

RFP 02-2024
Request for Proposal
Landscaping, Lawn Services and/or Snow Removal

Boulder Housing Partners, identified hereafter as BHP, is requesting bid proposals from companies to provide the following services for multi-family housing sites.

- **Landscaping, Lawn Services and/or Snow Removal**

GENERAL

Boulder Housing Partners is seeking contractors for landscaping, lawn services and/or snow removal at specific locations within the BHP portfolio. Awarded contractors will be expected to enter into a one-year service agreement with BHP with the option to renew for two more, one-year terms.

The bid packet will be listed as Request for Proposal, **RFP 02-2024, Landscape, Lawn Services and/or Snow Removal**, and will be available for downloading from our website, <https://boulderhousing.org/bidsrfps> beginning March 19, 2024.

Submittals are due via email only on or before April 3, 2024, by 4:00pm. Please submit all proposals to procurement@boulderhousing.org, the subject line of the email MUST read "RFP 02-2024". Any proposal received after the due date and time will not be accepted. No mailed, hand-delivered, or faxed submissions will be accepted. For questions, please email procurement@boulderhousing.org.

Summary of RFP Dates:

- **March 19, 2024:** RFP Package Available online
- **April 9, 2024:** RFP Proposal Submission Deadline, 4:00 pm
- **April 12, 2024:** Award of Contract and Notification
- **April 19, 2024:** Estimated Contract Commencement

About Boulder Housing Partners

BHP is the Housing Authority for the City of Boulder, a quasi-governmental organization created in 1966 by the City Council of the City of Boulder. It was established as a housing authority under state law to provide safe and sanitary housing to low and moderate-income households in the City of Boulder.

BHP owns and operates over 1350 affordable apartment homes, over 100 market rate apartments and over 1300 assistance vouchers. Please refer to our website for additional information:
www.boulderhousing.org.

Submittal Requirements and Format:

Submittals must include a submittal letter and supporting data, including the following list of items. Submittals are prepared at the firm's expense and upon submission become the property of BHP and therefore become a matter of public record once the successful firm has been chosen and the contract awarded.

To be included in the submission in this order:

1. Cover letter of no more than one page that includes a written summary of why your firm would provide excellent service to BHP.
2. Owner's name, company name, address, phone, fax, and email.
3. Type of work contractor is licensed to perform and any other specialization of the firm.
4. Insurance Company Name, address, phone, fax, and email.
5. Proof of General Liability, Workers Compensation, Automobile Insurance, and Pollution Insurance (if applicable). Appropriate limits for insurance are listed in the attached contract. If a contract is awarded, BHP must be named on your insurance forms.
6. List and description of projects or work in which the firm has participated in the past three years. Please be sure to clearly notate which projects occurred within the City of Boulder and/or for BHP or a similar organization or governmental entity.
7. Organizational chart or description of principals and individuals responsible for work.
8. Two references for whom the firm has performed related work for in the last three years.
9. Please include whether your firm is certified as a Minority-Owned Business Enterprise (MBE), Woman-Owned Business Enterprise, or a Section 3 Business Enterprise.

10. If you are a PERA retiree, please include this in your proposal.
11. Sample Contract. If your firm needs additional language or addendums to the contract as provided in this RFP, please provide with proposal.
12. Please complete and attach the **Bid Schedule**, see separate attachment. The bid schedule includes separate tabs to record the bids for each property. If you would like to submit a proposal for a subset of properties, you may bid on properties in a specific region. A list of properties by region is included at the end of the RFP document.
13. Additive Tasks are also included in the bid schedule. These items will be assessed separately from the base bid prices and will not be evaluated in determining award of the services. Once a bidder is awarded the contract, BHP will determine if enough funds are available in the budget to add these services. Please include a 2024 rate sheet.

SELECTION CRITERIA

BHP will use the following selection criteria to select the top firms for each service contract identified. The selection criteria are based on a 100 point evaluation:

Criteria	Points on 100 point Basis
Pricing	40 points
Ability and Experience in performing the required service	30 points
References	20 points
Complete Proposal and Ability to sign BHP contract	10 points

Boulder Housing Partners does business in accordance with the Federal Fair Housing Law (the Fair Housing Amendments Act of 1988). BHP shall not discriminate against or in favor of any bidder on the basis of race, religion, sex or sexual preference, age, national origin, disability or political affiliation.

