



GRAND JUNCTION
HOUSING AUTHORITY

Statement of Qualifications SOQ -4283-16-DH

Grand Junction Housing Authority – Phase 2 Senior Apartment Complex Development Design / Build and Tax Credit Application

RESPONSES DUE:

September 7, 2016 Prior to 3:30 p.m.

ACCEPTING ELECTRONIC RESPONSES ONLY

Responses Only Submitted Through the Rocky Mountain E-Purchasing System

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

PURCHASING REPRESENTATIVE:

Duane Hoff Jr.

Senior Buyer

duaneh@gjcity.org

970-244-1545

This solicitation has been developed specifically for a Statement of Qualifications intended to solicit competitive responses for this solicitation, and may not be the same as previous City of Grand Junction solicitations. All offerors are urged to thoroughly review this solicitation prior to submitting. Submittal by **HARD COPY, FAX, OR E-MAIL IS NOT ACCEPTABLE** for this solicitation.

ADMINISTRATIVE INFORMATION & CONDITIONS FOR SUBMITTAL

Issuing Office: This Statement of Qualifications (SOQ) is issued by the City of Grand Junction on behalf of the Grand Junction Housing Authority. All contact regarding this SOQ is directed to:

SOQ Questions:

Duane Hoff Jr.

duaneh@gjcity.org

Purpose: GJHA is requesting qualifications from design firm / general contractor teams interested in the design, development and construction for the second phase of a 136 unit apartment complex for seniors. The second phase will have 4 stories comprised of 72 dwelling units as well as circulation and amenity spaces. The selected design/build team must be committed to give this project immediate and intense attention to facilitate GJHA's submittal of an application for Low Income Housing Tax Credits on May 1, 2017.

The Owner: The Owner's Representative is the Grand Junction Housing Authority, Grand Junction, Colorado and is referred to throughout this Solicitation. The term Owner means the Owner or it's authorized representative.

NOTE: Upon the successful award of Low Income Housing Tax Credits, the contract will be assignable to a yet to be created Limited Liability Limited Partnership, with the Grand Junction Housing Authority serving as Managing General Partner and Owner's Representative.

Compliance: All participating Offerors shall agree to comply with all conditions, requirements, and instructions of this SOQ as stated or implied herein. Should the Owner omit anything from this packet which is necessary to the clear understanding of the requirements, or should it appear that various instructions are in conflict, the Offerors shall secure instructions from the Purchasing Division prior to the date and time of the submittal deadline shown in this SOQ.

Submission: Please refer to section 5.0 for what is to be included. **Each submittal 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 <http://www.gjcity.org/BidOpenings.aspx> for details. For proper comparison and evaluation, the City requests that submittals be formatted as directed in Section 5.0 "Preparation and Submittal of Qualifications." Submittals received that fail to follow this format may be ruled non-responsive.

Altering Submittals: Any alterations made prior to opening date and time must be initialed by the signer of the submittal, guaranteeing authenticity. Submittals cannot be altered or amended after submission deadline.

Withdrawal of Submittal: A submittal must be firm and valid for award and may not be withdrawn or canceled by the Offeror prior to the sixty-first (61st) day following the submittal deadline date and only prior to award. The Offeror so agrees upon their submittal. After award this statement is not applicable.

Acceptance of Submittal Content: The contents of the submittal of the successful Offeror shall become contractual obligations if acquisition action ensues. 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.

Exclusion: No oral, telegraphic, or telephonic submittals shall be considered.

Addenda: All Questions shall be submitted in writing to the appropriate person as shown in Section 1.1. Any interpretations, corrections and changes to this SOQ or extensions to the opening/receipt date shall be made by a written Addendum to the SOQ by the City Purchasing Division. Sole authority to authorize addenda shall be vested in the City of Grand Junction Purchasing Representative. Addenda will be issued electronically through the City's website at www.gjcity.org by selecting the Bids link. Offerors shall acknowledge receipt of all addenda in their submittal.

Exceptions and Substitutions: All submittals meeting the intent of this SOQ shall be considered for award. Offerors taking exception to the specifications/scope of work/scope of services shall do so at their own 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 these exceptions in the section pertaining to that area. Exception/substitution, if accepted, must meet or exceed the stated intent and/or specifications/scope of work/scope of services. The absence of such a list shall indicate 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/scope of work/scope of services contained herein.

Confidential Material: All materials submitted in response to this SOQ 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**" shall establish a confidential, proprietary relationship. Any material to be treated as confidential or proprietary in nature must include a justification for the request. The request shall be reviewed and either approved or denied by the Purchasing Manager. If denied, the proposer shall have the opportunity to withdraw its entire submittal, or to remove the confidential or proprietary restrictions. Neither cost nor pricing information nor the total proposal shall be considered confidential or proprietary.

Response Material Ownership: All submittals become the property of the Owner upon receipt and shall only be returned to the Offeror at the Owner's option. Selection or rejection of the submittal shall not affect this right. The Owner shall have the right to use all ideas or adaptations of the ideas contained in any submittal received in response to this SOQ, subject to limitations outlined in the section 1.9 entitled "Confidential Material". Disqualification of a submittal does not eliminate this right.

Minimal Standards for Responsible Prospective Offerors: A prospective Offeror must affirmably demonstrate their responsibility. A prospective Offeror must meet the following requirements:

- Have adequate financial resources, or the ability to obtain such resources as required.
- 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.

Open Records: Submittals shall be received and publicly acknowledged at the location, date, and time stated herein. Offerors, their representatives and interested persons may be present. Submittals shall be received and acknowledged only so as to avoid disclosure of process. However, all submittals shall be open for public inspection after the contract is awarded. Trade secrets and confidential information contained in the submittal so identified by Offeror as such shall be treated as confidential by the Owner to the extent allowable in the Open Records Act.

Acceptance of SOQ Terms: An Offeror's submittal in response to this SOQ shall constitute a binding offer. Acknowledgment of this condition shall be indicated on the Letter of Interest or Cover Letter by the autographic signature of the Offeror or an officer of the Offeror legally authorized to execute contractual obligations. A submission in response to the SOQ acknowledges acceptance by the Offeror of all terms and conditions including compensation, as set forth herein. An Offeror shall identify clearly and thoroughly any variations between its submittal and the Owner's SOQ requirements. Failure to do so shall be deemed a waiver of any rights to subsequently modify the terms of performance, except as outlined or specified in the SOQ.

Execution, Correlation, Intent, and Interpretations: Owner will provide the contract. By executing the contract, the Offeror represents that he/she has familiarized himself/herself with the local conditions under which the Work/Services is to be performed, and correlated his/her 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 documents is to include all labor, materials, equipment and other items necessary for the proper execution and completion of the scope of work/scope of services as defined in the technical specifications and/or drawings contained herein. All drawings, specifications, and scopes copies furnished by the Owner are, and shall remain, Owner property. They are not to be used on any other project, and with the exception of one contract set for each party to the contract, are to be returned to the owner on request at the completion of the work/services.

