



REQUEST FOR PROPOSAL RFP20260806

FOR

ELEVATOR MODERNIZATION & WARRANTY

MAINTENANCE

OF

TWO (2) HYDRAULIC ELEVATORS AT

CONNECTIONS AT SIXTH AVENUE

601 POTOMAC STREET

AURORA, CO 80011

August 6, 2026

REQUEST FOR PROPOSAL

The Property Owners and their Representatives are inviting Contractors to bid on the modernization of two (2) hydraulic elevators at Connections at Sixth Avenue, 601 Potomac Street, Aurora, CO 80011.

1. Request For Proposal will formally close on **Friday, August 14th at 9:00 AM**
2. All Contractors accepting this invitation will be emailed the Specification and Contract Requirements on **Friday, August 14th at 9:30 AM**.
3. All Contractors are invited to attend a walk through scheduled for **Monday, August 17th, 2026, at 9:00 AM** mountain time to review and perform their examination of the existing conveyance and prevailing building conditions prior to submitting a proposal as further defined herein.
4. Bidders who wish to submit a Request for Information during the bid process must address the technical inquiry.
 - a. All requests must be submitted via e-mail to:
Thomas Zoellner tzoellner@aurorahousing.org
Tony Lesniak tony@elev8gp.com
 - b. RFI's must refer to the document, article and paragraph reference in question by the order of the specification or other document applicable.
 - c. The Consultant will respond to all RFI's and issue the original vendor questions with responses to ALL contractors and Aurora Housing Authority representatives that submitted a request to bid within twelve to twenty-four hours.
 - d. RFI's and responses will be documented in PDF form with a Table of Contents page to allow for quick reference.
5. Quotations shall be submitted on the bid form provided in the Specification. Should an individual choose to provide proposal clarifications or other information pertaining to the project bid, the Contractor must provide the reference on their own corporate letterhead as an Alternate.

6. Contractors are advised that the entire Bid Form, alternate adds or exhibits must be completed in full.
7. The Owner reserves the right to reject any and all bids in full or in part without explanation or penalty.
 - a. Acceptance and/or subsequent reviews of contractor proposals shall not be construed as a commitment on the part of the Owners to purchase any goods or services expressed or implied unless an agreement is formally prepared and accepted as such by the Owner.
8. The modernization will be awarded based on price, schedule and industry knowledge during the interview process conducted by the Consultant and Owner Representatives with the selected bidders.
9. Bids utilizing the Bid Form found within the Specification shall be submitted as a PDF copy via email to:

Thomas Zoellner
Steven Romero
Hannah Han

tzoellner@aurorahousing.org
sromero@aurorahousing.org
hhan@aurorahousing.org

10. Proposals are due NO LATER than **3:00 PM, Monday, August 24th, 2026**. Bids may not be modified after submittal but may be withdrawn before the bid opening and then resubmitted. After submittal, bids may not be withdrawn for thirty (30) days.
11. Verbal bids will not be accepted.
12. Contractors accepting the bid invitation are required to submit the following form within five (5) business days of receipt of the invitation.

BID INVITATION FORM

_____ (Contractor Name) acknowledges receipt of the Invitation to Bid for Aurora Housing Authority/Connections at Sixth dated August 6, 2026.

(Initial Here)

Please remit this form to Thomas Zoellner – tzoellner@aurorahousing.org within five (5) business days of receipt of the bid invitation. By signing this form, said Contractor is indicating its intention to submit a bid on the project detailed in the bid documents that will be emailed separately.

(Signature)