



SAGUACHE COUNTY HOUSING AUTHORITY

PO Box 813, Saguache, CO 81149

REQUEST FOR PROPOSALS

General Contractor Services

Casita Park — Baca Grande Subdivision | Crestone, Colorado

1. Project Overview

The Saguache County Housing Authority (SCHA) requests proposals from qualified general contractors to construct two (2) passive single-family solar workforce housing homes at Casita Park, within Baca Grande Subdivision in Crestone, Saguache County, Colorado.

Funding applications are actively ongoing to support construction costs. SCHA intends to move efficiently from contractor selection into construction once financing is finalized and seeks a contractor who can work collaboratively within that timeline.

2. Project Information

Owner / Client	Saguache County Housing Authority (SCHA)
Project Name	Casita Park — Baca Grande Subdivision
Location	Lot 205-C Caliente Court & Lot 391-C Paseo Court, Crestone, CO 81131 (Saguache County)
Scope	New construction of two (2) detached single-family residences
Unit Type	2 Bedroom / 2.0 Bathroom per unit
Interior / Exterior SF	896 SF usable interior; 1,020 SF exterior footprint (12" wall construction)
Zoning / Permitting	Baca Grande Subdivision Guidelines; permit required through Saguache County
Setbacks	Front: 25'-0" Side/Rear: 10'-0"
Building Height	15'-8 1/4" from finished grade (peak)
Design Phase	Schematic Design complete; Design Development drawings dated May 18, 2026
Architect / Designer	Hearth Design Build, Cillian Liam Barrett
Structural Engineer	Dodson Harper, Resources Engineering Group

3. Scope of Work

Each unit is a new residential dwelling. The following scope is drawn from the architectural drawings (Hearth Design Build, dated May 18, 2026). Contractors must review the full drawing set prior to submitting a proposal. In case of conflict between the drawings and the clarifications below, the clarifications in this section control for pricing purposes unless superseded by written addendum.

Design and build plans must meet or exceed IRC (International Residential Code) 2018 standards.

Contractors must complete **Exhibit B** (Itemized Bid Estimate) as part of their proposal submission. See Section 6 and Exhibit B.

Site Work

- Gravel driveway and path, minimum 6" depth
- 10% sloped grade away from structure perimeter
- ADA accessible approach: 60"x60" landing, 36"x60" ramp, 36"x60" landing
- Utility lines to public connection (location to be confirmed by SCHA or utility provider; include unit pricing per LF for off-lot extensions)
- Water line through mechanical room, sinks, and bathrooms — per plumber's spec
- Septic line through bathrooms — per installer's spec
- Electrical conduit 30" minimum below grade — per electrician's spec; provide electrical meter

Foundation

- FW1 — Crawlspace stem walls [R-25]: Concrete stem wall per structural; vapor/radon moisture barrier; 3.5" GMX thermal drain board
- F1 — Framed floor [R-42]: Sheathing and framing per structural with R-42 (12") dense pack cellulose insulation; finish per owner spec
- F2 — Crawlspace floor: Sand bed or recycled carpet/padding to protect VRCL; VRCL per engineer; 6" clean washed rock with 4" perforated pipe radon collection system per design details and spec

Structure & Roof

- 28'-0" x 30'-0" building footprint (12" wall construction); 1,020 SF exterior footprint
- Double stud wall framing per structure
- 4:12 roof pitch; trusses to manufacturer's spec; total roofing area 1,330 SF (13.3 squares)
- R1 — Roof assembly: 7/8" 24-gauge corrugated metal roofing; Adhero membrane; 5/8" sheathing; trusses per manufacturer
- Attic access with louvered hatch for venting; size to meet local fire codes. Attic venting via hatch or gable vents; if gable vents are provided, attic hatch venting may be omitted. Include only one approach in base bid and price the other as an alternate.