Permits, Fees, & Notices: The Offeror shall secure and pay for all permits, governmental fees and licenses necessary for the proper execution and completion of the work/services. The Offeror shall give all notices and comply with all laws, ordinances, rules, regulations and orders of any public authority bearing on the performance of the work/services. If the Offeror observes that any of the Contract Documents are at variance in any respect, he shall promptly notify the Owner in writing, and any necessary changes shall be adjusted by approximate modification. If the Offeror performs any work knowing it to be contrary to such laws, ordinances, rules and regulations, and without such notice to the Owner, he shall assume full responsibility and shall bear all costs attributable.

Responsibility for those Performing the Work/Services: The Offeror shall be responsible to the Owner for the acts and omissions of all his employees and all other persons performing any of the work/services under a contract with the Offeror.

Payment & Completion: The Contract Sum is stated in the Contract and is the total amount payable by the Owner to the Offeror for the performance of the work/services under the Contract Documents. Upon receipt of written notice that the work/services is 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 he finds the work/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 Offeror, of the value of work/services performed and materials placed in accordance with the Contract Documents.

Changes in the Work/Services: The Owner, without invalidating the contract, may order changes in the work/services within the general scope of the contract consisting of additions, deletions or other revisions. All such changes in the work/services shall be authorized by Change Order and shall be executed under the applicable conditions of the contract documents. A Change Order is a written order to the Offeror signed by the Owner issued after the execution of the contract, authorizing a change in the work/services or an adjustment in the contract sum or the contract time.

Minor Changes in the Work/Services: The Owner shall have authority to order minor changes in the work/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.

Uncovering & Correction of Work/Services: The Offeror shall promptly correct all work/services found by the Owner as defective or as failing to conform to the contract documents. The Offeror shall bear all costs of correcting such rejected work/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 work/services under the above paragraphs shall be removed from the site where necessary and the work/services shall be corrected to comply with the contract documents without cost to the Owner.

Amendment: No oral statement of any person shall modify or otherwise change, or affect the terms, conditions or specifications stated in the resulting contract. All amendments to the contract shall be made in writing by the Owner Purchasing Division.

Assignment: The Offeror shall not sell, assign, transfer or convey any contract resulting from this SOQ, in whole or in part, without the prior written approval from the Owner.

Compliance with Laws: Submittals must comply with all Federal, State, County and local laws governing or covering this type of service and the fulfillment of all ADA (Americans with Disabilities Act) requirements.

Confidentiality: All information disclosed by the Owner to the Offeror for the purpose of the work/services to be done or information that comes to the attention of the Offeror during the course of performing such work/services is to be kept strictly confidential.

Conflict of Interest: No public official and/or Owner employee shall have interest in any contract resulting from this SOQ.

Contract: This Statement of Qualifications, submitted documents, and any negotiations, when properly accepted by the Owner, shall constitute a contract equally binding between the Owner and Offeror. The contract represents the entire and integrated agreement between the parties hereto and supersedes all prior negotiations, representations, or agreements, either written or oral, including the submittal documents. The contract may be amended or modified with Change Orders, Field Orders, or Addendums.

Project Manager/Administrator: The Project Manager, on behalf of the Owner, shall render decisions in a timely manner pertaining to the work/services proposed or performed by the Offeror. The Project Manager shall be responsible for approval and/or acceptance of any related performance of the Scope of Work/Scope of Services.

Contract Termination: This contract shall remain in effect until any of the following occurs: (1) contract expires; (2) completion of work/services; (3) acceptance of work/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.

Employment Discrimination: During the performance of any services per agreement with the Owner, the Offeror, by submitting a Proposal, agrees to the following conditions:

- The Offeror shall 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 Offeror. The Offeror agrees to post in conspicuous places, visible to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause.
- The Offeror, in all solicitations or advertisements for employees placed by or on behalf of the Offeror, shall state that such Offeror 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.

Immigration Reform and Control Act of 1986 and Immigration Compliance: The Offeror certifies that it does not and will not during the performance of the contract employ illegal alien workers or otherwise violate the provisions of the Federal Immigration Reform and Control Act of 1986 and/or the immigration compliance requirements of State of Colorado C.R.S. § 8-17.5-101, *et.seq.* (House Bill 06-1343).

Expenses: Expenses incurred by prospective proposers in preparation, submission and presentation of this SOQ are the responsibility of the Offeror and cannot be charged to the Owner.

Ethics: The Offeror shall not accept or offer gifts or anything of value nor enter into any business arrangement with any employee, official, or agent of the Owner.

Failure to Deliver: In the event of failure of the Offeror to deliver work/services in accordance with the contract terms and conditions, the Owner, after due oral or written notice, may procure the services from other sources and hold the Offeror responsible for any costs resulting in additional purchase and administrative services. This remedy shall be in addition to any other remedies that the Owner may have.

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 at any time in accordance with its terms.

Force Majeure: The Offeror 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 Offeror, unless otherwise specified in the contract.

Indemnification: Offeror shall defend, indemnify and save harmless the Owner, State of Colorado, 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 Offeror, or of any Offeror's agent, employee, subcontractor or supplier in the execution of, or performance under, any contract which may result from proposal award. Offeror shall pay any judgment with cost which may be obtained against the Owner growing out of such injury or damages.

Independent Firm: The Offeror 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 Tax 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.

Nonconforming Terms and Conditions: A submittal that includes terms and conditions that do not conform to the terms and conditions of this Statement of Qualifications 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.

Ownership: All plans, prints, designs, concepts, etc., shall become the property of the Owner.

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.

Patents/Copyrights: The Offeror 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 Offeror 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 SOQ.

Remedies: The Offeror and Owner agree that both parties have all rights, duties, and remedies available as stated in the Uniform Commercial Code.

Venue: Any agreement as a result of responding to this SOQ 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.

Patents/Copyrights: The Offeror agrees to protect the Owner from any claims involving infringements of patents and/or copyrights. In no event shall the Owner be liable to a Offeror 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 SOQ.

Sovereign Immunity: The Owner specifically reserves its right to sovereign immunity pursuant to Colorado State Law as a defense to any action arising in conjunction to this agreement.

Public Funds/Non-Appropriation of Funds: Funds for payment have been provided through the City of Grand Junction/Mesa County budget approved by the City Council/Board of County Commissioners for the stated fiscal year only. State of Colorado statutes prohibit 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 City of Grand Junction/Mesa County fiscal year shall be subject to budget approval. Any contract will be subject to and must contain a governmental non-appropriation of funds clause.

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 the discretion of the Owner Purchasing Representative, accept future proposals for the same service or commodities for participants in such collusion.

Gratuities: The proposer certifies and agrees that no gratuities, kickbacks or contingency fees 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 proposer breaches or violates this warranty, the Owner may, at their discretion, terminate this contract without liability to the Owner.

Safety Warranty: Offeror also warrants that the services performed shall conform to the standards declared by the US Department of Labor under the Occupational Safety and Health Act of 1970.

OSHA Standards: All Offerors agree and warrant that services performed in response to this invitation shall conform to the standards declared by the US Department of Labor under the Occupational Safety and Health Act of 1970 (OSHA). In the event the services do not conform to OSHA Standards, the Owner may require the services to be redone at no additional expense to the Owner.

Performance of the Contract: The Owner reserves the right to enforce the performance of the contract in any manner prescribed by law or deemed to be in the best interest of the Owner in the event of breach or default of resulting contract award.

