



Proposal for Gazebo Bridge and ADA Accessibility Project 2024-01

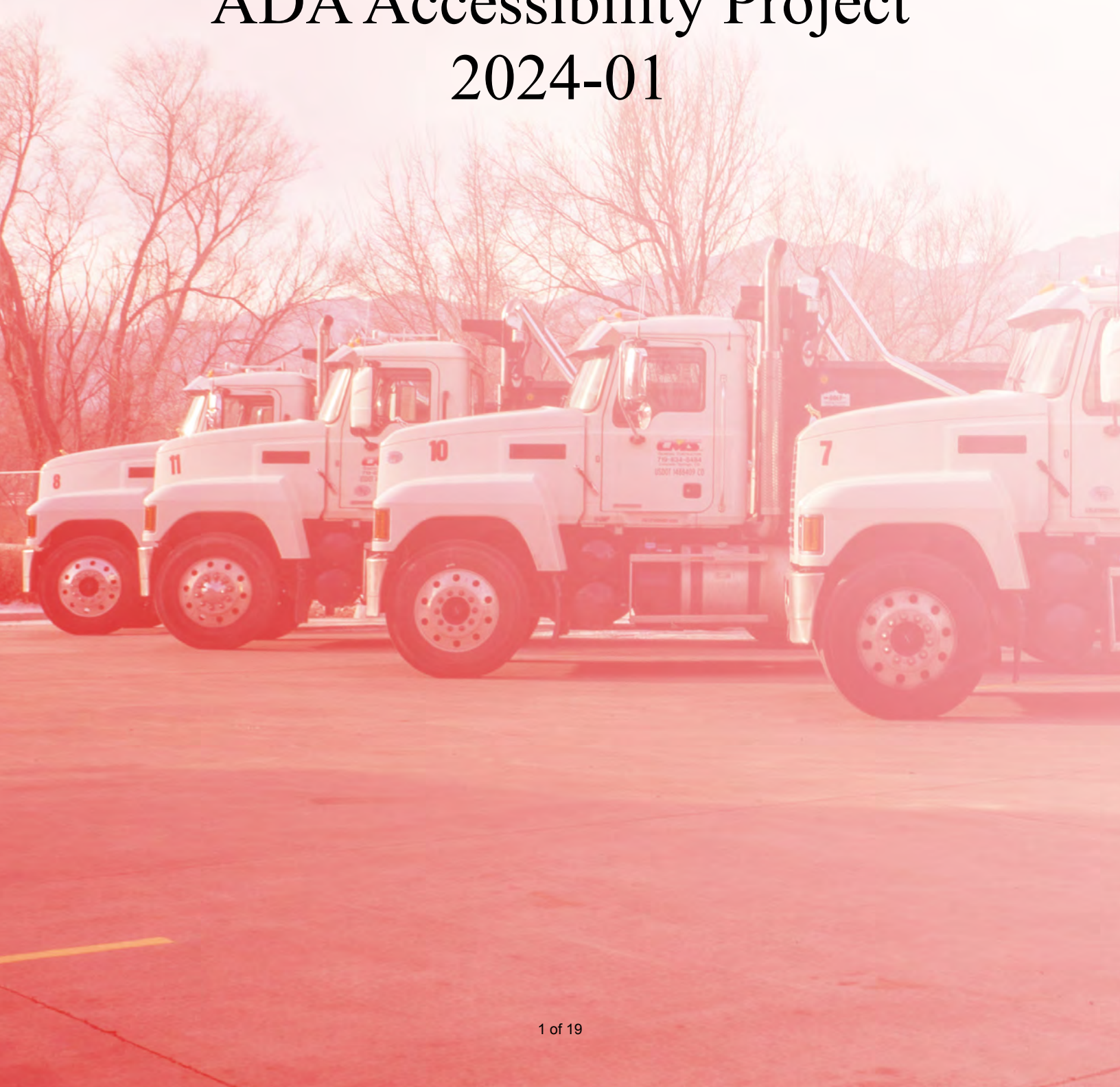




Table of Contents

Green Mountain Falls Gazebo Bridge and ADA Accessibility Project

- 1) CMS Cover Letter – pg. 3
- 2) Statement of Project Understanding – pg. 5
- 3) Background and Qualifications – pg. 7
- 4) Organizational Chart – pg. 10
- 5) Work Plan and Schedule – pg. 12
- 6) Proposal Qualifications/Clarifications – pg. 14
- 7) Bid Tabulation Form – pg. 16
- 8) References – pg. 18



Cover Letter





Of Colorado Springs, Inc.
176 Talamine Ct. Suite 100
Colorado Springs, CO 80907
719-634-8484 Fax 719-634-8199

Cover Letter

CMS, Inc. has actively pursued this project since it was advertised on BidNet. This project fits well with our collective company abilities. We have put together the right people, and subcontractor to effectively execute the project. CMS, Inc. understands the importance of this project to the Town of Green Mountain Falls as well as to the citizens of GMF. CMS, Inc. looks forward to completing a nice project, done on schedule and within budget.



Statement of Project Understanding





Of Colorado Springs, Inc.
176 Talamine Ct. Suite 100
Colorado Springs, CO 80907
719-634-8484 Fax 719-634-8199

Statement of Project Understanding

- 1) CMS, Inc. fully understands the proposed project. This understanding was gleaned through reviewing the bid documents thoroughly, conducting two site visits, attending the pre-bid meeting, writing multiple RFI's, and simply taking the time required to prepare a concise, well thought out proposal that produces a fair and reasonable proposal which reflects the Town of Green Mountains Falls intent.
- 2) CMS, Inc. thoroughly understands the Davis-Bacon Act and the subsequent compliance requirements. CMS, Inc. has completed many projects which fell under the Davis-Bacon Act.
- 3) CMS, Inc. is registered on Sam.Gov.



Background and Qualifications





Of Colorado Springs, Inc.
176 Talamine Ct. Suite 100
Colorado Springs, CO 80907
719-634-8484 Fax 719-634-8199

Green Mountain Falls Town Hall
10615 Green Mountain Falls Rd.
Green Mountain Falls, CO 80819

Background and Qualifications

GENERAL MANAGER JEFF GOSCH



Jeff has been involved in Federal/Commercial construction in the Colorado Springs and surrounding areas for thirty (30) years. Most recently, Jeff has been the General Manager for CMS, Inc.. Jeff is responsible for management for all operations to include:

- Overall administration for the City of Colorado Springs – “Pre-Overlay Concrete 2C/PPRTA” contract. To include: Processing all contract and task order documents, coordination with insurance company with respect to bonding requirements, attending all pre-construction meetings, attending all bi-weekly meetings.
- Overall administration for the City of Colorado Springs – “Stormwater Enterprise” contract. To include: Processing all contract and task order documents, coordination with insurance company with respect to bonding requirements, attending all pre-construction meetings.
- Overall administration for the City of Colorado Springs – “Capital Improvement Program” contracts. To include: Processing all contract and task order documents, coordination with insurance company with respect to bonding requirements, attending all pre-construction meetings, attending all bi-weekly meetings.

