



## **RFP 03-2026 Request for Proposal Large Building Decarbonization (LBD) – Walnut Place Project**

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Boulder Housing Partners, identified hereafter as BHP, is requesting bid proposals from companies to provide the following services for our Walnut Place Property: **General Contractor for Large Building Decarbonization (LBD) Project**

### **1. GENERAL**

Boulder Housing Partners will be requesting proposals for a large building decarbonization project funded through a State of Colorado grant program administered by the Colorado Energy Office. This program is supported by funding from the U.S. Environmental Protection Agency's Climate Pollution Reduction Grant (CPRG). The bid packet is listed as Request for Proposal, **RFP 03-2026 Large Building Decarbonization (LBD) – Walnut Place Project** and is available for downloading from our website: <https://boulderhousing.org/bids-rfps/>

Submittals are due **via email** on **Wednesday July 22<sup>nd</sup>, 2026 before 5:00pm**. Late submissions will not be accepted unless otherwise authorized in writing by BHP. There is a scheduled mandatory site walk of the property with BHP's Maintenance Director, Dean Rohr to go over project details and specifics. Failure to attend the mandatory site walk shall render the proposal non-responsive and ineligible for award consideration.

**Submit questions and proposals to:** [procurement@boulderhousing.org](mailto:procurement@boulderhousing.org)  
**Subject Line:** "Your Company Name, RFP 03-2026, LBD Walnut Place Q&A" or "Your Company Name, RFP 03-2026, LBD Walnut Place Proposal"

### **2. PROCUREMENT SCHEDULE**

<b><u>Milestone</u></b>	<b><u>Date</u></b>
<b>RFP Release Date</b>	Wednesday June 3rd, 2026
<b>Mandatory Site Walk</b>	Friday June 12 <sup>th</sup> , 2026 11:00am-12:00pm. Meet in front of 1940 Walnut Street, Boulder, CO 80302
<b>Deadline for Questions Responses Issued</b>	Friday June 19 <sup>th</sup> , 2026
<b>Proposal Due Date</b>	Friday June 26 <sup>th</sup> , 2026 or sooner
<b>Anticipated Award</b>	Wednesday July 22 <sup>nd</sup> , 2026 or sooner
	Wednesday July 29 <sup>th</sup> , 2026, or sooner



### 3. NOTICE OF SOLICITATION

This project is funded through a State of Colorado grant program administered by the Colorado Energy Office (CEO). The State of Colorado and the Colorado Energy Office are recipients of funding provided by the United States Environmental Protection Agency (EPA) under the Climate Pollution Reduction Grant (CPRG) program. As a subrecipient of these funds, Boulder Housing Partners is required to ensure that all contractors comply with applicable federal and state grant requirements.

The General Contractor (GC) must comply with all applicable flow-down requirements contained in the State of Colorado grant agreement and terms and conditions, EPA General Terms and Conditions required by [EPA's General Terms and Conditions, 2 CFR 200, 2 CFR 1500](#), and [40 CFR 33](#). All work, pricing, and proposals shall comply with all applicable federal requirements, including but not limited to:

- 2 CFR Part 200 – Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards
- 2 CFR Part 1500 – EPA Assistance Regulations (additional EPA-specific requirements)
- 40 CFR Part 33 – Participation by Disadvantaged Business Enterprises (DBE/MBE/WBE), including Good Faith Effort requirements and reporting
- Clean Air Act §137 (42 U.S.C. § 7606) – Contractor certification of compliance with air quality standards
- Davis-Bacon Act (Prevailing Wages), as applicable
- Build America, Buy America Act (BABA), as applicable
- EPA General Terms and Conditions
- Compliance with all applicable federal, state, and local laws, regulations, executive orders, grant requirements, and flow-down provisions, including the State of Colorado and Colorado Energy Office grant terms and conditions.