BHP RESERVATION OF RIGHTS

1. BHP reserves the right to reject any or all proposals, to waive any informality in the RFP process, or to terminate the RFP process at any time, if deemed by BHP to be in its best interests.
2. BHP reserves the right not to award a contract pursuant to this RFP.

3. BHP reserves the right to terminate a contract awarded pursuant to this RFP, at any time for its convenience upon 10 days written notice to the successful bidder.
4. BHP reserves the right to inspect work at any time during the ongoing work.
5. BHP reserves the right to determine the days, hours and locations that the successful bidder shall provide the services called for in this RFP.
6. BHP reserves the right to retain all proposals submitted and not permit withdrawal for a period of 60 days subsequent to the deadline for receiving proposals.
7. BHP reserves the right to negotiate the fees proposed by the bidder.
8. BHP reserves the right to reject and not consider any proposal that does not meet the requirements of this RFP, including but not limited to incomplete proposals and/or proposals offering alternate or non-requested services.
9. BHP shall have no obligation to compensate any bidder for any costs incurred in responding to this RFP.
10. BHP shall reserve the right to at any time during the RFP or contract process to prohibit any further participation by a bidder or reject any proposal submitted that does not conform to any of the requirements detailed herein.

Additional Requirements Once Contract Signed

The contract generated by this RFP may be cancelled by BHP for noncompliance with specifications, inability to perform the contracting requirements of BHP or continued safety hazards. The cancellation notification shall state the cause or reason for the cancellation. Such cancellation would be at no charge to BHP other than for work authorized and completed at the time of termination.

The contractor shall provide all items, articles, operations mentioned or herein specified, related labor services, tools, equipment, transportation, and incidentals necessary and required for satisfactory, acceptable completion of the contracted work or delivery of materials. Owner may inspect work at any time during the ongoing work. Should a problem with the materials or the work performed by the Contractor occur during the course of this contract, and should it be shown that the cause of this problem is faulty work, the Contractor shall repair such problem fully at Contractor's own expense. After completion of work, Contractor will return the site to its original condition as determined by the Managing Agent. Any work required to return the property to its original condition will be at the Contractor's expense. Contractor will repair damage to the site which is caused by the contractor. After completion of work, Contractor will return the site to its original condition as determined by the BHP. Any work required to return the property to its original condition will be at Contractor's expense.

Contractor shall be responsible for any injury, damage or loss to all public and private property caused directly, in whole or in part, by their employees or agents or anyone directly or indirectly employed by them or anyone for whose acts any one of them may be responsible. The contractor shall comply with all applicable laws and codes bearing on the safety of persons or property of their protection, from injury, damage, or loss. Contractor is responsible for the means, methods and sequence of work and all safety aspects of this work. To the maximum extent permitted by law, Contractor agrees to indemnify, hold harmless, and defend Owner and Owner's Agents from and against any and all claims or damages arising from Contractor's performance of this agreement, as well as acts committed during the course of this agreement by any of Contractor's officers, employees, guests, invitees, and those doing business with Contractor.

Contractor assures that all existing and every new staff working on site do not have a criminal background which would indicate that they could present a threat to residents or staff. Acceptable criminal background is no felony arrests or convictions within five years and no pattern of misdemeanors (three or more) within five years. BHP may terminate this contract if this provision is violated. Contractor certification regarding criminal background included in attachments.

Every effort must be taken to insure the safety and security of the residents of BHP and properties owned by BHP.

Contractor agrees that if keys to buildings are misplaced, lost, or stolen, the Contractor will absorb all costs incurred to correct the situation. Work will be completed by BHP maintenance staff or contracted and billed to Contractor.

Contractor will disclose to BHP if anyone working for the contractor is related to an employee of Boulder Housing Partners prior to signing this contract.

Insurance Requirements

Contractor shall secure, pay the premiums for, and keep in force until the expiration of their contract adequate liability insurance and Worker's Compensation Insurance as provided by Colorado law. Certificate of insurance for Worker's Compensation and for liability shall be delivered to BHP or kept on file at BHP prior to start of contract. Any policy change shall be reported to BHP and certificate forwarded to BHP. By signing a contract generated by the RFP, the contractor understands that neither they nor their employees are covered by any BHP insurance policy. All copies of proof of insurance will be submitted to BHP along with the RFP. Contractors may send a copy of the required insurances with their proposal, but the work of the RFP cannot begin, nor contract executed until original insurance verification forms are on file at the BHP offices.

