

TOWN OF TELLURIDE

P. O. Box 397
113 West Columbia Ave.
Telluride, CO 81435

www.telluride-co.gov

REQUEST FOR QUALIFICATIONS **Virginia Placer Phase 2A - Employee Housing Development**

SECTION 1 **ADMINISTRATIVE INFORMATION**

A. ISSUING ENTITY: The Subcommittee of the Telluride Housing Authority (Subcommittee), on behalf of the Town of Telluride (Town), issues this Request for Qualifications (RFQ) for an employee housing project to be located on Lot B-1.2R Virginia Placer Subdivision, Town of Telluride.

B. SCOPE OF WORK: This RFQ contains instructions for submitting Statements of Qualifications, outlines mandatory requirements that must be met to be eligible for consideration, describes the Project, and identifies the services and products to be contracted.

C. SCHEDULE OF SELECTION PROCESS:

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|---|----------------------------|
| 1. RFQ Issuance | June 11, 2021 |
| 2. RFQ Response Deadline | July 7, 2021 (5:00 PM MST) |
| 3. Interview of Selected Respondents (likely via Zoom Call) | July 14-15, 2021 |
| 4. Selection of Preferred Respondent | est. week of July 19, 2021 |

D. INQUIRIES: Inquiries concerning this RFQ may be made to:

Lance McDonald, Office of the Town Manager
Town of Telluride
P.O. Box 397, Telluride, CO 81435

lmcdonald@telluride-co.gov

E. INSURANCE: It is desirable that respondents carry insurance in the approximate amounts set forth below. Responders who carry lower limits should state so in their proposals.

1. Workman's Compensation
2. Comprehensive General Liability
Limits: \$1,000,000 per occurrence for Bodily Injury
\$1,000,000 per occurrence for Property Damage
\$1,000,000 aggregate

Voo Doo RFQ

Coverage extended:

- Premises
- Operations
- Independent Contractors
- Contractual Liability (to cover and hold harmless)
- Completed Operations - Two Years
- Broad Form Property Damage
- X-C-U (explosion / collapse and underground)
- Personal Injury Coverage:
 - Contractor's Employee
 - Person other than employee

3. Automobile Liability:
Limits: \$250,000 per person
\$250,000 per occurrence
\$250,000 per occurrence for property damage
4. Standard Form "Architects and Engineers Liability Insurance" covering errors and omissions. (\$1,000,000.00)
5. Selected respondent will be required to submit a policy endorsement naming the Town of Telluride, Colorado, as an additional insured.

F. QUALIFICATION SUBMISSION:

Responses to this RFQ can be in the form of three (3) hard copies, and electronically as a single PDF document, both of which must be received on or before 5 p.m., July 7, 2021. Expensive and elaborate statements are discouraged. The Town and Subcommittee will not accept proposals by fax. Respondents must allow sufficient delivery time to ensure receipt of materials by the time and date specified. Statements of Qualification should be addressed to:

Lance McDonald, Office of the Town Manager
Town of Telluride
113 W. Columbia Ave.
P.O. Box 397
Telluride, CO 81435
lmcdonald@telluride-co.gov

Statements must be signed by a duly authorized official(s) of the firm(s). Consortia, joint ventures, or teams submitting proposals, although permitted and encouraged, will not be considered responsive unless it is established that all contractual responsibility rests solely with one contractor or legal entity that is not a subsidiary or affiliate with limited resources. Each submittal should indicate the entity responsible for execution on behalf of the team. Firms or teams will be evaluated, among other things, as to relevant experience, ability to begin and complete the work, and feedback from references. Individuals or firms may appear on different, and separate, team proposals, and lead firms may submit alternate proposals with different team members.

Please include the following information:

1. **AIA Contractor's Qualification Statement:** (document A305, 1986 Edition). A separate A305 should be submitted for each firm if a partnership would be formed specifically for this project. Designate the **lead firm** if a partnership.
2. **Firm/Team Composition:** Identify all key firm and staff members, indicating their respective roles and responsibilities and related experience and qualifications. Include resumes and references. If a team approach is used, provide example of projects completed by the team.
3. **Firm/Team Qualifications:** Demonstrate professional experience in design/build projects and capability of building all elements of the project. Prior experience in designing and constructing of affordable and employee housing within mountain resort communities subject to architectural guidelines is required, and prior experience with the design considerations and Project goals articulated in Section 2, and net zero and carbon neutral design and construction, is preferred. Examples of recent previous work are required, including project budgets, client references, and descriptions of the scope of work and management tasks provided by the firm or team. Photographs of completed projects are encouraged.
4. **Work Load:** Provide a statement indicating the volume of past, present, and projected workloads.
5. **Proof of Bonding Capability:** Performance and payment bonds, or other forms of suitable collateral, for the full construction contract will be required.
6. **Approach:** Provide a narrative describing the firm's approach to design, construction (including construction methods), estimating, scheduling, project accounting and administrative control.
7. **Statement of firm(s) commitment to environmentally sound and sustainable practices.**
8. **Fee Structure:** Separately describe the proposed fee basis for design phase (pre-construction) and construction phase services.
 - List billing rates for key personnel.
 - Describe costs, rates and items normally included in General Conditions

G. REJECTION OF SUBMISSIONS: The Subcommittee and the Town reserve the right to reject any or all submissions, to waive informalities and irregularities in the submissions received, and accept any portion of any submission if deemed in the best interest of the Subcommittee or the Town.

