



Golden Meadows Senior Apartments
Request for Proposal
Construction Management/General Contractor

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 CM/GC firms are tentatively scheduled for the **afternoon of Tuesday, February 26, 2019.**
3. Insurance Coverages: Please provide the following information concerning the CM/GC firm's insurance coverages in TAB 5 (Mandatory Forms):
 - General Liability Insurance: Single claim and aggregate limits.
 - Automobile Liability Insurance: Combined single limit.
 - Umbrella Liability Insurance: Single claim and aggregate limits.
4. Scoring Evaluation Criteria, page 20: The scoring percentages listed in the RFP are hereby changed to:
 - Experience with Multi-Family/Senior Housing Projects; Housing Authorities and Non-Profit Housing Providers; Prefabricated, Modular Housing; Davis-Bacon/Section 3 - 30%
 - EGC and Sustainable Projects - 15%
 - Financial Strength - 25%
 - Cost Proposal and General Conditions Expenses - 30%
5. Professional CM/GC Fees and Expenses form, page 26: A breakdown of the CM fee is required for the Phase 1 - Feasibility Study and the balance of Phases 2 - 4. The Total Fee line has been eliminated, and the factory visit per trip has been modified to be an Allowance. **Please use the new attached form.**
6. Evaluation Clarification: Firms will be scored using the above listed criteria percentages 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 CM/GC firms not selected will not be made available until after the selection process has been completed and the selected firm is under contract.

7. 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.

Attachments:



**Golden Meadows Senior Apartments
Request for Proposal
Construction Management/General Contracting Services**

INSTRUCTIONS TO BIDDERS

PROFESSIONAL CM/GC FEES and EXPENSES

THE FOLLOWING MUST BE INCLUDED IN THE PROPOSAL

PHASE 1 – CM FEE for FEASIBILITY STUDY	\$ _____
PHASES 2 - 4 - CONSTRUCTION MANAGEMENT FEE	\$ _____
GENERAL CONTRACTOR PROFIT/FEE	\$ (OR %) _____
GENERAL CONDITIONS FEES and EXPENSES	\$ _____

GENERAL CONDITIONS FEES and EXPENSES breakout required:

Superintendent(s):	_____
Other Contractor Staffing:	_____
Miscellaneous Temporary Staff:	_____
Construction Trailer & Equipment:	_____
Vehicles, Gas & Travel Expenses:	_____
Site Visit to Prefab. Housing Units Factory (location TBD) (Allowance per trip for up to two (2) persons):	_____
Supplies, Tools, Misc. Costs:	_____
Liability Insurance (%):	_____ %
Builder’s Risk Insurance (%):	_____ %
Other Insurances (%):	_____ %

ALTERNATIVE TO PREFABRICATED, MODULAR HOUSING UNITS

For purposes of this RFP, Bidders should assume that the incorporation of prefabricated, modular housing units will be a part of Phase 2 Design through Phase 4 Construction phases of work. Bidders are asked to provide a brief, general written description of what changes in their scope of services, and any additions or deductions in their proposed professional fees and expenses, should be anticipated by the Owner if conventional stick-built construction is pursued instead. This will be further discussed with the short-listed firms in the interviews.