



**Request for Proposal  
Town of Winter Park  
October 4th, 2024  
Updated October 24th**

## **Geothermal District Heating System Feasibility Study**

### **Project Background:**

Winter Park is nestled at the western slope of the Continental Divide and the headwaters of the Colorado River, located in the Arapaho and Roosevelt National Forests. Winter Park encompasses 16.8 square miles, and approximately 13 square miles are within the US Forest Service Land. The Town of Winter Park boasts the highest point of any incorporated town in the United States with a peak elevation of 12,060 feet. The Town's population is 1,031 full-time residents with over a million visitors a year.

### **Project Overview:**

The Town of Winter Park aspires to be a leader in climate action and plans to set ambitious greenhouse gas reduction targets in coming months. Geothermal is an opportunity to reduce greenhouse gas emissions and work towards a sustainable future. The downtown corridor contains most of the Town of Winter Park's commercial buildings. The Colorado Department of Transportation is planning to redo Highway 40 in the downtown corridor in the next 3 to 5 years, which is the opportunity to install a geothermal district heating system. The Town of Winter Park in the initial phase assessment will guide if there is promising geology and feasibility to move forward towards project design. The Town of Winter Park is hoping to evaluate heating and cooling capacity, hydrogeological resources and asset identification of heat source or storage.

## **Project Requirements:**

### **Feasibility Study**

- Site conditions overview:
  - Assessment of geological area
  - An extended hydrogeological review of well water and other drilling operations near each site
  - Review of available seismic data that evaluates subsurface geology
  - Evaluate other relevant site conditions
- Onsite review with Town of Winter Park and other involved parties
- Analysis of buildings, connections and thermal system characteristics:
  - High level review of potential thermal management device opportunities including wastewater, groundwater, and solar thermal
  - Assess potential diversity of connected buildings per site
  - Evaluate potential connection corridors, also considering future expansion (non-invasive)
  - Estimate the magnitude of the connected system load for a project baseline
  - Assess other relevant buildings and thermal system characteristics as well as potential feasibility of snowmelt system integration
- Assess possible drill sites:
  - Evaluate the vertical and horizontal suitability of each site
- Environmental impact analysis and quantify potential energy and GHG savings potential
  - **See below page 6 for more details on the environmental impact analysis requirements to meet the Colorado Energy Office pre-feasibility standards**
- Report:
  - List of potential drill sites in priority and rank order
  - Initial project cost estimate
  - Report summarizing findings and recommendations

### **Proposal Content**

Submission Contents should include the following:

- Business and Organizational Name(s)
- Proposed Project Team Members and Qualifications
- Contact Information
- Cost Proposal
- Prior work examples from similar requests
- Project approach and timeline
- Explanation of city staff responsibilities
- Deliverables

### **Timeline**

Project Completion is expected by **December 23<sup>rd</sup>** -46<sup>th</sup>, 2024.

## **Budget**

The budget for this project is \$36,000.

## **Cost Proposal**

Vendors should submit a cost included in their proposal.

## **Evaluation**

Proposals shall be evaluated based on the requirements set forth in the RFP, which shall include local bidder preference as outlined below. Qualifications and experience will be considered in addition to pricing in evaluation.

### **Local Bidder Preference**

**Local Bidder/Proposer.** A local bidder or proposer is a person, partnership, corporation, limited liability company or joint venture, which is authorized to transact business in Colorado, and which maintains a physical business office within Grand County.

**Local Preference.** Except for FTA projects and professional services an advantage in consideration for award of a project or bid will be given to a bidder or proposer by reason of the business's location during a formal solicitation process. Local bidders and proposers shall receive a 5% preference over all non-local bidders or \$100,000, whichever is less. In no event shall the local bidder or proposer preference exceed the amount of \$100,000. When evaluation of a competitive solicitation process results in a determination that the respective bids or proposals are essentially equal in value, under no circumstances shall a Local Business Preference be granted where the award of a contract to a Local Business at a higher price will result in the Town exceeding its budgeted appropriation for that contract award.

**No Preference Given in Certain Circumstances.** No preference shall be given under this section if the Finance Department determines that awarding a contract in compliance with the preference provisions of this rule: (1) may cause a denial of state or federal money that would otherwise be available; (2) may otherwise be inconsistent with any applicable requirement(s) of state law or the purposes of this Policy; (3) may cause delay(s) in a procurement action that would compromise the public health, safety, or welfare, then the resident preference authorized by this rule shall be suspended; (4) is redundant, as it would be in the case of a sole source procurement, or cooperative procurement; or (5) is in direct conflict with Federal Grant or Contract Competition Procedures.