H. OWNERSHIP OF RESPONSE MATERIAL: All materials submitted regarding this RFQ become the property of the Subcommittee and the Town and will only be returned at the option of the Subcommittee or the Town. Information submitted is subject to the Colorado Open Records Act.

I. INCURRING COST: The Subcommittee and the Town are not liable for any cost incurred by entities prior to executing a contract or purchase order.

SECTION 2

PROJECT DESCRIPTION

Virginia Placer Phase 2A - Employee Housing Development

The Subcommittee of the Telluride Housing Authority (Subcommittee), on behalf of the Town of Telluride, seeks qualifications from firms or partnerships for design and construction services (Design/Build) for an employee housing project to be located on along Black Bear Rd., immediately east of the Town of Telluride's Public Works and Transit Facility (Lot B-1.2R Virginia Placer Subdivision) ("Site"). The Site is presently vacant and used as a surface parking lot for Public Work's staff and visitors. The Site is zoned Public Purpose and is within the River Park Corridor Treatment Area for design review purposes. Please find attached to this RFQ a Vicinity Map and Site Map of the project area.

Conceptually, the Subcommittee envisions the intended purpose of Phase 2A could be for "on-call" staff and other short-term housing needs associated with Town operations, such as recruitment. The specific intended user groups, and opportunities for participation by other entities and jurisdictions such as the Fire Department, EMS, County, etc., would be explored by the Subcommittee as part of the design and cost estimation process. As the site will be significantly impacted by the operations of Public Works (noise, etc.), it is not viewed as a site to address long-term housing needs or as a "for-sale" housing opportunity, but rather would be intended to assist those associated with public safety, welfare, and community well-being.

The Subcommittee envisions the project to be comprised of approximately 8-12 housing units, which could contain a mix of studio, one-, and two-bedroom units. The development on the Site will not require approvals through the Planned Unit Development (PUD) or Subdivision processes to achieve the intended housing uses as described herein. The Subcommittee anticipates finalizing the desired unit total and mix; range of unit sizes; level of finishes and appliances; and other programmatic elements, with the selected Design/Build firm through the design process.

In addition to reflecting the unique needs of the intended users within the Project's design, other important development considerations for the Site include:

- access to the site would occur from Black Bear Rd., with parking assumed to be at grade, beneath the housing units. Basements are prohibited in the Public Purpose Zone District.
- the Project's design should be architecturally compatible with recently completed Virginia Placer Affordable Housing Project
- minimizing impacts from noise associated with operation of the Town's Public Works Facility and sound transmission between units through design and construction techniques, and material approaches which minimize on-going maintenance and operational expenses, are critical design elements
- avoidance of adjacent wetlands is required
- site drainage, snow storage, and run-off are to be designed to augment, and not adversely impact, the river corridor or adjacent properties

- the Subcommittee is open to construction techniques which can reduce the time of construction, provided the project's programmatic and quality goals are achieved
- the project will be required to comply with, or exceed, the *"Town of Telluride Energy Efficient and Environmentally Responsible Building Code,"* the Town of Telluride Construction Mitigation requirements

The Town intends to select a Design/Build firm ("Contractor") that will provide the best design, management, cost estimation, and construction expertise in obtaining a quality employee housing project within mutually agreed upon time frames, budget constraints and construction standards.

Demonstration of professional experience with design/build projects; designing and constructing of affordable and employee housing within mountain resort communities; and projects subject to architectural guidelines and "green building codes" in urban settings is required. Prior experience with the development considerations and Project goals listed above, and net zero and carbon neutral design and construction, is preferred. Individuals or firms may appear on different, and separate, team proposals, and lead firms may submit alternate proposals with different team members.

Examples of recent previous work are required, including project budgets, client references, and descriptions of the scope of work and management tasks provided by the firm or team. Prior experience and history of the team members working together in previous projects is preferred. Photographs of completed projects are encouraged.

Upon selection of the preferred Contractor, the Town and Contractor will negotiate a phased design/build contract. Provisions of this agreement would include preparation of schematic/conceptual, preliminary and design development documents for the project, and preparation and submittal of all entitlement documents (Part 1 Pre-construction Services), and Part 2 Construction Services comprised of preparation of construction documents, application for all necessary permits, and construction of the project. The Contractor will be expected to provide estimates of construction and development costs at the end of each design phase (schematic/conceptual, preliminary, and design development), and provide a Guaranteed Maximum Price (GMP) based on design development drawings after approvals by the Historic and Architectural Review Commission (HARC).

The Contractor's fees are to be allocated between the Part 1 Pre-construction Services, and the Part 2 Construction Services phases of the work. The Part 2 Construction Services phase of the contract would be conditioned on confirmation and acceptance of the GMP, the Town securing project financing, and the project receiving final design and development approvals.

The Contractor will be responsible for applications and presentations to all necessary review boards and permitting authorities. The Town goal is to obtain all HARC approvals and entitlements for the Project by December of 2021, with construction commencing in early-winter of 2022.

The Town of Telluride's procurement codes, including local preference provisions, apply.

Exhibit: Vicinity Map



Virginia Placer Phase 2A

Telluride

Exhibit: Site Map



Public Works

Virginia Placer Phase 2A

VP Apartment Building

BLACK BEAR RD

COONSKIN CT

MAHONEY DR