PRE-APPROVED ACCESSORY DWELLING UNIT PLAN LIBRARY REQUEST FOR QUALIFICATIONS

ADDENDUM #1

Project Number:	RFQu-COF-14-26
RFQu Issued:	October 14, 2026
Addendum #1 Issued:	November 9, 2026
RFP Questions Deadline:	November 4, 2026, by 3:00 PM (MST)
Submission Deadline:	November 16, 2026, at 2:30 PM (MST)

This Addendum #1 (the "Addendum 1") is hereby issued to supplement the Pre-Approved Accessory Dwelling Unit Library Request for Qualifications (the "RFQu") with answers to questions received prior to the deadline. All Offerors must acknowledge receipt of this Addendum 1, and all other and future addenda to the RFQu, if any, as part of their respective Statement of Qualification. This Addendum does not change the deadline to submit a Statement of Qualification.

Questions and Answers:

Q: My primary concern is that there appears to be no limitation on access to these drawings so a member of the "general public" anywhere could download these drawings and use them anywhere they want, not just in Fruita. This opens the Architect and Engineer on these to an amount of liability that would be enough for my team to not be interested in participating.

My secondary concern, however, is that even if the use of these drawings is able to be limited to the Fruita City Limits, there are still significant liability concerns that linger. In conversation with my engineer about this project, who has some experience working in Fruita, he noted that there are inconsistent soils in the area. We could design a foundation engineered on a set of base assumptions and put language in our drawings noting that soils testing must be performed in order to determine if the foundation is suitable for soils found in a particular location. The best notation in drawings is frequently overlooked, so just relying on these notes and hoping for the best does give me some pause.

What, if anything, does the town of Fruita plan to do to limit liability for the architect and engineer ultimately producing these drawings? Giving up all rights and having no involvement in the distribution of drawings or construction oversight runs counter to the professional standards architects and engineers are supposed to abide by.

A: The City seeks to empower the applicants by relying on their expertise to propose the best solutions that meet the expectations described by the RFQ scope of work. Applicants

are allowed to include general contractor notes on plans as they deem fit, including waivers of liability. Site specific requirements are the same as for other ADU's constructed in the City and will apply.

Q: Structural and MEP Engineering: Does the City anticipate fully engineered structural, mechanical, electrical, and plumbing documents for each of the five designs, or would code-compliant prescriptive designs and typical details be acceptable where applicable?

A: Code compliant prescriptive designs and typical details are acceptable.

Q: Civil/Site Design: Is the intent to provide general site development guidelines, typical utility connections, and site planning considerations, with property-specific civil engineering addressed during individual permit applications?

A: Yes. General guidelines are acceptable.

Q: Mechanical Design and Energy Compliance: For detached residential ADUs, does the City require Manual J heating and cooling load calculations, Manual S equipment selection, and, where applicable, Manual D duct design as part of the initial building permit submittal? If so, should these calculations be included with each prototype design, or would the City anticipate that final HVAC sizing and equipment selection be completed for each individual property at the time of permitting?

A: No.

Q: Are Sheet specifications permitted for use in lieu of Specifications Project Manual book?

A: Sheet specifications are permitted.

Q: Are Specifications for Division One General Requirements the responsibility of the Design Team?

A: No.

Q: Please provide process for indemnification for Architects as plan sets are modified prior to City Review, or in the field, during construction activity.

A: Offerors are allowed to include general contractor notes on plans as they deem fit, including waivers of liability. Plans provided by the Architect and approved by the City will be stamped by the Building Official as approved. Any modifications or deviations from pre-approved plan sets will be the responsibility of the end user to verify compliance with all applicable building codes and subject to further review. The Offeror is responsible for consulting with its own legal counsel to determine the most

appropriate means of mitigating potential liability. This may include incorporating a waiver of liability into its plans or implementing other risk mitigation measures, as deemed appropriate by the Offeror. The City of Fruita is open to these suggestions from Offerors.

Q: Does the scope of work for the preapproved home plan sets require specific Sustainability goals such as, but not limited to, compliance with LEED, BREEAM, LBC, WELL, Energy STAR standards??

A: No, just 2021 IECC.

Q: Are there existing or anticipated Fruita Housing Authority or local community programs that should be incorporated as natural partnerships or coalescences to consider for design team qualifications submittal effort?

A: There are none.

Q: Are off-street parking requirements such as garages required for each Design type? Please provide City of Fruita off-street parking requirements.