Benefit Claims: The Owner shall not provide to the Offeror any insurance coverage or other benefits, including Worker's Compensation, normally provided by the Owner for its employees.

Default: The Owner reserves the right to terminate the contract immediately in the event the Offeror fails to meet delivery or completion schedules, or otherwise perform in accordance with the accepted proposal. Breach of contract or default authorizes the Owner to purchase like services elsewhere and charge the full increase in cost to the defaulting Offeror.

Multiple Offers: Offerors must determine for themselves which product/services to offer. If said Offeror chooses to submit more than one offer, THE ALTERNATE OFFER must be clearly marked "Alternate Submittal". The Owner reserves the right to make award in the best interest of the Owner.

Cooperative Purchasing: Purchases as a result of this solicitation are primarily for the Owner. Other governmental entities may be extended the opportunity to utilize the resultant contract award with the agreement of the successful provider and the participating agencies. All participating entities will be required to abide by the specifications, terms, conditions and pricings established in this Submittal. The quantities furnished in this submittal document are for only the Owner. It does not include quantities for any other jurisdiction. The Owner will be responsible only for the award for our jurisdiction. Other participating entities will place their own awards on their respective Purchase Orders through their purchasing office or use their purchasing card for purchase/payment as authorized or agreed upon between the provider and the individual entity. The Owner accepts no liability for payment of orders placed by other participating jurisdictions that choose to piggy-back on our solicitation. Orders placed by participating jurisdictions under the terms of this solicitation will indicate their specific delivery and invoicing instructions.

Public Disclosure Record: If the Offeror has knowledge of their employee(s) or sub-Offerors having an immediate family relationship with a Owner employee or elected official, the Offeror must provide the Purchasing Representative with the name(s) of these individuals. These individuals are required to file an acceptable "Public Disclosure Record", a statement of financial interest, before conducting business with the Owner.

DEFINITIONS

“Consultant” refers to the person, partnership, firm or corporation entering into an Agreement with the Owner for the services required and the legal representatives of said party or the agent appointed to act for said party in the performance of the service(s) contracted for.

“Offeror” refers to the person or persons legally authorized by the Consultant to make an offer and/or submit a bid (fee) proposal in response to the Owner’s SOQ.

The term “Work” or “Services” includes all labor necessary to produce the requirements by the Contract Documents, and all materials and equipment incorporated or to be incorporated in such construction/services.

“Owner” is the Grand Junction Housing Authority, Grand Junction, Colorado and is referred to throughout the Contract Documents. Upon approval by Colorado Housing and Finance Administration (CHFA) of Low Income Housing Tax Credits to the development, GJHA will negotiate with investment partners to provide funding for the development in return for assignment of tax credits. Once successful, ownership of the development will be assigned to a Limited Liability Limited Partnership for which GJHA will become the Managing General Partner and Owner’s Representative for the development. The term Owner means the Owner or it’s authorized representative. The Owner shall, at all times, have access to the work/services wherever it is in preparation and progress. The Offeror shall provide facilities for such access. The Owner will make periodic visits to the site to familiarize himself generally with the progress and quality of work/services and to determine, in general, if the work/services is proceeding in accordance with the contract documents. Based on such observations and the Offeror’s Application for Payment, the Owner will determine the amounts owing to the Offeror and will issue Certificates for Payment in such amounts, as provided in the contract. The Owner will have authority to reject work/services which does not conform to the Contract documents. Whenever, in his reasonable opinion, he considers it necessary or advisable to insure the proper implementation of the intent of the Contract Documents, he will have authority to require the Offeror to stop the work/services or any portion, or to require special inspection or testing of the work/services, whether or not such work/services can be then be fabricated, installed, or completed. The Owner will not be responsible for the acts or omissions of the Offeror, and sub-Contractor, or any of their agents or employees, or any other persons performing any of the work/services.

“Offeror” is the person or organization identified as such in the Agreement and is referred to throughout the Contract Documents. The term Offeror means the Offeror or his authorized representative. The Offeror shall carefully study and compare the General Contract Conditions of the Contract, Specification, Scope of Work, Scope of Services, and Drawings, Addenda and Modifications and shall at once report to the Owner any error, inconsistency or omission he may discover. Offeror shall not be liable to the Owner for any damage resulting from such errors, inconsistencies or omissions. The Offeror shall not commence work/services without clarifying Drawings, Specifications, or Interpretations.

INSURANCE REQUIREMENTS

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 this Section. 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 this Section 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 Subcontractor of the Firm to procure and maintain insurance coverage listed below. Such coverage shall be procured and maintained with forms and insurers acceptable to The Owner. All coverage shall be continuously maintained to cover all liability, claims, demands, and other obligations assumed by the Firm pursuant to this Section. 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 insurance to cover obligations imposed by applicable laws for any employee engaged in the performance of work under this Contract, and Employers' Liability insurance with minimum limits of:

FIVE HUNDRED THOUSAND DOLLARS (\$500,000) each accident,
FIVE HUNDRED THOUSAND DOLLARS (\$500,000) disease - policy limit, and
FIVE HUNDRED THOUSAND DOLLARS (\$500,000) disease - each employee

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

ONE MILLION DOLLARS (\$1,000,000) each occurrence and
TWO MILLION DOLLARS (\$2,000,000) per job aggregate.

The policy shall be applicable to all premises and 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 include coverage for explosion, collapse, and underground hazards. 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:

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

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

With respect to each of Consultant's owned, hired, or non-owned vehicles assigned to be used in performance of the Work. The policy shall contain a severability of interests provision. The policies required by paragraph (b) above shall be endorsed to include the Owner and the Owner's officers and employees as additional insureds. Every policy

required 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 Consultant. No additional insured endorsement to any required policy shall contain any exclusion for bodily injury or property damage arising from completed operations. The Consultant shall be solely responsible for any deductible losses under any policy required above.

Payment & Performance Bonds: Once the Low Income Housing Tax Credits are successfully awarded by CHFA to GJHA, and sufficient funds to complete the development are obtained, the Contractor shall furnish a Performance Bond and a Payment Bond, each in an amount at least equal to that specified for the contract amount as security for the faithful performance and payment of all Contractor's obligations under the Contract Documents. These Bonds shall remain in effect for the duration of the Warranty Period (as specified in the Special Conditions). Contractor shall also furnish other Bonds that may be required by the Special Conditions. All Bonds shall be in the forms prescribed by the Contract Documents and be executed by such Sureties as (1) are licensed to conduct business in State of Colorado and (2) are named in the current list of "Companies Holding Certificates of Authority as Acceptable Sureties on Federal Bonds and as Acceptable Reinsuring Companies" as published in Circular 570 (amended) by the Audit Staff, Bureau of Accounts, U.S. Treasury Department. All Bonds signed by an agent must be accompanied by a certified copy of the Authority to Act. If the Surety on any Bond furnished by the Contractor is declared bankrupt, or becomes insolvent, or its rights to do business in Colorado are terminated, or it ceases to meet the requirements of clauses (1) and (2) of this section, Contractor shall within five (5) days thereafter substitute another Bond and Surety, both of which shall be acceptable to the GJHA.

