RFP 2016-12

CITY OF MANITOU SPRINGS
HISTORIC SODA SPRINGS PARK PAVILION
ARCHITECTURAL ACCESS MANAGEMENT CONCEPTS

606 Manitou Avenue
Manitou Springs, CO  80829

SEPTEMBER 23, 2016
REQUEST FOR PROPOSAL
RFP 2016-12

City Contact: Shelley Cobau, Public Services Director
Email: Scobau@comsgov.com
Telephone Number: 719-660-0627

PRE-PROPOSAL CONFERENCE:
A pre-proposal conference will be held on October 12, 2016 at 10:00 A.M., at the City of Manitou Springs City Hall at 606 Manitou Ave, Manitou Springs, CO 80829. The purpose of this pre-proposal conference is to discuss this Request for Proposal (RFP) and to conduct a tour of the facility.

PROPOSAL CRITERION/SUBMITTAL REQUIREMENTS:
Proposals must be received no later than: November 16, 2016 at 5:00 p.m.
(Proposals received after this date and time will not be considered for award.)

The City will only accept proposals in bound hard copy format, and will not accept proposals submitted via facsimile, email or any other electronic means.

Proposals must be submitted in a seal package with the following notation on the outside of the envelope:

COMPANY NAME
RFP TITLE
RFP NUMBER
DUE DATE AND TIME

Package must include:

• One (1) original proposal, identified as "ORIGINAL"
• Five (3) copies of proposal

SCHEDULE OF EVENTS (subject to change, MST)

1. RFP ISSUED: SEPTEMBER 23, 2016
2. PRE-PROPOSAL CONFERENCE: OCTOBER 12, 2016 at 10:00 a.m.
3. DEADLINE FOR QUESTIONS: OCTOBER 19, 2016
4. FINAL ADDENDUM ISSUED: OCTOBER 28, 2016
5. RFP SUBMITTAL DEADLINE: NOVEMBER 16, 2016
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BACKGROUND AND HISTORY

Manitou Springs was founded in 1872 by Englishman Dr. William Bell and his business partner General William Palmer as a scenic health resort. The town was incorporated in 1876 and is now a home rule city of approximately 5,000 residents.

“Manitou,” a Native American word for “great spirit,” describes this beautiful mountain community. Eight naturally carbonated mineral spring fountains, located throughout this historic town, run free for all who wish to enjoy their healing benefits. The Ute, Cheyenne and other Native Americans considered this area sacred for its healing springs and clean mountain air.

The naturally occurring mineral springs have a rich history of giving and restoring health to people who traveled thousands of miles to be healed by the magical waters. Today, health and wellness continues to be a draw for residents and visitors who come to the area for its unparalleled quality of life and holistic, spiritually uplifting personality.

Manitou Springs is also a vibrant artisan community, home to world class art, music, theater, and sidewalk sculpture displays. The Historic District is lined with unique art galleries, one of a kind gift shops and trading posts with handcrafted Native American treasures. Manitou Springs is home to dozens of artists and art galleries.

Soda Springs Park in Manitou is nestled in the near-center of the historic downtown, at the confluence of Fountain, Ruxton and William’s Creeks. The park includes a playground, public restroom facilities, and a large covered pavilion with a stage for bands and other performers.

The pavilion is currently not open during regular park hours, but is closed with temporary fencing, in an effort to reduce vandalism that was occurring. Events are still conducted there, via a reservation process with the City’s Event Coordinator.
PROJECT DESCRIPTION

The City of Manitou Springs is seeking to identify measures to limit access to the pavilion, while preserving the historic nature of the facility. The Soda Springs Park Pavilion has three wide pedestrian openings, and a separate entrance to the stage. The structure itself has a peaked asphalt roof, concrete slab-on-grade floor, hardwood floored stage area, and perimeter balusters and railings to a height of approximately 2.5 feet, which run between tapered concrete columns.

The low-pitched roof, the wide eave overhangs, the exposed rafter tails, the false beams and decorative wood shingles at the gable ends, and the tapered concrete columns are reflective of the Craftsman style. Further descriptive information, including a location map, is attached in EXHIBIT A “Colorado Cultural Resource Survey”

The 66’x62’ pavilion is used for numerous events, ranging from small social gatherings to large, community celebrations and happenings. The City desires to identify closure alternatives, permanent gates that can be easily opened and closed along with open air side treatments that allow staff to permanently regulate access.