By submitting a proposal, the General Contractor certifies compliance with all applicable federal, state, and local requirements associated with this project. Because the project is funded through a State of Colorado grant program supported by EPA Climate Pollution Reduction Grant (CPRG) funds, additional federal requirements may be identified following final EPA review and approval. Any such requirements shall be incorporated into the Contract through amendment or notice and shall be binding upon the General Contractor. Failure to comply may result in rejection of proposal, withholding of payments, contract termination, debarment, or other remedies permitted under federal or state law.



## 4. PROJECT OVERVIEW

**Project:** Large Building Decarbonization (LBD) – Walnut Place

**EPA Grant:** Climate Pollution Reduction Grant (CPRG)

**Address:** 1940 Walnut Street, Boulder, CO 80302

Walnut Place is a 95-unit affordable senior housing community within the Boulder Communities partnership. This project represents a major capital investment to modernize critical building systems, improve energy efficiency, reduce long-term operating costs, support building decarbonization goals, and extend the useful life of the property while maintaining resident comfort and housing affordability.

The project includes comprehensive upgrades to the building's heating, domestic hot water, ventilation, and cooling systems. Major improvements include the installation of new central heating and domestic hot water equipment featuring air-to-water heat pump boilers as the primary heating source, supplemented by high-efficiency condensing gas boilers for backup and peak-load conditions. The project also includes new hydronic distribution piping, circulation pumps, zone controls, and domestic hot water generation equipment.

Additional scope includes replacement of make-up air equipment, installation of roof-mounted evaporative coolers for energy-efficient cooling, and upgrades to residential heating systems. Individual dwelling units will receive new packaged terminal heat pumps (PTHPs) and upgraded thermostatic controls to improve comfort, efficiency, and system performance.

The building is fully occupied and will remain occupied throughout construction. The Contractor shall develop and implement a detailed phasing and sequencing plan to maintain continuous building operations, resident access, heating, domestic hot water service, life-safety systems, and overall habitability during all phases of the work.

## 5. PROJECT REQUIREMENTS AND BUILDING CONSTRAINTS

### 5.1 Occupancy Considerations

All construction activities must be carefully coordinated to minimize disruption to residents and building operations. The contractor shall develop a detailed phasing plan that maintains continuous heating, cooling, and domestic hot water service to all occupied areas. Work schedules shall accommodate restricted hours in residential zones. Temporary service provisions shall be established to ensure uninterrupted utility service during equipment changeouts. Residents shall be provided advance notice of any planned service interruptions.



## **5.2 Critical Building Constraints (MANDATORY)**

### **5.2.1 Continuity of Service**

- The building shall not be without heat or domestic hot water at any time.
- The GC shall provide all temporary piping, valving, bypasses, staging, or sequencing required to maintain continuous service.
- All cutovers shall be planned and approved in advance.

### **5.2.2 Water Shutoffs**

- No domestic water shutoffs are permitted prior to 9:00 AM.
- Any water shutoff must be planned 48 hours in advance, coordinated with Ownership and Property Management, and limited in duration and scope.

### **5.2.3 Unit Entry**

- Any work requiring access to residential units must be scheduled with 48-hour advance notice and coordinated by the GC.
- No same-day or unplanned unit entry is permitted.

### **5.2.4 Site Access, Parking & Staging**

- Parking, staging areas, and crane operations shall be discussed during the site walk.
- On-site parking and staging areas are extremely limited.
- The Contractor shall be responsible for procuring off-site staging and/or parking as required.
- Crane operations, street use, and material laydown areas shall be fully coordinated and permitted.
- Please note that these constraints are non-negotiable and must be strictly adhered to throughout the project. Failure to comply may result in project delays, penalties, or contract termination.

