



Brookstone Apartments Rehabilitation Request for Proposal Architectural Design

Addendum No. 1

June 18, 2020

To all Bidders for the Project referenced above, the following additions, modifications or clarifications are hereby made to the Request for Proposal, dated June 8, 2020, and will become a part of the Contract:

1. Scope of Services, Design, Construction Documents and Construction Administration, Paragraph 2 on page 7 of the RFP: Strike the words "Civil Engineering and..." The intent is that the Architectural Firm carry the civil engineer as a part of their design team.
2. Instructions for Determining Professional Fees and Expenses, Cost Exclusions, page 10 of the RFP: Add "topographic and improvement survey" and "hazardous materials testing" to the items listed here. A topographic and improvement survey will be contracted for separately by the LHA and provided to the selected Architect and design team. While the presence of asbestos or other hazardous material in the construction is not anticipated at this time due to the dates of construction, the LHA will have random testing performed as a part of the environmental assessment as may be required.
3. Scope of Work: In addition to the Capital Needs Assessment attached in the original RFP, which should not be considered all-inclusive, a list of items that LHA would like to include in the Scope of Work is attached to this Addendum. The Scope of Work for the rehabilitation will be confirmed, and prioritized within the available budget, with the successful Architect and design team as described in the RFP.
4. Mechanical, Electrical and Plumbing Design Scope: The Scope of Work for M/E/P engineers will include replacing certain components of the existing HVAC equipment, as well as replacement of plumbing fixtures and lighting fixtures, but does not anticipate the need for wholesale redesign and replacement of these systems. The Architect and design team will work with the LHA to review, confirm and prioritize this scope as described in the RFP.
5. Selection of Architectural Design Team, Response Format, page 13 of the RFP: The requested 20-page limit on Proposal length does not include the cover letter, tabs or mandatory forms.
6. Cost Estimate: Construction costs are estimated at \$4,500,000 – 5,000,000.
7. As-Built Drawings: Scans of the original construction drawings are available in the dropbox folder or by contacting Darcy McClure at DMcClure@lovelandhousing.org

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