



**Request for Proposal  
RFP-5223-23-KH**

**Unhoused Needs Assessment and Strategy  
Report**

**RESPONSES DUE:**

April 26, 2023 prior to 2:00 PM

**Accepting Electronic Responses Only**

**Responses Only Submitted Through the Rocky Mountain E-Purchasing System  
(RMEPS)**

**<https://www.rockymountainbidsystem.com/default.asp>**

(Purchasing Representative does not have access or control of the vendor side of RMEPS. If website or other problems arise during response submission, vendor **MUST** contact RMEPS to resolve issue prior to the response deadline. 800-835-4603)

**NOTE: All City solicitation openings will be held virtually.**

**PURCHASING REPRESENTATIVE:**

Kassy Hackett, Buyer

**[kassyh@gjcity.org](mailto:kassyh@gjcity.org)**

970/244-1546

# **REQUEST FOR PROPOSAL**

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## REQUEST FOR PROPOSAL

### **SECTION 1.0: ADMINISTRATIVE INFORMATION & CONDITIONS FOR SUBMITTAL**

**NOTE:** It is the Firm's responsibility to read and review all solicitation documentation in its entirety, and to ensure that they have a clear and complete understanding of not only the scope, specifications, project requirements, etc., but also all other requirements, instructions, rules, regulations, laws, conditions, statements, procurement policies, etc. that are associated with the solicitation process and project/services being solicited.

- 1.1 Issuing Office:** This Request for Proposal (RFP) is issued by the City of Grand Junction. All contact regarding this RFP is to be directed to the Purchasing Agent

Kassy Hackett, Buyer  
[kassyh@gjcity.org](mailto:kassyh@gjcity.org)

With the exception of Pre-Proposal or Site Visit Meeting(s) all questions, inquiries, comments, or communication pertaining to this solicitation (whether process, specifications, scope, etc.) must be directed in writing to the Purchasing Agent. Other communication may result in disqualification.

- 1.2 Purpose:** The purpose of this RFP is to obtain proposals from qualified Firms to produce a two-phase study, consisting first of a Grand Junction area unhoused needs assessment and second of a Grand Junction area unhoused strategy report.
- 1.3 The Owner:** The Owner is the City of Grand Junction, Colorado and is referred to throughout this Solicitation. The term Owner means the Owner or his authorized representative.
- 1.4 Compliance:** All Offerors, by submitting a proposal, agree to comply with all conditions, requirements, and instructions of this RFP as stated or implied herein. Should the Owner omit anything which is necessary to the clear understanding of the requirements, or should it appear that various instructions are in conflict, the Offeror(s) shall secure instructions from the Purchasing Agent prior to submittal deadline.
- 1.5 Procurement Process:** The most current version of the City of Grand Junction [Purchasing Policy and Procedure Manual](#) is contracting.
- 1.6 Submission:** See section 5.0 for Preparation and Submittal Terms. Proposals be formatted as directed in Section 5.0. Submittals that fail to follow this format may be ruled non-responsive. To participate in the solicitation opening, please utilize the following information and link:

Solicitation Opening, Unhoused Needs Assessment and Strategy Report  
Apr 26, 2023, 2:00 – 2:30 PM (America/Denver)

Please join my meeting from your computer, tablet or smartphone.  
<https://meet.goto.com/463907269>

You can also dial in using your phone.  
Access Code: 463-907-269  
United States: +1 (312) 757-3121  
- One-touch: tel:+13127573121,,463907269#

Join from a video-conferencing room or system.  
Meeting ID: 463-907-269  
Dial in or type: 67.217.95.2 or [inroomlink.goto.com](https://inroomlink.goto.com)  
Or dial directly: 463907269@67.217.95.2 or 67.217.95.2##463907269

Get the app now and be ready when your first meeting starts:  
<https://meet.goto.com/install>

- 1.7 **Altering Proposals:** Any alterations made prior to opening date and time must be initiated by the Offeror. Proposals may not be altered or amended after submission deadline.
- 1.8 **Withdrawal of Proposal:** A proposal must be firm and valid for award and may not be withdrawn or canceled by the Offeror for sixty (60) days following the submittal deadline date, and only prior to award.
- 1.9 **Acceptance of Proposal Content:** The selected proposal shall become contract documents. Failure of the successful Offeror to accept these obligations in a contract shall result in cancellation of the award and such vendor shall be removed from future solicitations. When a contract is executed by and between the Offeror and the City, the Offeror may be referred to as the Consultant or Firm.
- 1.10 **Addenda:** All questions shall be submitted in writing to the Purchasing Agent. Any interpretations, corrections and changes to this RFP or extensions to the opening/receipt date shall be made by a written Addendum to the RFP by the Purchasing Agent. Sole authority to authorize addenda shall be vested in the Purchasing Agent. Addenda will be issued electronically through the Rocky Mountain E-Purchasing website at [www.rockymountainbidsystem.com](http://www.rockymountainbidsystem.com). Offerors shall acknowledge receipt of all addenda in the proposal.
- 1.11 **Exceptions and Substitutions:** All proposals meeting the intent of this RFP shall be considered for award. An Offeror taking exception to the specifications does so at the Offeror's risk. The Owner reserves the right to accept or reject any or all substitutions or alternatives. When offering substitutions and/or alternatives, Offeror must state any exception(s) in the section to which the exception(s) pertains. Exception/substitution, if accepted, must meet or exceed the stated intent and/or specifications. The absence of stated exception(s) indicates that the Offeror has not taken exceptions, and if awarded a Contract, shall hold the Offeror responsible to perform in strict accordance with the specifications or scope of the proposal and contract documents.
- 1.12 **Confidential Material:** All materials submitted in response to this RFP shall ultimately become public record and shall be subject to inspection after contract award. **"Proprietary or Confidential Information"** is defined as any information that is not generally known to competitors and which provides a competitive advantage. Unrestricted disclosure of

proprietary information places it in the public domain. Only submittal information clearly identified with the words “**Confidential Disclosure**” and uploaded as a separate document may establish a confidential, proprietary relationship. Any material to be treated as confidential or proprietary in nature must include a written explanation for the request. Consistent with CORA, the request shall be reviewed decided by the Owner. If denied, the Offeror shall have the opportunity to withdraw its proposal, or to remove the confidential or proprietary information. Neither cost nor pricing information nor the entire proposal may be claimed as confidential or proprietary.