Prior experience has been involved with Project Management for General Contractors engaged in Federal sector work for twenty-one (21) years as a Project Manager managing hundreds of commercial projects. The projects were completed at the United States Air Force Academy (USAFA), Ft. Carson Army Post, Peterson Air Force Base (PAFB), Cheyenne Mountain Space Force Station (Norad), Pueblo Chemical Depot, Pinon Canyon Maneuver Site (PCMS), and the National Institute of Standards and Technology (NIST). Jeff has managed a broad and extensive variety of projects to include; construction of many types of ground-up new buildings, Data Centers, airfield runways/taxiways, tank trails, concrete/asphalt parking lots, road construction, commercial remodeling projects, major force protection projects, communication tower installations, as well as many others. Jeff holds degrees in Master of Business (MBA) and Bachelor of Science, Business Administration. In addition, Jeff holds a City of Colorado Springs Building A-1 Unlimited General Contractor license as well as having had certification in Construction Quality Control Management through the U.S. Army Corps of Engineers.

**GENERAL SUPERINTENDENT / TRAFFIC CONTROL SUPERVISOR (TCS)
LANE WINTERS**



Lane has extensive experience with the City of Colorado Springs 2C Pre-Overlay Program. Lanes experience / responsibilities consist of pre-project review for all requirements to complete our scope of work, evaluation of traffic control requirements, application for construction/traffic control permits, coordination with City Traffic Control Supervisor, coordination for placement of all traffic control devices, arrangement for equipment mobilization, coordination of all demolition efforts, coordination of all concrete/asphalt placement, coordination of all trucking for demolition removal, and importing of new material. Lane is also responsible for applying for, and maintaining utility locates. Lane is a American Traffic Safety Services Association (ATSSA) Certified Instructor and ATSSA certified TCS.

**PROJECT SUPERVISOR / FOREMAN
JIM PINELLO**



Jim has over 40 years in the construction field, specifically in the civil construction arena as an excavation contractor. In addition, Jim has had many years of experience with the City of Colorado Springs 2C Pre-Overlay Program and City of Colorado Springs Stormwater Enterprises. Accordingly, Jim is a backup superintendent for Lane Winters. His responsibilities consist of pre-project review for requirements to complete our scope of work, coordination for placement of traffic control devices, arrangement for equipment mobilization, coordination of demolition efforts, coordination of concrete placement, coordination of trucking for demolition removal, and importing of new material. Communication and coordination for all utility locates.

**PROJECT COORDINATOR / SAFETY COORDINATOR
JACOB WILSON**



Jacob's responsibilities consist of assisting with overall Project Management for all CMS, Inc. projects. In addition, Jacob is responsible for overall Safety activities. This involves preparing Job Hazard Analysis (JHA) documents, preparing for, and conducting weekly Tool Box Safety meetings, assisting field and shop personnel with compliance for all applicable regulatory guidelines (OSHA), and overall administration of our Company Safety Policies and Procedures.

As a part of this proposal, you will find the CMS, Inc. Organizational Chart attached. This organizational chart summarizes the structure of the management team that has been assembled and dedicated to this project. This team has been created through the process of completing hundreds of projects for the City of Colorado Springs, accomplishing similar types of construction that will be addressed in this contract.

Sincerely,

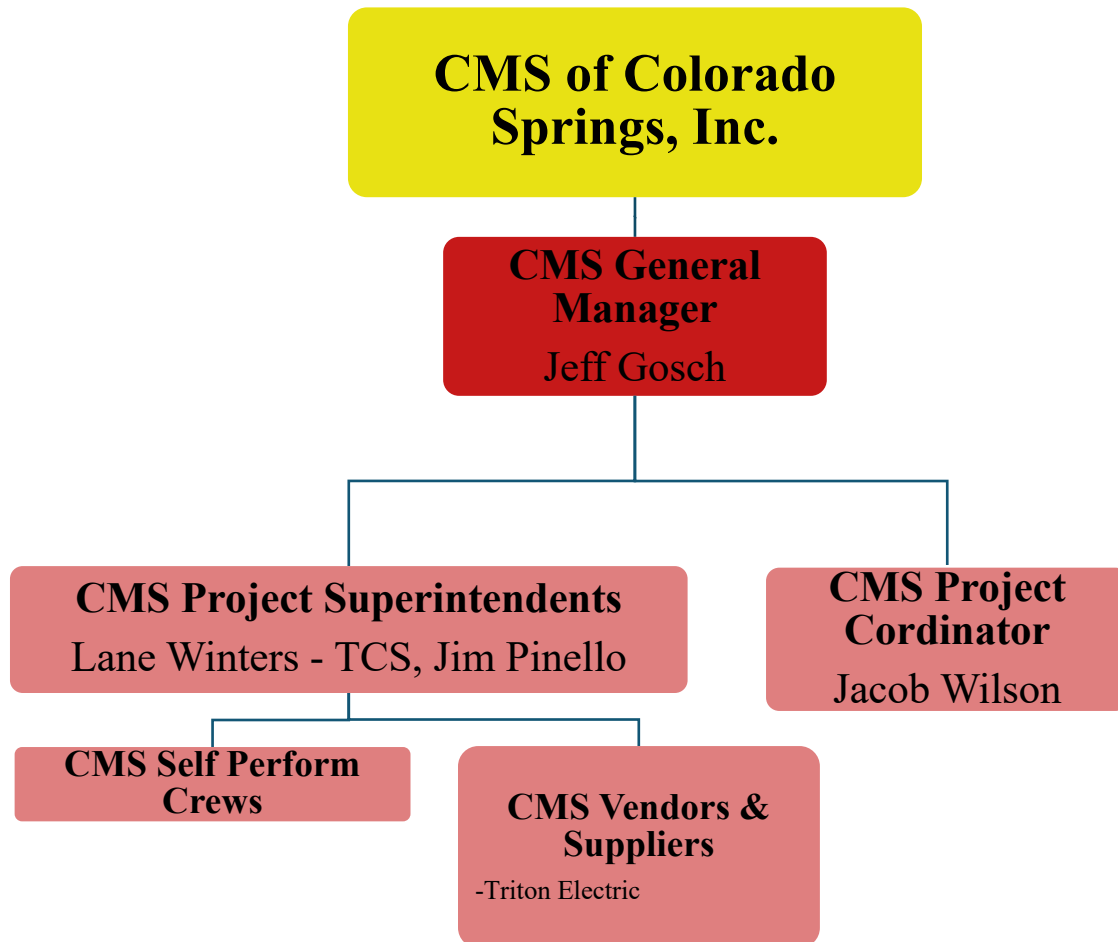
CMS of Colorado Springs, Inc.
Jeff Gosch
General Manager



Organizational Chart



**CMS Organizational Chart
For
Gazebo Bridge and ADA Accessibility Project
2024-01**





Work Plan and Schedule





Of Colorado Springs, Inc.
176 Talamine Ct. Suite 100
Colorado Springs, CO 80907
719-634-8484 Fax 719-634-8199

Work Plan and Schedule

After receipt of the Contract Award and NTP, CMS, Inc. will submit all administrative paperwork (insurance certs etc.). Following this, we will proceed by procuring all required materials to include the long-lead new laminated beam materials, along with all other Pressure Treated materials, FR paint, Urethane Coating for the concrete piers. Concurrently, the light poles and fixtures will be submitted to GMF for review and approval. Once approved, the approved poles and fixtures will be ordered. During this same time, we will conduct our normal pre-construction video of the work area before construction begins. At this time, it will be critical to determine whether we will be able to safely work on the ice or wait until the lake is partially drained and the ice drops to the ground. Depending on what decision is made between CMS, Inc. and GMF on this topic will determine the exact timing of demolition of the existing bridge. Further, CMS, Inc. will review the location of a staging area for materials and equipment with GMF. CMS, Inc. proposes that this work will take 4-6 weeks to complete. This time frame begins after receipt of the new laminated beams, which currently have a 4-5 week lead time. Before work commences, CMS, Inc. will provide a detailed schedule to GMF.