## **5.3 General Contractor Responsibilities**

The General Contractor shall be responsible for:

- Overall project coordination and scheduling
- Trade coordination (mechanical, plumbing, electrical, controls)
- Protection of occupied spaces
- Temporary systems required for uninterrupted heat and domestic hot water
- Shutdown planning and resident notifications
- Code compliance and permit adherence

## **5.4 Building Access & Elevators**

Contractor building access will begin upon contract execution and in coordination with Ownership. Elevators are for resident use. Transport of equipment via elevators will be



limited and strictly controlled. Any elevator use for equipment or material transport must be:

- Requested and scheduled 48 hours in advance
- Coordinated with Ownership so residents can be notified
- Unscheduled or unauthorized elevator use will not be permitted.

## **6. DETAILED SCOPE OF WORK**

### **6.1 Central Mechanical Equipment Installation Scope**

#### **6.1.1 Heat Pump Boilers**

- Remove existing equipment as shown on demolition plans.
- Furnish and install new air-to-water heat pump boilers per equipment schedules. Coordinate power connections, disconnects, conduit routing, equipment mounting, and hydronic piping connections per specifications.

#### **6.1.2 Gas Boilers (Mechanical Room)**

Remove existing gas boilers as indicated. Install new high-efficiency gas boilers on existing pads where noted. Reconnect gas piping, combustion air, and flue systems per plan.

Installation scope includes:

- Gas piping reconnection with proper sizing and pressure testing
- Combustion air intake systems per code requirements
- Flue system installation with proper venting and termination
- Hydronic connections with isolation valves, unions, and drains
- Relief valve piping installation per code
- Coordination for reuse of existing electrical circuits where identified
- All work shall comply with mechanical codes, manufacturer requirements, and project specifications. Equipment commissioning and startup shall be coordinated with the mechanical engineering team prior to final acceptance.

### **6.2 Hydronic Piping & Pumps**

#### **6.2.1 Hydronic Distribution**

New hydronic piping is generally 1-1/4" unless noted otherwise on the drawings. Existing piping sizes and materials shall be field-verified prior to connection or integration with new systems. Provide proper pipe supports, seismic restraint, thermal expansion accommodation, and vibration isolation near equipment per ASHRAE standards and local codes. Vibration isolation shall be installed near all rotating equipment to minimize noise transmission.



### **6.2.2 Pumps**

- Install new system, building, and heat exchange pumps as indicated (P-W7, P-W8, P-W9, etc.). Each pump shall be installed with proper alignment, grouting, and mounting per manufacturer instructions.
- Provide VFD-ready installations where indicated, including proper electrical conduit routing, disconnects, and control wiring infrastructure. All control wiring shall be clearly labeled for future commissioning.
- Reconnect or replace existing pumps per demolition and new-work plans. Existing pumps designated for reuse shall be inspected, serviced, and tested prior to reconnection.
- Install isolation valves and unions on both suction and discharge sides of each pump for serviceability. All valves shall be accessible and clearly labeled. Provide sufficient clearance for maintenance access.

### **6.3 Domestic Hot Water Systems**

The domestic hot water system replacement encompasses complete removal and replacement of existing gas-fired water heating equipment with associated piping, controls, and safety systems.

#### **6.3.1 Equipment Removal and Installation**

All existing domestic gas water heaters shall be removed as shown on demolition plans. New gas water heaters will be installed in designated mechanical room locations with proper clearances. New equipment includes domestic water heat exchanger and master mixing valve assembly with isolation valves, temperature/pressure gauges, and scalding prevention controls.

#### **6.3.2 Piping Connections**

Cold water, hot water distribution, and recirculation piping shall be reconnected using approved materials. Connections must be pressure-tested prior to activation. Contractor shall maintain continuous hot water service through phased implementation and approved temporary arrangements.

#### **6.3.3 Safety Systems**

Each installation requires drain pans with indirect waste, temperature/pressure relief valves with dedicated piping, and calibrated aqua stats. All piping and equipment shall be insulated per specifications. Equipment, valves, and piping must be properly labeled.

#### **6.3.4 Legionella Protection**

Contractor must coordinate all legionella protection requirements including temperature maintenance, dead-leg elimination, mixing valve configurations, and water treatment



provisions. All components shall support the facility's water management plan and comply with ASHRAE 188 guidance.

