

Town of Rico, Colorado
Request for proposals
Manse Code-Compliance Repairs

Issue Date: 10/14/2025

Proposal Due Date: 11/7/2025

Contact:

Chauncey McCarthy, Town Manager

Town of Rico

2 N. Commercial Street, Rico, CO 81332

Email: townmanager@ricocolorado.gov

INTRODUCTION

The Town of Rico is seeking proposals from qualified contractors to complete general code-compliance and rehabilitation work at the Presbyterian Manse, a Town-owned residential structure at 110 E Mantz Ave, Rico CO 81332. The purpose of this project is to address outstanding safety, efficiency, and habitability deficiencies and to bring the building into full compliance with current building standards.

SCOPE OF WORK

Work generally includes replacement of appliances (range, refrigerator, dishwasher, washer, dryer); inspection, repair, or replacement of the heating system and associated controls; removal and installation of new flooring; interior preparation and painting; correction of electrical and plumbing deficiencies; and other minor code, safety, and accessibility items as identified by the contractor during the walkthrough or subsequent inspection.

Contractors shall provide individual line-item pricing for each component of work, including any additional code or safety items identified during evaluation. Each line item must also include a brief description of the proposed work and the product or materials to be used.

SUBMITTAL REQUIREMENTS

Each proposal shall include:

1. Completed bid proposal with detailed line-item pricing.
2. Proposed project schedule and anticipated completion date.
3. Product information for appliances, flooring, heating system components, etc.
4. References from at least two recent projects of similar scope.

Proposals must be submitted electronically in PDF format to:
townmanager@ricocolorado.gov

CONTRACT AND PAYMENT

- The contract will be issued using the Town of Rico's construction agreement.
- Invoices may be submitted monthly based on approved line-item progress.
- The Town of Rico will retain five percent (5%) of each progress payment until the project is fully completed and accepted by the Town.

- Final payment, including the retained amount, will be released upon satisfactory completion of all work, inspections, and submission of required closeout documentation.

The selected contractor must maintain the following minimum insurance coverage throughout the duration of the project:

- General Liability: \$1,000,000 per occurrence / \$2,000,000 aggregate
- Auto Liability: \$1,000,000 combined single limit
- Workers' Compensation: Statutory coverage

PROJECT SCHEDULE

Milestone	Date
RFP Issued	October 14, 2025
Site Walkthrough (optional)	By appointment
Questions Due	November
Proposals Due	November 7, 2025
Contract Award	November 19, 2025
Work to Begin	November 24, 2025
Substantial Completion	January 9, 2026