- 1.13 Response Material Ownership:** All proposals become the property of the Owner upon receipt and may only be returned to the Offeror at the Owner’s option. Selection or rejection of the proposal shall not affect this right. The Owner shall have the right to use all ideas or adaptations of the ideas contained in any proposal received in response to this RFP, subject to limitations outlined in the entitled “Confidential Material”. Disqualification of a proposal does not eliminate the City’s right.
- 1.14 Minimal Standards for Responsible Prospective Offerors:** The Offeror must affirmatively demonstrate its responsibility. A prospective Offeror must meet the following requirements.
- Be able to comply with the required or proposed completion schedule.
  - Have a satisfactory record of performance.
  - Have a satisfactory record of integrity and ethics.
  - Be otherwise qualified and eligible to receive an award and enter into a contract with the Owner.
- 1.15 Open Records:** Proposals shall be received and publicly acknowledged at the location, date, and time stated herein. Offerors, their representatives and interested persons may be present. Proposals shall be received and acknowledged only so as to avoid disclosure of process. All proposals shall be open for public inspection after the contract is awarded.
- 1.16 Sales Tax:** The Owner is exempt from the State, County, and Municipal Sales Tax and Federal Excise Tax; therefore, all fees shall not include taxes.
- 1.17 Public Opening:** Proposals shall be opened in a virtual meeting immediately following the proposal deadline. Offerors, their representatives and interested persons may be present. Only the name(s) and business address of the Offeror(s) will be disclosed.

## SECTION 2.0: GENERAL CONTRACT TERMS AND CONDITIONS

- 2.1. Acceptance of RFP Terms:** A proposal submitted in response to this RFP shall constitute a binding offer which shall be acknowledged by the Offeror on the Letter of Interest or Cover Letter. The Offeror must be legally authorized to execute Letter of Interest or Cover Letter together with contractual obligations. By submitting a proposal the Offeror accepts all terms and conditions including compensation, as set forth herein. An Offeror shall identify clearly and thoroughly any variations between its proposal and the Owner’s RFP requirements. Failure to do so may be deemed a waiver of any right(s) to subsequently modify the term(s) of performance, except as specified in the RFP.

- 2.2. Execution, Correlation, Intent, and Interpretations:** The Contract Documents shall be signed by the Owner and Firm. By executing the Contract, the Firm represents that it has familiarized itself with the local conditions under which the Services is to be performed and correlated its observations with the requirements of the Contract Documents. The Contract Documents are complementary, and what is required by any one, shall be as binding as if required by all. The intention of the Contract Documents is to include all labor, materials, equipment, services and other items necessary for the proper execution and completion of the Scope of Services as defined in the technical specifications and/or drawings contained herein. All drawings, specifications and copies furnished by the Owner are, and shall remain, Owner property. They are not to be used on any other project.
- 2.3. Permits, Fees, & Notices:** The Firm shall secure and pay for all permits, governmental fees and licenses necessary for the proper execution and completion of the Services. The Firm shall give all notices and comply with all laws, ordinances, rules, regulations and orders of any public authority, including the City, bearing on the performance of the Services. If the Firm observes that any of the Contract Documents are at variance in any respect, It shall promptly notify the Purchasing Agent in writing, and any necessary changes shall be adjusted. If the Firm performs any Services knowing it to be contrary to such laws, ordinances, rules and regulations, and without such notice to the Owner, it shall assume full responsibility and shall bear all costs attributable to the non-conforming Services.
- 2.4. Responsibility for those Performing the Services:** The Firm shall be responsible to the Owner for the acts and omissions of all his employees and all other persons performing any of the services under a contract with the Firm.
- 2.5. Payment & Completion:** The Contract Sum is stated in the Contract and is the total amount payable by the Owner to the Firm for the performance of the services under the Contract Documents. Upon receipt of written notice that the services are ready for final inspection and acceptance and upon receipt of application for payment, the Owner's Project Manager will promptly make such inspection and, when they find the services acceptable under the Contract Documents and the Contract fully performed, the Owner shall make payment in the manner provided in the Contract Documents. Partial payments will be based upon estimates, prepared by the Firm, of the value of services performed and materials placed in accordance with the Contract Documents. The services performed by Firm shall be in accordance with generally accepted professional practices and the level of competency presently maintained by other practicing professional firms in the same or similar type of services in the applicable community. The services and services to be performed by Firm hereunder shall be done in compliance with applicable laws, ordinances, rules and regulations.
- 2.6. Protection of Persons & Property:** The Firm shall comply with all applicable laws, ordinances, rules, regulations and orders of any public authority having jurisdiction for the safety of persons or property or to protect them from damage, injury or loss. Firm shall erect and maintain, as required by existing safeguards for safety and protection, and all reasonable precautions, including posting danger signs or other warnings against hazards promulgating safety regulations and notifying owners and users of adjacent utilities. When or where any direct or indirect damage or injury is done to public or private property by or on account of any act, omission, neglect, or misconduct by the Firm in the execution of the

services, or in consequence of the non-execution thereof by the Firm, they shall restore, at their own expense, such property to a condition similar or equal to that existing before such damage or injury was done, by repairing, rebuilding, or otherwise restoring as may be directed, or it shall make good such damage or injury in an acceptable manner.