## **6.4 Make-Up Air Unit & Evaporative Coolers**

### **6.4.1 Make-Up Air Unit (Qty: 1)**

- Retain existing make-up air unit.
- Remove existing associated control components as indicated. Install new associated piping, valves, and electrical connections per plans.
- Reconnect supply fan, heating coil, evaporative cooling connections, and outside air dampers.

### **6.4.2 Evaporative Coolers (Qty: 2)**

- Project includes two (2) evaporative coolers. GC shall coordinate demolition and re-installation in accordance with mechanical drawings. Existing curbs, penetrations, and duct connections shall be reused where feasible. Reconnect domestic cold water, drain piping, and electrical power per plans.
- GC shall coordinate demolition, re-installation, and startup sequencing with Control Solutions Inc. (CSI). Controls are by others; GC shall ensure equipment is installed, powered, and ready for controls tie-in.

## **6.5 Residential Packaged Terminal Heat Pumps (PTHP Units)**

- The project includes residential PTHP units as identified on mechanical drawings and schedules.
- Equipment must be a true heat pump. Cooling-only or resistance-only units are not acceptable.
- New PTHP units shall fit within existing through-the-wall sleeves and be compatible with existing wall penetrations and architectural grilles where feasible.
- Contractor shall verify that condensate from each PTHP unit drains to building exterior per manufacturer requirements and code.

### **6.5.1 General Contractor Responsibilities**

The GC is responsible for field verification of existing wall sleeve sizes and conditions, clearances, mounting requirements, compatibility, and the total number of PTHP units requiring replacement. Any discrepancies shall be identified prior to installation and coordinated with the Owner.

### **6.5.2 Demolition & Disposal**

- Remove existing through-wall HVAC equipment designated for replacement.
- Provide temporary protection of wall openings as required.



- Dispose of removed equipment off-site per applicable regulations.

### **6.5.3 Installation**

- Furnish and install new PTHP units per mechanical schedules and plans.
- Reconnect electrical power per electrical drawings.
- Seal sleeves and penetrations to maintain building envelope integrity.
- Verify proper heating and cooling operation upon completion.

## **6.6 Residential Heating Control Upgrades**

The residential heating control upgrades modernize the building's climate control systems by transitioning from outdated pneumatic components to electronic systems, improving energy efficiency and providing better temperature control for residents.

## **6.7 Electrical Scope**

The electrical scope supports new HVAC and domestic systems while leveraging existing infrastructure to minimize cost and disruption.

### **6.7.1 Existing Infrastructure**

Existing electrical service and major distribution remain. Circuits freed by demolition will be assessed for reuse; damaged or non-compliant conduits will be replaced.

### **6.7.2 New Equipment Power**

The electrical contractor shall provide power to:

- Boilers, pumps, and domestic equipment
- Make-Up Air Unit (MAU) with fans and controls
- Evaporative coolers for residential spaces
- Packaged Terminal Heat Pumps (PTHPs)
- Residential transformers as shown on drawings

### **6.7.3 Distribution and Wiring**

Reconnect equipment to circuits freed by demolition. Where inadequate, provide new feeders, breakers, and disconnects as shown. Reuse existing conduits where code-compliant; replace damaged or undersized runs.

### **6.7.4 Fire-Stopping and Compliance**

- Fire-stop all rated penetrations through fire-rated assemblies using UL-listed systems per manufacturer's specifications. All work shall comply with the National Electrical Code (NEC) and local amendments. The electrical contractor is responsible for testing, inspection coordination with the authority having jurisdiction, and providing as-built drawings.



- All electrical work shall be coordinated with mechanical, plumbing, and structural trades to ensure proper clearances, maintenance access, and integration with building systems.

#### **6.8 Controls / BAS (Coordination Only)**

- Building automation and BAS programming are by others. Control Solutions Inc. (CSI) is the Owner-selected controls contractor.
- GC shall coordinate access, sequencing, and rough-in with CSI and ensure systems are complete and ready for tie-in.
- No independent or alternate control systems shall be provided.