OVERVIEW AND INFORMATION

The Grand Junction Housing Authority (GJHA) owns 2 parcels of prime land totaling 3.785 acres zoned PD, and located at 805 & 825 Bookcliff Avenue, Grand Junction, CO, 81501. The consolidated plan for the 2 parcels is to include 136 apartments for seniors, with associated supportive services provided on-site by GJHA and by partner organizations. GJHA is developing the property in two phases, with 64 apartments for seniors including amenity space on lot 1 at 2.422 acres which is currently under construction, and 72 apartments for seniors on lot 2 at 1.363 acres which is represented in this solicitation.

This project, as a whole, will be funded through a combination of loans, grants, tax credits and other funding sources, some of which originate at the Federal level. Therefore, when the project moves to the construction phase, the design / build team may be required to base construction related wages using the Davis-Bacon Act prevailing wage requirements depending on the ultimate sources of funding.

This project also requires the selected team to work closely with the GJHA to provide preconstruction services and deliverables including fully prepared construction documents and a not to exceed construction budget in support of the application to be submitted to the Colorado Housing and Finance Authority (CHFA) for the consideration of award of Low Income Housing Tax Credits to be applied to this project.

SOQ GOALS

It is the intent of this SOQ to provide interested design/build teams with sufficient information to enable them to prepare and submit statements of qualifications for the project. Based on a rating of the qualified submittals by the evaluation team, a “short list” of the most qualified firms will be developed. Only the top “short list” firms will be invited for interviews and pricing proposals.

NOTE: Pricing is not to be included with this SOQ submittal. See Fees section under Scope of Services for details.

DESIGN/BUILD TEAM INFORMATION

Provide information regarding the items listed below. Include any documentation that supports your responses.

1. Company Background – Provide a concise description of your design/build team including number of years in business, and the professional services typically provided. Include a comprehensive explanation of the team’s overall capabilities, experience and qualifications for this type of project, to include any experience with development and submission of applications for CHFA Low Income Housing Tax Credits.
2. Provide a reference list consisting of at least three projects similar to senior apartment complexes, and any projects that have required your design/build team to also provide services for development and submission of applications for CHFA Low Income Housing Tax Credits. Provide a brief description of each project including the budget, work activities, any unique requirements to providing the professional services, and the name and telephone number of your project reference.
3. Design/Build Team qualifications and experience shall include résumé information to include the principal, assigned team manager, proposed designer(s) and any other key individuals with responsibility for providing the design/build services and CHFA Low Income Housing Tax Credit services, as a result of this solicitation. Provide the name and a brief overview of the qualifications; including résumés, for each sub-consultant, if any, you propose to perform services on the project. Describe the sub-consultant’s role on this project and related experience. Include projects on which your firm has worked with the listed sub-consultant. Key personnel shall be committed to this project for its duration, unless excused by the Owner. All proposed replacements must be approved by the Owner prior to the substitution being made.
4. Provide additional information that will demonstrate the design/build team’s special qualifications and abilities relative to successfully performing this project (maximum 5-10 pages). This section should include the approach and method to successfully deliver on both the CHFA Low Income Housing Tax Credit services and the proposed Design/Build services. Any proposed cost control methods for the design/pre-construction phase of the project should also be included and your methods to maintain quality control during the design/pre-construction and construction phases.
5. Meet the target dates outlined in the section titled **Anticipated Schedule of Activities** for all deliverables including the CHFA Low Income Housing Tax Credit letter of intent and

CHFA Low Income Housing Tax Credit application portions of the project. Address your firm's ability to complete the referenced activities by the required timeline.

SCOPE OF SERVICES

General/Background: GJHA is requesting qualifications from design firm / general contractor teams interested in the design, development and construction of a 72 unit apartment complex for seniors. The selected design/build team must be committed to give this project immediate and intense attention to facilitate GJHA's submittal of an application for Low Income Housing Tax Credits on May 1, 2017.

Special Conditions/Provisions:

Oral Interviews: Only respondents who demonstrate the required qualifications and experience for this project will be considered for participation in oral presentations. It is the intent of the Owner to invite two to three design/build teams to prepare a pricing proposal (as described in the Fees section of the Scope of Services)and participate in oral interviews for the required services.

Fees: **DO NOT INCLUDE ANY PRICING OR FEE SCHEDULES WITH YOUR SUBMITTAL TO THIS SOQ.** If your firm is selected as one of the finalists, you may be invited for an oral interview. At that time, you will be required to provide, in a separate sealed envelope, a "not to exceed" total price for services and deliverables to achieve successful completion and submission of the CHFA Application for Low Income Housing Tax Credits, as per the solicitation **Scope of Services** stated herein. Any additional consultant fees must also be included. All fees will be considered by the Owner to be negotiable based on the final scope of services and deliverables. The fee proposals will not be opened by the Owner until a prospective awarded firm has been determined. Then, only the fee proposal of the successful preferred proposer will be opened. However, the Owner reserves the right to open competing fee proposals and consider their contents if a contract agreement cannot be negotiated with the number one selected firm or if it is considered in the best interest of the Owner to do so.

NOTE: If GJHA's CHFA Low Income Housing Tax Credit application proposal is successfully awarded, a construction contract will then be negotiated with the awarded design/build team.

Project Timing: Time is of the essence concerning this project. The deadline for the initial CHFA Notice of Intent is prior to May 1, 2017. The deadline for the full completed application is prior to June 1, 2017, Therefore, it is essential that the selected team be ready and able to begin work immediately to meet these time sensitive application deadlines.

Short Listed Firms: Finalist, short listed firms, may be provided detailed questions developed by the evaluation committee during the review process that finalists will be required to respond. Additional information that may delineate the firm's ability to work within a limited timeline, in collaboration with the Owner may also be requested at that time. Firms will be limited to a previously determined amount of time for their presentations. It is the intent of the Owner to participate in oral interviews with a minimum of two (2)

design/build teams, but not more than four (4). Presentations should be made by principals and key personnel who can respond to any additional questions the evaluation team may pose during the oral interviews. Presentations are to be professional in nature, but concise and to the point with illustrations relevant to the firm's abilities with regard to the prospective project. Visual aids to include Power Point or other objective information that will assist the evaluation team are recommended, but not required.

Should the Owner not be able to agree on the details of the contract with the top rated firm through good-faith negotiations, they will proceed to the next highest ranked firm and enter into negotiations.

Scope of Services:

The GJHA expects the selected design/build team to be experienced in senior residential development, design, and construction including market-rate units and units meeting the needs of low-and moderate-income households. The selected team shall also have experience with developments financed with Low Income Housing Tax Credits and be prepared to provide the deliverables required for applying for them through the Colorado Housing and Finance Authority (CHFA), as well as other financing resource deliverables required in affordable/workforce housing development financing. The selected team must be willing and able to assist the GJHA in the preparation and submission of the deliverables to be considered for award of Low Income Housing Tax Credits. This is a vital component to the success of this project. Based on past experience, the GJHA expects that CHFA's process will be highly competitive. Securing award of these credits is essential to the project implementation. If the GJHA is unsuccessful in obtaining the tax credits, the project will not be implemented, or will be delayed until tax credits can be obtained.

