



**ADDENDUM #1  
Boulder County Housing Authority  
Willoughby Corner  
RFP # 7269-21**

October 4, 2021

The attached addendum supersedes the original Information and Specifications regarding RFP # 7269-21 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](mailto:purchasing@bouldercounty.org).**

Additional reference documents are included in Addendum #1:

- 2020.03 Willoughby Preliminary Drainage Report
- 2017.07.13 Willoughby Preliminary Geotechnical Engineering Report
- 2021.09.22 Willoughby CMGC site meeting sign in sheet

Questions

1. The insurance requirements include a CCIP policy. We only typically include CCIPs on for sale projects. Please clarify if CCIP will be required on this project.

**RESPONSE: A Contractor Controlled Insurance Program is required, to ensure all subcontractors are properly insured while on site.**

2. The RFP does not explicitly state to include fee for construction overhead and profit in the proposal. It does state to include a fee for preconstruction services. Please clarify if fee for construction overhead and profit is to be included in the proposal.

**RESPONSE: See page 21: "The fee is to be proposed as a percentage of construction costs and should include both overhead and profit."**

3. Is there a preliminary soils report available?

**RESPONSE: A Preliminary Geotechnical Engineering Report and a Preliminary Drainage Report have been completed. These reports are provided in this Addendum #1.**

4. Question: Are the Precon services for the 100% CD/GMP to be part of the construction phase or Precon Fee?

**RESPONSE: Preconstruction services for the 100% CD/GMP are to be included in the Precon fee.**

5. Question: Project narrative references a traffic signal at 120<sup>th</sup> & Emma, this is not depicted in the Preliminary Plan documents

**RESPONSE: TBD - A traffic signal had been determined in the TIS to be needed; however there is ongoing conversation with the City of Lafayette whether or not the signal should be installed with the Willoughby Corner improvements or can be done at a later time.**

6. It appears that the sanitary drainage slopes are less than optimal, has there been considerations for other construction options to maintain better flow (we could hold on to this one for interview?)

**RESPONSE: Sanitary sewer slopes may be increased with revisions to the design based on the Preliminary CD submittal comments received from the City. This is NOT expected to include an kind of pump/lift station, however. Slight revisions to the site grading will be involved, if possible, to help with the sewer slopes.**

7. Is a draft of BCHAs A133 available for review. It is referenced in the RFP but not issued as a document.

**RESPONSE: The provided contract is just the sample and the AIA contract will be used between the owner and awarded CM/GC. A draft is not available at this time.**

8. What level of detail are you looking for when you ask about a staffing plan for preconstruction through phase 1?

**RESPONSE: Include titles, responsibilities, and names (if known) of individuals who will be involved with the project. Indicate the structure of your firm's management and/or philosophy on staffing. An org chart, graphic, list, or other document is acceptable. Provide resumes if available. Note resumes are**

**required for the PM and superintendent expected to be assigned to Willoughby Corner if awarded.**

9. Regarding build out and phasing - would you work on one building type at a time? Or would you be working on multiple types at a time?

**RESPONSE: The selected CM/GC will collaborate with BCHA, the design team and other stakeholders to create an efficient and feasible construction phasing plan.**

10. Who are the Utility providers?

**RESPONSE: Water and sewer are services by the City of Lafayette. Gas and electric are provided by Xcel. Comcast and Century Link provide cable/telephone/internet service to the area. Zayo Bandwidth is known to have a fiber optic line in 120th Street.**

11. Where is the sanitation hookup?

**RESPONSE: The sanitary sewer connection/tie in comes from the existing 15" diameter sewer main on the north side of Emma Street. The connection point will be a new manhole at the NE side of the site area.**

12. Who is responsible for street improvements?

**RESPONSE: Street improvements will be constructed in Willoughby Corner project. Regarding future maintenance: the new streets (Canterbury Drive and Willoughby Ave) are to be public and will be contained with a Public Right of Way. The interior Alleys will all be private and will be contained within Outlots.**

13. Will the power lines running along 120th be moved underground or left above?

**RESPONSE: The lines will be undergrounded since the existing power poles are located within the area of the proposed 120th Street improvements.**

14. Does BCHA own the property outright? Is it one parcel?

**RESPONSE: BCHA owns the property. It is one parcel. In the future, BCHA intends to divide the site into parcels throughout the land planning, entitlement and financing process to create separate parcels for rental and for-sale components of the design. At this time, we do not know the exact number of parcels.**

15. Will 120th need to remain open and accessible during construction?

**RESPONSE: Yes, 120th will remain open during construction. The selected CM/GC and the traffic planning consultant will study traffic patterns to avoid major impacts to the surrounding residents and the community at large.**

16. Is 120th the City limit for City of Lafayette?

**RESPONSE: Yes. The other side of 120th is unincorporated 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 October 11, 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](mailto:purchasing@bouldercounty.org); identified as **RFP # 7269-21** 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**

October 4, 2021

Dear Vendor:

This is an acknowledgment of receipt of Addendum #1 for RFP #7269-21, **Willoughby Corner**.

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](mailto: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](mailto: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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