Pavilion closed with construction netting
summer 2016
CONTRACTOR SELECTION/QUALIFICATIONS

a. Selection of a contractor will be based on the submitted narrative report which outlines the company's history, size, and demonstrated ability to conduct the tasks in the attached anticipated scope of services. This initial response should not exceed 35-pages, must include an organizational chart, and resumes of key personnel that will be involved in the project. Information that must be included in the response is detailed herein.

b. Attachments B and C must be provided.
SCOPE OF SERVICES

1. Identify alternatives and provide recommendations on a preferred alternative for mechanisms, treatments, gates, screens, shutters, or other methods that could be utilized in the securing of manways and the perimeter of the Soda Springs Park Pavilion.

2. Provide colored and to scale renderings of identified alternatives (i.e. 1/8″=1’ or other usable scale).

3. Provide a side-by-side cost comparison of identified alternatives.

4. Outline compliance requirements with agencies such as the Pike’s Peak Regional Building Department, and other regulatory agencies associated with each identified alternative.

5. Discuss any issues with emergency egress, including exit width requirements based on occupancy load, for compliance with State, Federal and Local code.

6. Identify at least one alternative that could be routinely removed during events and replaced during periods of closure.

7. Identify and outline approximate timeframe for construction/installation of identified alternatives.

8. Assure ADA access is addressed, including ADA access around the Pavilion is addressed as part of each alternative--if alternatives have varying impact on ADA accessibility.

9. Discuss maintenance needs, both short and long-term for identified alternatives.

10. Coordinate development of alternatives, or motifs, that consider the historic nature of the Soda Springs Park Pavilion and the historic downtown area, with local artists and craftsmen inasmuch as possible, and/or contemplate designs that incorporate the historic nature of the structure.

11. All presented designs and alternatives must be checked for wind load, and if applicable, snow load.

12. Present alternatives, prior to finalizing a recommendation(s), via public process to the Historic Preservation Committee (HPC) and Parks and Recreation Advisory Board (PARAB) for a recommendation from those groups, and subsequent presentation to the Manitou Springs City Council (minimum six community meetings)
ADMINISTRATIVE INFORMATION

1. Issuing Office:
The City of Manitou Springs agent listed herein is to be the sole point of contact concerning this RFP. Offerors shall not directly contact other personnel regarding matters concerning this RFP or to arrange meetings related to such.

2. Official Means of Communication:
All official communication from the City to offerors will be via e-mail. The City will post notices that will include, but not be limited to, any modifications to administrative or performance requirements, answers to inquiries received, clarifications to requirements, and the announcement of award.

3. Inquiries:
Prospective offerors may make written inquiries by e-mail before the written inquiry deadline concerning this RFP to obtain clarification of requirements. There will be opportunity to make inquiries during the pre-proposal conference. No inquiries will be accepted after the deadline.

Inquiries regarding this RFP (be sure to reference RFP number) should be referred to:

E-Mail: scobau@comsgov.com
Subject Line: PSD RFP 2016-12

Response to offerors’ inquiries will be e-mailed in a timely manner. Offerors cannot rely on any other statements that clarify or alter any specification or other term or condition of the RFP.

Should any interested offeror, sales representative, or manufacturer find any part of the listed specifications, terms and conditions to be discrepant, incomplete, or otherwise questionable in any respect, it shall be the responsibility of the concerned party to notify the City of such matters immediately upon discovery.

4. Insurance and Bonding:
The successful contractor will be required to provide a Certificate of Insurance or other proof of insurance naming the City of Manitou Springs and its agents as "additional insured". Coverage must include:

**WORKERS COMPENSATION** coverage with limits in accordance with State of Colorado requirements and any other applicable laws for any employee engaged in the performance of Work under this contract;

**COMMERCIAL GENERAL LIABILITY** coverage written on ISO occurrence form CG00 01/10/93 or equivalent, covering premises operations, fire damage, independent contractors, products and completed operations, blanket contractual liability, personal injury and advertising liability with
minimum limits of $1,000,000 per occurrence, $2,000,000 aggregate; $1,000,000 products and completed operations aggregate and $50,000 on fire; plus an additional amount sufficient to pay related attorneys' fees and defense costs. The policy shall be applicable to all premises and operations. The policy shall include coverage for bodily injury, broad form property damage (including completed operations), personal injury (including coverage for contractual and employee acts), blanket contractual, independent contractors, products, and completed operations. The policy shall include coverage for explosion, collapse, and underground hazards. The policy shall contain a severability of interest's provision;