The following insurance coverage is required:

1. Commercial General Liability

This coverage should be provided on an Occurrence Form, ISO CG001 or equivalent, with Minimum limits of \$1,000,000 Each Occurrence, \$2,000,000 General Aggregate, \$2,000,000 Products Completed Operations Aggregate and \$1,000,000 Personal & Advertising Injury.

If the Details Summary indicates this Contract involves construction services, the following paragraph applies:

Coverage should be provided on an Occurrence form, ISO CG0001 or equivalent. The policy shall be endorsed to include Additional Insured Owners, Lessees or Contractors endorsements CG 2038 (or equivalent), Designated Construction Project(s) General Aggregate Endorsement CG2503 (or equivalent) and Additional Insured Completed Operations for Owners, Lessees or Contractors CG 2037 (or equivalent). Minimum limits required of \$1,000,000 Each Occurrence, \$2,000,000 General Aggregate and \$2,000,000 Products/Completed Operations Aggregate. The following exclusionary endorsements are prohibited: Subsidence or earth movement, exterior insulation finish systems, damage to Work performed by Contractor/vendor, residential or multi-family, perils of explosion, collapse & underground (XCU), specific operations exclusion applicable to Work Contractor has been hired to perform. BHP requires the Products/Completed Operations coverage to be provided 3 years after completion of construction. An endorsement must be included with the certificate.

2. Automobile Liability

Bodily Injury and Property Damage for any owned, hired, and non-owned vehicles used in the

performance of the Contract. Minimum limits \$1,000,000 Each Accident.

The insurance shall include coverage for bodily injury, death and property damage arising out of ownership, maintenance or use of any motorized vehicle on or off the site of the Work. If hauling of hazardous waste is part of the Scope of Work, Automobile Liability Insurance with a \$1,000,000 combined single limit per occurrence for bodily injury and property damage applicable to all hazardous waste hauling vehicles, and include MCS 90 endorsement and the ISO Form CA 9948 (Pollution Liability Broadened Coverage for Business Automobile).

3. Workers' Compensation and Employer's Liability

Workers' Compensation must be maintained with the statutory limits. Employer's Liability is required for minimum limits of \$100,000 Each Accident/\$500,000 Disease-Policy Limit/\$100,000 Disease-Each Employee. Umbrella Liability limits may be used to satisfy this requirement.

4. Umbrella / Excess Insurance

If the Details Summary indicates this Contract requires Umbrella / Excess coverage, the following paragraph applies:

Umbrella/Excess Liability insurance in the amount of \$1,000,000 Each Occurrence / \$1,000,000 Aggregate; \$10,000,000 Each Occurrence/\$10,000,000 Aggregate for large construction projects All coverages and terms required under the Commercial General Liability, Automobile Liability and Employer's Liability must be included on the Excess/Umbrella Liability policy.

5. Professional Liability (Errors and Omissions)

If the Details Summary indicates this Contract requires Professional Liability (Errors and Omissions) coverage, the following paragraph applies:

Professional liability coverage with minimum limits of \$1,000,000 Per Loss and \$1,000,000 Aggregate, with a maximum deductible of \$25,000 to be paid by Contractor. Professional Liability provisions indemnifying for loss and expense resulting from errors, omission, mistakes or malpractice is acceptable and may be written on a claims-made basis. The contractor warrants that any retroactive date under the policy shall precede the effective date of this Contract; and that either continuous coverage will be maintained or an extended discovery period will be exercised for a period of two (2) years beginning at the time work under this Contract is completed.

6. Pollution Liability

If the Details Summary indicates this Contract requires Pollution Liability coverage, the following paragraph applies:

Coverage pay for those sums Contractor becomes legally obligated to pay as damages because of Bodily Injury, Property Damage or environmental Damage arising out of a pollution incident caused by Contractor's work including Completed Operations. Coverage shall include emergency response

expenses, pollution liability during transportation (if applicable) and at Non-Owned Waste Disposal Site (if applicable). The Minimum limits required are \$1,000,000 Per Occurrence/Loss and \$1,000,000 Policy Aggregate, with a maximum deductible of \$25,000 to be paid by Contractor. If the coverage is written on a claims-made basis, Contractor warrants that any retroactive date applicable to coverage under the policy precedes the effective date of this Contract; and that continuous coverage will be maintained or an extended discovery period will be exercised for a period of three (3) years beginning from the time that work under this contract is completed. BHP shall be named as an additional insured for ongoing operations and completed operations.