This is a multi-step project:

- Project Design Through Full Permit Drawings and Project Specifications
- CHFA Application
- Securing Private Investors (done by GJHA)
- Project Construction

The selected team will have a strong track record of successful partnerships with public entities, including public housing authorities, and a portfolio of quality developments that perform at levels meeting or exceeding expectations. GJHA will consider past experience in development, design, and construction of similar projects of similar size and complexity.

Informational Attachments: See attachments for additional information pertaining to this project:

Site Plan Rendering
Schematic Floor Plans

Questions Regarding Scope of Services:

Duane Hoff Jr., Senior Buyer
duaneh@gjcity.org

ANTICIPATED SCHEDULE OF ACTIVITIES

- Statement of Qualifications Available August 17, 2016
- Last Day for Questions August 30, 2016
- Addendum Posted September 2, 2016
- Due Date for Submittals September 7, 2016
- Review and Shortlist September 8 - 9, 2016
- Selected Shortlist Firms Notified September 9, 2016
- Shortlist Interviews (if required) September 12 - 13, 2016
- Selection of Finalist (and negotiations, if required) September 13, 2016
- Board Approval September 14, 2016
- Contract Award September 15, 2016
- Notice to Proceed September 21, 2016
- Design Development Drawings Due December 15, 2016
- Pricing for DD's Due January 31, 2017
- Construction Documents Due/
Submit to City Planning & Zoning March 1, 2017
- Final Pricing Due April 1, 2017
- CHFA Letter of Intent and Deliverables Due May 1, 2017
- LIHTC Application Due June 1, 2017

ADMINISTRATIVE REQUIREMENTS AND INSTRUCTIONS

Submission: Each submittal 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 <http://www.gjcity.org/BidOpenings.aspx> for details.

- A. **Cover Letter:** A cover letter shall be provided which succinctly explains the Offeror’s interest in the project. The letter shall contain the name/address/phone number/email address of the person who will serve as the 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 Offeror agrees to all requirements herein. Offeror shall also acknowledge receipt of any and all addenda.
- B. **Qualifications/Experience/Credentials:** Proposers shall provide their qualifications for consideration as a contract provider to the Owner and include prior experience in similar projects, to include: names, titles and responsibilities of key personnel who will be responsible for the on-site management, design, and construction of this project. Include qualifications, experience of each, and length of time with the company. **Include all items from the “Design/Build Team Information” Section.**
- C. **Strategy and Implementation Plan:** Describe your (the design/build team’s) interpretation of the Owner’s objectives with regard to this SOQ. Describe the proposed strategy and/or plan for achieving the objectives of this SOQ. The team may utilize a written narrative or any other printed technique to demonstrate his/her 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 SOQ objectives are accomplished. Include a **time schedule** for completion of your team’s implementation plan and an estimate of time commitments from Owner staff.
- D. **Fees:** See Item titled “Fees” under the Special Conditions/Provisions section.
- E. **References:** Give at least three (3) references for projects of similar size and scope, including references for projects completed during the past three years. Include the name of the organization, a brief summary of the work, the cost of the project and the name and telephone number of a responsible contact person.
- F. **Additional Data (optional):** Along with the requested information from the “Design/Build Team Information” Section of this solicitation, provide any additional information that will aid in evaluation of your qualifications with respect to this project.

EVALUATION CRITERIA AND FACTORS

Evaluation: An evaluation team shall review all responses and select the proposal or proposals that best demonstrate the capability in all aspects to perform the scope of services and possess the integrity and reliability that will ensure good faith performance.

Intent: Only respondents 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 described herein.

Submittal evaluations will be done in accordance with the criteria and procedure defined herein. The Owner reserves the right to reject any and all Statements. The following parameters will be used to evaluate the submittals (in no particular order of priority):

- Responsiveness of submittal to the SOQ
- Understanding of the project and the objectives
- Experience with Design/Build projects and CHFA Tax Credit process
- Necessary resources
- Strategy & Implementation Plan
- Demonstrated capability and use of Controls (cost, schedule, and quality)
- References

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. Should the Owner not be able to agree on the details of the contract with the top rated firm through good-faith negotiations, they will proceed to the next highest ranked firm and enter into negotiations.

Oral Interviews: It is the Owner's intent to invite two to four of the most qualified rated Offerors to participate in oral interviews. However, the Owner reserves the right to make selection without conduction interviews, if it is deemed in the best interest of the Owner.

Award: Firms shall be ranked or disqualified based on the criteria listed herein. The Owner reserves the right to consider all of the information submitted and/or oral presentations, if required, in selecting the project Offeror.