- 2.7. Changes in the Services:** The Owner, without invalidating the contract, may order changes in the services within the general scope of the contract consisting of additions, deletions or other revisions. All such changes in the services shall be authorized by Change Order/Amendment and shall be executed under the applicable conditions of the contract documents. A Change Order/Amendment is a written order to the Firm signed by the Owner issued after the execution of the contract, authorizing a change in the services or an adjustment in the contract sum or the contract time.
- 2.8. Minor Changes in the Services:** The Owner shall have authority to order minor changes in the services not involving an adjustment in the contract sum or an extension of the contract time and not inconsistent with the intent of the contract documents.
- 2.9. Uncovering & Correction of Services:** The Firm shall promptly correct all services found by the Owner as defective or as failing to conform to the contract documents. The Firm shall bear all costs of correcting such rejected services, including the cost of the Owner's additional services thereby made necessary. The Owner shall give such notice promptly after discover of condition. All such defective or non-conforming services under the above paragraphs shall be removed from the site where necessary and the services shall be corrected to comply with the contract documents without cost to the Owner.
- 2.10. Acceptance Not Waiver:** The Owner's acceptance or approval of any services furnished hereunder shall not in any way relieve the proposer of their present responsibility to maintain the high quality, integrity and timeliness of his services. The Owner's approval or acceptance of, or payment for, any services shall not be construed as a future waiver of any rights under this Contract, or of any cause of action arising out of performance under this Contract.
- 2.11. Change Order/Amendment:** No oral statement of any person shall modify or otherwise change, or affect the terms, conditions or specifications stated in the Contract. All amendments to the Contract shall be made in writing by the City Contract Administrator.
- 2.12. Assignment:** The Firm shall not sell, assign, transfer or convey the Contract resulting from this RFP, in whole or in part, without the prior written approval from the Owner.
- 2.13. Compliance with Laws:** Proposals must comply with all Federal, State, County and local laws governing of the service and the fulfillment of the Service(s) for and on behalf of the public. Firm hereby warrants that it is qualified to assume the responsibilities and render the services described herein and has all requisite corporate authority and professional licenses in good standing, required by law.
- 2.14. Debarment/Suspension:** The Firm hereby certifies that the Firm is not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Governmental department or agency.

- 2.15. Confidentiality:** All information disclosed by the Owner to the Offeror for the purpose of the services to be done or information that comes to the attention of the Offeror during the course of performing such services is to be kept strictly confidential.
- 2.16. Conflict of Interest:** No public official and/or Owner employee shall have interest in the Contract resulting from this Request for Proposal.
- 2.17. Contract:** This Request for Proposal, submitted documents, and any negotiations, when properly accepted by the Owner, shall constitute an enforceable agreement equally binding between the Owner and Firm. The Contract represents the entire and integrated agreement between the City and the Firm and supersedes all prior negotiations, representations, or agreements, either written or oral, including the Proposal documents. The contract may be amended or modified with Change Orders, Field Orders, or Amendment.
- 2.18. Project Manager/Administrator:** The Project Manager, on behalf of the Owner, shall render decisions in a timely manner pertaining to the Services proposed and/or performed by the Firm. The Project Manager shall be responsible for approval and/or acceptance of any related performance of the Scope of Services.
- 2.19. Contract Termination:** The Contract shall remain in effect until any of the following occurs: (1) Contract expires; (2) completion of Services; (3) final acceptance of Services or, (4) for convenience terminated by either party with a written *Notice of Cancellation* stating therein the reasons for such cancellation and the effective date of cancellation at least thirty days past notification.
- 2.20. Employment Discrimination:** During the performance of any services per agreement with the Owner, the Firm, agrees to:
- 2.20.1. Not discriminate against any employee or applicant for employment because of race, religion, color, sex, age, disability, citizenship status, marital status, veteran status, sexual orientation, national origin, or any legally protected status except when such condition is a legitimate occupational qualification reasonably necessary for the normal operations of the Firm. The Firm agrees to post in conspicuous places, visible to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause.
- 2.20.2. In all solicitations or advertisements for employees placed by or on behalf of the Firm, that the Firm is an Equal Opportunity Employer. Notices, advertisements, and solicitations placed in accordance with federal law, rule, or regulation shall be deemed sufficient for the purpose of meeting the requirements of this section.
- 2.21. Immigration Reform and Control Act of 1986 and Immigration Compliance:** The Firm certifies that it does not and will not during the performance of the Contract employ Service(s)er without authorization services or otherwise violate the provisions of the Federal Immigration Reform and Control Act of 1986 and/or law regulating immigration compliance.



- 2.22. Ethics:** The Firm shall not accept or offer gifts or anything of value and/or enter into any business arrangement with any employee, official, or agent of the Owner.
- 2.23. Failure to Deliver:** In the event of failure of the Firm to perform in accordance with the Contract Documents, the Owner, after due oral or written notice, may procure services from other sources and hold the Firm responsible for any and all costs resulting in the purchase of additional services and materials necessary to perform the Service(s). This remedy shall be in addition to any other remedies that the Owner may have.
- 2.24. Failure to Enforce:** Failure by the Owner at any time to enforce the provisions of the Contract shall not be construed as a waiver of any such provisions. Such failure to enforce shall not affect the validity of the Contract or any part thereof or the right of the Owner to enforce any provision of the Contract Documents at any time in accordance with the terms thereof.
- 2.25. Force Majeure:** The Firm shall not be held responsible for failure to perform the duties and responsibilities imposed by the Contract due to legal strikes, fires, riots, rebellions, and acts of God beyond the control of the Firm, unless otherwise specified in the Contract.
- 2.26. Indemnification:** Firm shall defend, indemnify and save harmless the Owner and all its officers, employees, insurers, and self-insurance pool, from and against all liability, suits, actions, or other claims of any character, name and description brought for or on account of any injuries or damages received or sustained by any person, persons, or property on account of any negligent act or fault of the Firm, or of any Firm's agent, employee, sub-Firm or supplier in the execution of, or performance under, any contract which may result from proposal award. Firm shall pay any judgment with costs which may be obtained by and/or against the Owner arising out of or under the performance.
- 2.27. Independent Firm:** The Firm shall be legally considered an independent Firm and neither the Firm nor its employees shall, under any circumstances, be considered servants or agents of the Owner. The Owner shall be at no time legally responsible for any negligence or other wrongdoing by the Firm, its servants, or agents. The Owner shall not withhold from the Contract payments to the Firm any federal or state unemployment taxes, federal or state income taxes, Social Security or any other amounts for benefits to the Firm. Further, the Owner shall not provide to the Firm any insurance coverage or other benefits, including Workers' Compensation, normally provided by the Owner for its employees.
- 2.28. Nonconforming Terms and Conditions:** A proposal that includes terms and conditions that do not conform to the terms and conditions of this Request for Proposal is subject to rejection as non-responsive. The Owner reserves the right to permit the Offeror to withdraw nonconforming terms and conditions from its proposal prior to a determination by the Owner of non-responsiveness based on the submission of nonconforming terms and conditions.
- 2.29. Ownership:** All plans, prints, designs, concepts, etc., shall become the property of the Owner.

