee of City. The manner and means of conducting the work are under the control of Respondent, except to the extent they are limited by statute, rule or regulation and the expressed terms of this Agreement. Nothing in this Agreement shall be deemed to constitute approval for Respondent or any of Respondent's employees or agents, to be the agents or employees of City. Respondent shall have the responsibility for and control over the means of performing the work, provided that Respondent is in compliance with the terms of this Agreement. Anything in this Agreement that may appear to give City the right to direct Respondent as to the details of performance or to exercise a measure of control over Respondent shall mean only that Respondent shall follow the desires of City with respect to the results of the services.

3.1 The Respondent shall at all times remain an independent contractor with respect to the services to be performed under this Agreement and shall be responsible for the payment of Federal and State Employer Withholding Taxes, Unemployment Insurance Taxes, FICA Taxes, Retirement, Life and/or Medical Insurance, and Worker's Compensation Insurance for the employees of the Respondent or any other person performing services under this Agreement. Respondent and its employees are not entitled to the rights or benefits afforded to City's employees, including disability or unemployment insurance, workers' compensation, medical insurance, sick leave, or any other employment benefit. Respondent agrees to indemnify and hold City harmless from any claims, costs, losses, fees, penalties, interest, or damages suffered by City as a result of any claim by any person or entity contrary to the provisions of this Section.

4. **Insurance.** Unless otherwise agreed, without limiting Respondent's indemnification of City, and prior to commencement of work, Respondent shall obtain, provide and maintain at its own expense during the term of this Agreement, a policy or policies of liability insurance of the type and amounts described below and in a form satisfactory to City.

A. **Certificates of Insurance.** Respondent shall provide certificates of insurance with original endorsements to City as evidence of the insurance coverage required herein. Current certification of insurance shall be kept on file with City at all times during the term of this Agreement.

B. **Acceptable Insurers.** All insurance policies shall be issued by an insurance company currently authorized by the Insurance Commissioner to transact business of insurance in the State of Colorado, with an assigned policyholders' Rating of A (or higher) and Financial Size Category Class VII (or larger) in accordance with the latest edition of Best's Key Rating Guide, unless otherwise approved.

5. **Delay Damages.** Time is of the essence with respect to the deadline for Contractor to complete the work under this Agreement. In the event that the Project is not completed or delay of ordering equipment by December 2, 2024 then the City of Craig shall be entitled to claim delay damages unless the delay is due to COVID related shortages for equipment or COVID illness from the Crew that is found to be beyond the control of the Contractor. The amount of the delay damages will be a liquidated amount of **\$50.00** per day.

6. **Payment.** The amount of *retainage* to be held by the city for all projects in excess of ten thousand dollars (\$10,000.00) shall be five percent (5%) of the contract amount. *The retainage* amount shall be paid only upon successful completion of the contract.

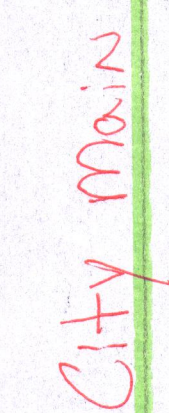
CONTRACT AGREEMENT

SIGNATURES

<u><i>Ken Fones</i></u>	<u>7/1/2025</u>
Respondent Signature	Date
<u></u>	<u></u>
City of Craig / City Clerk Signature	Date
<u></u>	<u></u>
City of Craig / City Manager Signature	Date

Kenneth and Melinda Fones are the only 2 Individuals
Authorized to sign for Fones Construction LLC.

City main



City main

City main

Questions For Sewer Service Replacement for Museum of Northwest Colorado

From: Fones Construction LLC

120 W 16th Street Craig, Colorado 81625 (970) 846-7306

Kevin Patton estimating@fonesconstruction.com

Superintendent/Estimating

Cell (970) 215-8683

1. As per the site visit conversation with Marlin Eckoff is there a Foundation Plan that shows the footing depths, sizes and a possible section of the building.

See attached.

