



Request for Proposals

Irrigation Repair, Tree Procurement, and Tree Installation

2400-2800 Blocks of Welton St

1. Introduction & Background

The Five Points Business Improvement District, an improvement district funded by property owners to enhance the environment of the Welton Corridor, is issuing this request for proposals (RFP) to solicit proposals from qualified firms to perform irrigation repairs, procure trees, and install trees along the Welton St corridor, in Denver CO.

The mission of the Five Points Business Improvement District is to strengthen and enhance the efforts of business and property owners who live, work in, or contribute to the Historic Five Points neighborhood of Denver. The work of the BID is focused on the maintenance of the public right of way including trash and debris removal and snow shoveling, marketing and communications to promote business development, cultural promotion and preservation, and Capital investment in street amenities.

Our goal for this project is to:

- a) Repair irrigation lines and restore functionality at 2700 block.
- b) Remove dead trees and/or stumps as needed.
- c) Procure trees.
- d) Install trees according to Denver Forestry specifications.

The objective of this Request for Proposal is to locate a source that will provide the best overall value to The Five Points Business Improvement District. This work will be a multi-phase as outlined in the Project Description section of this RFP. While price is a significant factor, other criteria will form the basis of our award decision, as more fully described in the Evaluation Factors section below.

2. Submission Guidelines & Requirements

The following submission guidelines & requirements apply to this Request for Proposal:

- a) Qualified, licensed individuals or firms with prior experience on projects such as this should submit bids in response to this RFP.
- b) An ISA Certified Arborist must oversee the tree procurement and installation work.
- c) Bidders must list at least and describe three (3) projects that are substantially similar to this project, i.e. planting trees in an urban environment, as part of their response, including references for each.
- d) Proposed tree species must be suitable to urban environment and be no less than 2.75" caliper.
- e) If you have a standard set of terms and conditions, please submit them with your proposal. All terms and conditions will be subject to negotiation.
- f) Proposals must be received prior to 12:00pm MST on 08/28/2020 to be considered.
- g) Proposals must remain valid for a period of 30 days.
- h) Prime consideration given to qualified firms located within the greater Five Points neighborhood. Not meeting this criterion does not disqualify any applicant firms.

3. Project Description

The Five Points neighborhood is one of Denver's oldest and most storied. The FPBID aims to restore the corridor's tree canopy, to contribute to a vibrant and welcoming environment. In order to do so, irrigation lines in the District must be functional. Preliminary investigation has been conducted to locate breaks in lines, but repairs are still needed. In addition to irrigation repairs, (17) trees must be procured, (11) dead trees are to be removed, and (6) stumps are to be grinded. Work shall occur in four (4) phases, with a possible 5th phase as outlined below, each phase must be priced separately.

Phase 1 – Repair lines to restore functionality on SE (trackside) 2700 block.

Preliminary investigations have revealed that there may be a pinch in the line NE of the plaza. There are two (2) dead trees located NE of Five Points Plaza which are not receiving water, however, the 5th pit is receiving water. Four (4) trees SW of the plaza are not receiving water, it is assumed the line may be capped or pinched. This phase should include the following:

- Removal and grinding of stumps of two (2) dead trees.
- Investigation of irrigation issues to restore water NE of plaza.
- Investigation of irrigation issues to restore water to SW of plaza.



Figure 1: 2700 block. Green dots represent tree locations. Work site outlined in red.

Phase 2 – Repair break in line near backflow cabinet.

There is a leak in the line near the backflow cabinet on the SE (trackside) 2700 block. This phase should include the following:

- Working with masonry contractor(s) to establish the best course of action.
- Repair line.

Phase 3 – Remove stumps and prepare pits for planting. This phase should include the following:

- Grind six (6) stumps.

Phase 4 – Procurement of new trees and removal and replacement of dead trees. This phase

should include the following:

- Procure seventeen (17) trees no less than 2.75” cal. Trees must be urban tolerant species. Two (2) trees must be understory trees as they will be planted next to the light rail line.
- Remove eleven (11) dead trees along block.
- Plant trees in accordance with Denver Forestry specifications.

Phase 3 & 4 Work	
Location	Description of Work
West side of Welton between 25 th & 26 th St	Remove (3) dead Linden trees, (2) stumps, and plant new trees
West side of Welton between 26 th & 27 th St	Remove (3) dead Ash 10” DBH and plant new trees in front of Denver Kush Club
West side of Welton between 27 th & 28 th	Remove (3) 10” DBH Ash and plant new trees in front of 2713 & 2735 Welton
East side of Welton between 27 th & 28 th	Remove (1) 5” DBH Locust & (1) 10” DBH Ash in front of 2748 Welton St and plant new trees
In front of Blair Caldwell Library	Remove (4) stumps and plant pits
Stump grinding and tree removal fee	For above, removal of dead trees, grind stumps, haul away debris

NOTE: Phases 3 & 4 may be combined if combining the phases yields a cost savings.

Phase 5 – Potential for additional irrigation work on 2600 block once further investigation is completed. This phase does not need to be included in RFP; selected contractor will have first right of refusal.

4. Proposal Layout Guide

Section	Description
Opening Narrative	-Firm name, history and ownership team -Contact person for proposal and contact information -Overview and description of experience in similar work with references -Location of main office
Proposal and Budget	-proposal of work plan broken down by phase -expected costs: materials and labor broken down per phase - total budget - Your standard proposal sheet is an acceptable format.
Optional Attachments	-Testimonials, promotional material, or up to three letters of reference
Required Attachments	- Proof of ISA Arborist certification

The need-date for project completion is October 15, 2020. Bidders may propose a date earlier or later and will be evaluated accordingly.

The Five Points Business Improvement District will rate proposals based on the following factors:

1. Responsiveness to the requirements and scope set forth in this RFP
2. Relevant past performance/experience
3. Estimated cost
4. Technical expertise/experience of bidder and bidder's staff

Please be advised that the board of directors of the Five Points Business Improvement District reserve the right to reject any and all proposals.

This RFP is managed by the Downtown Denver Partnership. The Five Points board of directors will select the contract awardee.

For questions, please contact:
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Bids can be submitted in person, by mail, email or fax to:

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