- 2.30. Oral Statements:** No oral statement of any person shall modify or otherwise affect the terms, conditions, or specifications stated in this document and/or resulting agreement. All modifications to this request and any agreement must be made in writing by the Owner.
- 2.31. Patents/Copyrights:** The Firm agrees to protect the Owner from any claims involving infringements of patents and/or copyrights. In no event shall the Owner be liable to the Firm for any/all suits arising on the grounds of patent(s)/copyright(s) infringement. Patent/copyright infringement shall null and void any agreement resulting from response to this Request for Proposal.
- 2.32. Governing Law:** Any agreement as a result of responding to this Request for Proposal shall be deemed to have been made in, and shall be construed and interpreted in accordance with, the laws of the City of Grand Junction, Mesa County, Colorado.
- 2.33. Expenses:** Expenses incurred in preparation, submission and presentation of a response to this Request for Proposal are the responsibility of the Firm and cannot be charged to the Owner.
- 2.34. Sovereign Immunity:** The Owner specifically reserves its right to sovereign immunity pursuant to Colorado Law as a defense to any action arising out of or under a Contract.
- 2.35. Public Funds/Non-Appropriation of Funds:** Funds for payment have been provided through the Owner's budget approved by the City Council for the stated fiscal year only. Colorado law prohibits the obligation and expenditure of public funds beyond the fiscal year for which a budget has been approved. Therefore, anticipated orders or other obligations that may arise past the end of the stated Owner's fiscal year shall be subject to budget approval. The Contract will be subject to and provide a non-appropriation of funds clause.
- 2.36. Collusion Clause:** Each Offeror by submitting a proposal certifies that it is not party to any collusive action or any action that may be in violation of the Sherman Antitrust Act. Any and all proposals shall be rejected if there is evidence or reason for believing that collusion exists among the proposers. The Owner may or may not, at its discretion, accept future proposals for the same service or commodities for participants in such collusion.
- 2.37. Gratuities:** The Firm certifies and agrees that no gratuities or kickbacks were paid in connection with this Contract, nor were any fees, commissions, gifts or other considerations made contingent upon the award of this Contract. If the Firm breaches or violates this warranty, the Owner may, at its discretion, terminate the Contract without liability to the Owner.
- 2.38. Performance of the Contract:** The Owner reserves the right to enforce the performance of the Contract in any manner prescribed by law or equity as deemed by the Owner to be in the best interest of the Owner (in the event of breach or default) of resulting Contract award.
- 2.39. Benefit Claims:** The Owner shall not provide to the Firm any insurance coverage or other benefits, including Worker's Compensation, normally provided by the Owner for its employees.

- 2.40. Default:** The Owner reserves the right to terminate the Contract in the event the Firm fails to meet delivery or completion schedules, or otherwise perform in accordance with the Contract. Breach of contract or default authorizes the Owner to purchase like services elsewhere and charge the full cost to the defaulting Firm.
- 2.41. Multiple Offers:** If an Offeror submits more than one offer, THE ALTERNATE OFFER must be clearly marked "Alternate Offer". The Owner reserves the right to make award in the best interest of the Owner.
- 2.42. Definitions:**
- 2.42.1. "Offeror" and/or "Proposer" refers to the person or persons legally authorized by the Consultant to make an offer and/or submit a response (fee) proposal in response to the Owner's RFP.
  - 2.42.2. The term "Services" includes all labor, materials, equipment, and/or services necessary to produce the requirements of the Contract Documents.
  - 2.42.3. "City" is the City of Grand Junction, Colorado and is referred to throughout the Contract Documents. The term City means the City or its authorized representative. Based on such observations and the Firm's Application for Payment, the City will determine the amounts owing to the Firm and will issue Certificates for Payment in such amounts, as provided in the Contract. The City will have authority to reject Service(s) which does not conform to the Contract documents. Whenever, in his reasonable opinion, he considers it necessary or advisable to ensure the proper implementation of the intent of the Contract Documents, he will have authority to require the Firm to stop the Service(s) or any portion, or to require special inspection or testing of the Service(s), whether or not such Service(s) can be then be fabricated, installed, or completed. The City will not be responsible for the acts or omissions of the Firm, and sub-Firm, or any of their agents or employees, or any other persons performing any of the Service(s).
  - 2.42.4. "Firm" is the person, organization, firm or consultant identified as such in the Agreement and is referred to throughout the Contract Documents. The term Firm means the Firm or his authorized representative. The Firm shall carefully study and compare the General Contract Conditions of the Contract, Specification and Drawings, Scope of Services, Addenda and Modifications and shall at once report to the Owner any error, inconsistency or omission he may discover. Firm shall not be liable to the Owner for any damage resulting from such errors, inconsistencies or omissions. The Firm shall not commence services without clarifying Drawings, Specifications, or Interpretations.
  - 2.42.5. "Sub-Contractor is a person or organization who has a direct contract with the Firm to perform any of the services at the site. The term Sub-Contractor is referred to throughout the contract documents and means a Sub-Contractor or his authorized representative.
- 2.43. Public Disclosure Record:** If the Offeror has knowledge of its employee(s) or sub-contractors having an immediate family relationship with an Owner employee or elected official, the Offeror must provide the Purchasing Agent with the name(s) of the individuals. The individuals are required to file a "Public Disclosure Record", a statement of financial interest, before conducting business with the Owner.

## SECTION 3.0: INSURANCE REQUIREMENTS

**3.1 Insurance Requirements:** The selected Firm agrees to procure and maintain, at its own cost, policy(s) of insurance sufficient to insure against all liability, claims, demands, and other obligations assumed by the Firm pursuant to the Contract. Such insurance shall be in addition to any other insurance requirements imposed by this Contract or by law. The Firm shall not be relieved of any liability, claims, demands, or other obligations assumed pursuant to the Contract by reason of its failure to procure or maintain insurance in sufficient amounts, durations, or types.

Firm shall procure and maintain and, if applicable, shall cause any Sub-Contractor of the Firm to procure and maintain insurance coverage listed below. Such coverage shall be procured and maintained with forms and insurers acceptable to Owner. All coverage shall be continuously maintained to cover all liability, claims, demands, and other obligations assumed by the Firm pursuant to the Contract. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage. Minimum coverage limits shall be as indicated below unless specified otherwise in the Special Conditions:

(a) Worker Compensation: Firm shall comply with all State of Colorado Regulations concerning Workers' Compensation insurance coverage.

