



ADDENDUM #1
Housing & Human Services – Housing Authority
Financial and Technical Advisement Services
RFP # 7262-21

September 1, 2021

The attached addendum supersedes the original Information and Specifications regarding RFP # 7262-21 where it adds to, deletes from, clarifies or otherwise modifies. All other conditions and any previous addendums shall remain unchanged.

Please note: Due to COVID-19, BIDS will only be accepted electronically by emailing purchasing@bouldercounty.org.

1. Question: Have any previous site plans been submitted for development of the sites, and if so, what is the status/resolution of those attempts?

ANSWER: BCHA has submitted the Sketch Plan to the City of Lafayette and is in the process of submitting the Preliminary Plan, rezoning, Comprehensive Plan Amendment, and architectural design for the Willoughby Corner Development. No plans for the Transit Oriented Development (TOD) have been formally submitted at this time, as the project is in the early conceptual stages.

2. Question: Does BCHA own clear title to all of the sites, or are they controlled via a contract to purchase? If so, please provide contract or summary of contract terms.

ANSWER: BCHA owns the property at Willoughby Corner and Casa de la Esperanza. There are currently no contracts for the TOD site or Eagle Place Townhomes.

3. Question: Current zoning of each site – is rezoning required? Also any OZ, preferred funding zone, etc. designations for each site.

ANSWER:

Property	Current Zoning	Rezoning Req'd?	Proposed Zoning	Opportunity Zone?
Willoughby Corner	M1/PUD – Industrial / Planned Unit Development	Yes	High Density / Multifamily / RSR	Yes
TOD Site	PD – Planned Development	Yes	TBD	No
Casa de la Esperanza	R-MF Residential Multifamily	No	N/A	No
Eagle Place Townhomes	R3 - Multifamily Residential / Planned Unit Development	No	N/A	No

4. Question: Any preliminary engineer’s estimates or timelines that have been prepared for BCHA for the various projects.

ANSWER: There are no preliminary engineer or CM/GC estimates available currently. BCHA has a preliminary timeline for the Entitlements process for Willoughby Corner. Financial closing for Willoughby Corner must take place by December 2022. There is no timeline set for the TOD project or the Casa de la Esperanza refinance the at this time. The timeline for the Eagle Place Townhomes is currently under review by BCHA.

5. Question: What resources does the County anticipate bringing directly to bear in support of this project?

ANSWER: BCHA cannot provide specifics at this time as to what sources Boulder County will bring to the projects.

6. Question: What direct experience does the County have with developments of the sort included in the RFP?

ANSWER: BCHA manages over 800 properties in Boulder County. BCHA has developed several LIHTC properties in the past:

Property	Year	# of Units	% Tax Credit
Josephine Commons	2013	74 Senior	9%
Aspinwall	2015	167 Multi-family (72 new construction, 95 rehab)	4%
Kestrel	2018	71 Senior 129 Multi-family	4%
Tungsten Village	2021	26 Multi-family	9%
The Spoke at Coffman	2022*	73 Multi-family *currently under construction	4%

7. Question: Are there prior examples of LIHTC or related investment projects in which the County has participated?

ANSWER: Yes. See the answer to No. 6.

8. Question: Is there a project timeline? Other key constituents?

ANSWER: For timelines, see the answer to No. 4. Other key constituents for Willoughby Corner include the City of Lafayette and Boulder County.

Submittal Instructions:

Submittals are due at the email box only, listed below, for time and date recording on or before **2:00 p.m. Mountain Time on September 9, 2021.**

Please note that email responses to this solicitation are limited to a maximum of 50MB capacity.

NO ZIP FILES OR LINKS TO EXTERNAL SITES WILL BE ACCEPTED. THIS INCLUDES GOOGLE DOCS AND SIMILAR SITES. ALL SUBMITTALS MUST BE RECEIVED AS AN ATTACHMENT (E.G. PDF, WORD, EXCEL).

Electronic submittals must be received in the email box listed below. Submittals sent to any other box will NOT be forwarded or accepted. This email box is only accessed on the due date of your questions or proposals. Please use the Delivery Receipt option to verify receipt of your email. It is the sole responsibility of the proposer to ensure their documents are received before the deadline specified above. Boulder County does not accept responsibility under any circumstance for delayed or failed email or mailed submittals.

Email purchasing@bouldercounty.org; identified as **RFP # 7262-21** in the subject line.

All proposals must be received and time and date recorded at the purchasing email by the above due date and time. Sole responsibility rests with the Offeror to see that their bid is received on time at the stated location(s). Any bid received after due date and time will be returned to the bidder. No exceptions will be made.

The Board of County Commissioners reserve the right to reject any and all bids, to waive any informalities or irregularities therein, and to accept the bid that, in the opinion of the Board, is in the best interest of the Board and of the County of Boulder, State of Colorado.



**RECEIPT OF LETTER
ACKNOWLEDGMENT**

September 1, 2021

Dear Vendor:

This is an acknowledgment of receipt of Addendum #1 for RFP #7262-21, Financial and Technical Advisement Services.

In an effort to keep you informed, we would appreciate your acknowledgment of receipt of the preceding addendum. Please sign this acknowledgment and email it back to purchasing@bouldercounty.org as soon as possible. If you have any questions, or problems with transmittal, please call us at 303-441-3525. This is also an acknowledgement that the vendor understands that **due to COVID-19, BIDS will only be accepted electronically by emailing purchasing@bouldercounty.org.**

Thank you for your cooperation in this matter. This information is time and date sensitive; an immediate response is requested.

Sincerely,

Boulder County Purchasing

Signed by: _____ **Date:** _____

Name of Company _____

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