**COMPREHENSIVE AUTOMOBILE LIABILITY** with minimum limits for bodily injury and property damage coverage of at least $1,000,000, plus an additional amount adequate to pay related attorneys' fees and defense costs, for each of offerors' owned, hired or non-owned vehicles assigned to or used in performance of this Agreement. The City of Manitou Springs including officers, agents and designees shall be named as additional Insured for General and Auto Liability Insurance;

**PROFESSIONAL LIABILITY COVERAGE** with a minimum limit of $1,000,000 per Occurrence and $3,000,000 aggregate.

**EMPLOYER’S LIABILITY** coverage with limits of at least $500,000;

5. **Modification or Withdrawal of Proposals:**
Proposals may be modified or withdrawn by the Offeror prior to the established due date and time.

6. **Minor Informalities:**
Minor informalities are matters of form rather than substance evident from the response or insignificant mistakes that can be waived or corrected without prejudice to other vendors. The City may waive such informalities or allow the vendor to correct them depending on which is in the best interest of the City.

7. **Responsibility Determination:**
The City will make awards only to responsible vendors. The City reserves the right to assess offeror responsibility at any time in this RFP process and may not make a responsibility determination for every offeror.

8. **Acceptance of RFP Terms:**
A proposal submitted in response to this RFP shall constitute a binding offer. The autographic signature of a person who is legally authorized to execute contractual obligations on behalf of the offeror shall indicate acknowledgment of this condition. A submission in response to this RFP acknowledges acceptance by the offeror of all terms and conditions as set forth herein. An offeror shall identify clearly and thoroughly any variations between its proposal and the RFP in the cover letter. Failure to do so shall be deemed a waiver of any rights to subsequently modify the terms of performance, except as outlined or specified in the RFP.

9. **Protested Solicitations and Awards:**
Any actual or prospective offeror who is aggrieved in connection with either the solicitation or award of a contract may protest in writing to the City’s Administrator. The protest shall be submitted within three calendar days after such aggrieved person knows, or reasonably should have known, of the facts giving rise thereto. With regard to requirements or specifications set forth in this RFP, it is important
for offerors to note that a challenge should be made within three (3) calendar days of when the item being protested is known.

10. Confidential/Proprietary Information:
The City neither requests nor encourages the submission of confidential/proprietary information in response to this Request for Proposal. All proposals will be confidential until a contract is awarded and fully executed. At that time, all proposals and documents pertaining to the proposals will be open for public inspection, except for the material that is proprietary or confidential. However, requests for confidentiality can be submitted to the City provided that the submission is in accordance with the following procedures. This remains the sole responsibility of the offeror. The City will make no attempt to cure any information that is found to be at a variance with this procedure. The offeror may not be given an opportunity to cure any variances after proposal opening. Neither a proposal in its entirety, nor proposal price information will be considered confidential/proprietary. Questions regarding the application of this procedure must be directed to the contact for the City listed in this RFP.

11. Acceptance of Proposal Content:
The contents of the proposal (including persons specified to implement the project) of the successful contractor shall become contractual obligations into the contract award. Failure of the successful offeror to perform in accordance with these obligations may result in cancellation of the award and such offeror may be removed from future solicitations.

12. RFP Cancellation:
The City reserves the right to cancel this RFP at any time, without penalty.

13. Negotiation of Award:
In the event only one (1) responsive proposal is received by the City, the City reserves the right to negotiate the award for the services with the offeror submitting the proposal in lieu of accepting the proposal as is.

14. Contract:
The selected offeror will enter into a contract with the City of Manitou Springs for this work. The contract will set for the agreement and responsibilities as outlined in this RFP.

15. RFP Response/Material Ownership:
All material submitted regarding this RFP becomes the property of the City of Manitou Springs, unless otherwise noted in the RFP.

16. Incurring Costs:
The City is not liable for any cost incurred prior to issuance of a legally executed contract and/or a purchase order.