Exterior Walls

- W1 — Exterior walls [R-70]: Siding per owner spec (ASTM E84); 1/4" min vented rainscreen cavity with insect protection at top and bottom; ProClima Adhero WCL with taped seams; plywood sheathing per structural; double stud wall with dense pack cellulose or accepted equal $\geq$ stated R-value; 1/2" GWB; finish per owner

Interior Walls & Ceilings

- W2 — Interior walls: 1/2" GWB; framed wall with acoustic insulation (wool, denim, hemp, wood chip-clay, or straw-clay); 1/2" GWB; finish per owner
- C1 — Vaulted/flat ceiling [R-84]: Finish per owner; 5/8" GWB; 3.5" service cavity; 1/2" low-VOC plywood sheathing; continuous Adhero membrane connecting to walls; trusses per manufacturer

Mechanical, Electrical & Plumbing

- Ventilation (base bid): Conventional ducted balanced HRV system (HRV location shown on floor plan)
- Ventilation (alternate): Lunos spot HRV system — price as optional alternate
- Heating (base bid): Resistance electric heating, radiant or baseboard; if both are acceptable, price both options or specify which is included in base bid and price the other as an alternate
- Heating/Cooling (alternate): Mini split heat pump providing heating and cooling — price as optional alternate
- Domestic hot water (base bid): Hot water heater per plan; identify equipment type and model in proposal. If combi boiler or heat pump water heater is proposed, price as alternate(s) for comparison
- Electrical panel per floor plan; homes shall be EV Ready with dedicated circuit and raceway to garage/parking area or designated EV location in absence of garage
- Passive solar: Design and build plans shall incorporate passive solar design principles consistent with the site orientation and the high-performance building envelope specified
- Solar ready: Provide bid with solar ready infrastructure (conduit stub-out, dedicated breaker, panel capacity for future array)
- Solar installed (alternate): Provide one bid with full ground-mounted solar array installed and one bid without

Optional Scope (bid as alternates)

- Covered or enclosed porch
- Garage — FW2 foundation/stem walls [R-25]: Concrete stem wall per structural; vapor/radon moisture barrier; 3.5" GMX thermal drain board; F3 slab: 6" min base course; 4" EPS 15# compression foam insulation; 10 mil VRCL; concrete slab per structural
- Greenhouse

Scope Consistency Notes for Pricing

Where R-values or assemblies differ across sections, use the following for base bid pricing:

- Walls: R-70

- Floor: R-42
- Ceiling: R-84

Provide pricing notes if proposing equivalent assemblies. For attic venting, include one method in base bid and price the other as an alternate. For heating and domestic hot water, follow the base/alternate structure above to ensure bid comparability.

4. Bid Format & Requirements

Bidders must organize their bid using the cost categories in Exhibit B and provide line-item breakdowns within each category. Submit a separate bid for each unit and a combined two-unit total. The complete Exhibit B matrix must be submitted as part of the proposal package.

Additional requirements for all submitted bids:

- State builder fee as a percentage of total direct costs
- State contingency as a percentage of total direct costs
- Identify any scope items excluded and explain why
- Provide proposed construction schedule from NTP to substantial completion
- Identify long-lead items that may affect the schedule
- Note all pricing assumptions
- Include unit pricing per LF for off-lot utility extensions and utility trenching/rock excavation if encountered
- State assumptions for utility connection distances to public connection with unit rates for overages
- Provide alternates pricing per Exhibit B for: solar ready (with/without), solar installed (with/without), heating type options, mini split heat pump, Lunos spot HRV, attic venting method, porch, garage, greenhouse, and DHW equipment variants (combi boiler, heat pump water heater)

5. Contractor Qualifications

Respondents must demonstrate the following minimum qualifications:

- Licensed general contractor in the State of Colorado
- Experience with residential construction at high elevation and/or in rural/remote Colorado locations
- Familiarity with high-performance building enclosures (double-stud, dense-pack, radon mitigation, HRV systems)
- Demonstrated ability to manage subcontractors and material procurement in areas with limited local trade base
- Current general liability and workers' compensation insurance
- Willingness to incorporate locally sourced products, subcontractors, and workers where available

No geographic preference or scoring preference will be applied. Contractors may include experience with publicly funded or affordable housing projects; such experience may be considered but does not create a preference based on contractor location.