7. Third Party Commercial Crime Insurance / Third Party Fidelity Bond

If the Details Summary indicates this Contract requires Third Party Commercial Crime Insurance or a Third-Party Fidelity Bond, the following paragraph applies:

The Crime limit shall be \$1,000,000 Per Loss and include an endorsement for "Employee Theft of Client Property." To provide coverage to BHP during the course of this contract, Commercial Crime policies must be endorsed to cover Third Party Fidelity. Third party fidelity covers the vendor's employees when engaged in work for a client. In addition, BHP will be listed as loss payee on the commercial crime coverage. This third-party coverage can also be provided by obtaining a third party fidelity bond.

8. Builder's Risk

If the Details Summary indicates this Contract requires Builder's Risk Insurance, the following paragraph applies:

Contractor shall provide property insurance written on a "all-risk" builders risk or installations floater covering the completed value or equivalent policy form and sufficient to cover the total value of the entire Project on a replacement cost basis. The Property insurance shall be no less than the amount of the initial Contract Sum plus the value of the subsequent modifications and labor performed and material or equipment supplied by others. This insurance shall include the interest of the Owner Contractor, Subcontractors, and any sub-subcontractors. This coverage shall contain a waiver of subrogation as to the listed parties above."

9. Other Property Coverage

If the Details Summary indicates this Contract requires Contractor's Equipment insurance, the following paragraph applies:

Contractor's Equipment: Contractor shall maintain at its sole cost and expense insurance to protect its own equipment, tools and materials against risk of loss with sufficient limits to cover the value of all of the equipment, tools and materials Contractor may use in performance of the Work. Contractor is solely responsible for any deductibles, self-insured retentions or uninsured losses for any reason arising out of Contractor's obligations of this Section. Coverage shall include

equipment leased/borrowed/rented by Contractor.

If the Details Summary indicates this Contract requires Rigger's Liability insurance, the following paragraph applies:

Riggers Liability Required: If the scope of the work involves the rigging, hoisting, lowering, raising or moving of property or equipment belonging to others, Riggers Liability Insurance is required to insure against physical loss or damage to the property or equipment.

BHP as Additional Insured: BHP (and any affiliate entity specified by BHP which owns one or more properties relevant to the Work) shall be named as an additional insured for General Liability, Umbrella/Excess Liability, Automobile Liability, and Pollution Liability, as designated in this Contract. Additional insured shall be endorsed to the policy.

THE ADDITIONAL INSURED WORDING SHOULD BE AS FOLLOWS: *Housing Authority of the City of Boulder, Colorado, a body corporate and politic, doing business as Boulder Housing Partners, is named as Additional Insured.*

Notice of Cancellation: Each insurance policy required by this Contract shall provide the required coverage and shall not be suspended, voided or canceled except after 30 days' prior written notice has been given to BHP, except when cancellation is for non-payment of premium, in which case 10 days' prior notice may be given. If any insurance company refuses to provide the required notice, Contractor or its insurance broker shall notify BHP any cancellation, suspension, or nonrenewal of any insurance policy within 7 days of receipt of insurers' notification to that effect.

Insurance Obligations of BHP: BHP is not required to maintain or procure any insurance coverage beyond the coverage maintained by BHP in its standard course of business. Any insurance obligations placed on BHP in any of the Contract Documents or mutually agreed upon project-specific documents shall be null and void.

Deductible: Any and all deductibles contained in any insurance policy shall be assumed by and at the sole risk of Contractor.

Primacy of Coverage: Coverage required of Contractor and its subcontractors, if any, shall be primary over any insurance or self-insurance program carried by BHP.

Subrogation Waiver: All insurance policies in any way related to this Contract secured or maintained by Contractor as required herein shall include clauses stating that each carrier shall waive all rights of recovery, under subrogation or otherwise, against BHP, its organizations, officers, agents, employees, and volunteers.

SPECIFICATIONS – LANDSCAPING AND LAWN SERVICES

Scope of Work/Technical Specifications: BHP is seeking proposals from qualified, licensed entities to perform landscaping and lawn services for BHP properties.