17. Utilization of Award by Other Agencies:
The City of Manitou Springs reserves the right to allow other State and local governmental agencies, political subdivisions, and/or school districts to utilize the resulting award under all terms and conditions specified and upon agreement by all parties. Usage by any other entity shall not have a negative impact on the City of Manitou Springs in the current term or in any future terms.
18. Non-Discrimination:
The offeror shall comply with all applicable state and federal laws, rules and regulations involving nondiscrimination on the basis of race, color, religion, national origin, age or sex.

19. News Releases:
Neither the City, nor the offeror, shall make news releases pertaining to this RFP prior to execution of the contract without prior written approval of the other party. Written consent on the City’s behalf is provided by the Public Information Office.

20. Taxes:
The City of Manitou Springs is exempt from all federal excise taxes and all Colorado State and local government sales and use taxes. Where applicable, contractor will be responsible for payment of use taxes.

21. Assignment and Delegation:
Neither party to any resulting contract may assign or delegate any portion of the agreement without the prior written consent of the other party.

22. Availability of Funds:
Financial obligations of the City of Manitou Springs payable after the current fiscal year are contingent upon funds for that purpose being appropriated, budgeted and otherwise made available. In the event funds are not appropriated, any resulting contract will become null and void, without penalty to the City.

23. Standard of Conduct:
The successful offeror shall be responsible for maintaining satisfactory standards of employees' competency, conduct, courtesy, appearance, honesty, and integrity, and shall be responsible for taking such disciplinary action with respect to any employee, as may be necessary. The City may request the successful firm to immediately remove from this assignment any employee found unfit to perform duties due to one or more of the following reasons:
1. Neglect of duty.
2. Disorderly conduct, use of abusive or offensive language, quarreling, intimidation by words or actions or fighting.
3. Theft, vandalism, immoral conduct or any other criminal action.
4. Selling, consuming, possessing, or being under the influence of intoxicants, including alcohol, or illegal substances while on assignment for the City.
5. Agents and employees of Contractor working in City facilities shall present a clean and neat appearance. Prior to performing any work for the City, the Contractor shall require each of their employees to carry proper identification including company identification.

24. Unlawful Employees, Contractors and Subcontractors:
Contractor shall not knowingly employ or contract with an illegal alien to perform work under this Contract. Contractor shall not subcontract this work.

25. Verification Regarding Illegal Aliens:
Contractor has confirmed the employment eligibility of all employees newly hired for employment to perform work under this Contract through participation in either the E-verify program administered jointly by the United States Department of Homeland Security and the Social Security Administration or the employment verification program of the Colorado Department of Labor & Employment.

a. **Limitation Regarding E-Verify Program:**
   1. Contractor shall not use either E-verify or Colorado Department of Labor & Employment program procedures to undertake pre-employment screening of job applicants while performing this Contract.

26. **Duty to Comply with State Investigation:**
Contractor shall comply with any reasonable request of the Colorado Department of Labor and Employment made in the course of an investigation pursuant to C.R.S. 8-17.5-102 (5).

27. **Damages for Breach of Contract:**
In addition to any other legal or equitable remedy the City may be entitled to for a breach of this Contract, if the City terminates this Contract, in whole or in part, due to Contractor’s breach of any provision of this Contract, Contractor shall be liable for actual and consequential damages to the City.

28. **Other Statutes:**
   a. The signatory hereto avers that he/she is familiar with Colorado Revised Statutes, 18-8-301, et seq. (Bribery and Corrupt Influence) and 18-8-401, et seq. (Abuse of Public Office) as amended, and that no violation such provisions is present.
   b. The signatory hereto avers that to his/her knowledge, no City of Manitou Springs employee has any personal or beneficial interest whatsoever in the service or property described herein. See CRS 24-18-201 and CRS 24-50-507.
PROPOSAL SUBMISSION

Following are the response requirements for this RFP. All specific response items represent the minimum information to be submitted. Deletions or incomplete responses in terms of content or aberrations in form may, at the City’s discretion, render the proposal non-responsive.

Offerors shall submit in a sealed package:
- One (1) Original Proposal, identified as “Original”
- Five (5) Copies of Proposal
- One Copy of Proposal on a CD-ROM – Include both original and public viewing versions, if applicable
- One copy of separate fee proposal, with man-hours and tasks identified, in a sealed envelope, marked Fee Proposal

The City only accepts proposals in hard copy format and does not accept proposals submitted via fax, email, or other electronic means. Late proposals will not be accepted. It is the responsibility of the offeror to ensure that the proposal is received at the City of Manitou Springs, City Hall, on or before the proposal due date and time.