6. Proposal Submittal Requirements

Each proposal package must include:

- Completed Exhibit B (Itemized Bid Estimate) per Section 4
- Company overview and relevant project experience (minimum 3 comparable projects)
- Proposed construction schedule
- References (minimum 3; may include at least one public or nonprofit client if applicable)
- Colorado contractor license number
- Acknowledgment of receipt of all addenda issued

Insurance & Bonding:

- A Certificate of Insurance (COI) will be required prior to contract execution. Minimum coverage limits and endorsements will be specified at time of award.
- No bid bond is required with proposal submittal.
- Performance and Payment Bonds may be required depending on final funding sources. SCHA will notify the selected contractor prior to contracting and will issue an addendum if bonding is required prior to award.

Proposal Validity:

Proposals shall remain valid for 90 days from the Proposal Due date to allow for funding finalization and selection. If funding is delayed, SCHA may request a written extension of proposal validity.

Drawings: Architectural drawings (Hearth Design Build, dated May 18, 2026) are attached as Exhibit A. Contractors are responsible for reviewing the full drawing set prior to submitting a proposal.

7. RFP Schedule

RFP Issued	June 2026
Questions Due	Ongoing — submit to contact below
Proposals Due	July 17, 2026
Contractor Selection	July 21, 2026
Anticipated NTP	Subject to funding finalization and agreement execution

8. Funding, Compliance & Contracting Conditions

Public Funding Context

Casita Park is a publicly supported workforce homeownership project. Funding applications are currently ongoing through state and local programs to support construction costs. SCHA will provide the selected contractor with an updated financing timeline upon award.

Prevailing Wage & Bonding (Conditional)

This project is not subject to prevailing wage unless required by the final funding source(s). Depending on final funding sources, Performance and Payment Bonds may be required. If prevailing wage and/or bonding requirements are triggered before award, SCHA will issue a written addendum. If triggered after selection but before contract execution, SCHA will notify the selected contractor prior to contracting.

Insurance

Prior to contract execution, the contractor shall provide a COI evidencing current general liability and workers' compensation insurance, and any other coverages required by SCHA at time of award. Minimum coverage limits will be specified at award.

Accessibility Compliance

Contractor shall construct the ADA accessible approach elements shown on the drawings (landing/ramp/landing) and comply with applicable accessibility requirements reflected in the drawings and permits.

Safety & Environmental Obligations

Contractor shall comply with applicable OSHA and safety requirements and implement appropriate waste disposal and site cleanliness measures consistent with the General Conditions line items (porta-potty, trash removal/dump, touch-up/final clean).

Immigration, Work Authorization & Debarment

As conditions of award, the contractor shall confirm workforce authorization compliance and certify that neither the contractor nor its principals or subcontractors are suspended or debarred under applicable government programs.

9. Questions, Addenda & Submittal Contact

Questions are accepted on an ongoing basis to the contact below. SCHA will issue written addenda to clarify or modify the RFP as needed. Only written addenda are binding; oral statements are not. Proposals shall acknowledge receipt of all addenda issued.

Organization	Saguache County Housing Authority
Attention	Ann Cunningham, Project Manager
Email	acunningham@saguachecounty-co.gov
Address	PO Box 100, Saguache, CO 81149

SCHA reserves the right to reject any or all proposals, to waive informalities, and to accept the proposal deemed most advantageous to the project and the community served.

10. Evaluation & Award

SCHA will evaluate proposals on a best-value basis considering the following criteria. No geographic preference will be applied.

- Responsiveness and completeness of proposal and required format
- Demonstrated qualifications and relevant high elevation/rural and high-performance building enclosure experience
- Proposed construction schedule from NTP to substantial completion and identification of long-lead items
- Price competitiveness and clarity of line items, unit pricing for utilities/rock excavation, and alternates pricing
- Insurance status and ability to meet bonding requirements if required by final funding sources
- References and past performance (including, if applicable, public or nonprofit clients)

SCHA may conduct clarifications with proposers, request additional information, and make award to the proposal deemed most advantageous considering the criteria above.

11. Contract Administration, Document Precedence & Confidentiality

Document Precedence

For proposal pricing, conflicts between documents shall be resolved using the following hierarchy:

- (a) Written clarifications in Section 3 of this RFP
- (b) Written addenda
- (c) Architectural drawings dated May 18, 2026 (Exhibit A)
- (d) Remaining RFP text

Alternates & Utility Pricing

Proposers must provide all required alternates and unit pricing noted in Sections 3 and 4 and in Exhibit B. Proposers must state assumptions for utility connection distances to the public connection point and provide unit rates for any overages beyond those assumptions.

