



BOULDER HOUSING PARTNERS
ADDENDUM NO. 002 – QUESTIONS & ANSWERS

RFP No. 03-2026

Large Building Decarbonization (LBD) – Walnut Place Project

Addendum Information

Project	Large Building Decarbonization (LBD) – Walnut Place
RFP Number	03-2026
Funding Source	U.S. EPA Climate Pollution Reduction Grant (CPRG) through the State of Colorado. Boulder Housing Partners is the Subrecipient.
Addendum Number	002
Issue Date	06/26/2026
Proposal Due Date	07/22/2026

Purpose

This Addendum is incorporated into and made part of the solicitation. The following questions and responses constitute the official interpretation of the solicitation. Only written addenda issued by Boulder Housing Partners modifies the solicitation. Except as modified herein, all requirements of the RFP remain unchanged.

Procurement Notice

Questions have been edited only for clarity and to remove identifying information. Responses supersede any prior verbal discussions or informal communications.



Questions & Official Responses

Question No.	Section	Question	Official BHP Response
Q-001	Contract Type	Please confirm the proposed contract type and form.	The contract will be awarded as a Firm Fixed-Price (FFP) contract in accordance with 2 CFR § 200.318. The contract price shall be established at award based on the selected proposer's submitted pricing and any pre-award negotiations. The contract price shall not be adjusted except through written, fully executed change orders issued in accordance with the contract's change order provisions and applicable federal requirements. Proposers should ensure their proposal reflects a complete and accurate scope of work, as post-award changes will only be considered for unforeseen conditions, owner-directed scope changes, or other circumstances warranting a change order under the contract terms. We anticipate using the AIA A101 Agreement as the basis for the contract. However, this is subject to change depending on the level of project-specific modifications, the complexity of the final agreement, and any required addenda or supplemental provisions necessary to meet project and funding requirements.
Q-002	Proposal Requirements	Is pricing submitted final at proposal or subject to post-award negotiation	Proposers shall submit their best and most complete pricing with their proposal. Proposal pricing shall remain valid for ninety (90) calendar days following the proposal due date. Boulder Housing Partners reserves the right to negotiate contract terms, scope, pricing, fees, general conditions,



			schedule, and other contract provisions with the highest-ranked proposer prior to contract award. If negotiations are unsuccessful, BHP reserves the right to discontinue negotiations and proceed with the next highest-ranked proposer in accordance with the RFP and applicable procurement requirements. Pricing is subject to finalization of the Scope of Work. Any modifications to the finalized scope may require corresponding adjustments to pricing.
Q-003	Contract Terms	Will liquidated damages be included? If so, please provide amounts and applicable milestones	Liquidated damages have not been established at this time. BHP reserves the right to include a liquidated damages provision in the final contract, with amounts and applicable milestones to be determined during pre-award contract negotiations with the selected proposer.
Q-004	Schedule	What is the anticipated Notice to Proceed?	BHP intends to begin construction as soon as practicable following execution of the CEO funding agreement, execution of the contract with the selected General Contractor, issuance of all required permits, and weather conditions suitable for construction. The anticipated project start is Fall 2026, contingent upon completion of the items identified above.
Q-005	Schedule	What is the required project duration?	Project shall be completed within one year of BHP's contract execution with CEO.
Q-006	Phasing	What is the owner's expectations for systems redundancy?	Occupants shall never be without domestic hot water or space heating.



Q-007	Phasing	Is there an approved or preferred phasing and sequencing plan exists (i.e. the order in which units can be accessed or the expected # units per day or week can be accessed)?	GC shall develop a phasing plan for BHP review and approval.
Q-008	Working Hours	What are the allowable unit work hours?	Allowable unit work hours are 8:00 a.m.–5:00 p.m. unless otherwise approved.
Q-009	Means & Methods	Is a crane required?	Use of a crane to complete task is at the Contractor's discretion. BHP will review and approve the final plan.
Q-010	Access	Will contractors have stair and elevator access throughout the building?	Contractors will have complete stair access. Elevator access will be coordinated with BHP.
Q-011	Existing Conditions	What is the level of accuracy of existing condition information shown in the drawings and are there any as-built drawings, system surveys, or investigative reports are available to support contractor pricing.	Drawings are based on design team (engineers and architects) site investigations; contractor shall verify conditions. What we have provided in the RFP packet is what is available to the GC's.
Q-012	Existing Conditions	Will Allowances for unknown existing conditions be included?	No. Unknown conditions will be handled through RFIs/change orders as applicable.
Q-013	Waste	Are there any construction waste recycling or material	Contractors will comply with City of Boulder and State requirements.



