



ADDENDUM NO. 1

QUESTIONS AND ANSWERS

REQUEST FOR QUALIFICATIONS / PROPOSAL CONSTRUCTION MANAGER/ GENERAL CONTRACTOR

Residences at Trolley Park
1445 Dallas Street, Aurora, Colorado 80010

Solicitation	Request for Qualifications / Construction Manager/General Contractor
Owner	Housing Authority of the City of Aurora
Project	Residences at Trolley Park
Addendum Number	1
Date Issued	October 23, 2026

Addendum Instructions

This Addendum No. 1 forms a part of the Request for Qualifications / Proposal for Construction Manager/ General Contractor for the Residences at Trolley Park and modifies or clarifies the solicitation documents as described below. Except as specifically addressed in this addendum, all other requirements, terms, conditions, and deadlines of the RFQ/P remain unchanged.

Respondents shall acknowledge receipt of this addendum in Exhibit B – Acknowledgement of Addendum included with their response. In the event of a conflict between this addendum and the original RFQ/P, this addendum shall govern.

Questions and responses shall be entered in the template below.

Questions and Answers Template

Item	Question and Response
1	Question: Can you please confirm whether the “immediate repair scope” is included in the project scope? Response: Yes. At a minimum, the immediate repair scope will be included in this project.
2	Question: Can you provide information on how many units will be available for construction at one time? Response: It is anticipated that approximately 8–10 units will be available for construction at a time. However, the final number will be determined based on the approved scope of work and the level of project efficiency identified by the project team.

3	Question: What is the anticipated scope for the potential new construction? Response: The potential additional scope is anticipated to include additional residential units (minimum 12 units / maximum 30 units) and community space. The full extent of this scope will be determined based on site feasibility.
4	Question: Site Access: Will AHA offer a site walk, including an exterior and unit walk-through, before November 2? Ideally, the walk would include a representative sample of occupied units, the garage mechanical room, and the drainage problem areas on the south and west sides. Section 11 requires respondents to certify familiarity with the buildings, while the 2023 property condition report included inspections of only 15 of the 38 units. Response: A job walk will not be provided prior to the submission deadline for the Request for Qualifications. Respondents should familiarize themselves with the project based on the information provided in the RFQ/P and any publicly available information.
5	Question: The RFQ requests experience with Davis-Bacon, Section 3, and Build America, Buy America, while Section 10 references prevailing wage requirements. Should respondents assume that federal funding will be used and that Davis-Bacon and BABA requirements apply, or will only Colorado prevailing wage requirements apply? Response: Funding sources have not yet been determined. Respondents should understand that the project may be subject to all requirements identified in the RFQ, including Davis-Bacon, Section 3, Build America, Buy America, and applicable Colorado prevailing wage requirements. Accordingly, respondents should provide relevant experience demonstrating their ability to comply with each of these requirements.
6	Question: Does the \$2 million per claim/\$4 million aggregate professional liability insurance requirement apply only to preconstruction design-assist services, or does it apply to the full CM/GC contract? Response: At this time, the CM/GC is expected to maintain professional liability insurance with limits of \$1 million per claim and \$2 million aggregate throughout the project, including preconstruction and construction. This requirement is not limited to preconstruction design-assist services. There may be additional or modified requirements by the lender but please assume these limits at this time.
7	Question: M/W/DBE and Section 3 Participation Plan: Is there a required template or specific document we should use? If not, could you provide a sample plan or worksheet? Response: For the contractor and team experience requested under Section 7.A of the RFQ/P, respondents should provide qualifications only, addressing Build America, Buy America; prevailing wage; Section 3; and Davis-Bacon requirements. This clarification does not change the requirements to complete and submit the forms identified in Responses 8–10 and 13.
8	Question: Capacity Worksheet: Could you provide the required worksheet and instructions for completing it? Response: The required Capacity Worksheet was provided with the RFQ/P and is available for download on both BidNet Direct and the Aurora Housing Authority website. Respondents should retrieve the worksheet from either of these locations.
9	Question: Firm Profile: Is there a specific form or format, and what information should we include? Response: The Profile of Firm form was provided on pages 13–15 of the RFQ/P. Respondents should complete and submit this form with their response.
10	Question: Section 3 Certification: Could you provide the applicable certification form and clarify who must complete it? If our firm does not qualify as a Section 3 business, how should we address this requirement?