End SOQ



BOOKCLIFF AVENUE

DRY COBBLE BED

ENTRANCE SIGNAGE

27 STREET PARKING SPACES

FIRE LANE

PHASE II

85 PARKING SPACES; 12 ADA SPACES

LANDSCAPE BUFFER

SPECIAL PAVING

PLANTING POTS

SEATWALL

SPECIAL PAVING

MOVABLE FURNITURE

LAWN AREA

WALKING PATH

6' STAINED CEDAR FENCE

TRASH RECEPTACLES

BENCHES

PHASE I

RAISED GARDEN
PLANTERS AND
STORAGE BENCHES

WALKING PATH

BIKE PARKING

REINFORCED TURF
RINGS FOR FIRE LANE

ILLUSTRATIVE MASTER PLAN RENDERING



THE HIGHLANDS - GRAND JUNCTION, CO
2016.02.01



GENERAL PLAN NOTES	
Key Name	Comments
1	ALL DIMENSIONS ARE TO FACE OF STUD OR CENTERLINE OF COLUMN OR WINDOW UNLESS NOTED OTHERWISE
2	FURNITURE IS NOT IN CONTRACT UNLESS NOTED OTHERWISE
3	ALL BUILDING AREAS SHALL BE FULLY SPRINKLERED PER NFPA-13
4	WHERE "CLEAR" IS CALLED OUT ON A DIMENSION, PROVIDE DIMENSION NOTED (AT A MINIMUM) FROM FACE OF FINISH TO FACE OF FINISH
5	CORRIDOR AND UNIT DEMISING WALLS ARE TYPE WRS16 (1 HOUR RATED), ELEVATOR AND STAIR WALLS ARE W9 (2 HOUR RATED), AND LOBBY/AMENITY AREA WALLS ARE W26 UNLESS NOTED OTHERWISE
6	FLOOR ELEVATIONS ASSUME THE USE OF FIRE-CUT EXTERIOR WALL STUDS
7	MAINTAIN CONTINUITY OF RATED PARTITIONS AT HEAD AND BOTTOM OF PARTITION AND AT JOINTS WITH DISSIMILAR PARTITIONS WITH LISTED JOINT ASSEMBLIES
8	WHERE TWO DIFFERING PARTITION TYPES ABUT ALONG A CONTINUOUS LINE, ALIGN THE CONTINUOUS FINISHED SURFACE UNLESS OTHERWISE NOTED. THIS MAY NECESSITATE THE ADDITION OF EXTRA LAYERS OF DRYWALL TO FLUSH OUT THE FINISH.
9	WHERE DOORS ARE NOT SPECIFICALLY LOCATED, PROVIDE A HINGE-SIDE JAMB DIMENSION OF 4" FROM DOOR OPENING TO ADJACENT PERPENDICULAR PARTITION
10	WHERE MECHANICAL DUCTWORK PENETRATES A COMPONENT OF THE FIRE-RATED ASSEMBLY, PROVIDE FIRE AND/OR SMOKE DAMPERS IN ACCORDANCE WITH IBC CHAPTER 7
11	PROVIDE 1/2" (MINIMUM) CLEARANCE AROUND DUCTWORK FOR VIBRATION ISOLATION
12	THERE ARE TO BE NO EXPOSED PIPES, DUCTS, ETC. ALL SUCH LINES ARE TO BE CONCEALED OR FURRED UNLESS SPECIFICALLY NOTED AS OTHERWISE
13	GC TO FIELD VERIFY DIMENSIONS PRIOR TO FABRICATION OF CASEWORK, MILLWORK, AND OTHER BUILT-IN ITEMS
14	REFER TO SHEET G-401 FOR MOUNTING HEIGHTS AND BLOCKING FOR GRAB BARS
15	REFER TO SHEET A-421 FOR WINDOW TYPES
16	REFER TO A-700 SERIES SHEETS FOR ENLARGED UNIT PLANS, RCP'S, CODE PLANS, FINISH PLANS, UNIT FINISH SCHEDULES, AND FOR INFORMATION ON UNIT PARTITION WALLS AND DOORS
17	REFER TO SHEET A-601 FOR DOOR SCHEDULE AND TYPES
18	COORDINATE LOCATION AND NUMBER OF KNOX BOXES WITH FIRE DEPARTMENT AND ARCHITECT
19	UNIT DEMISING PARTITIONS ARE CENTERED ON GRIDLINES UNLESS NOTED OTHERWISE
20	REFER TO PROJECT MANUAL FOR DOOR HARDWARE SPECIFICATIONS
21	DRAFTSTOPPING MATERIALS AT ATTIC SPACE MAY NOT BE LESS THAN 1/2" GYPSUM BOARD, 3/8" WOOD STRUCTURAL PANEL, 3/8" PARTICLE BOARD, OR CEMENT FIBERBOARD
22	REFERENCE CIVIL FOR USGS DATUM ELEVATION OF FINISHED FLOOR AT LEVEL 1 (ARCHITECTURAL ELEVATION IS 100'-0")
23	REFER TO SHEET G-501 FOR PARTITION, FLOOR/CEILING, AND ROOF/CEILING TYPES. REFER TO CODE PLANS FOR PARTITION RATINGS.
24	ALL STEEL COLUMNS ARE TO BE 1 HOUR FIRE PROTECTED PER 9'G-501. ALL STEEL BEAMS ARE TO BE 1 HOUR FIRE PROTECT PER 10'G-501.
25	TRASH CHUTE TO COMPLY WITH IBC 713.13.1 AND BE ENCLOSED IN A 1 HOUR RATED SHAFT ENCLOSURE PER IBC 713.4. TRASH CHUTE DOORS SHALL BE SELF OR AUTOMATIC CLOSING UPON ACTIVATION OF A SMOKE DETECTOR. REFER TO PROJECT MANUAL FOR ADDITIONAL INFORMATION ON TRASH CHUTE SYSTEM.
26	ALL DOOR HARDWARE IS TO MEET ICC A117.1-2009 REQUIREMENTS FOR ACCESSIBILITY: HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FLOOR.
27	LISTED ELECTRICAL BOXES IN OPPOSITE SIDES OF 1 HOUR RATED WALLS AND PARTITIONS SHALL BE SEPARATED BY ONE OF THE FOLLOWING: HORIZONTAL DISTANCE SPECIFIED IN THE LISTING OF THE ELECTRICAL BOXES, SOLID FIREBLOCKING, PROTECTING BOTH BOXES WITH LISTED PUTTY PADS, OR OTHER LISTED MATERIALS AND METHODS

PROJECT FLAGNOTES	
NO.	FLAGNOTE
3.05	RECESS SLAB/GYPCRETE AT SHOWER, RE: STRUCTURAL AND INTERIORS
7.05	ALUMINUM DOWNSPOUT
10.04	FIRE EXTINGUISHER IN 1-HOUR RATED RECESSED CABINET
22.09	GAS METER, RE: PLUMBING
31.01	RADON LOOP BOUNDARY, 5 AREAS TOTAL
31.02	RADON RISER, RE: TYP RADON VENT PIPE SECTION



3003 Larimer Street
Denver, Colorado 80205
phone 303.861.5704
www.ozarch.com

THE HIGHLANDS - PHASE II
805 BOOKCLIFF AVENUE
GRAND JUNCTION, CO 81501

PROJ. NO. 114301.01
DRAWN:
CHECKED:
APPROVED:
DATE: 12/14/2015

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THE HIGHLANDS - PHASE II
ISSUED FOR:
SITE PLAN SUBMITTAL

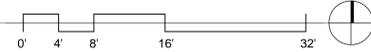
SHEET TITLE:
LEVEL 1 FLOOR PLAN

SCALE: 1/8" = 1'-0"
SHEET NUMBER

A-101

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1 LEVEL 1 FLOOR PLAN
1/8" = 1'-0"