A: There are no minimum off-street parking requirements for ADU's in the City of Fruita and no requirements for the designer to include off-street parking with each design type.

Q: Will off-street parking requirements be waived?

A: There are no minimum off-street parking requirements for ADU's in the City of Fruita and no requirements for the designer to include off-street parking with each design type.

Q: Please confirm whether Designs are required to comply with FHA Design Manual for Accessibility and/or Rehabilitation Act Section 504.

A: At least 1 plan set must be ADA accessible.

Q: Are Federal funds or grants received by the City of Fruita part of this initiative? If so, are Section 106 requirements applicable?

A: There are no Federal funds or grants that have been received by the City of Fruita for this initiative.

Q: Does the Fruita Housing Authority have any jurisdiction over this program? If so, what are their requirements?

A: The Fruita Housing Authority does not have jurisdiction over this program and there are no housing authority requirements.

Q: Are demo plan documents of any kind required for this scope of work?

A: No demo plan documents are required for this scope of work.

Q: RFQ Section 2.1: Colorado Department of Local Affairs (DOLA) housing grant has been awarded to assist with funding this program. Are there any minimum State of Colorado requirements?

A: There are DOLA specific requirements.

Q: How will site specific information such as utility connections and utility adjacencies be determined for best practices design of the documentation phase scope of work?

A: Based on site-specific details.

Q: How will design teams obtain construction updates informing them as to whether deviations were made during construction that waive all liability for as-built conditions?

A: Applicants are allowed to include general contractor notes on plans as they deem fit, including waivers of liability. Deviations made during construction are generally discouraged and if they occur, will be subject to further review to ensure code compliance. **Design team will not be informed.**

Q: Are preapproved plans intended to be used for federal loan programs (including USDA loans)? If so, what design requirements must be followed?

A: Not intended to be used for federal loan programs.

Q: What are the minimum lot dimensions allowed for residential units? Are exceptions or variance expected for any of the programmed design types?

A: Lot sizes in the City vary and no exceptions or variances are expected for any of the programmed design types.

Q: If lot dimension variances are expected for Narrow grid lots, is the design team responsible for the zoning adjustment effort and/or documentation?

A: The design team is not responsible for zoning adjustment effort or documentation.

Q: RFQ Section 2.1: City of Fruita intends for the public plan drawing library to assist with ADU Fees. Please state the current ADU Fee and Fee structure. Additionally, does

ADU Fee Waiver Program include waiver of Site Design Review and Flood Plain Permits?

A: Pre-approved ADU plans do not directly relate to the City's ADU Fee Waiver Program.

Q: Does the City of Fruita intend that design meet the USDA mortgage assistance program for rural communities' minimum square footage requirement?

A: Design does not need to meet USDA mortgage assistance program for rural communities.

Q: Please confirm that the City of Fruita and any end user will sign an Electronic File Disclosure agreement prior to the transfer of any editable native drawing or model files. This will be non-negotiable for any licensed architect or engineer.

A: Editable native drawings or model files will not be transferred to the general public or any outside agencies. The intent is to make non-editable plans labeled as approved by the City of Fruita's building division available. A disclaimer will be applied to copies made available to the public limiting liability for the design team.

Q: What is the square footage of each prototype?

A: No individual plan configuration shall exceed 1,000 square feet in size. The City would like to see final products that range in size to meet various demand amongst community members.

Q: What is the expected average construction budget per SF on each prototype?

A: There is no expected average construction budget per SF but similar to range in the Fruita area. Intent is to provide an affordable cost of construction option to alleviate housing affordability.

Q: Please confirm that site structures are not included unless integral with the buildings.

A: All plans should be detached units, site structures are not included.

Q: Please clarify how selected bidders will be involved with site-specific documents.

A: Design team may develop GC notes to limit liability due to site-specific details.

Q: Is there a page limit for the Qualifications submittal?

A: No page limit.

Q: Can the City of Fruita specifically list the documentation deliverables per discipline that are expected for this scope of work?

A: No.

Q: The Fruita ADU Plan Library RFQu includes a useful presentation requirement alongside the permit-ready residential drawings: the different ADU models need visual renderings that help homeowners understand each design and its exterior finish options.

With approximately five detached designs planned, consistent exterior imagery could make the library more accessible to residents considering smaller housing options.

AA 3D Studio produces photorealistic residential CGI directly from architectural plans, elevations and material schedules.

