

**Request for Proposals  
Shandoka Buildings A through E Siding Replacement Project**

**INTRODUCTION.** Proposals are being accepted by the Telluride Housing Authority (“THA”) for replacement of all horizontal siding on Shandoka buildings A through E located on Black Bear Road, Telluride, CO 81435.

**PROJECT BACKGROUND.** Shandoka Buildings A-E are three (3) to four (4) story Telluride Housing Authority owned apartment buildings currently at 100% occupancy. Proposals will be accepted for replacement of 25,336 square feet of horizontal siding.

**SCOPE OF WORK.**

- Project manager and contractor will work together to obtain a Town of Telluride building permit.
- Removal of 25,336 square feet of horizontal siding.
- Temporary removal of trim adjoining siding to be reinstalled after new siding is installed.
- Preparation of surfaces according to manufacturer’s recommendations and generally accepted best practices.
- Uniform installation of new horizontal siding, LP SmartSide Expert Finish Cavern Steel or equivalent as approved by THA.
- Where weathering or age has caused gaps in the frames and/or trim, appropriate repairs shall be made.
- Painting of window frames and trim if damaged after removal to match existing exterior colors and quality. Exterior paint color shall be approved by THA prior to purchase. Contractor shall provide THA with exterior paint color chips to match original colors taking into account any fading that has occurred since the original color was applied.
- Waterproofing layer may need repair. From recent siding replacement projects it is expected that less than 5% of the project area will require this repair.

**PROJECT SCHEDULE.** It is THA’s objective is to complete the work before September 30, 2022, starting as early as May 1, 2022.

**Pre-submittal site meetings are encouraged and will occur by request.** Meetings will occur by appointment only between March 4, 2022 and March 22, 2022. To arrange for an appointment and site walk, please contact the Telluride Housing Department Offices at 970-728-3034 ext. 6, 820 Black Bear Rd #G17, Telluride, CO.

**The proposal submission deadline is 5:00 pm Friday, March 25, 2022. DEADLINE PROPOSAL EXTENDED TO 5PM FRIDAY, ~~APRIL 22~~MAY 13, 2022.** Proposals may be submitted by hand delivery at the Shandoka Office, 820 Black Bear Rd #G17, Telluride, via fax to 970-728-5371 or via email to [mwasserman@telluride-co.gov](mailto:mwasserman@telluride-co.gov).

**Selection of the preferred contractor is anticipated on or before March 30, 2022. SELCTION OF PREFERRED CONTRACTOR HAS ALSO BEEN EXTENDED AND IS ANTICIPATED ON OR BEFORE 5PM ON WEDNESDAY ~~APRIL 27~~MAY 18, 2022.**

**PROPOSAL REQUIREMENTS.** Proposal submissions must be signed by a duly authorized official of the contractor, and should contain:

- Name and address of the contractor.
- Brief explanation of contractor's experience in relation to the scope of work.
- Time and materials cost and not-to-exceed price based on the scope of work, including a breakdown of materials and labor including an estimate of labor hours and any potential additional expenses contractor might foresee. All fees will be considered by THA to be negotiable based on the final scope of services and deliverables. THA reserves the right to revise the Scope of Work through the negotiating process.
- Proposed schedule for completing the work within THA’s stated timeframe before September 30, 2022.

- Hourly billing rates for contractor's time to be used as a basis for any adjustments to the scope of work.
- Schedule of subcontractors if applicable.
- Proof of contractor's general liability insurance.
- Name and contact information for contractor's proposed on site supervisor/representative.
- A minimum of three (3) local client references.

Questions regarding submissions should be directed to Project Manager, Town of Telluride Housing Director Melanie Wasserman at 970-728-3034 or by email at [mwasserman@telluride-co.gov](mailto:mwasserman@telluride-co.gov).

**SELECTION CRITERIA.** Selection shall be made to the responsible contractor whose proposal is determined in writing to be the most advantageous to THA, taking into consideration price. Final selection will be based upon qualifications, fees, ability to schedule and perform the scope of work, submittal requirements, references, and other applicable criteria. THA reserves the right to reject any or all submissions, to waive informalities and irregularities in the submissions received, and to accept any portion of any submission if deemed in the best interest of THA. Discussions may be conducted with responsible contractors who submit proposals determined to be reasonably likely of being selected for award for the purpose of clarification.

**PAYMENT/PERFORMANCE BOND.** The successful contractor is expected to obtain and maintain in full force and effect during the term of the construction contract, until final substantial completion, Performance and Payment Bonds in the amount of the contract sum to be held for the benefit of the Telluride Housing Authority.

**CONTRACT REQUIREMENTS.** The successful contractor will be required to submit proof of the following before the start of work:

**Town of Telluride Business License.** Selected contractor as well as all subcontractors will be required to obtain and maintain throughout the project a current Town of Telluride Business License.

**Proof of Insurance.**

1. Workers Compensation - Contractor shall maintain Worker's Compensation insurance in a sufficient amount to cover obligations imposed by the Worker's Compensation Act of Colorado and any other applicable laws for any employee engaged in the performance of work under the contract, and Employer's Liability insurance with minimum limits as required by Colorado state law.
2. Automobile Liability - Contractor shall maintain Comprehensive Automobile Liability Insurance with minimum combined single limits for bodily injury and property damage of not less than ONE MILLION DOLLARS (\$1,000,000) each occurrence with respect to each of Contractor's owned, hired or non-owned vehicles assigned to or used in the performance of services under the contract. The policy shall contain a severability of interests provision.
3. General Liability. Contractor shall maintain General Liability Insurance with minimum combined single limits of ONE MILLION DOLLARS (\$1,000,000) and TWO MILLION DOLLARS (\$2,000,000) aggregate. The policy shall be applicable to all premises and operations. The policy shall include coverage for bodily injury, broad form property damage (including completed operations), personal injury (including coverage for contractual and employee acts), blanket contractual, independent contractors, products, and completed operations. The policy shall include coverage for explosion, collapse, and underground hazards. The policy shall contain a severability of interests provision.
4. Policy Endorsement: Selected respondent will be required to submit a policy endorsement naming the Telluride Housing Authority as an additional insured.

**E-Verify Certification.** The contractor, if an entity, must provide certification, pursuant to Colorado law, that contractor does not knowingly employ or contract with workers without authorization and that the contractor either participates or is attempting to participate in the E-Verify Program, administered by the U.S. Department of Homeland Security, in order to verify that the contractor does not employ workers without authorization.

**CONFIDENTIALITY.** Please be aware that proposals submitted to THA in response to this RFP shall be subject to the Colorado Open Records Law, Section 24-72-201, *et seq.*, C.R.S ("CORA"). Any privileged or confidential information in the contractor's proposal should be specifically identified as such by the contractor prior to submission. If any information in the proposal is marked as confidential by the contractor, the contractor in responding to this Request for Proposals agrees to indemnify THA for any and all attorney fees THA may incur in defending the reasonable withholding of such information.

*Additional questions may be directed to Housing Director Melanie Wasserman at 728-3034 x6 or by email to [mwasserman@telluride-co.gov](mailto:mwasserman@telluride-co.gov).*