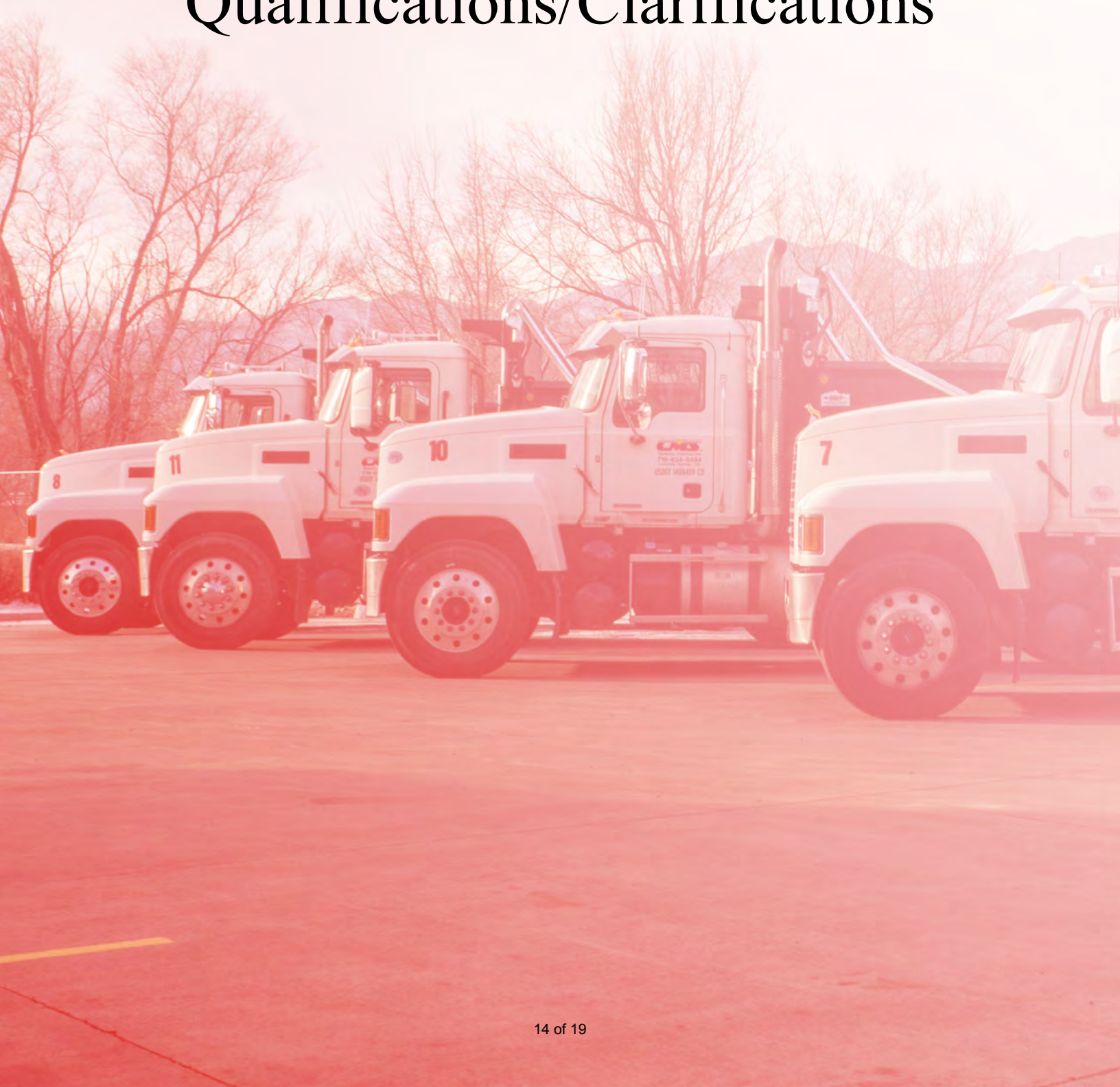
Tasks to be performed

In addition to the above noted items the following tasks will be performed. Note that the items below are not all sequential activities, rather many of them are concurrent activities.

- O Mobilize
- O Setup safety and signage
- O Bridge and light pole demolition, load, haul, and dispose of off site
- O Trenching for electrical work
- O Surface Preparation of concrete piers for new coating
- O Application of new urethane coating on the concrete piers
- O Receive new wood materials and apply FR coating prior to installation
- O Required electrical work
- O Route new electrical conduit under bridge
- O Re-install irrigation line under bridge
- O Bridge re-construction activities
- O Install new colored concrete
- O Test all new electrical conveyance(s), devices, and fixtures
- O Final Clean
- O Demobilize



Proposal Qualifications/Clarifications





Of Colorado Springs, Inc.
176 Talamine Ct. Suite 100
Colorado Springs, CO 80907
719-634-8484 Fax 719-634-8199

Qualifications/Clarifications

This proposal is based on the IFB, RFI's, pre-bid meeting, and site visits. Following are clarifications regarding this proposal.

O - The current lead time on the new lam beams is 4-5 wks ARO.

O - The proposed laminated beams are Yellow Cedar versus Fir as it is more moisture and weather resistant.

O - CMS, Inc. proposes using SpecChem RepCon V/O for repairing the spalling on the existing concrete piers. This product, along with any other cementitious product, has both temperature and moisture requirements that have to be followed during the application process.

O - The repair of the concrete piers will not be feasible if the ice is still on the lake as they will not be exposed.

O - For safety reasons and CMS, Inc. proposes that the lake be partially drained as discussed in the pre-bid meeting, allowing the ice to fall to the lake bed, prior to our work commencing.

O - No rock excavation or frost excavation is included in this proposal.

O - The aerator information that was provided states that a controller is required for operation. CMS, Inc. has not included an aerator controller in our proposal.

O - The new load for the electrical service is limited to 40 amps in order to be able to use the existing empty conduit. This covers re-powering the gazebo, aerator power, and 2 each 20a outlets for shore power at the gazebo.

O - New electrical service upgrade is included. This upgrade includes new meter, mast, panel, and feeders.

O - Proposal includes the application of Flamecheck FIF Clear Coat - X on all new pressure treated materials and new Laminated beams.

O - Light poles and fixtures will be submitted to GMF for approval prior to CMS, Inc. placing the order for the same.