(b) General Liability insurance with minimum combined single limits of:

ONE MILLION DOLLARS (\$1,000,000) each occurrence and  
ONE MILLION DOLLARS (\$1,000,000) per job aggregate.

The policy shall be applicable to all premises, products and completed operations. The policy shall include coverage for bodily injury, broad form property damage (including completed operations), personal injury (including coverage for contractual and employee acts), blanket contractual, products, and completed operations. The policy shall contain a severability of interests provision.

(c) Comprehensive Automobile Liability insurance with minimum combined single limits for bodily injury and property damage of not less than:

ONE MILLION DOLLARS (\$1,000,000) each occurrence and  
ONE MILLION DOLLARS (\$1,000,000) aggregate

(d) Professional Liability & Errors and Omissions Insurance policy with a minimum of:

THREE MILLION DOLLARS (\$1,000,000) per claim

This policy shall provide coverage to protect the City against liability incurred as a result of the professional services performed as a result of responding to this Solicitation.

With respect to each of Firm's owned, hired, or non-owned vehicles assigned to be used in performance of the Services. The policy shall contain a severability of interests provision.

- 3.2 Additional Insured Endorsement:** The policies required by paragraphs (b), and (c) above shall be endorsed to include the Grand Junction, its Elected and Appointed Officials, Employees and Volunteers are included as Additional Insured. Every required policy above shall be primary insurance, and any insurance carried by the Owner, its officers, or its employees, or carried by or provided through any insurance pool of the Owner, shall be excess and not contributory insurance to that provided by Firm. The Firm shall be solely responsible for any deductible losses under any policy required above.

## SECTION 4.0: SPECIFICATIONS/SCOPE OF SERVICES

- 4.1. General:** The City of Grand Junction, Colorado (City) is seeking proposals from qualified Firms to produce a Grand Junction Area Unhoused Needs Assessment and City of Grand Junction Unhoused Strategies Report as described in this proposal document. The project shall be conducted in two phases. Phase One shall consist of the Grand Junction Area Unhoused Needs Assessment focused primarily on data collection. Phase Two shall consist of the City of Grand Junction Unhoused Strategies Report and may be deferred or canceled pending review of Phase one deliverables.

**4.2. Background: Community Context**

The Grand Junction area located within Mesa County, Colorado is the largest population center between the Denver, Metropolitan Area (250 miles east) and the Salt Lake City Metropolitan Area (270 miles west). It serves as the economic and service center for communities in Western Colorado and Eastern Utah. The urbanized area is comprised of four major population centers: Clifton (unincorporated), Fruita, Grand Junction, and Palisade. A large majority of Mesa County's approximately 152,000 residents live in one of these four communities, with approximately 65,000 residing in the 40-square-mile City of Grand Junction. Residents of each of these communities frequently live, work, and take leisure in one or more of the other communities.

In 2021 the City of Grand Junction worked with Root Policy to conduct the Grand Junction Area Housing Needs Assessment ("Assessment"). This Assessment revealed a shortage of 2,168 units serving households at 60% AMI and below. Further, the assessment concluded that Mesa County will need an additional 1,571 rental units between 0-60% AMI, and 467 rental units between 61-80% AMI by 2030 to meet its growing housing demands. Additionally, our local rental vacancy rate is 1.9% and we have seen a 45% increase in houselessness based on the annual Point-in-Time Count. School District 51 is currently reporting a 110% increase in their student houselessness rate from last year. The increased houselessness can be directly correlated to rent increases, higher evictions and many landlords selling their properties. You can read more about these findings and the assessment by visiting our website. As the housing and development market experience a slight decline in production, we expect these trends to continue for the foreseeable future, which requires an increase in capacity to provide housing and services to persons experiencing homelessness. Local service providers have seen an increase in families, elderly and people who have historically not needed services and have unique needs that may require new and different solutions.

In the Fall of 2022, the City of Grand Junction's Housing Division developed a survey to hear directly from People Experiencing Houselessness (PEH), with the goal of pinpointing gateways of entry into, and barriers against exiting out of, houselessness in Grand

Junction. The design of the survey was informed by a “systems-thinking” approach to solving houselessness, which views houselessness as a solvable systems problem.

The impetus for developing and conducting this survey emerged from numerous conversations with unhoused individuals, local service providers for PEH, first responders that have regular contact with PEH, and Grand Junction business owners and residents. All groups have observed the growing rate of the unhoused population in Grand Junction and have felt a strain on their day-to-day activities as a result.

The process of developing, conducting, and analyzing the results of the survey showed numerous points in the “houselessness system” in which our community can intervene with solutions. However, the survey also revealed that more information and data are needed to create the most effective policy solutions. Therefore, the City of Grand Junction Housing Division is proposing a more robust, comprehensive “Unhoused Needs Assessment”.

#### **4.3. Project Overview:**

**Purpose:** The purpose of the study is to assess current conditions of houselessness in the Grand Junction Area and the needs of PEH in our community (Phase 1); assess service provider conditions and needs; make projections/predictions of future housing types (shelters, emergent, transitional, permanent supportive housing, and rapid rehousing); and provide recommended strategies (Phase 2) for types of housing to build and types of services still needed, as well as policies, practices, and regulatory changes that should be implemented to address gaps in housing and other service needs and supply.

**Required Components:** Information provided in Phase One: Grand Junction Area Unhoused Needs Assessment shall include a demographic and economic framework; service provider capacity and inventory; analysis of barriers and gaps in services; differing types of housing and services for special needs populations, students, seniors, and the chronically homeless; gaps between identified persons experiencing houselessness specific housing need and available housing supply; and other data as required. Each element should include information for the Grand Junction Area identified by community/municipality, and by census tract wherever possible. Phase Two: City of Grand Junction Unhoused Strategy shall consist primarily of policy and practice recommendations for near-term and long-term strategies for meeting PEH needs. These recommendations shall be specific in nature and shall be focused on implementation by the City of Grand Junction, Mesa County and its housing and service partners/organizations.

**Area of Study:** The area of study for Phase One: Grand Junction Area Unhoused Needs Assessment shall include the urbanized area of Mesa County referred to as the Grand Junction Area including the communities of Clifton, Palisade, Grand Junction, Fruita, and unincorporated areas of Mesa County within the Grand Junction Area. Phase Two: City of Grand Junction Unhoused Strategies shall focus on the City of Grand Junction and its growth area.