The outside of the package will include the following information:
- Company Name
- RFP Number
- RFP Title
- Due Date and Time
**RESPONSE FORMAT**

The following items are to be included in your proposal, in the order listed. Deviation may render your proposal non-responsive. Maximum proposal length is 35 pages.

**Cover Letter**
Include a cover letter introducing the company, summarizing company's qualifications, and detailing any exceptions to this RFP (please note that significant exceptions may make your proposal nonresponsive). This letter should also provide principal contact information for this RFP, including address, telephone number, fax number, e-mail, and website (if applicable).

**Company Information**
- Provide the following information as listed: Company Name, Address, Phone Number, and Names of Principals.
- Identify the year in which your company was established and began providing consulting services.
- Describe any pending plans to sell or merge your company.
- Provide a comprehensive listing of all the services you provide.

**Recent Experience with Similar Projects.**
a. List a minimum of two (2) projects of similar nature to this project that the team have had DIRECT involvement within the past seven years. Be specific on why the referenced projects are similar this project. Include the referenced projects name, a brief description, total approximate project costs, if the projects were completed on time and reference names and phone numbers for each referenced project. The quality of performance on previous City Contracts or services will be considered. Failure on the part of any contractor to carry out a previous contract satisfactorily shall be deemed sufficient cause for disqualification.

b. Additionally, provide a list of three (3) references/customers that either have in the past seven years or are currently receiving services similar to the scope of services required by the City under this RFP (list must include name, address, telephone number, email address and contact person). The City reserves the right to contact the references provided in your proposal as well as other references without prior notification to you.

**Approach to Scope of Work**
a. Provide detailed information about what makes your approach unique and best suited for this project.

b. Describe how the work will be accomplished in an effective and timely manner. Explain the proposed work plan with a description of the specific tasks as noted in
the Scope of Services of this RFP. Break out each item as described in the scope of services.

EVALUATION AND AWARD

Proposal Evaluation
All proposals submitted in response to this RFP will be evaluated by a committee of City and local board and commission representatives, in accordance with the criteria described below. Offeror’s proposals will be evaluated on the criteria listed below. Total scores will be tabulated, and the offeror with the proposal that is deemed to be the most advantageous to the City will be selected. If the City requests presentations by short-listed offerors, committee members may revise their initial scores based upon additional information and clarification received in this phase. In preparing responses, offerors should describe in great detail how they propose to meet the specifications as detailed in the previous sections. Specific factors will be applied to proposal information to assist the City in selecting the most qualified offeror for this contract. Evaluation criteria that will be used are as follows, listed in order of relative importance:

Evaluation Criterion #1 - Company and Personnel Qualifications
- Qualifications and abilities of personnel
- Experience on similar projects as a team
- Commitment of key members to project
- Use of Local Artisans

Evaluation Criterion #2 - Recent Experience with Similar Projects
- Firm’s recent, relevant project history
- Demonstrated ability to control costs
- Demonstrated ability to meet schedule
- Demonstrated ability to do quality work
- Understanding of work area historic significance

Evaluation Criterion #3 - Approach to Scope of Work
- Team’s demonstrated clear understanding of the project goals
- Has the team formulated a successful approach to the project?
- Has the team demonstrated the commitment to workforce to complete construction?
- Has the team presented alternatives and discussed a preferred method, and are they based on past implemented experiences or other?
- Discussion of required approvals and permits

Evaluation Criterion #4 - Project Control
- Cost Control/Cost Comparison
- Scheduling Method
- Quality Control
- Is the fee commensurate with the scale and type of work

**Determination of Responsibility of the Offeror**

The City awards contracts to responsible vendors only. The City reserves the right to make its offeror responsibility determination at any time in this RFP process and may not make a responsibility determination for every offeror. A “Responsible Offeror” is defined by this proposal as one who has “the capability in all respects to perform fully the contract requirements, presents, perseverance, experience, integrity, reliability, capabilities, facilities, equipment, and credit which will assure good faith performance.” The City reserves the right to request information as it deems necessary to determine an offeror’s responsibility. If the offeror fails to supply the requested information, the City shall base the determination of responsibility upon any available information or may find the offeror non-responsible if such failure is unreasonable.
# ATTACHMENT A