Bid Tabulation Form





Green Mountain Falls - Gazebo and ADA

Bid Schedule

Bid		Est		Unit	Total
Item No.	Contract Item	Quantity	Unit	Cost	Cost
1	Mobilization, General Conditions	1		\$5,836	\$5,836
2	Architectual Fees	1		\$1,950	\$1,950
3	Bridge Demolition / Construction	1		\$55,670	\$55,670
4	Concrete Pier Repair	1		\$13,885	\$13,885
5	Fire Resistant Coating	1		\$8,905	\$8,905
6	Electrtical	1		\$21,561	\$21,561
7	Add Alternate: Electrical Service Upgrade	1		\$3,510	\$3,510
Total Cost					\$111,317

Any questions with respect to this quote should be directed to Jeff Gosch, 719-217-1226 or
jeff@cmsgc.com



References





Of Colorado Springs, Inc.
176 Talamine Ct. Suite 100
Colorado Springs, CO 80907
719-634-8484 Fax 719-634-8199

References

CMS, Inc. has completed work similar work for the City of Colorado Springs and Woodland Park. Specifically, CMS, Inc. has recently completed a large project for the City of Colorado Springs at Memorial Park. In addition, CMS, Inc. completed a very similar project at Memorial Park in Woodland Park.

Further, Jeff Gosch has past experience completing two major park projects in Colorado Springs. One project was for the City of Colorado Springs at Memorial Park which was to line Prospect Lake with a PVC liner. Second, another project was the construction of a Scoring Building at the new baseball fields and a Maintenance Building at Goose Gossage Park for the City of Colorado Springs.



Green Mountain Falls, CO (in El Paso county) (ZIP 80819)

Economic Development Department - El Paso County, Colorado



Colorado

Contents

Report Parameters	1
Economy Overview	2
Historic & Projected Trends	3
Population Characteristics	5
Industry Characteristics	7
Business Characteristics	10
Workforce Characteristics	11

Report Parameters

1 ZIP

80819 Green Mountain Falls, CO (in El Paso county)

Class of Worker

QCEW Employees, Non-QCEW Employees, and Self-Employed

The information in this report pertains to the chosen geographical area.

Economy Overview

751

Population (2023)

Population **grew by 18** over the last 5 years but is projected to **decrease by 2** over the next 5 years.

259

Total Regional Employment

Jobs **grew by 22** over the last 5 years and are projected to **grow by 21** over the next 5 years.

\$80.3K

Avg. Earnings Per Job (2023)

Regional average earnings per job are **\$2.2K below** the national average earnings of \$82.5K per job.

Takeaways

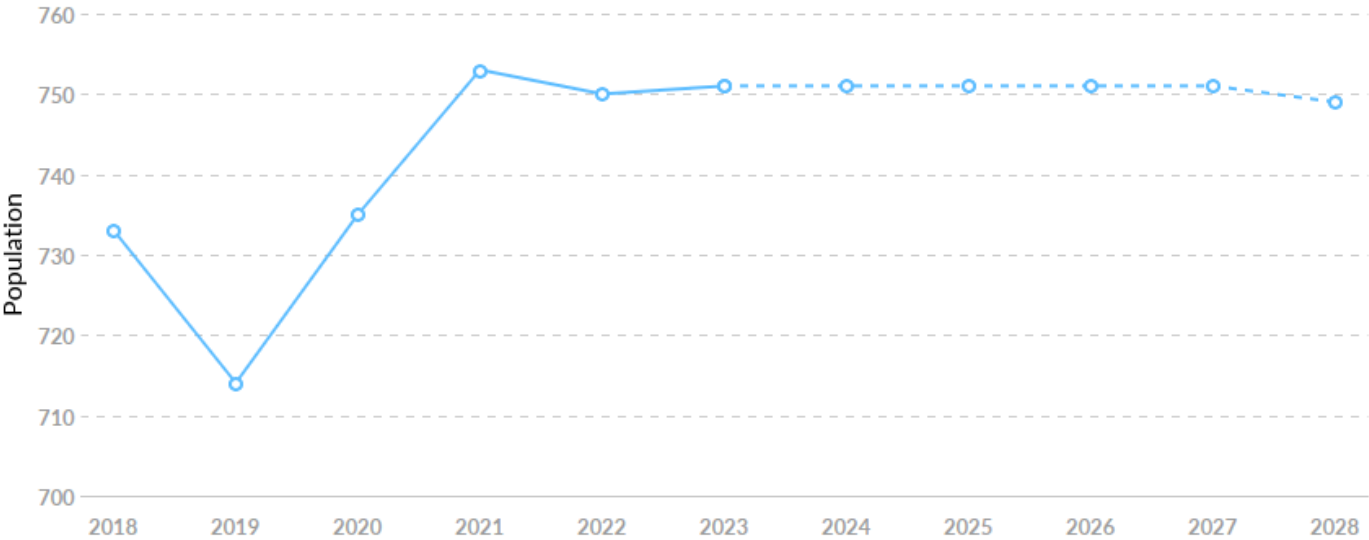
- As of 2023 the region's population **increased by 2.4%** since 2018, growing by 18. Population is expected to **decrease by 0.3%** between 2023 and 2028, losing 2.
- From 2018 to 2023, jobs **increased by 9.3%** in Green Mountain Falls, CO (in El Paso county) (ZIP 80819) from 237 to **259**. This change **outpaced the national growth rate of 3.6% by 5.7%**. Labor force data is not available for Green Mountain Falls, CO (in El Paso county) (ZIP 80819).
- There is no education attainment data for Green Mountain Falls, CO (in El Paso county) (ZIP 80819).
- The top three industries in 2023 are Local Government, Excluding Education and Hospitals, Federal Government, Civilian, and Restaurants and Other Eating Places.

	Population (2023)	Labor Force (Sep 2023)	Jobs (2023)	Cost of Living	GRP	Imports	Exports
Region*	751	N/A	259	105.8	\$29.10M	\$94.33M	\$113.50M
State	5,874,618	3,253,072	3,249,917	111.1	\$481.88B	\$332.99B	\$406.49B

