

Right-of-Way Services

Construction Engineering/Transportation

2000 W. 3rd Ave

Denver, CO 80223

303-446-3469

To: Land Developers and General Contractors

From: Michael Holm, P.E., DOTI Engineering Manager *MCH*

Subject: Bonding Process for Privately Constructed ROW Improvements

For private development projects that exceed \$20,000 in construction costs for proposed improvements in the public Right of Way (based on current market rates), a performance bond of equal value is required of the Contractor as a critical step in ensuring that the work is completed according to the City-approved construction documents. The bonding process involves steps as described below:

Bond Submittal Process

- **Contractor Submits an Engineer's Cost Estimate.** The Contractor provides a detailed cost estimate for the proposed improvements (as shown on the approved construction documents) to the Right of Way Inspection Team for review. The cost estimate should include a breakdown of the quantities and unit costs for each item/component listed below:
 - Demolition/Removals. This includes the cost of demolishing or removing existing structures or pavement and any associated disposal costs.
 - Subgrade preparation & materials. This includes the cost of preparing the subgrade for the new improvements, including excavating, grading and compaction of the base material.
 - All hardscape & flatwork concrete work. This includes the cost of installing all hardscape elements within the ROW, such as sidewalks, curbs, gutters, drainage pans and driveways.
 - Pavements. This includes the cost of installing all elements within the ROW for the installation of streets and alleys.
 - Structures. This includes the cost of installing all roadway related structures such as bridges.
 - Range Points. This includes the cost of installing survey monuments/range points within the ROW.
 - Tree grates. This includes the cost of installing tree grates to provide trees a protected place to grow.
 - Landscape. This includes the cost of installing all landscape elements such as trees, plantings and ground covers.
 - Sidewalk drain chases. This includes the cost of installing sidewalk chases to provide drainage from downspouts under the sidewalk and to the curb.
 - Traffic signage. This includes the cost of installing traffic signs, street signs, and other

- signage.
 - Street striping. This includes the cost of striping the roadway with pavement markings, such as lane lines, crosswalks, and stop bars.
 - Lighting. This includes the cost of installing streetlights and other lighting fixtures.
 - Traffic signals. This includes the cost of installing traffic signals, pedestrian signals, and other transportation signals.
- **Right-of-Way Services Reviews the Estimate.** The Right of Way Inspection Team will review the cost estimate for accuracy, completeness and verify that the unit costs are reasonable & accurate. The total cost of the approved estimate will be the amount required for the Performance Bond.
 - **Contractor Provides a Performance Bond to Right of Way Services.** The Contractor submits a bond to Right of Way Services in the amount of the ROW inspector approved cost estimate. The bond is a financial guarantee that the Contractor will complete the improvements according to the approved plans and specifications and to the satisfaction of the Right of Way Inspector. The Contractor shall contact Faye Martinez at Faye.Martinez@denvergov.org to make arrangements to have the original embossed bond submitted. [Example bond template](#)
Note that the bond is to be provided by the Developer or General Contractor, not by a Subcontractor.

Bond Release Process

Once the construction has been completed, the Contractor may request an Initial Acceptance walk through. A punch list will be generated by the Contractor and will be reviewed by the ROW Inspector for completeness. All punch list repairs are required to be completed to the satisfaction of the ROW Inspector prior to formally requesting Initial Acceptance from the ROW Engineering Manager.

The walk through criteria is available via this link: [Walk Thru Criteria](#)

- Once Initial Acceptance has been approved by the ROW Inspector, ROW Inspector Supervisor or ROW Project Manager, the bond release can be requested by emailing Faye Martinez at Faye.Martinez@denvergov.org with the following information:
 - Project Address
 - Bond Number
 - Amount of the Bond
 - Name and Address of the person to whom the bond should be released
- The bond is released to the Contractor upon satisfactory completion of the project and all the terms of the bond have been met.