Boulder County Procurement
1325 Pearl Street
Boulder, CO 80302

SUBMISSION INSTRUCTIONS

Reference Number: **RFP-219-25**

Project Name: **Willoughby Corner Phase II (IIA and IIB) Construction Manager/General Contractor (CM/GC)**

Background:

Boulder County Housing Authority's (BCHA) mission is to sustainably maximize access to and maintain quality affordable housing for residents of Boulder County, including middle-, low-, and very-low-income community members. We believe everyone has the right to live in a safe, affordable home, and we develop our projects with the understanding that housing stability can improve health, success in school and work, and the strength of our community. Amid skyrocketing housing prices across the Front Range, BCHA is building a new neighborhood of diverse housing options to help the City of Lafayette and the broader region achieve important goals addressing the lack of housing affordability. Willoughby Corner will bring 400 new permanently affordable homes to Lafayette in a variety of housing types including duplexes, townhomes, multi-family apartments, and permanently affordable for-sale (owner occupied) residences. The project will include significant site improvements and resident amenity space. The planned housing site is an undeveloped 24-acre parcel located southwest of 120th and East Emma Streets, ideally situated near important services and the town center. These homes will be financed primarily with low-income housing tax credits (LIHTC) through the Colorado Housing Finance Authority (CHFA) along with Private Activity Bonds. BCHA seeks proposals from qualified Construction Manager/General Contractors (CM/GCs) to provide a.) pre-construction, b.) construction, and c.) construction administration services for Willoughby Corner Phase IIA and IIB. We invite firms who work collaboratively, think creatively, and build with agility and skill, to submit a proposal.

Instructions:

Boulder County uses a **Boulder County Bonfire portal** for accepting and evaluating proposals digitally:

- To post the Proposal
- To receive any questions or inquiries
- To issue any associated addenda
- To post award notices

Proposals must be submitted electronically on or before the Close Date at **Boulder County Bonfire portal**.

Important: Submissions will not be accepted by email, fax or hand-delivery; unless otherwise noted.

Documents should not be embedded within uploaded files, as the embedded files will not be accessible or evaluated.

Contact:

To contact Boulder County Purchasing or ask questions in relation to this proposal, respondents must register on **Boulder County Bonfire portal** and initiate the communication electronically through the **Vendor Discussions** or the **Ask a Question** feature.

All questions must be received on or before the Deadline for Submission of Clarifications, as specified in the Schedule of Events. Boulder County will not accept any respondent's communications by any other means, except as specifically stated in this proposal.

Addendum:

At any time prior to the Close Date, Boulder County may alter, clarify, amend, delete or add to, in whole or in part, any terms or provisions of this proposal.

In order to afford the Bidders a reasonable time for taking into account a material amendment (the materiality of which Boulder County in its own discretion may determine) or for any other reason, Boulder County may, at its own discretion, extend the Close Date.

For the most up-to-date project information refer to our Bonfire portal.

All vendor submissions may be amended, but only before the Close Date on **Boulder County Bonfire portal.**

Need Help:

To assist with registration and submission of responses, learn how to get started with Bonfire, watch this training video. For questions or support when using the platform, access the Bonfire online knowledge base, search the FAQ or contact the Bonfire support team at support@gobonfire.com.

Americans with Disabilities Act (ADA): Boulder County aims to ensure all digital content and documents are accessible. While efforts have been made to maximize accessibility, some types of content have inherent technical limitations. For alternate formats or accommodations, please submit an ADA Web Accommodation Request Form or email ADA@bouldercounty.gov, or call 303-441-1386. View the county's accessibility statement.