Historic & Projected Trends

Population Trends

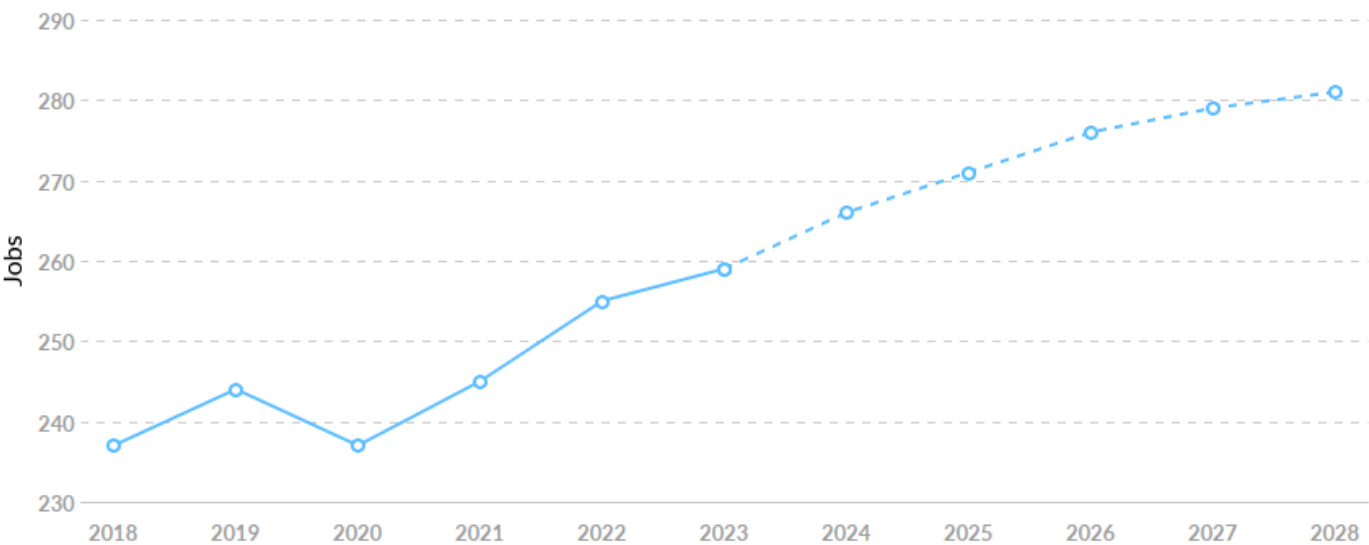
As of 2023 the region's population **increased by 2.4%** since 2018, growing by 18. Population is expected to **decrease by 0.3%** between 2023 and 2028, losing 2.



Timeframe	Population
2018	733
2019	714
2020	735
2021	753
2022	750
2023	751
2024	751
2025	751
2026	751
2027	751
2028	749

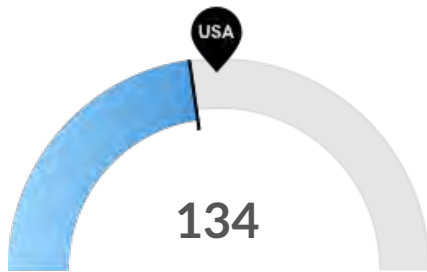
Job Trends

From 2018 to 2023, jobs increased by 9.3% in Green Mountain Falls, CO (in El Paso county) (ZIP 80819) from 237 to 259. This change outpaced the national growth rate of 3.6% by 5.7%.



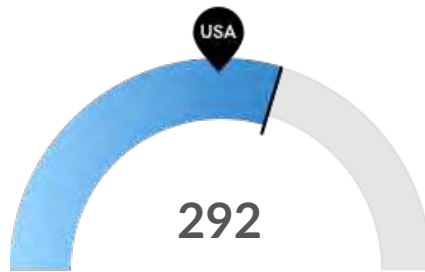
Timeframe	Jobs
2018	237
2019	244
2020	237
2021	245
2022	255
2023	259
2024	266
2025	271
2026	276
2027	279
2028	281

Population Characteristics



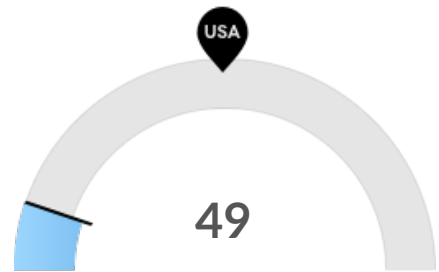
Millennials

Green Mountain Falls, CO (in El Paso county) (ZIP 80819) has 134 millennials (ages 25-39). The national average for an area this size is 153.



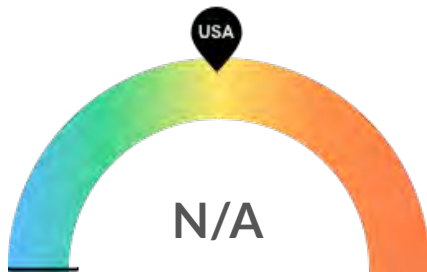
Retiring Soon

Retirement risk is high in Green Mountain Falls, CO (in El Paso county) (ZIP 80819). The national average for an area this size is 225 people 55 or older, while there are 292 here.



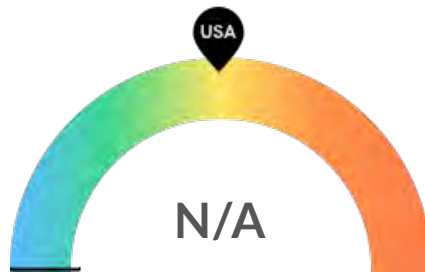
Racial Diversity

Racial diversity is low in Green Mountain Falls, CO (in El Paso county) (ZIP 80819). The national average for an area this size is 309 racially diverse people, while there are 49 here.



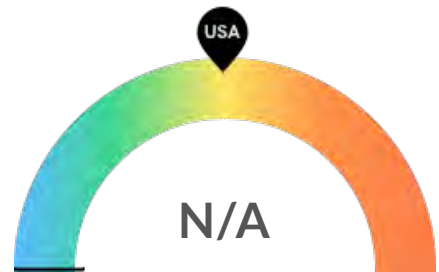
Veterans

Veterans data is not available at the ZIP level. Please choose a different region level to see this data.



Violent Crime

Crime data is not available at the ZIP level. Please choose a different region level to see this data.



Property Crime

Crime data is not available at the ZIP level. Please choose a different region level to see this data.

Place of Work vs Place of Residence

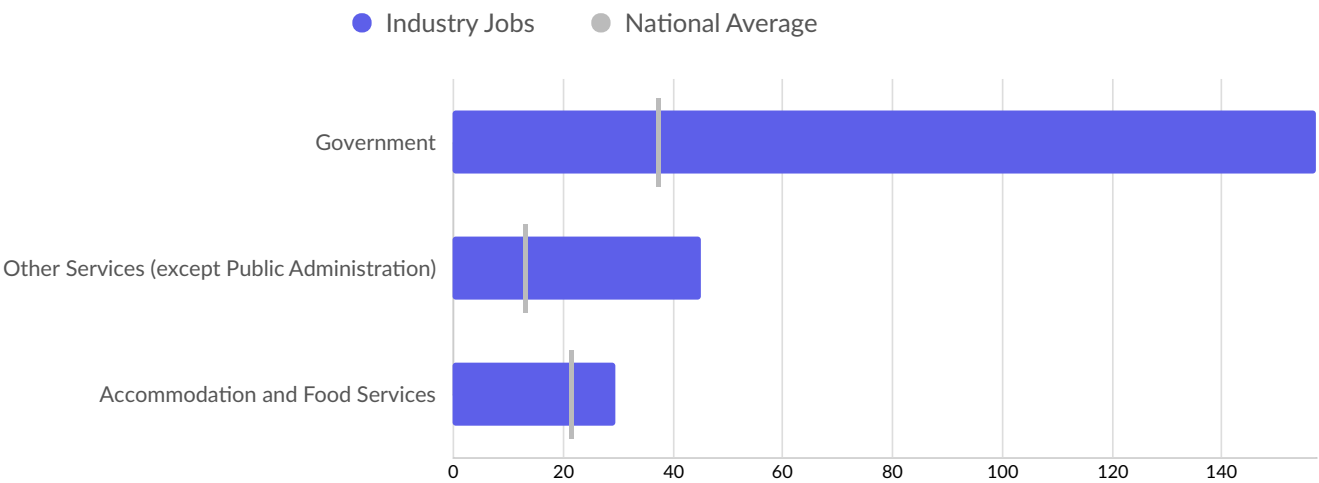
Understanding where talent in Green Mountain Falls, CO (in El Paso county) currently works compared to where talent lives can help you optimize site decisions.