**Application of Findings:** The desired outcome of the Unhoused Needs Assessment and Strategy is to provide data and analysis that will be used:

- As a basis for development of the City’s housing and houselessness priorities and strategies.
- To inform planning analysis for various unhoused service providers.
- By City staff and area organizations to inform various grant applications and Low Income Housing Tax Credit (LIHTC) proposals;
- Identify trends within the unhoused community, persons experiencing homelessness (PEH) and barriers to access, and gaps between need and supply;
- To provide specific recommendations for the City of Grand Junction for implementing strategies to address barriers, gaps in services, and to address near-term and long-term housing needs.
- To provide specific recommendations for the Grand Junction area’s service and housing and service partners/organizations for implementing strategies to address near-term and long-term housing and service needs that could lead to permanent housing solutions.

**4.4. Specifications/Scope of Services:** The awarded consulting firm will produce a Unhoused Needs Assessment and Strategy for the Grand Junction area as described in this Request.

**4.4.1. Minimum Specification:** The final scope of services will be the result of negotiations between the City and the selected consultant as to how to best meet the City’s goals for the planning process. The Unhoused Needs Assessment and Strategy should include, but are not limited to, analysis of the following as provided below. Should one or more of this data be considered by the Consultant as irrelevant or superfluous to assessing unhoused needs or developing related strategies, please indicate this in the response.

## **Phase One: Grand Junction Area Unhoused Needs Assessment**

### **A. Demographic Data**

1. Population – Age, ethnicity, and race, special needs, educational attainment, income

a Aggregation of service provider data and other local/state/federal data on houselessness, including Point-in-Time (PIT), McKinney-Vento, Vulnerability Index, Homeless Management System (HMIS) data, permanent supportive housing services, domestic violence safe house data, Unhoused Needs Survey data, hospital discharge, Community Resource Network and bed utilization data, and other local programmatic and demographic data from our service providers including number of beds/units, current use of housing vouchers, and waitlists.

2. Service provider population & access – average length of stay in housing, where individuals are utilizing services, existing programs, where residents go after they leave services, vulnerability access to services, etc.

3. Qualitative data – interviews with those who have lived experience of houselessness, as well as interviews of service providers.

## **B. Special Populations**

1. Housing with supportive services for disabled and other populations
2. Rate of chronic houselessness
3. Student housing needs, trends, and impacts
4. Rate of housing assistance, TANF, and welfare receipt

## **C. Economic Conditions**

1. Local costs of houselessness on the community
2. Labor force, unemployment, and employment trends relevant to PEH
3. COVID impacts
4. Housing cost impact on houselessness
5. Medical concerns and/or costs impacting PEH
6. Other economic conditions impacting PEH

## **D. Existing Services Analysis**

1. Services provided in the community by age, condition, type, density, tenure, group quarters status, accessibility, and location
2. Models, levels, and standards of care and if existing services meet those standards
3. Overcrowding, severe overcrowding, and habitability
4. Proposed future development
5. Community outreach to inform the public and/or reduce NIMBYism

## **G. Gap Analysis**

1. Demand forecast of service and housing needs
2. Need-supply gap by household income, housing type, sub-geography, and tenure.
3. Forecast of needs to close gap such as drug and alcohol rehab beds, emergent/emergency housing needs, types of shelter, types of rapid rehousing, behavioral or mental health beds or resources and other supportive services that may include food, counseling, addiction support, etc.

## **H. Barriers Analysis**

1. Barriers related to access of services
2. Additional types of services and/or housing needs
3. Mechanisms needed to prevent houselessness
4. Analysis of supply market, including costs for various types of housing and/or services
5. Households experiencing cost-burden and conditions problems that may lead to houselessness in the future
6. Fair Housing complaints and evictions impact
7. Community support

## **I. Other**

1. Other data pertinent to the scope of this request

# **PHASE TWO: GRAND JUNCTION AREA UNHOUSED STRATEGY**



## J. Recommendations

1. Local, state, and federal and non-governmental funding sources
2. Numerical targets for supply by housing or shelter type
3. Recommendations and best practices for regulatory changes
4. Scalable strategies to address need-supply gaps
5. Strategies for public and private sector, including City services and housing and service partners/organizations
6. Tools and strategies needed to reduce and/or eliminate houselessness at the same rate at those entering houselessness
7. Tools and strategies to reduce harm, eliminate barriers, and increase access to services and/or housing for PEH
8. Other strategies pertinent to the scope of this request

4.4.2. **Community Outreach:** The Consultant shall be expected to perform outreach to gather data, interface with relevant stakeholders, city and county staff, and with local officials. A survey shall be required to gain a reasonable sample of data for the Assessment. The Consultant shall also hold community meetings and focus groups as needed to obtain the information required for the study and prepare a final presentation to be presented to community stakeholders.

4.4.3. **City Officials:** During Phase One, the Consultant shall attend at a minimum one (1) meeting with staff, (1) meeting with county/and/or other official entity, (1) meeting with local service providers, and at least two (2) meetings of the City of Grand Junction City Council, where a presentation may be necessary. The Consultant shall also perform up to four (4) workshops with the City of Grand Junction City Council and/or community workshops at reasonable intervals in the process.

4.4.4. **Other Specifications:** The product shall be of a quality that is suitable for public distribution, describing the nature of the project, research performed, findings, conclusions, and recommendations. The Consultant will provide Geographic Information Systems (GIS) based products to be included as part of the document and analysis, as well as quality graphical representations of findings where appropriate. The final product shall cover such information as to provide necessary unhoused data and give viable strategies.

The proposal shall designate whether meetings will be conducted in person or virtually.

4.4.5. **Owner's Responsibilities:** City of Grand Junction staff will assist in providing information, maps, GIS data and other community-generated materials such as previous studies. Staff may assist with developing a list of, coordinating meetings with, and distributing draft materials to relevant persons and agencies in the Grand Junction area. Staff may also assist with scheduling meetings with PEH, including and/or completing interviews for the purposes outlined.