### **7. COMMISSIONING, STARTUP, AND TURNOVER**

#### **7.1 Commissioning & Turnover**

The commissioning and turnover phase ensures all mechanical, electrical, and plumbing systems are fully operational and ready for occupancy. This stage requires coordination between the General Contractor, subcontractors, equipment manufacturers, and facility operations personnel.

#### **7.2 Pre-Startup Coordination**

The GC shall coordinate readiness verification prior to system startup, verifying that all mechanical systems have been properly flushed, filled, and pressure-tested per manufacturer specifications. Electrical systems must undergo pre-energization inspections including grounding verification and protective device settings. HVAC ductwork shall be clean and sealed, and hydronic piping requires flushing and chemical treatment.

#### **7.3 System Preparation Requirements**

All systems shall be properly prepared prior to commissioning:

- GC shall coordinate readiness prior to startup.
- All systems shall be flushed, filled, purged, balanced, insulated, and labeled.
- Provide access and support for factory-authorized startup and Owner training.

#### **7.4 Factory-Authorized Startup**

The GC shall coordinate and provide full support for factory-authorized startup technicians for all major equipment including chillers, boilers, pumps, air handling units, and control systems. Qualified personnel and tools must be available to assist technicians. Access with adequate lighting and clear pathways must be provided. Factory startup is required for equipment warranties.



### **7.5 Owner Training**

The GC shall provide access and support for training sessions by equipment manufacturers and contractors. Training must cover system operations, maintenance procedures, troubleshooting, and safety protocols. Sessions should be scheduled per Owner's convenience with all training documented. Training materials must be provided in printed and digital formats.

### **7.6 Final Documentation**

- Successful commissioning concludes with delivery of complete closeout documentation including as-built drawings, O&M manuals, equipment warranties, test and balance reports, and commissioning verification documents. All documentation must be organized, indexed, and delivered per contract specifications. This documentation becomes the Owner's permanent record for facility operations and maintenance.

## **8. PROCUREMENT PURPOSE**

The purpose of this solicitation is to obtain proposals from responsible contractors capable of performing the work in compliance with all federal requirements, including EPA-specific regulations under 2 CFR Part 1500 and DBE requirements under 40 CFR Part 33.

## **9. MANDATORY FEDERAL REQUIREMENTS**

### **9.1 Uniform Guidance Requirements**

- Compliance with 2 CFR Part 200 and 2 CFR Part 1500

### **9.2 Required Contract Clauses will include but not be limited to:**

- Equal Employment Opportunity
- Build America, Buy America Act (BABA)
- Davis-Bacon Act
- Contract Work Hours and Safety Standards Act
- Clean Air Act and Clean Water Act
- Energy Efficiency
- Byrd Anti-Lobbying
- Record Retention
- EPA General Terms and Conditions

### **9.3 Record retention and audit monitoring**

- Subject to audit under 2 CFR Part 200 Subpart F and EPA oversight under 2 CFR Part 1500 and EPA General Terms and Conditions
- The General Contractor shall maintain complete and accurate project, financial,



procurement, and labor compliance records as required by applicable federal, state, and local regulations and as otherwise designated by Boulder Housing Partners (BHP), including but not limited to certified payrolls, invoices, contracts, subcontracts, material documentation, compliance records, reports, and other project-related documentation.

- The General Contractor shall provide Boulder Housing Partners (BHP), the Colorado Energy Office (CEO), the State of Colorado, the U.S. Environmental Protection Agency (EPA), and other authorized governmental agencies, auditors, or representatives access to inspect all work, materials, and records at reasonable times upon request, and shall provide all documentation necessary to demonstrate compliance with applicable grant requirements, including but not limited to BABA certifications, Davis-Bacon compliance documentation, equipment submittals, permits, inspection records, invoices, receipts, and other records necessary to support grant reimbursement, reporting, monitoring, and audit requirements.

