RFP | OPEN | LOCAL

Master Planning Services North 90

Town of Center

Scan for the live page

D
39

RFP DETECTOR SCORE

Medium data confidence

Limited · 39 / 100

Limited (D, 39/100): 16 days to respond, recently updated; but small value ($50K).

−11.8 Value | −8.7 Issuer & market | +7.2 Time & stage | +5.4 Freshness

Informational, not advice. How the score works: rfpdetector.com/methodology/score

At a glance

VALUE	SET-ASIDE	NAICS	PSC
$50K Stated on the notice	Not stated Check the official solicitation	Not stated	Not stated
PLACE OF PERFORMANCE	**POSTED**	**RESPONSE DUE**	**LISTING**
Center, Colorado	Oct 29, 2026 Updated Nov 22, 2026	Dec 8, 2026, 4:00 PM MST 15 days left	Public notice First seen Nov 22, 2026; confirm on the official solicitation

Our summary

The Town of Center wants a consultant team to produce an updated, implementation-focused master plan for roughly 80 acres of its North 90 property that lie outside the Phase 1 affordable housing area. The work covers prior-plan synthesis, a planning-level market snapshot, existing conditions and a development framework, up to two concept alternatives with a preferred plan, a planning-level infrastructure and phasing framework with cost ranges, bilingual community engagement, and a final package with editable files. The Town expects the plan to reconcile the 2022 MASS Design Group vision with current conditions and to set out funding, partnership and decision steps. Proposals are capped at 25 single-sided pages and must include a cover letter, approach, team, experience, references, schedule, fee by task, disclosures and addenda acknowledgment. Submissions go only through BidNet as a single PDF. Evaluation weights understanding, approach, qualifications, schedule and fee. The not-to-exceed budget is about 50,000 dollars under a state planning grant, so respondents...

Summary by RFP Detector.

Timeline

Blue line: today (Nov 23)



02 Score breakdown

Every RFP starts at 50. Each factor adds or subtracts points depending on how this RFP compares with a typical one, scaled by its weight and by how sure we are of the data. Unknown data has no effect.

Factor		◀ lowers the score / raises the score ▶	Points	Range
Value	MEASURED		−11.8	−18.0 / +18.0 w 20 · conf 85%
Value stated on the source page: about $50K.				
Competition & access	UNKNOWN		0.0	−18.0 / +18.0 w 20 · conf 0%
The notice doesn't state eligibility restrictions. Scored as neutral.				
Issuer & market	ESTIMATED		−8.7	−23.4 / +12.6 w 20 · conf 50%
0 other RFPs from Town of Center and 5 Professional & Management Consulting RFPs in Colorado on RFP Detector in the past 12 months.				
Time & stage	MEASURED		+7.2	−14.9 / +12.2 w 15 · conf 90%
Solicitation, bids due: 16 days to respond (due Dec 8, 2026, 4:00 PM MST).				
Clarity & completeness	MEASURED		−3.4	−18.9 / +8.1 w 15 · conf 90%
0 documents, named contact with email, 2,823-word description.				
Freshness	MEASURED		+5.4	−9.0 / +9.0 w 10 · conf 100%
Updated today.				

Starts at 50 · contributions sum to **38.7**

Score **39** **(D)**

Score trend

Recorded whenever the score changes, last 30 days

The trend appears once the score has changed. Time-dependent factors (deadline, freshness) are re-evaluated every night.

Evaluated Nov 23, 2026, 3:15 AM EST · version 1.0.0

How the score works

Value	weight 20 · −18.0 to +18.0
Competition & access	weight 20 · −18.0 to +18.0
Issuer & market	weight 20 · −23.4 to +12.6
Time & stage	weight 15 · −14.9 to +12.2
Clarity & completeness	weight 15 · −18.9 to +8.1
Freshness	weight 10 · −9.0 to +9.0

Measured data counts fully, estimated data counts less, unknown data counts zero. Grades: A 80–100 · B 65–79 · C 50–64 · D 35–49 · F 0–34. Data confidence (64/100) is how much of the score rests on measured data.

Full methodology: rfpdetector.com/methodology/score

03 Issuer & category on RFP Detector

Activity on RFP Detector for this issuer and for similar RFPs. Federal award history doesn't apply to this issuer.