The following documents are available on the City of Grand Junction's website at [www.gjcity.org](http://www.gjcity.org) and may be reviewed by consultants to inform a response to this Request:

- Grand Valley Unhoused Needs Assessment – 2016

- CDBG Analysis of Impediments to Fair Housing – 2016
- CDBG 5-Year Consolidated Plan – 2016
- Mesa County Community Health Assessment – Various Years
- City of Grand Junction Comprehensive Plan Issues and Opportunities Report – 2020 [includes limited housing market information]
- City of Grand Junction Strategic Plan – 2020
- Grand Valley Housing Needs Assessment – 2021
- Grand Junction Housing Strategies – 2021, 2023

**4.5. Special Conditions/Provisions:**

4.5.1. **Grants:** This project will be funded, in part, by various grants. Financial reporting and assistance in providing supporting documentation may be necessary.

4.5.2. **Budget:** The budget for this project shall not exceed \$100,000.

4.5.3. **Price/Fees:** Services pricing shall be all inclusive, to include, but not be limited to: labor, materials, equipment, travel, drawings, documentation, work, shipping/freight, licenses, permits, fees, etc.

Provide a cost not to exceed and a complete list of all potential costs/fees with associated services, as may be related to this type of scope of services. The list should be broken down into both hourly rates, and flat rate fees, reimbursable expenses, as may apply, as well as broken down into personnel providing each type of service with hours.

All fees will be considered by the Owner to be negotiable.

4.5.4. **Laws, Codes, Rules, and Regulations:** Firm shall ensure that all services provided meet all Federal, State, County, and City laws, codes, rules, and regulations.

**4.6. RFP Tentative Time Schedule:**

- Request for Proposal available: March 31, 2023
- Inquiry deadline, no questions after this date: April 17, 2023
- Addendum Posted: April 19, 2023
- Submittal deadline for proposals: April 26, 2023
- Owner evaluation of proposals: April 27 – May 5, 2023
- Interviews (if required) May 8-9, 2023
- Final selection: May 16, 2023
- Contract execution: May 23, 2023

**4.7. Questions Regarding Scope of Services:**

Kassy Hackett, Buyer  
[kassyh@gjcity.org](mailto:kassyh@gjcity.org)

4.8. **Contract:** Contract shall commence upon award. Phase One of project shall be completed no later than August 30, 2023. Phase Two of project, if determined to be warranted by City of Grand Junction following Phase One completion, shall be completed no later than October 30, 2023.

## SECTION 5.0: PREPARATION AND SUBMITTAL OF PROPOSALS

**Submission:** Each proposal shall be submitted in electronic format only, and only through the Rocky Mountain E-Purchasing website (<https://www.rockymountainbidsystem.com/default.asp>). This site offers both “free” and “paying” registration options that allow for full access of the Owner’s documents and for electronic submission of proposals. (Note: “free” registration may take up to 24 hours to process. Please Plan accordingly.) Please view our “**Electronic Vendor Registration Guide**” at <https://co-grandjunction.civicplus.com/501/Purchasing-Bids> for details. (Purchasing Representative does not have access or control of the vendor side of RMEPS. If website or other problems arise during response submission, vendor **MUST** contact RMEPS to resolve issue prior to the response deadline **800-835-4603**). For proper comparison and evaluation, the City requests that proposals be formatted as directed in Section 5.0 “Preparation and Submittal of Proposals.” Offerors are required to indicate their interest in this Project, show their specific experience and address their capability to perform the Scope of Services in the Time Schedule as set forth herein. For proper comparison and evaluation, the Owner requires that proposals be formatted **A to F**:

- A. Cover Letter:** Cover letter shall be provided which explains the Firm’s interest in the project. The letter shall contain the name/address/phone number/email of the person who will serve as the Firm’s principal contact person and shall identify individual(s) who will be authorized to make presentations on behalf of the Firm. The statement shall bear the signature of the person having proper authority to make formal commitments on behalf of the Firm. By submitting a response to this solicitation, the Firm agrees to all requirements herein.
- B. Qualifications/Experience/Credentials:** Offerors shall provide their qualifications for consideration as a contract provider to the City of Grand Junction and include prior experience in similar projects. The consultant’s project manager shall have, and provide evidence of, at least 5 years of planning experience with local governments and have led or substantively assisted in the development of an Unhoused Needs Assessment and Strategy development for a comparable jurisdiction.
1. Provide the name of the project manager for this assignment, including an overview of their experience as project manager for other similar assignments and amount of time this person is expected to spend on the project.
  2. Provide the names and resumes of key personnel that will be performing the proposed services, including the primary project manager.
  3. List the names of the sub-contractors expected to be used, the services to be provided by the sub-contractors and the amount of time that each is expected to spend on the project. Also, include the names and resumes of key sub-contractor’s personnel who will be working on the assignment.
- C. Strategy and Implementation Plan:** Describe (the Firm’s) interpretation of the Owner’s objectives with regard to this Request for Proposal. Describe the proposed strategy and/or plan for achieving the objectives of this Request for Proposal. The Firm may utilize a written narrative or any other printed technique to demonstrate its ability to satisfy the Scope of Services. The narrative should describe a logical progression of tasks and efforts starting with the initial steps or tasks to be accomplished and continuing until all proposed tasks are fully described and the Request for Proposal objectives are accomplished. Firm shall also include:

## Methodology and Approach to Scope of Work

1. Describe any project approaches or ideas that you would apply to this project and that you feel would enhance the quality of the project and final product. Provide a specific timeline or schedule for the work. Show milestones and completion dates on the schedule.
2. Describe the methods and timeline of communication your firm will use with the City's project manager, other involved City/County staff, elected and appointed officials, and other interested parties.

## Outreach and Community Involvement

1. Describe methods, techniques and general strategy for obtaining relevant and current data on housing needs in the Grand Junction area.
2. Describe successful techniques of outreach to unhoused, service providers and housing stakeholders, including individuals and organizations, with examples of past applications.
3. Specify the number and general timing of workshops, meetings, focus groups and/prevents proposed with various segments of the stakeholders and elected official. Provide the purpose and expected outcome of each of these workshops.