#### **9.4 SAM.gov registration**

The General Contractor (GC) must be registered and maintain an active status in the System for Award Management (SAM) at <https://sam.gov> in accordance with 2 CFR § 200.213. The GC shall:

- Maintain an active SAM registration with a valid Unique Entity Identifier (UEI) throughout the duration of the contract
- Not be suspended, debarred, or otherwise excluded from participation in federally funded programs
- Ensure that all subcontractors are not suspended or debarred and are verified accordingly
- Immediately notify Boulder Housing Partners (BHP) of any change in SAM status during the contract term
- Failure to comply with these requirements may result in, rejection of proposal, termination of contract, suspension of payments, any other remedies permitted under federal regulations

#### **9.5 Insurance Requirements**

The General Contractor shall procure and maintain insurance coverage in amounts and types consistent with federal requirements and industry standards. Insurance requirements shall be attached. Coverage must include, at a minimum, Commercial General Liability, Automobile Liability, Umbrella/Excess Liability and Workers' Compensation. Failure to meet insurance requirements may result in rejection of the proposal or termination of the contract. Insurance Requirements will be attached.

#### **9.6 Conflict of Interest (COI)**

The GC shall comply with all applicable conflict of interest requirements in accordance



with 2 CFR 200.318. The GC must disclose any actual, potential, or perceived conflicts of interest and submit a signed No Conflict of Interest Certification with its proposal. Failure to meet these requirements may result in disqualification or contract termination.

### **9.7 Bonding Requirements**

In accordance with 2 CFR 200.326: For construction contracts exceeding the Simplified Acquisition Threshold:

- Bid Guarantee: 5% of bid price
- Performance Bond: 100% of contract price
- Payment Bond: 100% of contract price

Surety must be:

- Licensed to do business in the State of Colorado
- Listed on the U.S. Treasury Circular 570 (federally approved sureties)

## **10. PRICE AND COST REQUIREMENTS**

### **10.1 All proposals shall include federal compliance costs including:**

- Davis-Bacon wages
- BABA compliance/certification
- DBE outreach and reporting costs
- EPA compliance and reporting requirements under 2 CFR 1500

### **10.2 Davis-Bacon Act Requirements**

This project is federally funded and subject to the [Davis-Bacon and Related Acts](#) (DBRA). All proposal pricing shall include full compliance with applicable prevailing wage rates, fringe benefits, certified payroll administration, labor compliance reporting, and all associated Davis-Bacon requirements for the Contractor and all subcontractors. The General Contractor and all subcontractors shall comply with all applicable Davis-Bacon and Related Acts (DBRA) requirements, including but not limited to:

- The Davis-Bacon Act, requiring payment of prevailing wages and fringe benefits to laborers and mechanics on federally assisted construction contracts exceeding \$2,000;
- The Copeland “Anti-Kickback” Act, prohibiting any contractor or subcontractor from inducing employees to surrender any portion of wages earned; and
- The Contract Work Hours and Safety Standards Act, requiring payment of overtime wages for work exceeding forty (40) hours per week on contracts exceeding \$100,000.



All labor classifications and wage rates shall meet or exceed the applicable U.S. Department of Labor wage determinations for Boulder County, Colorado, as published on [sam.gov](http://sam.gov), The applicable wage determination in effect at the time of contract execution shall apply for the duration of the project unless otherwise modified by federal requirements.

The Contractor shall submit weekly Certified Payroll Reports for all laborers and mechanics performing work on the project, including all subcontractor payrolls, through the designated labor compliance reporting system or process established for the project. Certified payroll reporting shall be required weekly, including weeks during which no work is performed. All apprentices and trainees must be properly registered in a federal or state-approved apprenticeship program and compensated in accordance with approved apprenticeship wage percentages and ratios. Documentation of apprenticeship registration shall be provided upon request.

