



**TOWN OF AKRON, COLORADO  
REQUEST FOR PROPOSALS FOR TOWN OF AKRON  
MIDDLE GOLF CART BUILDING  
AT GOLDEN PLAINS AT AKRON  
GOLF COURSE**

**RFP NO. 06-2026**

**REQUEST FOR PROPOSALS - RFP #06-2026**  
**Town of Akron – Middle Golf Cart Building Replacement**  
**Golden Plains at Akron Golf Course, 39469 Hwy 63, Akron, CO, 80720**

**I. INTRODUCTION**

The Town of Akron, Colorado is requesting proposals from qualified and experienced contractors to demolish and replace the existing middle golf cart storage building located at Golden Plains at Akron Golf Course. The existing structure is a 30-foot by 120-foot traditional frame construction building with tin metal siding. The Town seeks a like-kind and like-quality replacement structure, matching the existing building in size, materials, construction type, electrical configuration, and interior shelving layout.

This RFP is issued in accordance with the Town of Akron Purchasing Policy and applicable Colorado Revised Statutes. The contract will be awarded based on best value, considering both price and qualitative factors.

**II. PROJECT OVERVIEW AND OBJECTIVES**

The primary objectives of this project are to:

- Safely demolish the existing structure and efficiently haul all debris generated during demolition to an authorized landfill.
- Disconnect existing electrical service and install new electrical systems consistent with the existing building.
- Construct a like-kind replacement structure, including interior shelving consistent with the existing building to include the pedestrian door and garage door.
- Deliver a long-lasting, low-maintenance structure suitable for Eastern Plains wind, snow, and sun exposure.
- Obtain itemized pricing for transparency. Must meet all building code standards and inspection.

**III. SCOPE OF WORK**

The selected proposer shall provide a turnkey demolition and reconstruction solution for the middle golf cart shed. The replacement structure is intended to be a like-kind replacement, not a redesign or upgrade, except where required to meet current codes.

**A. Demolition**

Demolish and remove the existing 30-foot by 120-foot traditional frame construction building and properly dispose of all debris.

**B. Electrical Disconnection and New Electrical Installation**

Disconnect existing electrical service and install new electrical systems consistent with the existing building configuration.

**C. Replacement Structure**

Construct a like-kind traditional frame construction building with metal siding and roofing meeting applicable wind and snow load requirements.

**D. Interior Shelving**

Install interior shelving consistent with the existing building.

**E. Installation and Site Restoration**

Provide all labor, materials, equipment, cleanup, and site restoration. Cost must include necessary permits.

**IV. PROJECT SCHEDULE**

Proposals shall include estimated start date, demolition duration, construction duration, and substantial completion timeline.

Not-to-Exceed Date of Completion: All work must be substantially complete no later than May 1, 2026.

## V. PROPOSAL REQUIREMENTS

Proposals must include the following information:

1. **Project Understanding and Approach**  
Narrative describing the proposer's understanding of the project and approach to design, fabrication, and installation.
2. **Conceptual Design**  
Visuals sufficient to demonstrate understanding of like-kind replacement requirements.
3. **Itemized Cost Proposal**  
Detailed breakdown of costs, including:
  - Fabrication
  - Materials
  - Installation
  - Permitting (if applicable)
  - Any optional alternatives

### **Not-to-Exceed Project Price:**

The proposal shall clearly state a **total not-to-exceed price** for all work described in this RFP. The Town will not accept proposals with open-ended or time-and-material pricing. The Town does not anticipate change orders. Proposers shall include all costs necessary to complete the project as described. Change orders will only be considered for unforeseen conditions beyond the contractor's control.

4. **Project Schedule**  
Estimated timeline from notice to proceed through completion, demonstrating the ability to meet the Town's not-to-exceed completion date.
5. **Firm Qualifications and Experience**
  - Company background
  - Relevant experience with similar projects
  - Key personnel assigned to the project
6. **References**  
At least three (3) references for similar work completed within the past five (5) years.
7. **Insurance**  
Proof of current insurance meeting the requirements outlined in Section XI of this RFP.
8. **Warranty Information**
  - Manufacturer warranties on materials
  - Minimum three (3) years workmanship warranty from date of completion

## VI. EVALUATION AND SELECTION

Proposals will be evaluated using a best-value approach. Award will be given to the proposer whose submission is determined to be the most advantageous to the Town, considering both price and qualitative factors.

Evaluation criteria may include, but are not limited to:

- Responsiveness to the RFP and understanding of the project
- Quality, durability, and constructability of the proposed building solution
- Experience and qualifications of the firm
- Ability to meet the project schedule
- Cost and overall value to the Town

The Town reserves the right to reject any or all proposals, waive informalities, request clarifications, and negotiate with one or more proposers. Town Council approval may be required prior to contract execution.

## VII. SITE VISIT

A site visit is strongly encouraged. To schedule, please contact Parks and Recreation Director, Braden Piel at

[bpiel@townofakron.com](mailto:bpiel@townofakron.com), or by phone at: 970-554-0855.

## VIII. RFP SUBMISSION AND OPENING

Newspaper Publish Date: February 26, 2026

Due Date and Time: March 12<sup>th</sup>, 2026 at 1:00 PM.

Submission Requirements: Electronic submissions via email only. Submissions must be emailed to Parks and Recreation Director, Braden Piel at [bpiel@townofakron.com](mailto:bpiel@townofakron.com).

## IX. TOWN CONTACT AND QUESTIONS

Questions regarding this RFP shall be directed by email to [bpiel@townofakron.com](mailto:bpiel@townofakron.com) or by phone at: 970-554-0855. All questions must be submitted prior to March 4<sup>th</sup>, 2026, at 1:00 PM.

## X. GENERAL CONDITIONS

- The selected contractor must comply with all applicable laws and regulations
- The contractor shall obtain all required permits and approvals from the Town of Akron and the State of Colorado
- No work may commence prior to written authorization from the Town
- The Town is tax-exempt; no sales tax shall be included

## XI. INSURANCE AND BONDING REQUIREMENTS

The selected contractor shall, at their own expense, procure and maintain insurance for the duration of the project with companies authorized to do business in the State of Colorado. Insurance shall include, at a minimum:

- **Commercial General Liability:** \$1,000,000 per occurrence / \$2,000,000 aggregate
- **Automobile Liability:** \$1,000,000 combined single limit (if vehicles are used)
- **Workers' Compensation:** As required by the State of Colorado
- **Employer's Liability:** \$500,000 minimum

The Town of Akron shall be named as an Additional Insured on all applicable liability policies. Certificates of insurance must be provided prior to commencement of work and must include a provision requiring thirty (30) days' written notice to the Town prior to cancellation or material change.

Failure to maintain required insurance shall constitute grounds for termination of the contract.

If the bid amount exceeds \$50,000, the selected contractor will be required to provide performance and payment bonds required by statute and in a form acceptable to the Town of Akron.