Responsibilities for landscaping and lawn services

1. Parking: Contractor vehicles are prohibited from parking in designated disabled parking spaces. Vehicles must be parked in locations where they do not impede vehicle or bicycle traffic, traffic sightlines, or pedestrian walkways.
2. Spring Clean Up: The first visit should be extensive and comprehensive, getting the site prepared for regular maintenance during the growing season. At the contractor's initial visit at each of the properties, the following components should be completed:
 - a. Mowing
 - b. Line Trimming
 - c. Edging
 - d. Weeding (planter beds and tree rings)
 - e. Fertilizing (turf areas)
 - f. Debris/Litter cleanup
3. Landscape Services Performed Under this Project Include:
 - a. **EDGING** – Using a hard edger, cut all edges that are adjacent to lawn areas, including asphalt and concrete surfaces. Hard surfaces shall be blown clean after edging activities. Tree rings in lawn should be maintained with a line trimmer, not a hard edger.
 - b. **FERTILIZING (PLANTER BEDS)** - All planter beds shall be fertilized with an organic/synthetic fertilizer. Application shall conform to the manufacturer's specifications. Contractor shall provide fertilizer specifications to BHP Maintenance Director one week prior to fertilization application.
 - c. **LINE TRIMMING** – To maintain neat and trim appearance, line trimming shall be performed along all walkways, paths, tree rings, light standards, and soft edges (lawn transitions to landscape beds). Line trimming shall be performed to cut all pavement weeds (in cracks, joints, and seams) flush with paved surface. Manual removal of pavement weeds is also acceptable. Line trimmers must never contact plant stems or tree trunks. Hard surfaces shall be blown clean after line trimming.

- d. **DEBRIS/LITTER CLEANUP** – Fallen branches or other debris shall be picked up and removed from the site. Loose litter shall be removed from the entire site, including all walkway, turf areas, and planter beds.
 - e. **MOWING** – All lawn areas shall be mowed to a height of 2-2 ½ inches each week during the growing season (May-September). Mulching mowers are permitted. There are to be no visible clippings after mowing. Contractor will remove clippings as necessary. Areas that are difficult to access with deck mowers may be mowed with string trimmers as long as a uniform appearance is achieved. Hard surfaces shall be blown clean after mowing.
 - f. **PRUNING** – If needed, prune and trim plantings according to accepted horticultural practices, in accordance with the plant’s intended function; remove extraneous growth, debris, damaged foliage, etc. For a neat appearance. Allow shrubs and groundcovers to grow into their growth patterns, with the goal of maintaining the plant’s current shape. All plants adjacent to structures should be pruned to ensure at least 2’ of clearance from building exteriors, walkways, and stairways. Trees should only be pruned to maintain branch clearance 12’ high above all walkways, 2’ clearance from structures, or to remove broken or dead branches.
 - g. **WEEDING (PLANTER BEDS & TREE RINGS)** - All planter beds within the contract area shall be 90% weed free by the end of each specified month. All maintenance weeding (all weeding except for that performed during the first Spring Clean-up visit) shall be performed manually and without the use of herbicides. Excessive walking in planter beds is to be avoided. Maintain a turf free zone with a minimum 4’ diameter circle around trees. Remove dead plant material during weeding. Report missing or dead vegetation to BHP.
 - h. **TURF CARE** – Dethatch, overseed, and aerate all lawn areas.
 - i. **WEDEATING** – To maintain neat and trim appearance, rough mow the indicated area to a maximum height of 3”. Line trimming shall be performed along all walkways, light standards, paths, tree rings, and soft edges (lawn transitions to landscape beds). Adjacent hard surfaces shall be blown clean after weed eating and line trimming.
4. Additive Landscaping Services: Below is a description of additive services that may or may not be included as part of this contract.

- a. **MULCHING** – Apply 2” minimum/4” maximum layer of arborist wood chips to planter beds and tree rings within two weeks of weeding. Wood chips shall not be in direct contact with plant stems or tree trunks.
5. Contractor Reporting: The contractor is responsible for reporting anything they see that may need attention and follow-up by BHP. These include:
 - a. **IRRIGATION REPAIRS** - Irrigation of plants and turf will be provided by the property’s irrigation system, where it exists. The contractor Shall only monitor each site’s irrigation system for any problems, which may include broken lines and heads, inadequate coverage, overspray, and runoff. No irrigation repairs will be done as part of this contract. Any problem areas shall be immediately reported to BHP maintenance, workorder@boulderhousing.org
 - b. **REPORTING** – Issues concerning irrigation, plant health (declining, missing, or dead vegetation), or public safety may arise during the course of this contract. Contractor shall immediately report any problem areas to BHP maintenance via email at: workorder@boulderhousing.org
 - c.