In addition to the weekly Certified Payroll Reports, the General Contract must post the applicable wage determination (from [sam.gov](http://sam.gov) and [U.S. Department of Labor Publication WH-1321](http://www.dhs.gov/e-verify/)), (Notice to Employees Working on Federal or Federally Assisted Construction Projects) in a prominent and accessible place.

### **10.3 Build America, Buy America Act (BABA) Requirements**

General Contractor is required to comply with the [Build America, Buy America \(BABA\) Act](#). BABA requires that all iron and steel, construction materials, and manufactured products used in federally funded infrastructure projects are produced in the United States. Applicants should ensure that any equipment included in their proposed project is compliant with federal regulations. All proposal pricing shall include costs associated with compliance with domestic sourcing requirements for iron, steel, manufactured products, and construction materials, including any documentation, certifications, material verification, supplier coordination.

The General Contractor shall maintain documentation sufficient to demonstrate compliance with Build America, Buy America Act (BABA) requirements, including material origin documentation, supplier certifications, subcontractor certifications, and any additional documentation requested by Boulder Housing Partners, EPA, or grant administrators. General Contractor shall retain all such records in accordance with applicable federal record retention requirements.

### **10.4 Receipts**

If awarded, GC will be required to submit legible copies of all sales invoices/receipts for an eligible project expense showing the purchase price and amount paid by the Grantee. As applicable, these receipts should reflect associated labor costs, equipment, number of



units purchased, or model and serial numbers from the equipment.

## 11. EVALUATION OF PROPOSALS

Proposals will be evaluated using a best value procurement method in accordance with 2 CFR § 200.320. Award will be made based on best value to Boulder Housing Partners considering price and non-price factors. Boulder Housing Partners reserves the right to negotiate with one or more proposers and award may not necessarily be made to the lowest priced proposal. Evaluation will be based on the criteria below.

### 11.1 Evaluation Criteria and Weighting

<b>Evaluation Category &amp; weighted scoring</b>	<b>Description</b>
<b>Federal Compliance / (Pass/Fail)</b>	Demonstrated compliance with all EPA federal requirements including 2 CFR Part 200, 2 CFR Part 1500, 40 CFR Part 33, Davis-Bacon, BABA, and Clean Air Act §137, EPA Terms and Conditions
<b>Price Proposal / 30%</b>	Completeness, reasonableness, and inclusion of all compliance-related costs in accordance with 2 CFR § 200.324.
<b>Technical Approach &amp; Project Plan / 25%</b>	Quality, feasibility, and clarity of proposed methodology, sequencing, and ability to maintain building operations.
<b>Relevant Experience / 20%</b>	Experience with similar multifamily and federally funded construction projects, particularly EPA-funded work.
<b>Project Team &amp; Staffing / 10%</b>	Qualifications of key personnel, subcontractor team, and organizational capacity.
<b>Schedule &amp; Phasing Plan / 10%</b>	Ability to meet project timeline while minimizing disruption to occupied building conditions.
<b>DBE Participation &amp; Compliance (40 CFR Part 33) (Pass/ Fail)</b>	Demonstrated Good Faith Efforts, DBE outreach plan, and ability to meet or exceed DBE participation expectations.
<b>Financial Capacity &amp; Bonding / 5%</b>	State and federal compliant surety

## 12. SOLICITATION PROTEST PROCEDURE

Any protest regarding this solicitation shall be submitted in writing to Boulder Housing Partners within five (5) business days of the event, giving rise to the protest. Boulder Housing Partners shall review the protest and issue a written determination. The decision of Boulder Housing Partners shall be final unless otherwise required by applicable law or grant requirements.



## **13. ATTACHMENTS**

### **13.1 Attachments include the following:**

1. Vendor Insurance Requirements
2. Submittal Requirements and Format
3. Walnut Place - Permit Set – Mechanical
4. Walnut Place - Permit Set – Plumbing
5. Walnut Place - Permit Set – Electrical
6. Walnut Place Site Plan