GENERAL PLAN NOTES

Key Name	Comments
1	ALL DIMENSIONS ARE TO FACE OF STUD OR CENTERLINE OF COLUMN OR WINDOW UNLESS NOTED OTHERWISE
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4	WHERE "CLEAR" IS CALLED OUT ON A DIMENSION, PROVIDE DIMENSION NOTED (AT A MINIMUM) FROM FACE OF FINISH TO FACE OF FINISH
5	CORRIDOR AND UNIT DEMISING WALLS ARE TYPE WRS16 (1 HOUR RATED), ELEVATOR AND STAIR WALLS ARE W06 (2 HOUR RATED), AND LOBBY/AMENITY AREA WALLS ARE W26 UNLESS NOTED OTHERWISE
6	FLOOR ELEVATIONS ASSUME THE USE OF FIRE-CUT EXTERIOR WALL STUDS
7	MAINTAIN CONTINUITY OF RATED PARTITIONS AT HEAD AND BOTTOM OF PARTITION AND AT JOINTS WITH DISSIMILAR PARTITIONS WITH LISTED JOINT ASSEMBLIES
8	WHERE TWO DIFFERING PARTITION TYPES ABUT ALONG A CONTINUOUS LINE, ALIGN THE CONTINUOUS FINISHED SURFACE UNLESS OTHERWISE NOTED. THIS MAY NECESSITATE THE ADDITION OF EXTRA LAYERS OF DRYWALL TO FLUSH OUT THE FINISH
9	WHERE DOORS ARE NOT SPECIFICALLY LOCATED, PROVIDE A HINGE-SIDE JAMB DIMENSION OF 4" FROM DOOR OPENING TO ADJACENT PERPENDICULAR PARTITION
10	WHERE MECHANICAL DUCTWORK PENETRATES A COMPONENT OF THE FIRE-RATED ASSEMBLY, PROVIDE FIRE AND/OR SMOKE DAMPERS IN ACCORDANCE WITH IBC CHAPTER 7
11	PROVIDE 12" (MINIMUM) CLEARANCE AROUND DUCTWORK FOR VIBRATION ISOLATION
12	THERE ARE TO BE NO EXPOSED PIPES, DUCTS, ETC. ALL SUCH LINES ARE TO BE CONCEALED OR FURRED UNLESS SPECIFICALLY NOTED AS EXPOSED CONSTRUCTION
13	GC TO FIELD VERIFY DIMENSIONS PRIOR TO FABRICATION OF CASEWORK, MILLWORK, AND OTHER BUILT-IN ITEMS
14	REFER TO SHEET G-401 FOR MOUNTING HEIGHTS AND BLOCKING FOR GRAB BARS
15	REFER TO SHEET A-421 FOR WINDOW TYPES
16	REFER TO A-700 SERIES SHEETS FOR ENLARGED UNIT PLANS, RCP'S, CODE PLANS, FINISH PLANS, UNIT FINISH SCHEDULES, AND FOR INFORMATION ON UNIT PARTITION WALLS AND DOORS
17	REFER TO SHEET A-401 FOR DOOR SCHEDULE AND TYPES
18	COORDINATE LOCATION AND NUMBER OF KNOX BOX(ES) WITH FIRE DEPARTMENT AND ARCHITECT
19	UNIT DEMISING PARTITIONS ARE CENTERED ON GRIDLINES UNLESS NOTED OTHERWISE
20	REFER TO PROJECT MANUAL FOR DOOR HARDWARE SPECIFICATIONS
21	DRAFTSTOPPING MATERIALS AT ATTIC SPACE MAY NOT BE LESS THAN 1/2" GYPSUM BOARD, 3/8" WOOD STRUCTURAL PANEL, 3/8" PARTICLE BOARD, OR CEMENT FIBERBOARD
22	REFERENCE CIVIL FOR USGS DATUM ELEVATION OF FINISHED FLOOR AT LEVEL 1 (ARCHITECTURAL ELEVATION IS 100'-0")
23	REFER TO SHEET G-501 FOR PARTITION, FLOOR/CEILING, AND ROOF/CILING TYPES. REFER TO CODE PLANS FOR PARTITION RATINGS
24	ALL STEEL COLUMNS ARE TO BE 1 HOUR FIRE PROTECTED PER 9/9-501. ALL STEEL BEAMS ARE TO BE 1 HOUR FIRE PROTECT PER 9/9-501
25	TRASH CHUTE TO COMPLY WITH IBC 713.13.1 AND BE ENCLOSED IN A 1 HOUR RATED SHAFT ENCLOSURE PER IBC 713.4. TRASH CHUTE DOORS SHALL BE SELF OR AUTOMATIC CLOSING UPON ACTIVATION OF A SMOKE DETECTOR. REFER TO PROJECT MANUAL FOR ADDITIONAL INFORMATION ON TRASH CHUTE SYSTEM
26	ALL DOOR HARDWARE IS TO MEET ICC A117.1-2009 REQUIREMENTS FOR ACCESSIBILITY: HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FLOOR
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PROJECT FLAGNOTES

NO.	FLAGNOTE
3.05	RECESS SLAB/GYPCRETE AT SHOWER, RE: STRUCTURAL AND INTERIORS
7.05	ALUMINUM DOWNSPOUT
10.04	FIRE EXTINGUISHER IN 1-HOUR RATED RECESSED CABINET
31.02	RADON RISER, RE: TYP RADON VENT PIPE SECTION



THE HIGHLANDS - PHASE II
805 BOOKCLIFF AVENUE
GRAND JUNCTION, CO 81501

PROJ. NO. 114301.01
DRAWN:
CHECKED:
APPROVED:
DATE: 12/14/2015

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THE HIGHLANDS - PHASE II
ISSUED FOR:
SITE PLAN SUBMITTAL

SHEET TITLE:
LEVEL 2 FLOOR PLAN

SCALE: 1/8" = 1'-0"
SHEET NUMBER
A-102

1 LEVEL 2 FLOOR PLAN
1/8" = 1'-0"

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- GENERAL PLAN NOTES**
- | Key Name | Comments |
|----------|---|
| 1 | ALL DIMENSIONS ARE TO FACE OF STUD OR CENTERLINE OF COLUMN OR WINDOW UNLESS NOTED OTHERWISE |
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| 6 | FLOOR ELEVATIONS ASSUME THE USE OF FIRE-CUT EXTERIOR WALL STUDS |
| 7 | MAINTAIN CONTINUITY OF RATED PARTITIONS AT HEAD AND BOTTOM OF PARTITION AND AT JOINTS WITH DISSIMILAR PARTITIONS WITH LISTED JOINT ASSEMBLIES |
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| 10 | WHERE MECHANICAL DUCTWORK PENETRATES A COMPONENT OF THE FIRE-RATED ASSEMBLY, PROVIDE FIRE AND/OR SMOKE DAMPERS IN ACCORDANCE WITH IBC CHAPTER 7 |
| 11 | PROVIDE 1/2" (MINIMUM) CLEARANCE AROUND DUCTWORK FOR VIBRATION ISOLATION |
| 12 | THERE ARE TO BE NO EXPOSED PIPES, DUCTS, ETC. ALL SUCH LINES ARE TO BE CONCEALED OR FURRED UNLESS SPECIFICALLY NOTED AS EXPOSED CONSTRUCTION |
| 13 | GO TO FIELD VERIFY DIMENSIONS PRIOR TO FABRICATION OF CASEWORK, MILLWORK, AND OTHER BUILT-IN ITEMS |
| 14 | REFER TO SHEET G-401 FOR MOUNTING HEIGHTS AND BLOCKING FOR GRAB BARS |
| 15 | REFER TO SHEET A-421 FOR WINDOW TYPES |
| 16 | REFER TO 700 SERIES SHEETS FOR ENLARGED UNIT PLANS, RCPS, CODE PLANS, FINISH PLANS, UNIT FINISH SCHEDULES, AND FOR INFORMATION ON UNIT PARTITION WALLS AND DOORS |
| 17 | REFER TO SHEET A-401 FOR DOOR SCHEDULE AND TYPES |
| 18 | COORDINATE LOCATION AND NUMBER OF KNOX BOXES WITH FIRE DEPARTMENT AND ARCHITECT |
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| 27 | LISTED ELECTRICAL BOXES IN OPPOSITE SIDES OF 1 HOUR RATED WALLS AND PARTITIONS SHALL BE SEPARATED BY ONE OF THE FOLLOWING: HORIZONTAL DISTANCE SPECIFIED IN THE LISTING OF THE ELECTRICAL BOXES, SOLID FIREBLOCKING, PROTECTING BOTH BOXES WITH LISTED PUTTY PADS, OR OTHER LISTED MATERIALS AND METHODS |

PROJECT FLAGNOTES

NO.	FLAGNOTE
3.05	RECESS SLAB/GYPCRETE AT SHOWER, RE: STRUCTURAL AND INTERIORS
7.05	ALUMINUM DOWNSPOUT
10.04	FIRE EXTINGUISHER IN 1-HOUR RATED RECESSED CABINET
31.01	RADON LOOP BOUNDARY, 5 AREAS TOTAL
31.02	RADON RISER, RE: TYP RADON VENT PIPE SECTION



THE HIGHLANDS - PHASE II
 805 BOOKCLIFF AVENUE
 GRAND JUNCTION, CO 81501

PROJ. NO. 114301.01
 DRAWN: Author
 CHECKED: Checker
 APPROVED: Approver
 DATE: 12/14/2015