SPECIFICATIONS – SNOW REMOVAL

Scope of Work/Technical Specifications: BHP is seeking proposals from qualified, licensed entities to perform snow removal services for BHP properties.

1. The contractor shall be responsible for snow removal services at the properties listed on the property list below.
2. Services shall be provided in a timely and efficient manner to ensure the safety and accessibility of drive lanes, parking lots, and sidewalks within the property.
3. **Snow Clearing:** The contractor shall monitor weather conditions and commence snow removal operations for any amount of snowfall that poses a safety risk or hinders access to public housing facilities. Boulder code states that drive lanes and sidewalks must be cleared within 24 hours after the snowfall ends.
4. **Frequency of Service:** a. Regular monitoring of weather forecasts is required to determine the need for snow removal. b. Services shall be initiated promptly, and continuous monitoring shall be maintained throughout the snowfall.

5. **Snow Plowing and Removal:** a. Clearing of roads, parking lots, and walkways shall be conducted using appropriate snow removal equipment. b. Snow shall be removed to designated areas, ensuring that it does not obstruct access points or create safety hazards. c. Conduct ice mitigation and provide all materials to mitigate ice.

Boulder Housing Partners Property List with Regions

SITE	ADDRESS	REGION	NOTES
30Pearl TC30P	3075 Pearl Parkway 3001 Spruce 2360 30 th St Boulder, CO 80301	R1	
Arapahoe Court PHIAC	951, 953 Arapahoe Boulder, CO 80302	R2	
Arapahoe East WFAE	4610 Arapahoe Boulder, CO 80303	R3	
Bridgeway WFBK	602-698 Walden Circle <u>Office: 676 Walden Circle</u> Boulder, CO 80305	R3	
Broadway East WFBE	3110, 3114, 3130, 3140, 3150, 3160 Broadway <u>Community Center: 3114</u> Broadway #1, Boulder, CO 80304	R2	
Canopy at Red Oak Park TCCAN	2993, 2995, 2999, 3001 Arnett Pl. 2625, 2633, 2637, 2653 Valmont Rd. Boulder, CO 80304	R1	
Broadway West TCBW	3120 Broadway Boulder, CO 80304	R2	
Canyon Pointe TCCP	700 Walnut Boulder, CO 80302	R1	
Casey WFCAS	2453 Broadway Boulder, CO 80304	R1	
Cedar WFCED	1240 Cedar Ave. Boulder, CO 80304	R1	
Dakota Ridge WFDR	4912, 4925, 4927, 4929, 4936, 4953, 4955, 4956, 4957, 4960, 4962, 4964, 4978 10th St. Boulder, CO 80304	R1	
Diagonal Court BCDC	3265, 3267, 3269, 3271, 3273 30th St. Boulder, CO 80301 <u>Community Center: 3265 #7</u>	R2	

SITE	ADDRESS	REGION	NOTES
Foothills WFFH	<p><u>Addr @ Cherry St</u> 701,705,723,735,747,751,763,775,787,795</p> <p><u>Addr @ Silver Lake Ave.</u> 700,703A thru D, 707, 710, 722, 730, 744, 749, 754, 760, 765, 772, 777, 783, 788, 790, 791</p> <p><u>Addr @ 7th and 8th St.</u> 4510, 4512, 4516, 4522, 4528, 4530, 4534, 4536, 4538, 4542, 4546, 4550, 4558, 4562, 4566, 4570, 4582, 4586, 4590, 4598, 4501, 4507, 4511, 4519A thru D, 4521, 4527A thru D, 4529, 4533, 4535, 4539, 4541, 4545, 4547, 4565A thru D, 4597 (Even #s on 7th St. odd on 8th St.)</p> <p><u>Office/Community Center:</u> 4550 8th St. Boulder, CO 80304</p>	R3	
Glen Willow TCGW	<p>301, 303, 311, 313, 333 Pearl St. Boulder, CO 80302 FF</p> <p><u>Office/Community Center:</u> 333 Pearl St.</p>	R1	
Hayden Place 1 & 2 WFHP WFHP2	<p>3405, 3450, 3460, 3480, 3660, 3690 Hayden Pl Boulder, CO 80301</p> <p>Hayden Place 2 – 3480 Hayden Pl.</p>	R1	
High Mar TCHM	<p>4990 Moorhead Ave Boulder, CO 80305</p>	R1	
Iris/Hawthorn BCIH	<p><u>Addr @ Hawthorne Ave.:</u> 1620, 1635, 1645, 1650, 1655, 1665, 1675, 1685, 1695</p> <p><u>Addr @ Iris Ave.:</u> 1650, 1660, 1670, 1680, 1690 Boulder, CO 80304</p>	R2	
Kalmia BCKA	<p><u>Addr @ Nottingham Court:</u> 3502, 3507, 3512, 3517, 3522</p> <p><u>Addr @ Arthur Court:</u> 3500, 3505, 3510, 3515, 3525</p> <p><u>Office/Community Center:</u> 3525 Arthur Ct. Boulder, CO 80304</p>	R2	