**Timing.** Except where expressly authorized by other provisions of this Policy, a Local Business may not submit any type of revised bid or proposal in order to take advantage of any of the provisions in this section.

**Protest.** Any person who has been adversely affected in a competitive solicitation process by the designation of a business as a Local Business may file a written protest

with the Finance Director within seven (7) calendar days of the date that person knew or should have known of the adverse effect. The written protest must set forth specific facts supporting the allegation that the business should not receive a Local Business designation. The Town Manager shall investigate the allegations and make a recommendation to the Town Council. Town Council shall make the final determination.

**Technical Evaluation Criteria**

Criteria	Weighting
Overall Proposal Quality	25%
Qualifications & Expertise of Project Team	25%
Past Performance of Similar Work	25%
Project Timeline and Approach	25%

**Proposal Questions and Submission**

Questions can be submitted to Mia Dorris, Sustainable Community Coordinator at [mdorris@wpgov.com](mailto:mdorris@wpgov.com) until **October 30<sup>th</sup>** ~~October 17<sup>th</sup>~~.

Project proposals are due on **November 1<sup>st</sup> at 3pm** ~~October 25<sup>th</sup> at 5pm in Mountain Time~~ to [mdorris@wpgov.com](mailto:mdorris@wpgov.com). If you are selected for an interview, the process will be the following week of submission to ensure the selected vendor has enough time for project completion.

**Compliance with Requirements**

If a project delay occurs, the contracted party must give clear updates and receive written approval from Town of Winter Park staff. If a project extends past the proposed end date with no authorization from Town of Winter Park staff, it will be deemed an unapproved change that potentially will end in termination of the agreement. All aspects requested will be performed and included in the cost estimate

**Modification of Terms**

The Town of Winter Park reserves the right to modify the terms of this RFP and/or project at any time and for any reason preceding the contract execution. The Town of Winter Park will provide written notice to respondents of any modification.

## **Questions & Answers for Town of Winter Park Geothermal RFP**

**Question:** Can you please provide a bit more detail on if the town already has a set of buildings or a new construction project it is looking at to be part of the district geothermal system?

**Answer:** The new construction project is the Colorado Department of Transportation is planning to redo Highway 40 in the downtown corridor in the next 3 to 5 years, which is the opportunity to install a geothermal district heating system. We are hoping to include existing buildings in the downtown corridor, priority in the district geothermal system includes Town Hall and the snowmelt system at Cooper Creek Square. We are open to amending our building prioritization among the downtown corridor off Hwy40 pending the assessment.

**Question:** How does Winter Park currently receive its water?

**Answer:** Public Works building has a well but the water is non potable so we use deep rock water for drinking Town hall and Hideaway park on Grand County Water and Sanitation water system, they supply most of the Town of Winter Park municipal water. Winter Park Water & Sanitation supply Old Town, Lakota and the Resort with their water. Transit Maintenance center on County rd 5 has a well.

**Question:** What level of budget is expected at the current level of information for the final report?

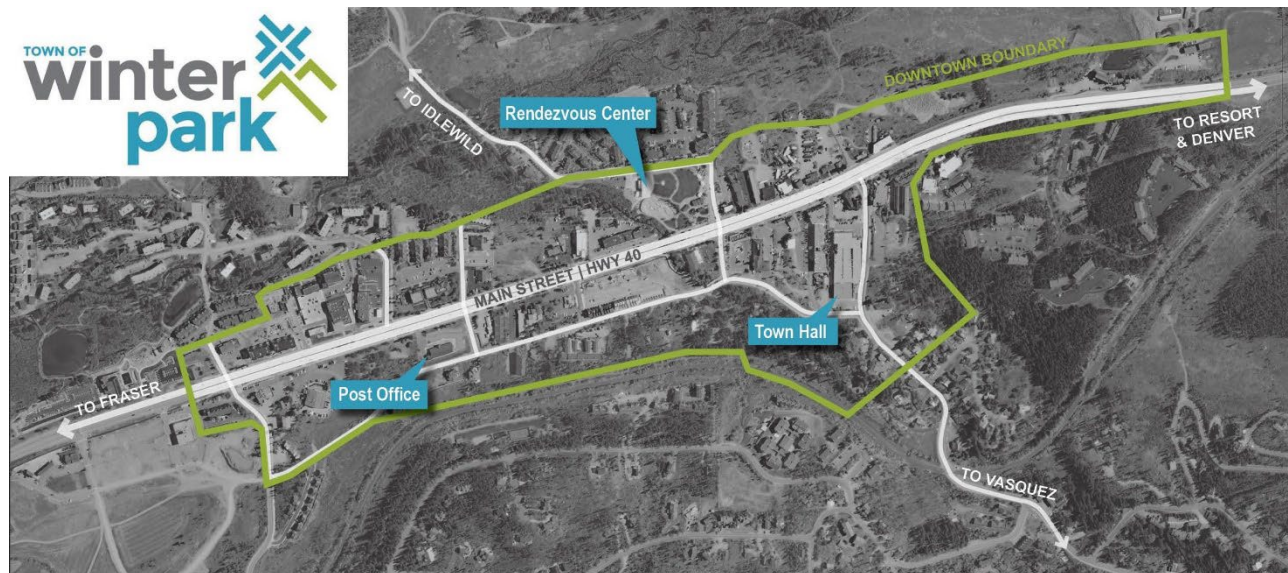
**Answer:** The budget for the feasibility study is \$36,000

