

Request for Development Proposals: Rio Cucharas District – Residential and Community Redevelopment Project

Huerfano County Solicitation #2026-01
January 16, 2026

1. Summary of Request

Huerfano County invites qualified developers to submit proposals for the redevelopment of designated parcels in the **Rio Cucharas District**, incorporating market-rate housing, affordable housing, and community orientated commercial spaces and amenities.

2. Project Overview

The development site includes **(17) ½ acre, to be platted, lots**, along with identified community spaces. The county will initiate the replatting but will work in partnership with the selected developer(s) to finalize this process with their input. The County's goal is to create a **diverse, inclusive, and resilient neighborhood**, with a mix of for-sale and rental housing, sustainable infrastructure, and community-focused features. The County is considering the establishment a County Revitalization Authority which may allow tax increment financing for public utilities.

3. Submission Information

Written submissions for the supply of the services described herein will be accepted until **Tuesday, March 3, 2026 at 4PM MT**. Any response received after that time will not be considered.

The County will only accept electronic submissions in response to this RFP. Electronic submissions are required to be considered for an award. Please plan for a maximum file size of 2GB.

To submit your Bid online, please visit www.bidnetdirect.com/colorado/huerfano-county-government.

If you experience problems submitting your electronic response, please contact the Bidnet Direct technical support team (800-835-4603) prior to the submission deadline. Please allocate sufficient time to submit your proposal to the Bidnet website. The 4PM Mountain Time deadline is a hard stop. You must save your submission to the site before the deadline or you will be locked out and your submission will not be accepted.

4. Questions

Procedural and technical questions are to be submitted in writing to Carl Young, County Administrator, at administrator@huerfano.us or online through Bidnet Direct. Questions will be accepted until **Wednesday, February 11, 2026 at 4PM MT**. A summary of questions and answers will be released according to the schedule in Section 5 below.

5. Anticipated Timeline

This Schedule of Activities is for information and planning purposes only. Schedules for Activities listed

as “Estimated” may be subject to change depending on the needs of the State. All times are considered in Mountain Time (MT), as adjusted for daylight savings.

- The date of publication for this solicitation on Bidnet Direct is **January 16, 2026**
 - A recommended Pre-Proposal Q&A Conference will be held virtually **on January 30, 2026**. Information to join will be posted on Bidnet Direct.
 - Site Visit (non-mandatory): **February 6, 2026**
 - Written inquiries must be submitted as instructed in Section 5 above no later than: **February 11, 2026 at 4PM MT**
 - The estimated date for the County’s responses to vendors’ written inquiries to be published on Bidnet Direct is **February 16, 2026**
- All bids must be submitted in the method described in Section 3 above no later than **March 3, 2026 at 4PM MT**.
- The estimated date for the publication of an Intent to Award on BidNet Direct is **March 23, 2026**

6. Development Objectives

- Promote housing equity through a blend of market-rate and income-restricted housing.
- Encourage innovative design models, including community land trusts and cottage courts.
- Align commercial spaces with community needs and/or area’s designation as a wellness hub.
- Create County-held amenities for the benefit of the entire county.
- Facilitate long-term infrastructure sustainability via a County-managed utility district.
- Achieve the housing centered goals and visions set out in the County’s Comprehensive Plan and Housing Assessment Study.

7. Site Details

Parcel	Designation	Notes
Lots 1–10	Market-Rate Housing (For Sale or Rent)	Single Family Homes or Duplexes
Lots 11–16	Affordable Housing (For Rent)	Target 50-80% AMI (income averaging); proposals may include community land trust or cottage court models
Lot 17	County/Utility Use	Reserved for utility infrastructure and County purposes
Hill with Water Tower	County-Owned	To remain under County ownership
Tennis Courts	Community Amenity	To remain intact and accessible to the public. A contribution towards this amenity by the developer(s) will be required.
Rio Cucharas Inn	Affordable Housing (Multi-family, For Rent) or Commercial Space(s)	Adaptive reuse proposals, or new construction, encouraged for affordable housing (target 50–80% AMI) or community/wellness orientated commercial; pool, existing commercial areas and accessory spaces to be privately maintained but accessible for community use

8. Design Considerations

Developers are encouraged to incorporate:

- Sustainable, innovative building practices and green infrastructure
- Alignment with the area's designation as a Wellness Hub (see Huerfano County 2025 Comprehensive Plan for more information)
- Community-focused amenities and gathering spaces
- Integration with existing natural topography and landmarks
- Compatibility with County's long-term utility and district management vision

9. Submission Requirements

Proposals should include:

- Developer qualifications and relevant experience
- Conceptual site plan and housing designs
- Financing strategies including affordability targets
- Description of partnerships (e.g., non-profit housing entities, land trusts)
- Timeline for project phases and delivery, and
- Demonstrated alignment with the County's strategic priorities as defined in the 2025 Comprehensive Plan Update and the 2023 Housing Needs Assessment, showing how the proposed project advances long-term community goals and addresses identified housing challenges.
- The name, address, email address, and daytime telephone number for contact persons to whom additional selection process requests and notices should be communicated;
- A disclosure of the name of any employee or official of Huerfano County who could be directly and personally benefited if the proposing firm is awarded a contract pursuant to this solicitation. If there is nothing to disclose, the response shall so state.