SITE	ADDRESS	REGION	NOTES
Lee Hill TCLH	1175 Lee Hill Dr Boulder, CO 80304	R1	
Madison TCMD	1130, 1150, 1170, 1190 35th Street Boulder, CO 80303	R2	
Manhattan BCMN	660, 662, 664, 666, 668, 690 Manhattan Boulder, CO 80303 <u>Office/Community Center: 668 Manhattan #1</u>	R2	
Midtown WFMT	837 20th St. Boulder, CO 80302	R1	
Palo Park TCPP	3279, 3289, 3299, 3301, 3311 Palo Parkway Boulder, CO 80301 <u>Office/Community Center: 3295 Palo Parkway</u>	R1	
Northport BCNP	1133 Portland Place Boulder, CO 80304	R2	
Red Oak Park TCROP	<u>Addr @ Arnett St.:</u> 3005, 3011, 3017, 3029, 3035, 3041, 3047, 3048, 3052, 3053, 3056, 3059, 3060, 3064, 3065, 3068, 3071, 30172, 3077, 3083, 3089, 3095 <u>Addr @ Raintree Pl:</u> 2640, 2645, 2650, 2655, 2660, 2665, 2670, 2675 <u>Addr@ Littleleaf Ln:</u> 3014, 3018, 3022, 3026, 3030, 3034, 3038, 3042, 3045, 3046, 3050, 3051, 3054, 3057, 3058, 3062, 3063, 3066, 3069, 3070, 3074, 3075, 3078, 3081, 3082, 3086, 3090, 3094 Boulder, CO 80304 <u>Office/Community Center:</u> 3025 Littleleaf Ln.	R1	
Sanitas Place WFSP	3640 Broadway Boulder, CO 80304	R1	
Tantra Lake TCTL	807, 817, 847, 877, 897, 903, 933, 993, E. Moorhead Circle 900, 909, 930, 939, 979, 990, 880, W. Moorhead Circle Boulder, CO 80305 <u>Office/Club House: 1000 W.Moorhead Circle</u>	R3	



Providing Homes, Creating Community, Changing Lives

4800 N. Broadway, Boulder, CO 80304

Phone: 720-564-4610

Fax: 303-939-9569

www.boulderhousing.org

Hearing Assistance: 1-800-659-3656

SITE	ADDRESS	REGION	NOTES
Twenty37 WF37	2037 Walnut St. Boulder, CO 80302	R1	
Twin Pines WFTP	1700 22nd St. Boulder, CO 80302	R1	
Vistoso WFVI	4500 Baseline Rd. Units 1101-1110 and 1201, 1203, 1205, 1207, 1209 Boulder, CO 80303	R3	
Walnut Place BCWP	1940 Walnut Place Boulder, CO 80302	R2	
West View TCWV	4600, 4620 Broadway 1201 Yarmouth Boulder, CO 80304	R3	
Whittier Apts WFWA	1946 Walnut St. Boulder, CO 80302	R1	
Woodlands TCWL	2663, 2665, 2671, 2683, 2685 Mapleton Boulder, CO 80304 <u>Boulder County Headstart:</u> <u>2675 Mapleton</u> <u>Office/Community Center:</u> <u>2685 Mapleton</u>	R2	
4800 Z4800	4800 Broadway Boulder, CO 80304	R1	