2. Will it be possible for the use of gas-powered saws to cut the concrete in the interior. Not during business hours.
3. Will there be a need for a Geotechnical Engineer for testing backfill compaction and concrete. No
4. Would it be possible to mix the replacement concrete on site (Sackcret) for the interior. Yes, as long as we get a good mix.
5. Will the contractor be responsible for traffic control for alley construction.

Yes, a basic traffic control plan will need to be submitted with the street cut permit application.

6. Per the AC condensers and Furnace removal and replacement if it is deemed necessary, would that be a separate agreement. Yes, it could be.

City of Craig, Colorado

CONTRACTOR'S LICENSE NO 21052

BE IT KNOWN THAT

Kenneth Fones

DBA

Fones Construction LLC

having paid the Building Department of the City of Craig, Colorado the sum of \$ 50

Dollars, is hereby granted this license to engage in the following

classification(s) of construction:

Excavation/Grading

This license is issued and is revocable under the provisions of the Ordinances of the City of Craig, Colorado,

and shall be in effect until the 11 day of October, 2025 subject to such Ordinances.

Given under my hand and seal the 11 day of October, 2024

(SEAL)

Martin Eckhoff SA

Building Official

ID Card

Contractor No. 21052

Name

Kenneth Fones

DBA

Fones Construction

Type(s)

Excavation/Grading

Phone

970-846-7300

Expires

10/16/25



300 W. 4th Street, Craig, CO 81625
(970) 826-2024

City of Craig
300 W 4th St
Craig CO 81625

970-826-2005

Receipt No: 15.001135

Oct 2, 2024

Fones Construction

Previous Balance:	.00
Licenses & Permits - City Contractor License	30.00
10-32-12300 LICENSE/FEEES BLDG PERMI	
Total:	30.00
Check	30.00
Check No: 11333	
Payor: Fones Construction	
Total Applied:	30.00
Change Tendered:	.00

Duplicate Copy

10/02/2024 11:01 AM



Lookup Detail View

Licensee Information

This serves as primary source verification* of the license.

*Primary source verification: License information provided by the Colorado Division of Professions and Occupations, established by 24-34-102 C.R.S.

Name	City, State, Zip Code
Bellyache Mechanical Inc., LLC	Wolcott, CO 81655

Credential Information

License Number	License Method	License Type	License Status	Original Issue Date	Effective Date	Expiration Date
PC.0004612	Original	Plumbing Contractor	Active	05/23/2022	03/01/2025	02/28/2027

Supervision

Relationship	Supervisor/Supervisee	License	Start Date	Relationship Type
Supervised By	Kevin M Jones	MP.00189263	05/23/2022	MP - Responsible Individual
Supervises	John Eugene Dietrich	AP.0043476	01/01/2023	PC - Employer

Board/Program Actions

Case Number	Public Action	Resolution	Effective Date	Completed Date
2023-5112	CLS Letter of Admonition	Letter of Admonition	11/27/2023	

Name	Company	Email	Phone
Chris Rundall PE,	Baseline engineering	crundall@baselinecorp.com	970-879-1825
Bryan Richards	Town of Hayden	bryan.richards@haydencolorado.org	970-757-6002
Steve Faulkner	Routt County	sfaulkner@co.routt.co.us	970-870-5218
Eddie Briones	Mount Werner water	ebriones@mwwater.com	970-846-9992
Frank Case	Town of Hayden	frank.case@haydencolorado.org	970-734-6025



PO Box 777 Craig, CO 81626 (970) 824-0382 Fax (970) 629-8536

July 1, 2025

City of Craig
Dan Davidson
Marlin Eckhoff

Museum sewer exterior repairs

We are pleased to offer a proposal to replace the exterior portion of the Museum of NW Colorado sewer service line.