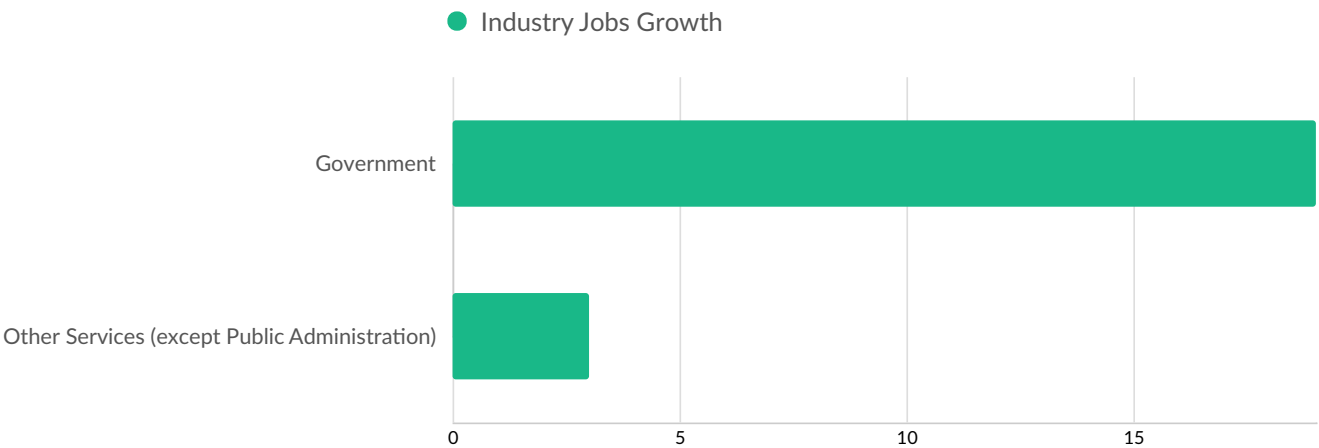
Where Talent Works			Where Talent Lives		
ZIP	Name	2023 Employment	ZIP	Name	2023 Workers
80819	Green Mountain Falls, C...	259	80819	Green Mountain Falls, C...	457