Open Records & Confidentiality

Proposals may be subject to public records requests. Proposers should clearly mark any proprietary or confidential information; SCHA will review such markings consistent with applicable requirements.

Non-Collusion, Ethics & Nondiscrimination

By submitting a proposal, the proposer certifies that:

- The bid is genuine and not collusive
 - No conflicts of interest exist with SCHA board members, officers, or staff, and no gratuities have been offered
 - The proposer will comply with nondiscrimination and equal employment opportunity requirements consistent with public project expectations
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Exhibit A — Architectural Drawings

Architectural drawings prepared by Hearth Design Build, dated May 18, 2026. Contractors are responsible for reviewing the full drawing set prior to submitting a proposal. Drawings are available upon request from Ann Cunningham at acunningham@saguachecounty-co.gov.

Exhibit B — Itemized Bid Estimate

Contractors must complete and submit this form as part of their proposal package. Provide a separate completed form for each unit and a combined two-unit total. All alternates must be priced in the designated rows below.

Exhibit B is also available at: www.saguachecounty.co.gov

Cost Category	Subcategory / Line Items	Bid Amount (\$)
Pre-Construction	Drafting & Engineering; Plan Review/Copies; Permits	
Site Work & Utilities	Utility Connections; Construction Utilities; Temp Facilities; Excavation/Backfill; French Drain; Fill; Finish Grade. Include unit pricing per LF for off-lot utility extensions and utility trenching/rock excavation if encountered.	
Foundation	Foundation Materials & Labor; Concrete Slab (form through finish); Underslab Vapor Barrier; Underslab Insulation (R-21); Radon Mitigation System; Radiant Floor PEX (if applicable); Foundation Damp Proofing	
Structure & Envelope	Trusses; Framing Lumber/Fasteners/Sealants/Tapes; Framing Labor; Roofing Materials & Labor; Windows & Exterior Doors; Soffit/Fascia; Stucco Exterior Finish (or exterior finish per drawings—clarify)	
Mechanical / Electrical / Plumbing	Plumbing Rough through Finish (identify DHW equipment; if proposing combi boiler, price as alternate); Electrical Rough through Finish; Communications; HRV Fresh-Air Intake w/ Filter	
Insulation & Air Sealing	Wall Insulation (R-70 base); Roof/Attic Insulation (R-84 base); Air Seal Package Materials & Labor	
Interior Finishes	Drywall; Cabinets; Countertops; Interior Doors & Pocket Doors; Trim & Finish Materials; Hardware; Tub/Shower; Bath Accessories; Mirrors; Closet Shelving/Rods	
Paint & Final Finish	Interior Prep/Prime/Paint (Materials & Labor); Appliance Installation; Appliances and Install Kits/Venting/Wiring (identify make/models or state allowance)	
General Conditions	Builder's Risk Insurance; Porta-Potty; Trash Removal/Dump; Touch-Up/Final Clean; General Labor Contingency	
Builder Fee	Percentage of Total Direct Costs (state %)	
Contingency	Contractor-Held Contingency (state %)	
TOTAL — PER UNIT		
TOTAL — 2 UNITS		

Cost Category	Subcategory / Line Items	Bid Amount (\$)
ALTERNATE: Solar Panel Ready (per unit)	Conduit stub-out, panel capacity, raceway — without panels	
ALTERNATE: Solar Installed (per unit)	Full ground-mounted array, inverter, interconnection — with panels	
ALTERNATE: Mini Split Heat Pump (per unit)	Heating and cooling — in lieu of resistance electric base bid	
ALTERNATE: Lunos Spot HRV (per unit)	In lieu of ducted balanced HRV base bid	
ALTERNATE: Attic Venting Method	Price whichever method not included in base bid (louvered hatch or gable vents)	
ALTERNATE: DHW — Combi Boiler (per unit)	In lieu of or in addition to base DHW equipment	
ALTERNATE: DHW — Heat Pump Water Heater (per unit)	In lieu of or in addition to base DHW equipment	
ALTERNATE: Covered or Enclosed Porch (per unit)		
ALTERNATE: Garage (per unit)	FW2 stem walls, F3 slab per drawings	
ALTERNATE: Greenhouse (per unit)		