	Response: The Section 3 Certification form was provided on page 16 of the RFQ/P. All respondents must complete and submit this form, regardless of whether they qualify as a Section 3 business.
11	Question: Prevailing Wage: Which funding source triggers prevailing wage — federal Davis-Bacon, Colorado, or both? Does AHA expect the residential wage determination for this 3-story building? Response: The project funding capital stack has not been confirmed at this time. The applicable wage requirements, including whether a residential wage determination will apply, have therefore not yet been confirmed. Respondents should provide experience with all potential scenarios, including federal Davis-Bacon requirements, Colorado prevailing wage requirements, and projects subject to both.
12	Question: Build America, Buy America (BABA): Will Build America, Buy America apply to all materials, or only to federally funded portions? Response: The project funding capital stack has not been confirmed at this time. The applicability and scope of Build America, Buy America requirements therefore remain undetermined. Respondents should provide relevant experience with BABA requirements across potential funding scenarios.
13	Question: Capacity Worksheet / Forms: Please provide the native, unlocked Excel Capacity Worksheet, which is not in the RFQ package, and editable versions of the Profile of Firm and Section 3 Certification forms. Response: The Capacity Worksheet was provided as an Excel file and is available for download on both BidNet Direct and the Aurora Housing Authority website. Editable or fillable versions of the Profile of Firm and Section 3 Certification forms are not available. Respondents should complete the forms included in the RFQ/P.
14	Question: Preconstruction Compensation: Will the 12-month preconstruction phase be compensated, and should it be priced as a fixed fee separate from the GMP? Response: Fees are not being requested as part of the Request for Qualifications. Fee requirements, including preconstruction compensation, will be provided to shortlisted firms through the interview instructions and the accompanying fee workbook.
15	Question: Self-Performance / Affiliates: Global Construction, LLC (dba Kapella Group) has affiliated companies under common ownership: Kapella Roofing (roofing) and Ironline Contracting (interiors). May these affiliates bid trade packages on an open-book basis alongside outside subcontractors, through the same competitive process and subject to Owner approval? Please confirm any conditions AHA would require (e.g., minimum number of outside bids, sealed submission before other bids are opened, audit rights). Response: Requirements for self-performed work will be governed by the AIA A133 and AIA A201 contract documents, as negotiated with the selected firm.
16	Question: Cost Proposal Format: What format will the shortlist cost proposal take — fee %, GCs as fixed or reimbursable, preconstruction fee, contingency — and is there a template? Response: Shortlisted firms will receive a fee workbook along with the interview instructions. The workbook will provide instructions for structuring the fee proposal – fee percentage, general conditions, additional soft costs and pre-construction fees are requested. This project will be delivered on a cost-plus basis and a GMP will be set with a later set of design drawings.
17	Question: Bonds & Builder's Risk: Are payment and performance bonds required? Will the Owner or CM/GC carry builder's risk? Response: Payment and performance bonds are anticipated to be required; however, final bonding requirements will be determined by the project's capital funding requirements, which have not yet been confirmed. Builder's risk insurance requirements, including whether the Owner or CM/GC will carry the coverage, will be determined at a later date.

18	Question: Professional Liability: General contractors do not typically carry professional liability. Will AHA waive the \$2M/\$4M requirement for the CM/GC, rely on the architect's coverage, or accept a contractor's design-assist policy? Response: At this time, the CM/GC is expected to carry commercial general liability insurance with limits of \$1 million per claim and \$2 million aggregate throughout the project, including preconstruction and construction. Additional insurance policies - at a minimum, auto & worker's comp, but possibly others as required by the lender – will also be required.
19	Question: Occupancy & Relocation: How many units can be offline at once? Will AHA manage and fund temporary relocation, and are vacant units available as hospitality units? Response: It is anticipated that 8–10 units will be offline at any one time, subject to the final scope and project-efficiency considerations described in Response 2. Temporary relocation is not included in the CM/GC's scope of work. We do not anticipate using any units as hospitality units but that can be discussed with the selected GC.
20	Question: Energy Program: Which green certification (Enterprise Green Communities, NGBS or LEED) is planned, and does AHA expect conversion of gas heating and hot water to electric? Response: The energy program has not yet been determined and will be established based on the project scope, applicable City requirements, and funding requirements.
21	Question: Addition: Is there a target number of new units or amenity program? Would new construction fall under this same CM/GC agreement and GMP? Response: The potential additional scope is anticipated to include additional residential units (minimum 12 units / maximum 30 units) and community space. The full extent of this scope will be determined based on site feasibility. All construction associated with this project, including renovations and additions, will be included under a single CM/GC agreement.
22	Question: Building History: Beyond the October 2023 Property Condition Report, are there records of flooding events, water-intrusion or mold remediation, insurance claims, or major repairs at the property? Can AHA share maintenance work orders and repairs completed since 2023 (e.g., drainage concrete, window/door caulking, garage gate)? Response: Additional information will be shared with the selected CM/GC firm.
23	Question: Completed-Operations / Extended Coverage: What completed-operations coverage period is required after substantial completion, and would any professional liability coverage require an extended reporting period (tail)? Please specify duration and limits. Response: At this time, extended insurance coverage is not anticipated to be required after project completion. Separately, the contractor will be required to provide a one-year workmanship warranty. Any manufacturer warranties extending beyond the one-year workmanship warranty shall be transferred to the Owner at substantial completion of the project.
24	Question: LIHTC Cost Limits: Will the CM/GC fee, overhead and general conditions be subject to CHFA or other LIHTC cost limits (e.g., builder's profit, overhead and general requirements caps)? If so, please identify the limits and how general conditions, fee and contingency will be classified. Response: Cost limits will be determined by applicable funding requirements and the terms of the AIA A133 and AIA A201 contract documents, as negotiated with the selected firm. Generally speaking, there are no limits on fee percentage and general conditions imposed by CHFA or others; contingency may have a limit request from the Owner and/or lender.

25	Question: Submittal Format: Is there a page limit, font or tab requirement for the SOQ? What is the maximum email attachment size, or may the response be submitted via a secure file-share link? Response: There is no page limit, nor specific font or tab requirements for the submission. Email submissions should not exceed 15 MB. Respondents may submit their response via a secure file-sharing link if the submission exceeds this limit or if they prefer this method.
----	---

Acknowledgment

Receipt of this Addendum No. 1 shall be acknowledged by each respondent in the space provided in Exhibit B of the RFQ/P.

Issued by:

Housing Authority of the City of Aurora
c/o Artaic Group, Owner's Representative

— End of Addendum No. 1 —