Industry Characteristics

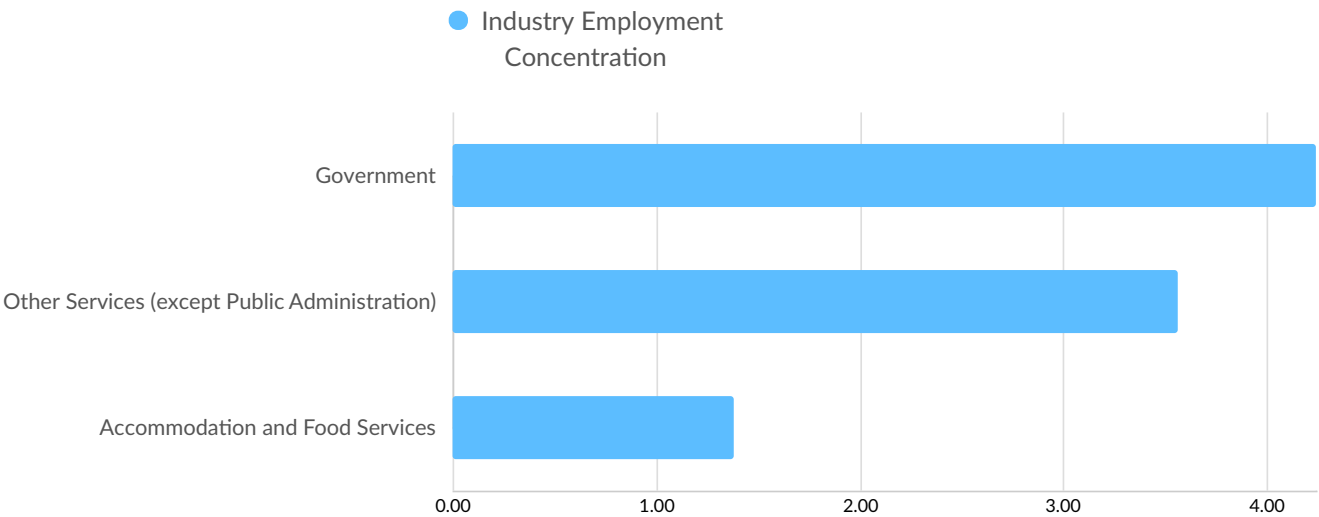
Largest Industries



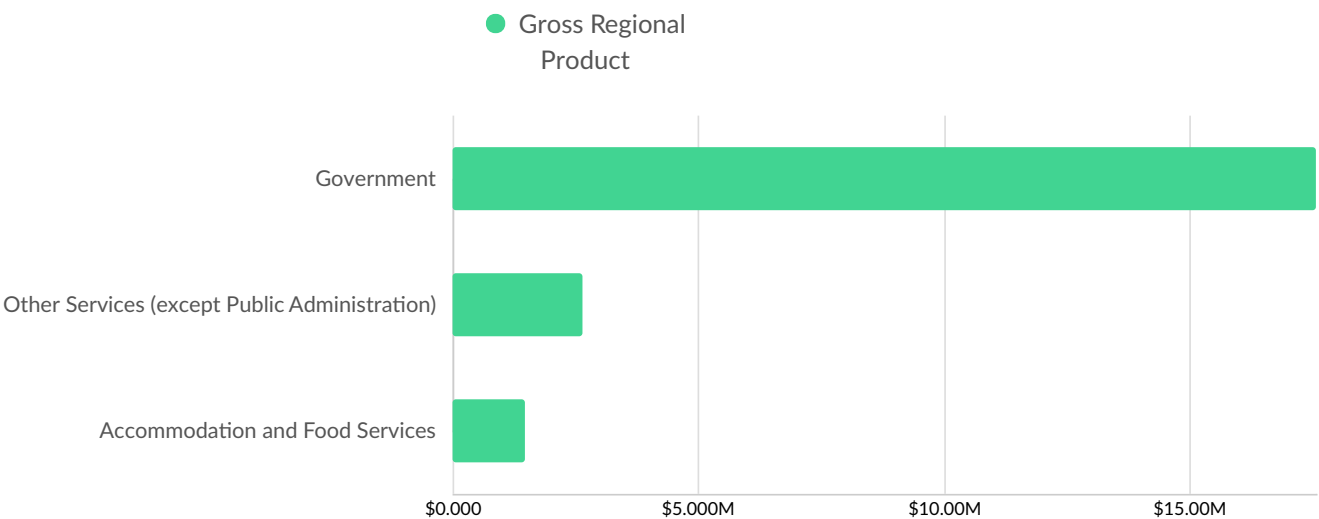
Top Growing Industries



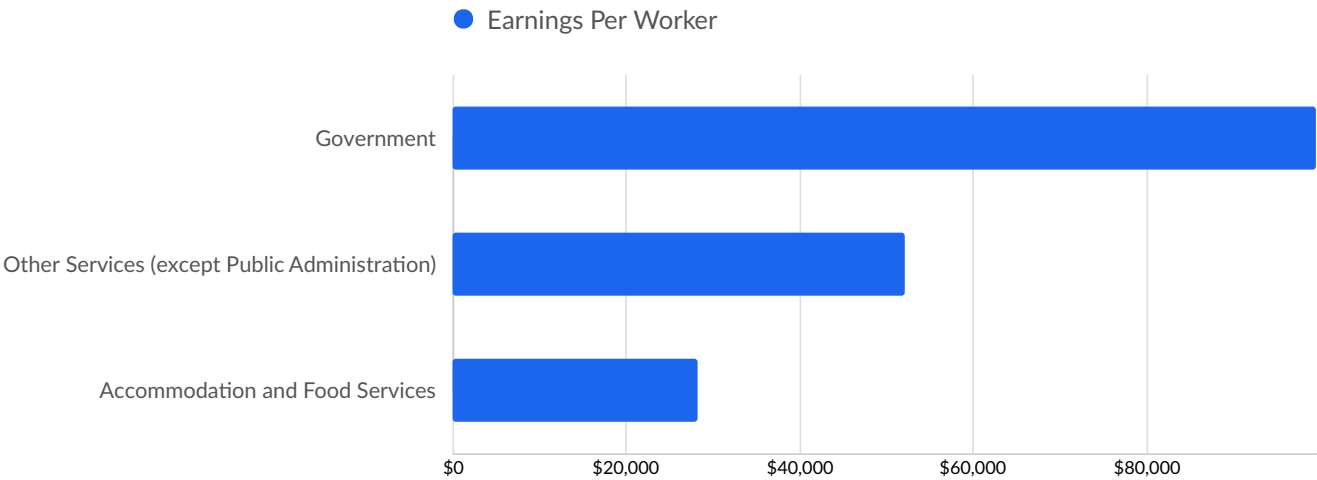
Top Industry Employment Concentration



Top Industry GRP

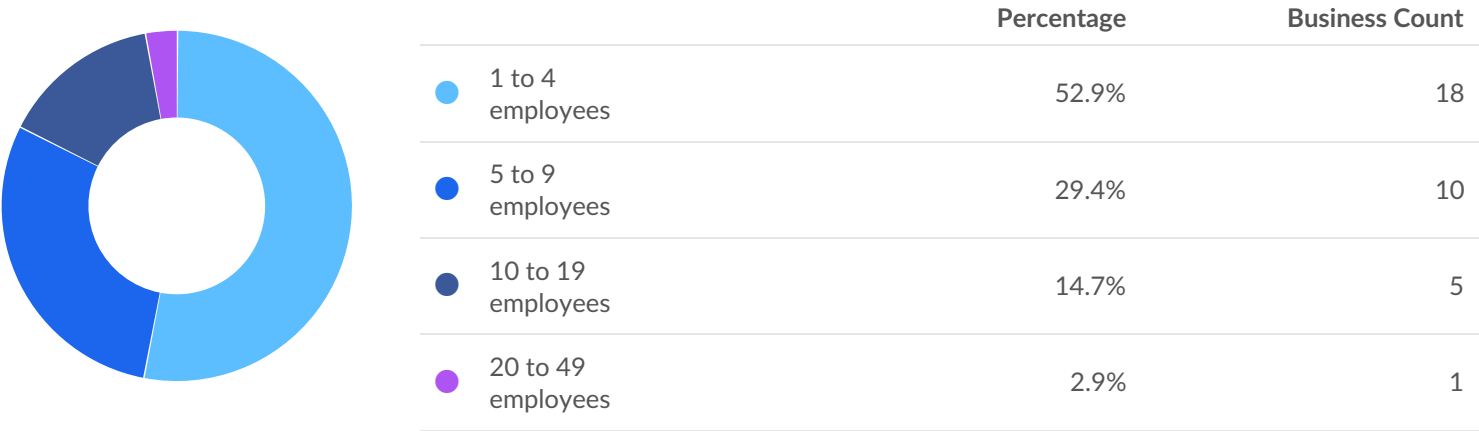


Top Industry Earnings



Business Characteristics

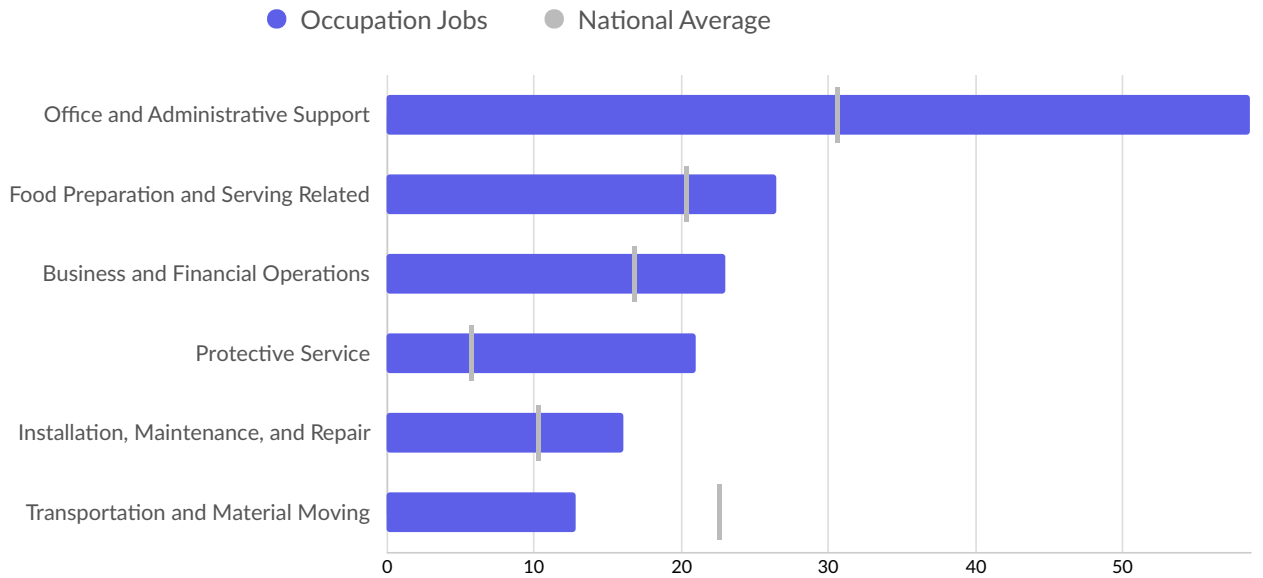
Business Size



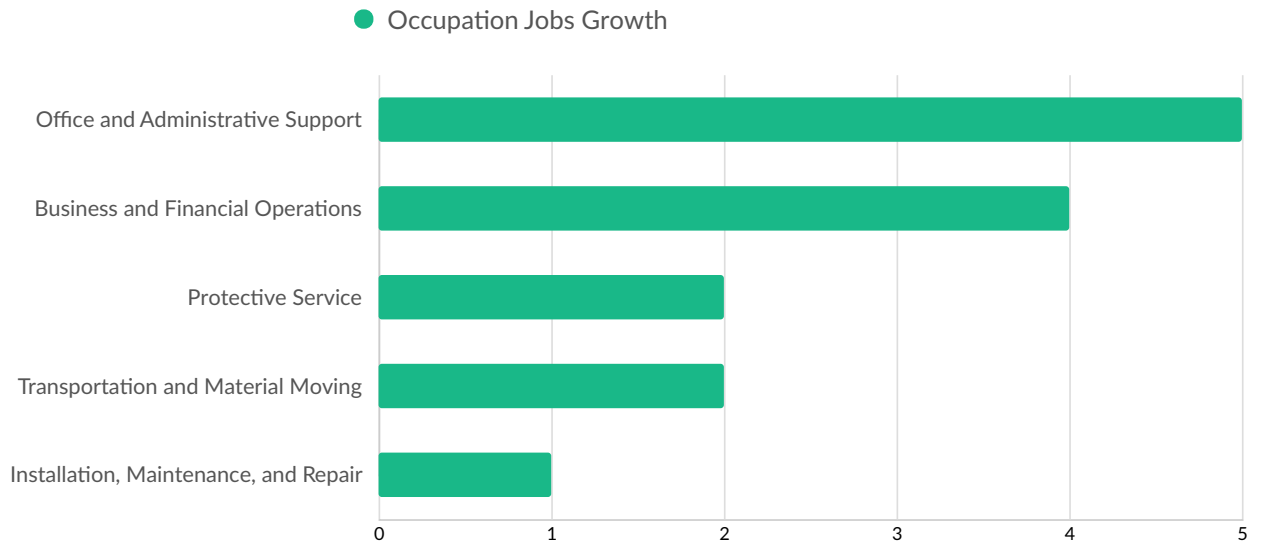
**Business Data by DatabaseUSA.com is third-party data provided by Lightcast to its customers as a convenience, and