**Question:** "Assessment of geological area" – Is there a specific "area" for which the town would like a geological assessment conducted or is there a specific 'geological area' that the town would like an assessment of? What is the area or geological area that is to be assessed? Please provide more specific guidance with respect to the area that is being considered for potential connection to a district heating and cooling system. Where is the area? How many buildings are in the area under consideration? What information is available regarding the buildings that might connect to a district energy system?

**Answer:** The Colorado Department of Transportation is planning to redo Highway 40 in the downtown corridor in the next 3 to 5 years, which is the opportunity to install a geothermal district heating system. We are hoping to include existing buildings in the downtown corridor, priority to include in the district geothermal system include Town Hall and the snowmelt system at Cooper Creek Square. We are open to amending our building prioritization among the downtown corridor off Hwy40 pending the assessment. In terms of buildings, feel free to look on google maps to get a better picture I have attached a map. I am not sure exactly what information you are hoping to inquire on regarding district energy connectivity, but we can work with community partners and publicly available information as needed.

**Question:** “An extended hydrogeological review of well water and other drilling operations near each site”. What is meant by an “extended” hydrogeological review? What water well data and other drilling operations information will be provided for review? Will the water supply information related to the ski resort be available such as their well and stream withdrawal information? The wording “each site” implies there are multiple sites under consideration. How many sites does this RFP anticipate will be assessed, how large are they, and how far apart are they? Can the town provide a map showing the project areas or sites?

**Answer:** We will work with selected firm to evaluate possible sites and are hoping the consultant can perform a detailed hydrogeological review and determined what information is necessary to perform the appropriate analysis. The Town of Winter Park can help acquire the data from necessary contacts and partners, but the consultant will be the lead in identifying sources. The Town of Winter Park is hoping the downtown corridor can be evaluated and the consultant will determine the most promising sites in that area to assess. The map attached shows the downtown corridor project area.



**Question:** “Environmental impact analysis” Please clarify what is required with respect to an “environmental impact analysis”? Is this limited to energy and GHG assessments or is a broader assessment such as a federal NEPA level analysis or a Phase 1 Environmental Site Assessment required?

**Answer:** The environmental impact analysis is expected meet Colorado Energy Office pre-feasibility assessment standard, which states:

For the purposes of evaluating the feasibility of a thermal energy network installation, an environmental impact assessment (EIA) is a process used to evaluate the potential environmental consequences of the proposed project before decisions are made. The goal is to ensure that environmental considerations are integrated into the planning and decision-making process.

- This assessment assesses the potential effects the installation of the thermal energy network may have on various environmental aspects, including air quality,



water resources, land use, local ecosystems, and biodiversity. It considers impacts both during the construction phase and the operational phase and can include different design options and routes for the network, weighing their environmental consequences. This helps in selecting the most environmentally sustainable approach to project construction.

- The assessment should also aim to identify strategies to minimize, mitigate, or compensate for any negative environmental impacts identified, ensuring that the project adheres to environmental regulations. This assessment should be continuously monitored and updated throughout the project's phases of development to ensure compliance with environmental standards during the project's operation.

**Question:** "Local Preference. Except for FTA projects and professional services": does this mean there is no local preference for this project as it is considered professional services?

