



Brookstone Apartments Rehabilitation
Request for Proposal
Construction Management/General Contractor

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. Design Team, page 4 of the RFP: Add “civil engineering” to the list of subconsultants that will be a part of the Architecture Firm’s proposed design team.
2. Instructions for Determining Professional Fees, Cost Exclusions, page 12 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 CM/GC, 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 CM/GC as described in the RFP.
4. Selection of Construction Manager/General Contractor, Response Format, page 14 of the RFP: The requested 20-page limit on Proposal length does not include the cover letter, tabs or mandatory forms.
5. Cost Estimate: Construction costs are estimated at \$4,500,000 – 5,000,000. Please assume total direct construction costs of \$5 million when calculating insurance, fee, general conditions. Fee, insurance, general conditions would be in addition to the \$5 million in construction work.
6. 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.