		diversion requirements, targets, or reporting required for this project?	
Q-014	Equipment	Are equipment substitutions permitted at the bid stage?	Yes. Proposed substitutions will be considered provided they are determined by BHP to be equal or superior to the specified product, meet the design intent and technical requirements of the Contract Documents, and comply with all applicable Build America, Buy America (BABA) requirements and other federal requirements. GC's must receive prior written approval before installation. Submission of a proposed substitution does not constitute approval.
Q-015	Restoration	What is the extent of unit restoration work required following system installation?	Contractor must restore disturbed areas to pre-construction condition.
Q-016	Scope	Please clarify whether work identified as "by others" on the MEP drawings is excluded from the General Contractor's scope or if the General Contractor is responsible for coordinating and completing that work as part of the overall project.	GC is responsible for all work reflected in plans, including work by others. Unless specifically identified in the RFP or Contract Documents as Owner-furnished or Owner-performed work, the General Contractor shall be responsible for coordinating and completing all work shown in the Contract Documents, including work identified as "by others." Building automation system (BAS) programming shall be performed by CSI; however, the General Contractor is responsible for coordinating that work.
Q-017	Cost Proposal	What is required for detailed cost proposal	BHP does not require a prescribed cost proposal format. Proposers shall submit a complete and detailed cost proposal



		format, level of detail, including trade breakdown, general conditions, and fee structure?	in accordance with the Pricing Proposal requirements of the RFP. The proposal shall provide sufficient detail to clearly identify proposed costs, including applicable trade breakdowns, general conditions, contractor overhead and profit (or fee), assumptions, exclusions, alternates (if applicable), and any other information necessary for BHP to evaluate the proposal and perform its required cost or price analysis. Proposers shall separately identify costs associated with applicable federal requirements, including Build America, Buy America (BABA) compliance, Davis-Bacon and Related Acts (DBRA) compliance, and other required federal compliance, reporting, or administrative costs, as applicable.
Q-018	Federal Compliance	Compliance tracking? Will the General Contractor be required to use Owner-provided templates or software to manage and report project compliance with federal requirements?	General Contractor and Boulder Housing Partners will utilize designated project compliance systems, including the Labor Compliance Program (LCP) Tracker for labor compliance.
Q-019	Federal Compliance	Will a third party compliance consultant will be engaged, and coordination expectations with the Contractor	No, the Colorado Energy Office (CEO), as the EPA CPRG pass-through entity and awarding agency, provides grant oversight, compliance review, and technical assistance to ensure the subrecipient complies with all applicable federal and state requirements. CEO is not acting as an independent third-party compliance consultant.
Q-020	Federal Compliance	Are subcontractors and trade partners required to	The successful General Contractor shall maintain an active registration in SAM.gov throughout the term of the Contract.



		maintain an active registration in SAM.gov?	Subcontractors and trade partners are not required by BHP to maintain an active SAM.gov registration. The General Contractor remains responsible for ensuring that all subcontractors comply with applicable federal state requirements.
Q-021	DBE	Does this procurement include a Disadvantaged Business Enterprise (DBE) participation goal, or is compliance based on the EPA Good Faith Efforts requirements?	No mandatory DBE participation percentage is established. Proposers shall comply with the EPA DBE Good Faith Efforts requirements in accordance with 40 CFR Part 33.
Q-022	DBE	What Good Faith Efforts documentation is required?	Proposers shall submit documentation demonstrating compliance with the EPA DBE Good Faith Efforts requirements in accordance with 40 CFR Part 33 and the RFP, including a DBE outreach log, a list of DBE firms solicited, outreach documentation, follow-up efforts, and other supporting records.
Q-023	Procurement	Are additional questions allowed after Q&A deadline?	No. The question-and-answer period has closed. Given the mandatory pre-proposal site walk, the optional follow-up site walk, and the time remaining before proposal submission, no additional Q&A's will be performed.
Q-024	Permits	How will the scopes of this project be permitted?	All subcontractors and each trade will obtain their own required permits through the City of Boulder.