Lightcast does not endorse or warrant its accuracy or consistency with other published Lightcast data. In most cases, the Business Count will not match total companies with profiles on the summary tab.*

Workforce Characteristics

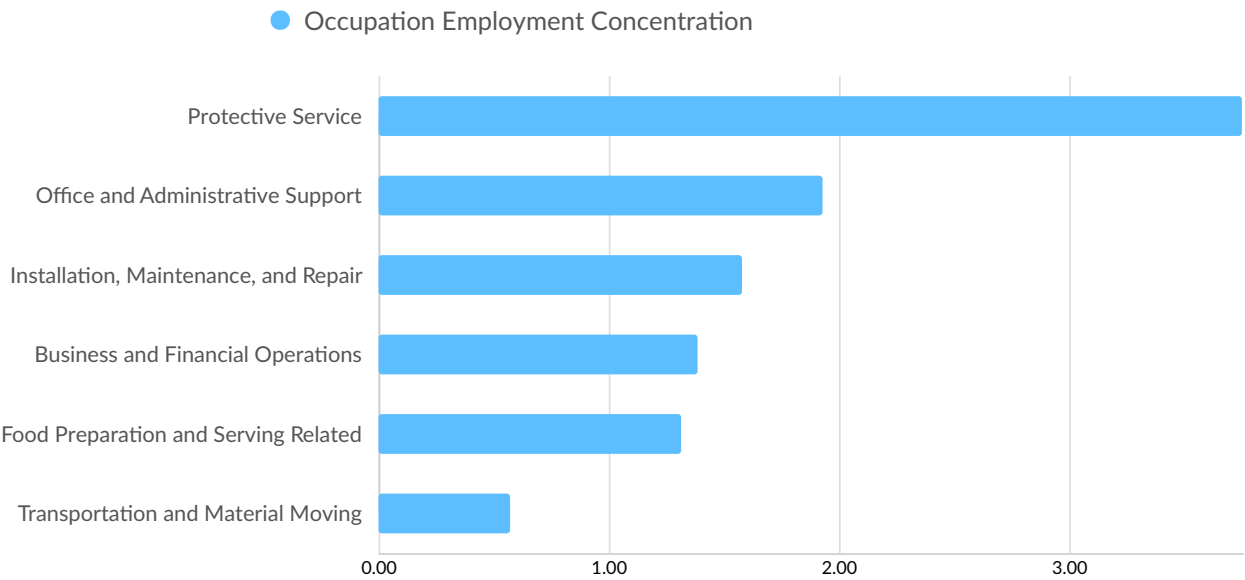
Largest Occupations



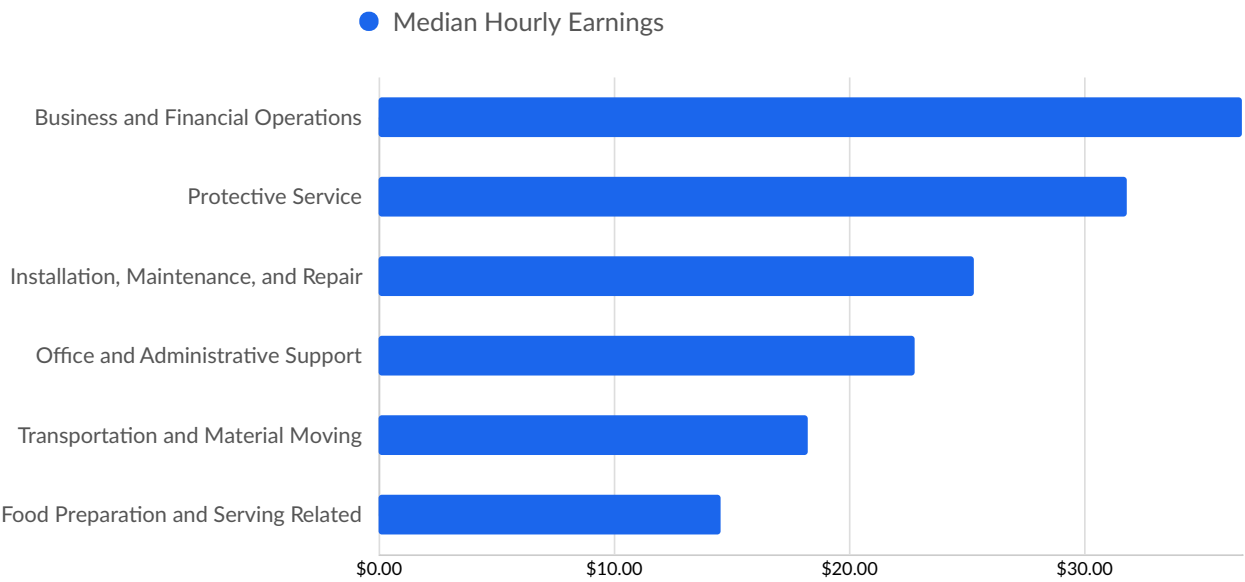
Top Growing Occupations



Top Occupation Employment Concentration



Top Occupation Earnings



Postings data is not available for the currently selected region.

Underemployment data is not available for the currently selected region.