Also, please include a list or organizational chart for personnel to be assigned to the project. The office of each project team member should be identified. Detailed resumes should be attached to identify the experience and qualifications of the key, individual team members. The Offeror shall describe the relevance of each key individual team member and the relevant sub-consultants (if any) and explain past relationships between the Offeror (the legally responsible entity) and each sub-consultant. Also, please describe the general Service(s) to be completed by each member of the project team. Proposed rate sheet for the Firm and any sub-consultants. Include standard markup for reimbursable expenses (travel, lodging, consumable supplies, etc.), markup for sub-consultants, and standard per-diem rates. Costs to perform the above-described scope of Service(s) on a not-to-exceed basis broken down by key tasks presented in Section 4.0 **Specifications/Scope of Services**.

- D. References:** A minimum of three (3) **references** that can attest to Firm's experience in projects of similar scope and size. **Please also summarize the projects completed with these references including:** Client Name, Address, Contact Person, Telephone, Email Address, Project Dates, Project Description, Original Project Budget, Final Project Cost, and Explanation of variation from original budget to final project cost.
- E. Fee Proposal:** Provide an all-inclusive, not to exceed cost using Solicitation Response Form found in Section 7.0, accompanied by a complete list of costs breakdown.
- F. Legal Proceedings/Lawsuits:** State any and all legal proceedings, and or lawsuits you firm has been involved with in the last 3 years, is currently involved with, and/or has pending. Describe the reason for each instance, and the outcome.
- G. Additional Data (optional):** Provide any additional information that will aid in evaluation of Firm's qualifications with respect to this project.

## SECTION 6.0: EVALUATION CRITERIA AND FACTORS

- 6.1 Evaluation:** An evaluation team will review all responses and select the proposal(s) that best demonstrate the capability in all aspects to perform the Scope of Services and possess the integrity and reliability that will ensure full faith and full performance.
- 6.2 Intent:** Only Offerors who meet the qualification criteria will be considered. Therefore, it is imperative that the submitted proposal clearly indicate the Firm's ability to provide the Services.

Submittal evaluations will be done in accordance with the criteria and procedure defined herein. The Owner reserves the right to reject any and all portions of proposals and take into consideration past performance. The following parameters will be used to evaluate the submittals (**with weighted values**):

The following collective criteria shall be worth 90%
<ul style="list-style-type: none"><li>• <b>Responsiveness of Submittal to the RFP (10)</b> (Firm has submitted a proposal that is fully comprehensive, inclusive, and conforms in all respects to the Request for Proposals (RFP) and all of its requirements, including all forms and substance.)</li><li>• <b>Understanding of the Project and Objectives (25)</b> (Firm's ability to demonstrate a thorough understanding of the City's goals pertaining to this specific project.)</li><li>• <b>Experience (30)</b> (Firm's proven proficiency in the successful completion of similar projects.)</li><li>• <b>Strategy &amp; Implementation Plan (25)</b> (Firm has provided a clear interpretation of the City's objectives in regard to the project, and a fully comprehensive plan to achieve successful completion. See Section 5.0 Item C. – Strategy and Implementation Plan for details.)</li></ul>

The following criteria shall be worth 10%
* <b>Fees (10)</b>

Owner reserves the right to take into consideration past performance of previous awards/contracts with the Owner of any vendor, Firm, supplier, or service provider in determining a final award(s), if any.

The Owner will undertake negotiations with the top-rated Firm and will not negotiate with lower rated Firms unless negotiations with higher rated firms have been unsuccessful and terminated.

- 6.3 Oral Interviews:** The Owner reserves the right to invite the most qualified rated Offeror(s) to participate in oral interviews, if needed.
- 6.4 Award:** Firms shall be ranked or disqualified based on the criteria listed in Section 6.2. The Owner reserves the right to consider all of the information submitted and/or oral presentations, if required, in selecting the project Firm.

**SECTION 7.0: SOLICITATION RESPONSE FORM**  
**RFP-5223-23-KH Unhoused Needs Assessment and Strategy Report**

*Offeror must submit entire Form completed, dated and signed.*

**1) All inclusive, not to exceed cost, to provide professional services for the Unhoused Needs Assessment and Unhoused Strategies Report project, per solicitation documents:**

**NOT TO EXCEED COST \$** \_\_\_\_\_

**WRITTEN:** \_\_\_\_\_ **dollars.**

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*The Owner reserves the right to accept any portion of the Service(s) to be performed at its discretion.*  
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The undersigned has thoroughly examined the Request for Proposals and submits the proposal and schedule of fees and services attached hereto.

This offer is firm and irrevocable for sixty (60) days after the time and date set for receipt of proposals.

The undersigned Offeror agrees to provide services and products in accordance with the terms and conditions contained in this Request for Proposal and as described in the Offeror's proposal attached hereto; or as accepted by the Owner.

Prices in the proposal have not knowingly been disclosed with another provider and will not be prior to award.

- Prices in this proposal have been arrived at independently, without consultation, communication or agreement for the purpose of restricting competition.
- No attempt has been made nor will be to induce any other person or firm to submit a proposal for the purpose of restricting competition.
- The individual signing this proposal certifies they are a legal agent of the Offeror, authorized to represent the Offeror and is legally responsible for the offer with regard to supporting documentation and prices provided.
- Direct purchases by the City of Grand Junction are tax exempt from Colorado Sales or Use Tax. Tax exempt No. 98-903544. The undersigned certifies that no Federal, State, County or Municipal tax will be added to the above quoted prices.
- City of Grand Junction payment terms shall be Net 30 days.
- Prompt payment discount of \_\_\_\_\_ percent of the net dollar will be offered to the Owner if the invoice is paid within \_\_\_\_\_ days after the receipt of the invoice. The Owner reserves the right to consider any such discounts when determining the bid award that are no less than Net 10 days.

RECEIPT OF ADDENDA: the undersigned Firm acknowledges receipt of Addenda to the Solicitation, Specifications, and other Contract Documents. State number of Addenda received: \_\_\_\_\_

It is the responsibility of the Proposer to ensure all Addenda have been received and acknowledged.

\_\_\_\_\_  
Company Name – (Typed or Printed)

\_\_\_\_\_  
Authorized Agent – (Typed or Printed)

\_\_\_\_\_  
Authorized Agent Signature

\_\_\_\_\_  
Phone Number

\_\_\_\_\_  
Address of Offeror

\_\_\_\_\_  
E-mail Address of Agent

\_\_\_\_\_  
City, State, and Zip Code

\_\_\_\_\_  
Date