RFPS FROM THIS ISSUER

0

Other RFPs, past 12 months

PROFESSIONAL & MANAGEMENT CONSULTING RFPS IN COLORADO

5

Other RFPs, past 12 months

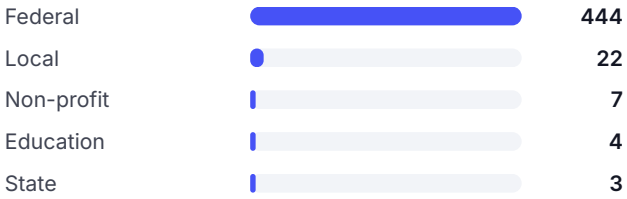
MEDIAN PUBLISHED VALUE

—

Shown once 10+ similar RFPs publish a value

Professional & Management Consulting RFPs by sector

First seen on RFP Detector, past 12 months · 161 open now



Where they are posted

Top states by place of performance or issuer, past 12 months



Federal award history doesn't apply to this issuer

Federal award history covers federal contracts only. For state, local, education, private and non-profit RFPs, market context comes from the RFPs RFP Detector has seen: how active this issuer is, how many similar RFPs appear in the same state, and the typical published value once enough of them state one.

How this market feeds the score

Value	Competition & access	Issuer & market
−11.8	0.0	−8.7
Small value ($50K)	Eligibility not stated	New issuer on RFP Detector

Based on RFP Detector records: public RFPs first seen in the past 12 months, as of Nov 23, 2026.

04 Requirements & logistics

Facts from the notice. Confirm every requirement and date on the official notice before responding.

Eligibility

SET-ASIDE

The notice doesn't state eligibility restrictions. Check t he official solicitation before responding.

NAICS

Not stated

Place & submission

PLACE OF PERFORMANCE

Center, Colorado

HOW TO SUBMIT

Online portal

OFFICIAL SOLICITATION

Open the official solicitation at rfpdetector.com (free account)

Contacts

David Starnes · primary
david@civistructsd.com

Documents

RFP Detector doesn't re-host documents from other websites. Every d ocument is on the official solicitation.

Open the official solicitation at rfpdetector.com (free account)

Before you respond

Confirm on the official notice

- [ ] Read every attachment and amendment on the official solicitation
  Documents are on the official solicitation
- [ ] Confirm the response deadline and time zone
  Dec 8, 2026, 4:00 PM MST
- [ ] Check you meet the set-aside / eligibility requirement
  Not stated on the notice
- [ ] Confirm how to submit
  Online portal

Bid / no-bid questions

For your own decision

- [ ] Do you have relevant past performance for this scope and customer?
- [ ] Can you staff and deliver on time with a compliant response?
- [ ] Can you perform in Center, Colorado?
- [ ] Does the likely contract size fit your capacity?
- [ ] Do you need a teaming partner or subcontractors to cover the full scope?

A generic checklist, not advice to bid or not bid.

05 Related RFPs

Open RFPs with the same NAICS industry group or category (same state first, then by score), and more from this issuer. Each title links to its page on RFP Detector.

Similar open RFPs

- B | 66 **TRICARE Claims Review Services (TCRS)**
  Defense Health Agency (DHA) · Due Dec 3
- D | 49 **Clean Energy Regulation Update**
  Alamosa County · Due Dec 16
- A | 81 **Fall Protection Annual Inspection**
  Department of the Air Force · Due Dec 4
- B | 78 **Dugway Proving Grounds Tank Inspections**
  Department of the Army · Due Dec 18
- B | 77 **IHS Evaluation Services IDIQ**
  Office of the Assistant Secretary for Financial Resources (Asfr) · Due Dec 8

More from Town of Center

No other RFPs from this issuer yet.

Data and as-of times

Notice data	Public notice, first seen Nov 22, 2026. Details extracted and summarised by RFP Detector; confirm them on the official solicitation
Score	RFP Detector Score v1.0.0, evaluated Nov 23, 2026, 3:15 AM EST
Report	ID 8cccb4c068263dfaf859 · generated Nov 23, 2026, 7:05 AM EST
Official notice	Open the official solicitation at rfpdetector.com (free account)

DISCLAIMER

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