## CITY OF MANITOU SPRINGS, STANDARD INVOICE FORMAT

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**Billable Total:**

**Total % complete of project:**

**Contract Amount Remaining:**

---

**CERTIFICATE FOR PAYMENT:** In Accordance with Contract Documents based on on-site observations and the data comprising this payment request, I hereby certify to the City of Manitou Springs (OWNER) that to the best of my knowledge, information and belief, the Work has progressed as indicated, and the quality of the Work is in accordance with the Contract Documents.

By: ____________________________

Title: __________________________

Date: __________________________

---
ATTACHMENT B
CONTRACTORS CERTIFICATION OF COMPLIANCE

Pursuant to Colorado Revised Statute § 8-17.5-101, et seq., as amended 5/13/08, as a prerequisite to entering into a contract for services with the City of Manitou Springs, Colorado, the undersigned Contractor hereby certifies that at the time of this certification, Contractor does not knowingly employ or contract with illegal aliens who will perform work under the attached contract for services and that the Contractor will participate in the E-Verify Program or Department Program, as those terms are defined in C.R.S. § 8-17.5-101, et seq., in order to confirm the employment eligibility of all employees who are newly hired for employment to perform work under the attached contract for services.

CONTRACTOR

____________________________________________
Company Name    Date

____________________________________________
Name (Print or Type)

____________________________________________
Signature

____________________________________________
Title

Note: Registration for the E-Verify Program can be completed at: https://e-verify.uscis.gov/enroll/
ATTACHMENT C
PROPOSAL ACKNOWLEDGEMENT FORM

PROJECT NAME: ________________________________________________________________

Failure to complete, sign and return this submittal page with your proposal may be cause for rejection.

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<td>Name and Title of Primary Contact</td>
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<td>Company Address</td>
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<td>Phone Number</td>
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<td>Email Address</td>
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<td>Company Website</td>
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By signing below I certify that:

- I am authorized to bid on my company's behalf.
- I am not currently an employee of the City of Manitou Springs.
- None of my employees or agents are currently employees of the City of Manitou Springs.
- I am not related to any City of Manitou Springs employees or Elected Official.

Signature: ________________________________________________________________
EXHIBIT A
Page 20

ARCHITECTURAL INVENTORY FORM

I. IDENTIFICATION

1. Resource number: 5E530.148
2. Temporary resource number: Manitou 1016
3. County: El Paso
4. City: Manitou Springs
5. Historic building name: Soda Springs Park
6. Current building name: Soda Springs Park
7. Building address: 1016 Manitou Avenue; 80829
8. Owner name and address: City of Manitou Springs; 606 Manitou Avenue; Manitou Springs, CO 80829

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township T14S Range R07W
   SE ¼ of NE ¼ of NW ¼ of SW ¼ of section 05
10. UTM reference
    Zone 13: 506983 mE 4301223 mN
11. USGS quad name: Manitou Springs Quadrangle
    Year: 1994 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): 1 through 12 Block: 1
    Lots: 1 through 28 Block: 2 & the vacated private road
    Addition: The Manitou Springs Mineral Company's Subdivision Year of Addition: 1916
13. Boundary Description and Justification:
    The boundary description for Soda Springs Park is Lot 37 in Block A, Manitou. This boundary includes the buildings and their immediately adjacent grounds that have been historically associated with the original Soda Springs Park.

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): Rectangular Plan
15. Dimensions in feet: Length 60'-0" x Width 62'-0"
16. Number of stories: One
17. Primary external wall material(s) (enter no more than two): Shingle & Concrete
18. Roof configuration: (enter no more than one): Gabled Roof
21. General architectural description:

The open-air pavilion, with a concrete slab-on-grade, is organized into three structural bays, with the widest bay located in the center. Tapered concrete columns, square in section, carry the roof loads at the perimeter of the pavilion; painted steel pipe columns support steel wide flange beams (oriented east/west and located at the ends of wood roof trusses) along both sides of the center bay. The wood roof framing for the dual-pitched gabled roof is exposed to view inside the pavilion. The low-pitched roof, the wide eave overhangs, the exposed rafter tails, the false beams and decorative wood shingles at the gable ends, and the tapered concrete columns reflect the Craftsman style. The concrete columns have paneled wood bases; wood balustrades between the columns define the perimeter of the pavilion.