**Answer:** Yes, this is professional services

**Question:** "Future work" - will FVB be allowed to bid on future work if it wins the ability to perform this work?

**Answer:** Yes, you will be allowed to bid on future work if it wins the ability to perform this work.

**Question:** Does Winter Park hold any of the water well data or seismic data?

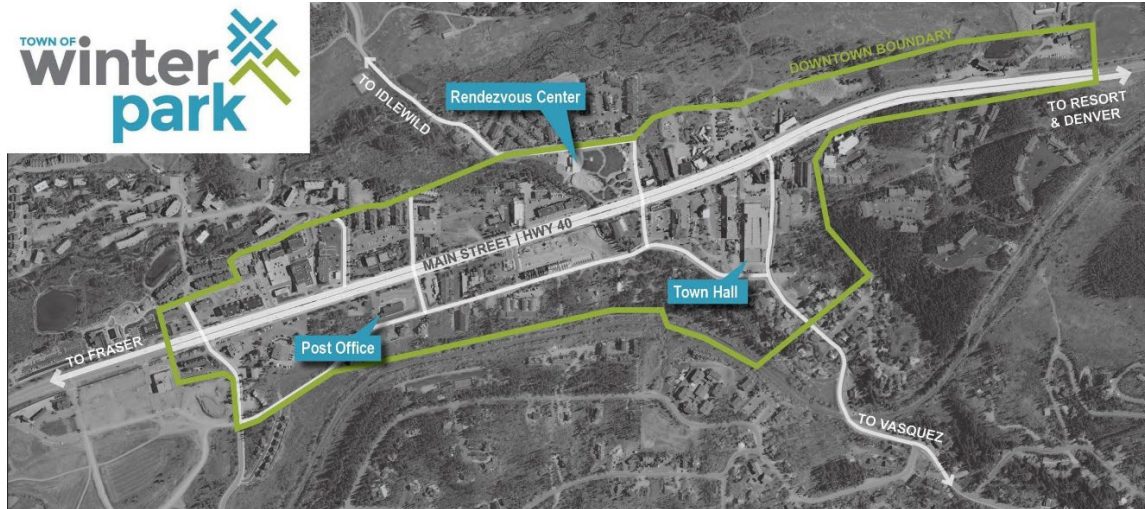
**Answer:** Winter Park does not have any of the seismic data or well info but the two water districts likely do.

**Question:** How are the buildings in Winter Park currently heated (i.e. diesel generators etc)?

**Answer:** Public Works building, Town hall and Transit Maintenance facility are all heated by gas boiler systems

**Question:** Under the Site conditions overview task, you indicate an extensive hydrogeological review of well water and drilling operations will be required for each site. Please provide a map with the location of the chosen sites.

**Answer:** The precise sites will be determined in the feasibility assessment; we are hoping all the downtown corridor can be assessed in terms of hydrogeology. The new construction project is the Colorado Department of Transportation is planning to redo Highway 40 in the downtown corridor in the next 3 to 5 years, which is the opportunity to install a geothermal district heating system. We are hoping to include existing buildings in the downtown corridor, priority to include in the district geothermal system Town Hall and the snowmelt system at Cooper Creek Square. We are open to amending our building prioritization among the downtown corridor off Hwy40 pending the assessment. Please see the attached image of the downtown corridor.



**Question:** This task also states a required review of seismic data. What type of seismic data was collected and how was it collected? What format will the data be provided for review?

**Answer:** The proposed entity will examine the available seismic data for Winter Park.

**Question:** Under the task that requests the assessment of possible drill sites, the RFP indicates an assessment of vertical and horizontal suitability. Has the target formation been chosen? If so, how?

**Answer:** The target formation has not been chosen.

**Question:** Are their specific regulations or requirements to be followed for the environmental impact analysis?

**Answer:** The requirement is to examine environmental impacts related to greenhouse gas and energy savings and the environmental impact analysis is expected to meet Colorado Energy Office pre-feasibility assessment standard.

The Colorado Energy Office standard for environmental impact analysis is:  
 For the purposes of evaluating the feasibility of a thermal energy network installation, an environmental impact assessment (EIA) is a process used to evaluate the potential environmental consequences of the proposed project before decisions are made. The goal is to ensure that environmental considerations are integrated into the planning and decision-making process.

- This assessment assesses the potential effects the installation of the thermal energy network may have on various environmental aspects, including air quality, water resources, land use, local ecosystems, and biodiversity. It considers impacts both during the construction phase and the operational phase and can include different design options and routes for the network, weighing their environmental consequences. This helps in selecting the most environmentally sustainable approach to project construction.
- The assessment should also aim to identify strategies to minimize, mitigate, or compensate for any negative environmental impacts identified, ensuring that the project adheres to environmental regulations. This assessment should be



continuously monitored and updated throughout the project's phases of development to ensure compliance with environmental standards during the project's operation.

**Question:** Under Proposal Content you request prior work examples. This information is proprietary and cannot be shared. Would project examples be appropriate?

**Answer:** Project examples would be appropriate.

**Question:** We are unsure of what is meant by "explanation of city staff responsibilities." Can you explain further please?

**Answer:** Please explain city staff responsibilities in your proposal (i.e. frequency of meetings, on-site visits)