

TOWN OF TELLURIDE

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

www.telluride-co.gov

REQUEST FOR QUALIFICATIONS **Voo Doo Lounge - Affordable 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 affordable housing project to be located on the Voo Doo Lounge Site (Lots 1 & 3, and portions of Lots 2, 4, 6 & 8, Block 10, 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:

- | | |
|---|----------------------------|
| 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 Voo Doo Lounge Affordable 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 affordable housing project to be located on Lots 1 & 3, and portions of Lots 2, 4, 6 & 8, Block 10, Town of Telluride ("Site"). This Commercially-zoned, town-owned site is approximately 17,400 sf. and located generally along north side of Pacific Ave. between Spruce and Willow St. Please find attached to this RFQ a Vicinity Map and Site Map of the project area.

The Site presently includes the Community Room portion of an adjacent building used by Town Marshal; a kid's stake park; the "Voo Doo Lounge" building (presently rented on a month-to-month basis to Telluride Arts, and formerly used as a "Youth Center"; two storage sheds (one of which is rated "contributing" in Telluride Historic and Architectural Survey), and approximately 6 parking spaces for the Marshal's use. The property is well-suited for affordable housing, given its location proximate to the commercial core, post office, and Town Park. The property is also on the in-town transit route and within walking distance of the gondola.

The Subcommittee envisions the project to be comprised of approximately 25-35 housing units, which could contain a mix of one-, two-, three-, and four-bedroom units. The housing units will be targeted for affordability to local wage earners. The Subcommittee envisions the need to obtain approvals through the Planned Unit Development (PUD) and Subdivision processes to achieve the intended housing and other 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.

The Subcommittee also desires to determine the suitability and desirability of incorporating the following uses through the Project's Programming and Conceptual Design Phase:

- Approximately 6000-7000 sf. ground floor tenant finish, deed-restricted commercial/office space;
- Community, multi-purpose room;
- public restrooms ; and
- relocated community "Free Box"

The programming for the Project will also take into consideration parking for the Marshal's Dept., the historic shed, and storage uses presently occurring on site. It is assumed that plans for relocation of the kid's skate park would be addressed through other, on-going processes.

Important development considerations for the Site include:

- parking for the housing units is to occur on-site in amounts required by the Telluride Land Code
- basements are likely to be cost prohibitive due to high groundwater levels (4 to 6' below the existing grade)
- a sewerline traverses the property and would likely need to be relocated if new development occurs
- site drainage, snow storage, and run-off will be incorporated into the Project's design so as to not adversely impact the surrounding area

- the Site occupies a visible location in the Town, adjacent to the Post Office and is along Pacific Ave., which provides potential design opportunities and constraints
- the Site is within the Telluride Historic Landmark District, and contains a contributing rated secondary structure; achieving a respectful and sympathetic relationship with the District and rated shed will be important
- the Town of Telluride’s goal of becoming net zero as a community should be explored for incorporation into the Project (including such concepts as net zero and energy efficiency from an operational perspective, carbon neutrality, and solar design)
- vehicular access design and surfaces are to have a pedestrian quality in appearance and function, with separation or segregation of pedestrian and vehicular flows where feasible
- minimizing impacts from traffic noise and sound transmission between units through design and construction techniques, and incorporating meaningful bike and general storage (within and outside of units) for residents, will be important design elements
- In the event the project proceeds to construction and development, compliance with the “*Town of Telluride Energy Efficient and Environmentally Responsible Building Code,*” and the Town of Telluride Construction Mitigation standards is required

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 affordable 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) and the Planning and Zoning Commission as applicable.

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's goal is to obtain all HARC and applicable Planning and Zoning 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

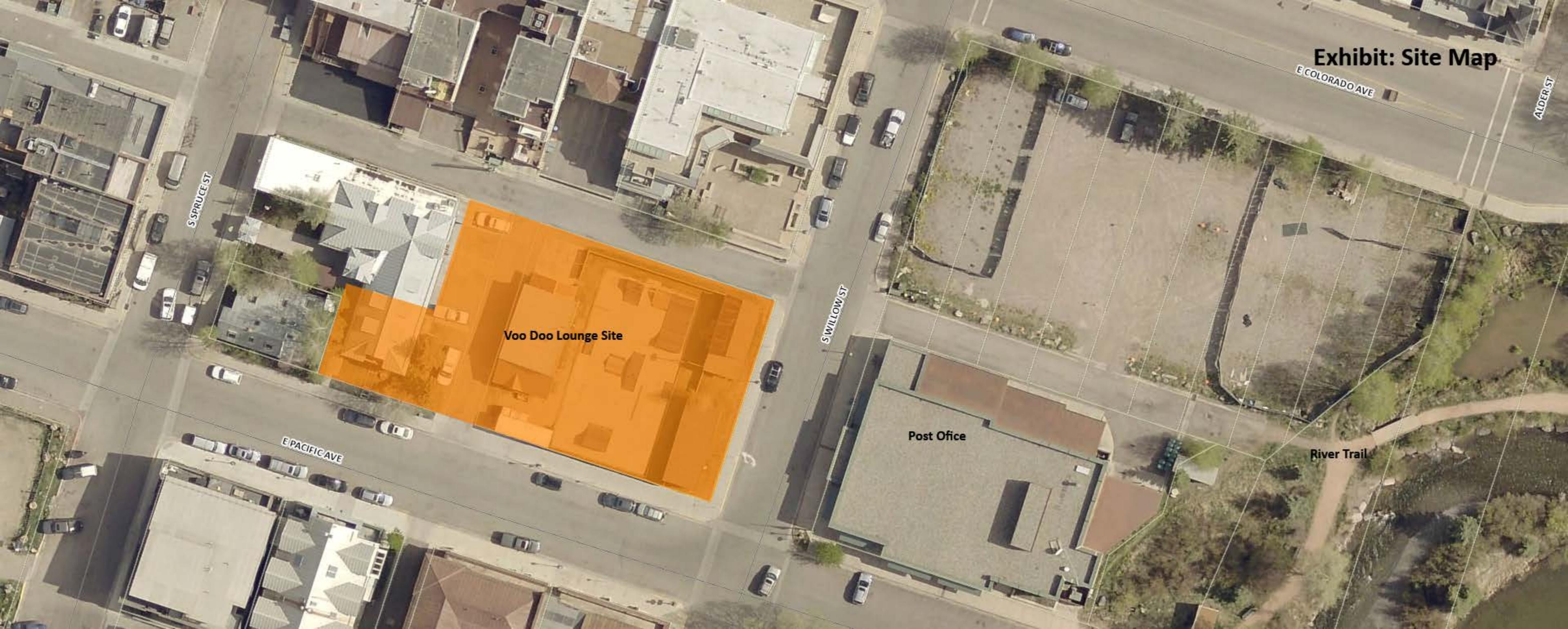


Telluride

Voo Doo Lounge Site

e 2A

Exhibit: Site Map



Voo Doo Lounge Site

Post Office

River Trail

S SPRUCE ST

E PACIFIC AVE

S WILLOW ST

E COLORADO AVE

ALDER ST