22. Architectural style/building type: Craftsman / Gazabo

23. Landscaping or special setting features: The approximate two acre triangular-shaped park is bordered by Park Avenue to the north, Fountain Creek and Manitou Avenue to the south, and the Spa Building to the east. The open-air pavilion and associated bandstand are located near the center of the site, while the public restroom structure was constructed at the east end of the site, near the Spa Building. Poured-in-place concrete retaining walls define the north and south boundaries of the site. Mature cottonwood trees provide park patrons with protection from the sun. A steel pedestrian bridge, with steel plate walkway, crosses the creek at the east end of the park where playground equipment is located nearby. Two Manitou green stone bridges, located on the south side of the pavilion at the former platted private road and just outside the park’s east property line, appear to date from the early 1900’s; the westernmost bridge is tied to Manitou green stone site walls along Manitou Avenue. At the northeast corner of the park, the remnants of two historic lighting fixtures are incorporated into entry steps flanked by Manitou green stone walls. The name of the manufacturer is cast into the base of the iron light fixtures: Hessell Iron Works Company of Colorado Springs, Colorado. (The east end of the site was under construction during the time of the survey.)

24. Associated buildings, features, or objects:

A bandstand is located at the east end of the pavilion and measures approximately 24'-6" long by 30'-9" wide; the smaller structure, with both a stage and storage areas, has a rectangular building plan and is one story in height. Its primary external wall material is lapped wood siding with an 11" exposure. The structure’s hipped roof is clad in asphalt shingles. The round-backed stage with textured plaster finish is open to the west, facing the pavilion. The stage area has an oak floor, consisting of 2½" wide flooring, and a painted beaded board ceiling.

A secondary building on the site contains public restrooms; it measures approximately 21'-6" long by 21'-8" wide and was constructed in 1958, according to El Paso County Assessor records. It is one-story in
height, with a rectangular building plan. Its primary external wall material is stucco, with glass block windows located on the east and west walls. The gabled roof's primary external material is terra cotta tile, which overhangs the enclosed structure at the east and west ends; tapered wood columns with paneled stucco bases support timber trusses at the exposed gable ends of the roof overhangs. Stucco-clad planter boxes are located at the southwest and southwest corners of the building. An interior remodeling of the restrooms occurred in 1995.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: ___, Actual: 1817

26. Architect: Unknown
Source of information:

27. Builder/Contractor: Unknown
Source of Information:

28. Original owner: Town of Manitou
Source of information: Colorado Springs Gazette - April 4, 1917, p. 1, col. 2; Colorado Springs Gazette - June 28, 1917, p. 6, col. 5;

29. Construction history (include description and dates of major additions, alterations, or demolitions):

The Town of Manitou purchased Soda Springs Park from the Manitou Mineral Water Company through an election and bond issue in April 1917 for a cost of $25,000; prior to the election, the Town had leased the park for twenty years. The bandstand was constructed in 1917 soon after the election. According to newspaper accounts, "A permanent fireproof bandstand will be erected as quickly as possible..." and "...tomorrow night's concert, which will start promptly at 8 o'clock will be held in the Soda Springs Park, the band stand and benches having been completed."

Although reference is made to the "bandstand" and not to a "pavilion", it is believed that both were constructed at the same time due to references made to fireproof construction and the use of benches; the pavilion utilizes both concrete and steel for its primary structural members, which are considered to be fire resistant, and wood benches are provided at the pavilion. The pavilion was reroofed in 1983 and 1994. The paneled wood bases at the concrete columns and the balustrade at the perimeter of the pavilion were added by the City of Manitou Springs. In 1995, the stairs at the bandstand were replaced.

The exact construction dates for the bridges, stone walls, and historic light fixtures are unknown, although all appear to be early and associated with the original Soda Springs Park. The bridges appear on postcards and historic photographs dating from the early 1900's. The manufacturer of the existing lighting fixtures,
the Hassell Iron Works Company, was in business in 1900; similar lighting fixtures appear in an early 1900's historic photograph of the original Soda Springs Pavilion.

