



Golden Meadows Senior Apartments Request for Proposal Architectural Design

Addendum No. 1 January 28, 2019

To all Bidders for the Project referenced above, the following additions, modifications or clarifications are hereby made to the Request for Proposal, dated January 14, 2019, and will become a part of the Contract:

1. Proposal Delivery: Please address responses to the RFP to Darcy McClure, Director of Real Estate Development, and deliver to the Loveland Housing Authority as stated in the Public Notice, page 2 of the RFP. Address is 375 W. 37th Street, Suite 200, Loveland, CO 80538.
2. Interview Schedule: Interviews for short-listed finalist design teams are tentatively scheduled for the **morning of Tuesday, February 26, 2019.**
3. Insurance Coverages: Please provide the following information concerning the prime architectural firm's insurance coverages in TAB 6 (Mandatory Forms):
 - General Liability Insurance: Single claim and aggregate limits.
 - Automobile Liability Insurance: Combined single limit.
 - Umbrella Liability Insurance: Single claim and aggregate limits.
 - Professional Liability Insurance: Single claim and aggregate limits.
4. Evaluation Clarification: Firms will be scored using the criteria percentages listed on pages 14 – 16 of the RFP to determine the short list of up to three (3) firms to be interviewed. Interviews will be used to clarify the Proposals received and to answer specific questions that arise during the review of the individual Proposals. Initial scoring may be modified for the finalist firms based on outcomes of the interviews. Debriefings with architecture firms not selected will not be made available until after the selection process has been completed and the selected firm is under contract.
5. Energy Modeling required by Scope of Services, Phase 2, Paragraph 8, EGC Consulting and Documentation, page 10: Costs associated with providing the required energy modeling to compare the projected heating and cooling operational costs vs. first dollar expenditure should be listed as a part of the Enterprise Green Communities Consulting and Documentation Fee, page 22 of the RFP.
6. Contract Form, page 11: Change the contract form to be used to AIA-B101-2017, Owner-Architect Agreement.
7. Instructions to Bidders, page 19: The firm contact information requested on this form is for the lead architectural firm only. Firm profiles for all design team members is to be provided as a part of TAB 4 on page 26.

8. Proposed Professional Fees and Expenses, page 21: Bidders may provide additional breakdown in their professional fees at their discretion. However, if additional breakdown is provided, subtotals must still be provided for the categories listed on pages 21 and 22.
9. Scope Clarification: Since this Project is independent senior living, there is no dining facility with commercial kitchen included in the common areas of the facility. A small serving area with island is currently planned for the "Great Hall" off of the lobby. Each individual apartment unit will include a full kitchen.

Receipt of this Addendum must be acknowledged in the Cover Letter of the Bidder's Proposal.