We understand the main appointment is for a licensed architecture and engineering team.

Would that team be able to engage an external CGI specialist for the rendering deliverables, or is visualization expected to be produced entirely within the appointed firm?

A: Yes but must remain within original project budget.

Q: Is there a statement of preference given to firms with Structural engineering in-house?

A: No preference given.

Q: Is a structural engineer's qualifications to be included in the Architect's SOQ?

A: It may be included.

Q: Is MEP assumed design-build and not to be considered a part of the design services?

A: Yes.

Q: For firms where all acting participants of project support are owners of the company, is the requirement for Workers Compensation insurance waived?

A: If there are no non-owner employees and all those applicable have filed the appropriate exemption paperwork is with the Colorado Division of Workers' Compensation, then a waiver can be accepted.

Q: Aside from the involvement of the Planning Director acting in oversight for management services ("Project Manager"), will there be any additional consideration required for an architectural review design committee, presentations, hearings, or involvement with submittal to the Building Department?

A: Yes.

Q: Is there an intent for a release and hold harmless for the architect / design professional for the use of these documents once ownership is transitioned to the city for use, curing all responsibilities for the use of the documents to individuals for construction into the future? Additionally, will there be an allowance for the city to equally defend, indemnify, and save harmless the designer - similar to item 6.13 for the reuse of these documents?

A: The Offeror is responsible for consulting with its own legal counsel to determine the most appropriate means of mitigating potential liability. This may include incorporating a waiver of liability into its plans or implementing other risk mitigation measures, as deemed appropriate by the Offeror. The City of Fruita is open to these suggestions from Offerors. Due to TABOR laws, there will not be an allowance for the City to equally defend, indemnify, and save harmless the designer.

Q: Given that the ADU plans are intended for use on multiple independent properties with varying site conditions, can the City clarify which components are intended to be universally pre-approved versus requiring subsequent site-specific professional evaluation? Specifically, will foundation design, geotechnical conditions, utility connections, drainage, and site-specific zoning compliance be addressed separately by each property owner and their retained design professionals?

A: Floor plan and exterior elevations to be provided by design team. All of the above in the second question will be addressed separately.

Q: Does the Town anticipate Structural and MEP engineering to meet the code requirements cited (IBC, IRC, IECC, IPC, NEC, etc.) for each design package? Are there additional engineering disciplines desired?

A: Yes. Applicable details will be site specific.

Q: Is there a desired square footage for the Studio, one-bedroom, and two-bedroom units?

A: Various, but in no instance over 1000 square feet.

Q: Will there be an exemption to Fruita's Land Use Code Section 17.05.100.D - Accessory Dwelling Units that permits square footage areas in excess of this code section?

A: No.

Q: In section 3.0 Preparation and Submittal of SOQs - 3.1 states "Pricing is not to be included with this SOQ submittal. Can you clarify that this exclusion refers to the pricing of the architectural and structural services, and not the pricing for the buildings required in Section 2.1 of the RFQ Document "Cost of Construction"?

A: The City can confirm that pricing not to be included in the Statement of Qualifications would be for both those in Section 3.1 and in 2.1. The Cost of Construction to be included as a deliverable would be a negotiated deliverable after an Offeror has been awarded.

Q: What level of pricing is expected in the last bullet point in Section 2.1 of the RFQ Document "Cost of Construction"? Is cost per square foot, ROM, bid/estimate level preferred. Would a 16 division format be preferred?

A: Price per square foot format is preferred.

Q: In Section 2.1 of the RFQ Document "Comprehensive Plan Sets" refers to "civil/site" guidance. Can the addendum please elaborate on how this guidance can be provided in the deliverables if the home designs do not have sites to respond to, and lack the reference of topography and geotechnical/soil conditions?-Will the awarded design team be expected to respond to these and other site variables in any form of construction administration obligation?

A: No. Civil/site guidance can be general.

Q: With unknown / multiple sites to be allowed for in the pre-approved plans, can you describe further the expectations "civil / site guidance" in the fully detailed construction documentation ?

A: Civil/site guidance can be general.

Q: Similarly, to what level will mechanical, electrical, and plumbing systems design be required to meet the building codes noted, and also maintain owner flexibility of presumably design-build system, specs, plumbing & light fixture selection, etc?

A: Mechanical, electrical, and plumbing systems will not need to be provided as part of final designs. These items will be designed by the property owners contractors.

END OF QUESTIONS AND ANSWERS SECTION