Q-025	Taxes	What is the tax rate we should include in our proposal?	Boulder Housing Partners, as a housing authority, holds a Colorado sales and use tax exemption applicable to this qualifying affordable housing project. BHP will provide the General Contractor with a Colorado Department of Revenue exemption certificate applicable to this project for use on qualifying purchases of building materials, fixtures, and appliances during the construction period. The exemption does not apply to contractor-owned tools, equipment, or other items retained after project completion. The contractor remains responsible for all other applicable taxes and fees, including permit fees coordinated with the City of Boulder. Contractors are encouraged to consult their tax advisors regarding their specific circumstances.
Q-026	Davis-Bacon	Which Davis Bacon wage determination should we use? Since this is a 5-story building, will we be required to use the "Building" rates?	Yes. This determination is available on SAM.gov and will be incorporated into the LCP Tracker for this project. Contractors and all subcontractors shall use this determination for all applicable labor classifications. The wage determination in effect at the time of contract execution shall govern for the duration of the project. The link is also provided here. https://sam.gov/wage-determination/CO20260017/1
Q-027	Site Work	There is an existing tree near the location of the new Hydronic Heat Pumps that are being located outside. Will this tree need to be removed? If so, will	Yes, it will need to be removed. The removal of the tree will be done by the GC.



		that be done by the GC or by the Owner?	
Q-028	Civil	Please clarify the required size and extent of the exterior concrete pads for the hydronic heat pumps.	Filling the entire space with concrete is preferred. However, GC can bid separate pad size for equipment as an alternate.
Q-029	Exterior	The site walk referenced brake metal, while the drawings indicate framed construction with a stucco finish. Please clarify the required material for the piping enclosure.	GC may propose the most cost-effective compliant solution.
Q-030	Site Work	The site plan is calling for a new 6' tall screen wall around the new hydronic heat pumps. Please clarify the type of materials desired for this screen wall	BHP would like an 8-ft screen wall with 4x4 steel posts at 5-ft centers and horizontal composite material (decking material).
Q-031	Controls	Please clarify the control scope that will be provided by the owner versus the control scope that will be provided by the GC.	The General Contractor (GC) shall subcontract directly with Control Solutions Inc. (CSI). All coordination, scheduling, design and construction plans related to the controls scope, invoicing, and payments shall be managed directly between the GC and CSI. CSI shall provide its pricing directly to the GC for inclusion in the GC's proposal and contract.
Q-032	Existing Conditions	The plans show two PTHP units in the 1-bed units. At the site walk, it was	There is only one A/C unit currently in each one bedroom unit. The 2 bedroom unit has 2. Exact count can be made from the



		mentioned that this unit type only has one PTHP. Please confirm.	exterior by GC. There are a total of 96 A/C units. These are NOT PTHP units.
Q-033	Mechanical	Are there any isolation valves?	Yes.
Q-034	Plumbing	Please clarify the water supply requirements for the new evaporative coolers, including the required pipe size and material.	GC shall propose an alternate water source for BHP review and approval.
Q-035	Electrical	What is the acceptable type of surface raceway for the unit thermostat wiring?	GC shall provide the most appropriate compliant solution.

Distribution Record

Distribution Method	Date
Posted on BHP Procurement Website	06/26/2026
Emailed to General Contractors (On attendance sheet)	06/26/2026
Included in Procurement File as Addendum 002	06/26/2026

Certification

Issued by Boulder Housing Partners - Procurement & Contract Administration.

Issued By: Sunmi Richardson

Title: Contracts and Procurement Administrator

Date: 06/26/26