30. Original location: ______ Moved: ______ Date of move(s): ______

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Music Facility / Outdoor Recreation
32. Intermediate use(s): ______
33. Current use(s): Music Facility / Outdoor Recreation
34. Site type(s): City Park
35. Historical background:

The original site of Soda Springs Park contained the first and one of the most important springs to be developed for Manitou Springs' early health seekers and vacationers, known as the "Soda Spring." From 1872 until 1906, a log gazebo marked the location of the Manitou Soda Spring; in 1885, a pavilion replaced the rustic structure, which was moved to the nearby Navajo Springs. The new pavilion, built for $3,500, became a popular gathering place where curists as well as lemonade made with the famous soda water could be purchased. Although the pavilion was remodeled to keep up with the changing times, it was replaced in August 1920 by a three-story Spanish-style stucco bathhouse that stands today just outside the eastern boundary of the park site, known as the "Spa Building." The water from the Manitou Soda Spring was utilized in the hydrotherapy offered in the replacement structure. Before the Spa Building was constructed in 1920 and the park land was subdivided in 1916, Soda Springs Park extended to a former Queen Anne styled Manitou Bath House at the east end of the site and other earlier bandstands existed at the western part of the park.

36. Sources of information:

Colorado Historical Society - Historic Building Inventory Record, dated 08/01/91; "The Springs of Manitou" by Daniels and McConnell; "Manitou - Saratoga of the West" by Sharon A. Cunningham; The Photograph Collection: Western History Department / Denver Public Library (WHJ-1107); El Paso County Assessor records; Colorado Springs Gazette, January 1, 1888; Colorado Springs Gazette, February 23, 1914, p. 1, col. 4; Manitou Springs Journal, March 6, 1914, p. 1, col. 1; Manitou Springs Journal, April 3, 1914, p. 1, col. 1; CHS Photograph CHS.X5035.

VI. SIGNIFICANCE

37. Local landmark designation: Yes ______ No: ______ Date of designation: ______

Designating authority: ______

38. Applicable National Register Criteria:

   ______ X. Associated with events that have made a significant contribution to the broad pattern of our history;
   ______ B. Associated with the lives of persons significant in our past;
Resource Number: 5EP530.146
Temporary Resource Number: Manitou.1016

C. Embody the distinctive characteristics of a type, period, or method of construction, or
represents the work of a master, or that possesses high artistic values, or represents a significant
and distinguishable entity whose components may lack individual distinction; or

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual)

Does not meet any of the above National Register criteria

39. Area(s) of significance: Entertainment / Recreation & Health / Medicine

40. Period of significance: 1877 – 1917 (Destination Resort)

41. Level of significance: National _____ State _____ Local X

42. Statement of significance:

The original site of Soda Springs Park contained one of the first springs to be developed for Manitou
Springs' early health seekers and vacationers. While the size and character of the park has been
diminished by development, it still retains some of its original stone features, including bridges and walls,
and historic lighting fixtures. It also reflects the founders' original planning concept of creating a
destination resort and spa containing villa sites, mineral springs, and pleasure grounds (or parks).

43. Assessment of historic physical integrity related to significance:

With the exception of the building containing public restrooms, the park retains most of its original fabric
from 1917 when it was purchased by the Town of Manitou and thereby conveys its significance to the
current observer.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible _____ Not Eligible X Need Data ______

45. Is there National Register district potential? Not Applicable Yes ____ No

Discuss:

If there is National Register district potential, is this building: Contributing ____ Noncontributing ____

46. If the building is in existing National Register district, is it: Contributing X Noncontributing

VIII. RECORDING INFORMATION

47. Photograph numbers: Negatives #1 through #12; Negative #16 and #17

Negatives filed at: City of Manitou Springs Planning Department, 600 Manitou Avenue, Manitou Springs,
CO 80829


49. Date(s): May 23, 2002

50. Recorder(s): Timothy A. Hoehn & Kristine L. Hoehn

51. Organization: Hoehn Architects P.C.
Resource Number: 5EP530.146
Temporary Resource Number: Manitou.1016

52. Address: 50 Pennsylvania Street; Denver, CO 80203

53. Phone number(s): 303-292-3884

NOTE: Please attach a sketch map, a photocopy of the USGS quad. map indicating resource location, and photographs.

Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203 (303) 866-3395