Peter Miles visited the site with Marlin sometime between June 2 and 6. They discussed the possibility of dividing the request from the city into interior and exterior phases. One reason was the possibility that the whole scope of work would exceed the museum's budget for the project. Another was the logistical difficulty of one contractor acquiring bids from two other licensed contractors for the three required. It was agreed at the time that Anson could submit a quote for the exterior portion only, to aid the museum in budgeting, or to separate the project into achievable phases.

The accompanying document outlines Anson's price and conditions. The air conditioning units removal and replacement is not included. Connecting the sewer service to the sink drain and primary line through the foundation will require some coordination with the selected plumber.

In communicating with Shane Baker about cutting into the asphalt in the alley to expose the main, it was decided by Shane and Marlin to exclude placing new asphalt from the contractor's scope.

Our quote covers: removal of the concrete slabs from the alley edge and the property line to approximately the edge of the wooden deck; excavating down to the existing service pipe and replacing it with new 4" SDR 35 from the foundation edge to the main; backfilling the trench and compacting to standard specs; replacing the concrete with a new 6" slab, sloped to drain properly; replacing the asphalt with a temporary travel surface of compacted Class 6.

Respectfully,

Peter Miles
Estimator, AEP, Inc.

INTRODUCTION/SCOPE:

The City of Craig (the City) located in NW Colorado, is seeking **REQUEST FOR PROPOSALS (RFP)** to **replace the sewer service and partial building sewer at the Museum of Northwest Colorado at 590 Yampa Ave.**

The scope of work entails but may not be limited to the following:

Exterior portion:

1. Remove and replace concrete pad where sewer service will need to be replaced.
2. Excavate, remove and replace existing sewer service with 4" schedule **40** PVC sewer pipe from building sewer connections to the tap.
3. Tie in to building sewer in two locations where it enters the building and install cleanouts per plan.
4. Remove and reinstall two AC condensers. (Must be done by a Craig licensed HVAC contractor)

Interior portion:

1. Remove and reinstall one furnace where west portion of building sewer needs replaced. (Must be done by a Craig licensed HVAC contractor)
2. Cut and remove concrete at building sewer locations.
3. Replace the building sewer per plans with 4" Schedule **40** PVC sewer pipe including all existing floor drains.
4. Repour concrete at all demoed areas and pin to existing slab on both sides.

Note: All finished flooring will be done separately and will not be part of this RFP.

All interested parties must schedule a site visit with Marlin Eckhoff or Dan Davidson to discuss the entire scope of work prior to submitting a bid. If a contractor submits a bid and does not do a site visit and walk through, the bid will not be accepted.

The City of Craig will issue permits but will **NOT require permit fees for work required. Additionally, contractors will be responsible for all other applicable permitting that is required. Contractors doing the sewer service replacement outside the building must have at minimum a city RX-RE Excavating license. Contractors installing the building sewer inside the building must have a city TX-TP Plumbing license. Contractors removing and reinstalling any mechanical equipment must have a city TX-TM Mechanical license. For additional information requiring permits or license, contact the City of Craig Building Department at 970-826-2024 or email sarellano@ci.craig.co.us.*

COSTS

Labor and material for sewer service and building sewer replacement per description above and any other necessary items to complete the project.

Exterior \$ 39,000.00
(Total Cost for Entire Project) \$ N/A

Craig Museum sewer repair, exterior



Anson Excavating and Pipe Inc.

P.O. Box 777

Craig Co. 81626

Contact: Mike Anson

Phone: (970) 824-0382

Fax: (970) 824-8536

Quote To: City of Craig

Job Name:

Date of Plans:

Revision Date:

Phone:

Fax:

Please see below

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
10	Mobilization	1.00	LS	1,000.00	1,000.00
20	4" service line, outside foundation to main	1.00	LS	38,000.00	38,000.00
GRAND TOTAL					\$39,000.00

NOTES:

- A/C units to be moved by others.
- Sink drain to be connected to 4" main by other. AEP will place a tee in the 4" line where designated by the licensed plumber.
- Asphalt to be replaced by City of Craig.
- All trench backfill will be imported pit run and Class 6.
- Inspection of compaction will be by owner.