10. Evaluation Criteria

Category	Weight	Details
Development Concept	25%	Quality, creativity, and alignment with community goals and land use plans.
Financial Capacity & Feasibility	20%	Demonstrated ability to finance the project, realistic pro forma, and sources of funding.
Experience & Qualifications	15%	Track record with similar redevelopment projects, team expertise.
Community Benefits	15%	Affordable housing, local hiring, sustainability, public space, equity goals. Contribution to community amenities.
Design Quality & Compatibility	10%	Architectural vision, integration with surrounding area, zoning compliance.
Timeline & Phasing	10%	Realistic schedule, phasing plan, and readiness to proceed.

Category	Weight	Details
Offer Price / Land Value	5%	Proposed purchase price or lease terms, if applicable.

11. Appendix

The following documents are attached for reference and assistance in developing proposals:

- Huerfano County Rio Cucharas District Master Plan
- Property Condition Report Rio Cucharas Inn Conversion
- Phase 1 Environmental Report
- ALTA/NSPS Land Title Survey, dated March 21, 2025
- 2025 Comprehensive Plan Update, Huerfano County
- Huerfano County Housing Needs Assessment, December 2023
- County Revitalization Authority Fact Sheet

12. Selection Process

The process for selection and award of the Lease will consist of four steps and be organized as follows:

Step One	Review and scoring of Responses submitted
Step Two	Interviews (if required)
Step Three	Selection of successful respondent

Step One: Review of Responses

Following an initial screening of the responses, the committee will select what it considers the most highly qualified party to provide the services outlined in the scope of services. Selection will be based on the evaluation criteria set forth below. Those submitting responses will be ranked, and the committee will then recommend the most qualified respondents for interviews.

Step Two: Interviews (if required)

1. Interviews may be conducted for the purpose of determining which respondent is the most highly qualified to perform the required work and which responds most fully understands and is able to perform the work envisioned by the County. Note that one of the above criteria is reserved for interview scoring.
2. Key personnel from interested party are required to be present and participate in the interview.
3. Respondents are asked to give a presentation on their organization. The Review Board will then ask any questions they have of the respondent.

Step Three: Selection of Successful Respondent and Negotiation of Development Agreement

1. After the successful respondent is selected, the County will negotiate a Development Agreement.

Step Four: County Commissioners Approval

1. The successful respondent is encouraged to attend the County Commissioners' meeting to answer any questions concerning the response, or the respondent's qualifications.
2. The County reserves the right to undertake or award multiple contracts for work related to this

Contract.

3. This solicitation shall not be binding upon the County or respondent, and no services shall be performed under the terms of the response or the Development Agreement until the Contract has been reduced to writing and approved by the County Commissioners.

13. Selection and Contracting Provisions

Notifications.

The County will provide timely notifications in writing (letters and/or emails) of the following actions to individuals or firms responding to the Request for Proposals as follows:

- Intent to Award;
- County Commissioner approval.

Right to Reject

The County reserves the right to waive informalities in the responses or fees and to reject any and all responses and re-advertise this solicitation at any time prior to County Commissioner approval of the recommended firm or individual and the negotiated professional contract for services if doing so would be in the public interest, as determined by the county in its sole discretion. The County reserves the right to award this solicitation to the individual or firm that best fits the requirements outlined in the solicitation. The County reserves the right to waive any informality in any submittal and/or reject all responses, and to accept the response that is in the best interest of the County. The County further reserves the right to: (1) negotiate a final contract that is in the best interests of the county and the public; and (2) request any additional information county deems reasonably necessary to allow the County to evaluate, rank and select the most qualified proposer to perform the services described in this solicitation.

If the County and the selected respondent cannot agree on the contract, the negotiations will be terminated, and the County reserves the right to begin negotiations with the next highest ranked proposer.

Procedure Requirements

1. Any individual or firm failing to submit information in accordance with the procedures set forth herein may be considered non-responsive.
2. All costs incurred by individuals or firms choosing to participate in this process shall be borne by the proposing individual or firm.
3. All responses submitted regarding this solicitation are the property of the County and will only be returned to the individual or firms if requested in writing to the County at the sole discretion of the County.
4. Late submittals shall not be accepted. It is the responsibility of the individual or firms to ensure that the response arrives at the Huerfano County Administrator's Office, prior to the date and time stated in this solicitation.

Conflicts of Interest

Any conflicts of interest whether real or perceived by the individual or firm submitting a response should be fully disclosed and explained within the response.