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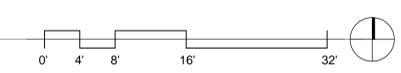
THE HIGHLANDS - PHASE II
 ISSUED FOR:
 SITE PLAN SUBMITTAL

SHEET TITLE:
 LEVEL 3 FLOOR PLAN

SCALE: 1/8" = 1'-0"
 SHEET NUMBER
A-103

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1 LEVEL 3 FLOOR PLAN
 1/8" = 1'-0"





GENERAL PLAN NOTES	
Key Name	Comments
1	ALL DIMENSIONS ARE TO FACE OF STUD OR CENTERLINE OF COLUMN OR WINDOW UNLESS NOTED OTHERWISE
2	FURNITURE IS NOT IN CONTRACT UNLESS NOTED OTHERWISE
3	ALL BUILDING AREAS SHALL BE FULLY SPRINKLERED PER NFPA-13
4	WHERE "CLEAR" IS CALLED OUT ON A DIMENSION, PROVIDE DIMENSION NOTED (AT A MINIMUM) FROM FACE OF FINISH TO FACE OF FINISH
5	CORRIDOR AND UNIT DEMISING WALLS ARE TYPE WRS16 (1 HOUR RATED), ELEVATOR AND STAIR WALLS ARE W06 (2 HOUR RATED), AND LOBBY/AMENITY AREA WALLS ARE W06 UNLESS NOTED OTHERWISE
6	FLOOR ELEVATIONS ASSUME THE USE OF FIRE-CUT EXTERIOR WALL STUDS PERPENDICULAR PARTITION
7	MAINTAIN CONTINUITY OF RATED PARTITIONS AT HEAD AND BOTTOM OF PARTITION AND AT JOINTS WITH DISSIMILAR PARTITIONS WITH LISTED JOINT ASSEMBLIES
8	WHERE TWO DIFFERING PARTITION TYPES ABUT ALONG A CONTINUOUS LINE, ALIGN THE CONTINUOUS FINISHED SURFACE UNLESS OTHERWISE NOTED. THIS MAY NECESSITATE THE ADDITION OF EXTRA LAYERS OF DRYWALL TO FLUSH OUT THE FINISH
9	WHERE DOORS ARE NOT SPECIFICALLY LOCATED, PROVIDE A HINGE-SIDE JAMB DIMENSION OF 4" FROM DOOR OPENING TO ADJACENT PERPENDICULAR PARTITION
10	WHERE MECHANICAL DUCTWORK PENETRATES A COMPONENT OF THE FIRE-RATED ASSEMBLY, PROVIDE FIRE AND/OR SMOKE DAMPERS IN ACCORDANCE WITH IBC CHAPTER 7
11	PROVIDE 1/2" (MINIMUM) CLEARANCE AROUND DUCTWORK FOR VIBRATION ISOLATION
12	THERE ARE TO BE NO EXPOSED PIPES, DUCTS, ETC. ALL SUCH LINES ARE TO BE CONCEALED OR FURRED UNLESS SPECIFICALLY NOTED AS EXPOSED CONSTRUCTION
13	GC TO FIELD VERIFY DIMENSIONS PRIOR TO FABRICATION OF CASEWORK, MILLWORK, AND OTHER BUILT-IN ITEMS
14	REFER TO SHEET G-401 FOR MOUNTING HEIGHTS AND BLOCKING FOR GRAB BARS
15	REFER TO SHEET A-621 FOR WINDOW TYPES
16	REFER TO A-700 SERIES SHEETS FOR ENLARGED UNIT PLANS, RCPS, CODE PLANS, FINISH PLANS, UNIT FINISH SCHEDULES, AND FOR INFORMATION ON UNIT PARTITION WALLS AND DOORS
17	REFER TO SHEET A-601 FOR DOOR SCHEDULE AND TYPES
18	COORDINATE LOCATION AND NUMBER OF KNOX BOXES WITH FIRE DEPARTMENT AND ARCHITECT
19	UNIT DEMISING PARTITIONS ARE CENTERED ON GRIDLINES UNLESS NOTED OTHERWISE
20	REFER TO PROJECT MANUAL FOR DOOR HARDWARE SPECIFICATIONS
21	DRAFTSTOPPING MATERIALS AT ATTIC SPACE MAY NOT BE LESS THAN 1/2" GYPSUM BOARD, 3/8" WOOD STRUCTURAL PANEL, 3/8" PARTICLE BOARD, OR CEMENT FIBERBOARD
22	REFERENCE CIVIL FOR USGS DATUM ELEVATION OF FINISHED FLOOR AT LEVEL 1 (ARCHITECTURAL ELEVATION IS 100'-0")
23	REFER TO SHEET G-501 FOR PARTITION, FLOOR/CEILING, AND ROOF/CILING TYPES. REFER TO CODE PLANS FOR PARTITION RATINGS
24	ALL STEEL COLUMNS ARE TO BE 1 HOUR FIRE PROTECTED PER 9/9-501. ALL STEEL BEAMS ARE TO BE 1 HOUR FIRE PROTECTED PER 10/9-501
25	TRASH CHUTE TO COMPLY WITH IBC 713.13.1 AND BE ENCLOSED IN A 1 HOUR RATED SHAFT ENCLOSURE PER IBC 713.4. TRASH CHUTE DOORS SHALL BE SELF OR AUTOMATIC CLOSING UPON ACTIVATION OF A SMOKE DETECTOR. REFER TO PROJECT MANUAL FOR ADDITIONAL INFORMATION ON TRASH CHUTE SYSTEM
26	ALL DOOR HARDWARE IS TO MEET ICC A117.1-2009 REQUIREMENTS FOR ACCESSIBILITY: HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FLOOR.
27	LISTED ELECTRICAL BOXES IN OPPOSITE SIDES OF 1 HOUR RATED WALLS AND PARTITIONS SHALL BE SEPARATED BY ONE OF THE FOLLOWING: HORIZONTAL DISTANCE SPECIFIED IN THE LISTING OF THE ELECTRICAL BOXES, SOLID FIREBLOCKING, PROTECTING BOTH BOXES WITH LISTED PUTTY PADS, OR OTHER LISTED MATERIALS AND METHODS

PROJECT FLAGNOTES	
NO.	FLAGNOTE
3.05	RECESS SLAB/GYPCRETE AT SHOWER, RE: STRUCTURAL AND INTERIORS
7.05	ALUMINUM DOWNSPOUT
10.04	FIRE EXTINGUISHER IN 1-HOUR RATED RECESSED CABINET
31.02	RADON RISER, RE: TYP RADON VENT PIPE SECTION



THE HIGHLANDS - PHASE II
 805 BOOKCLIFF AVENUE
 GRAND JUNCTION, CO 81501

PROJ. NO. 114301.01
 DRAWN: Author
 CHECKED: Checker
 APPROVED: Approver
 DATE: 12/14/2015

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THE HIGHLANDS - PHASE II
 ISSUED FOR:
 SITE PLAN SUBMITTAL

SHEET TITLE:
 LEVEL 4 FLOOR PLAN

SCALE: 1/8" = 1'-0"
 SHEET NUMBER
A-104

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