



THISTLE

Request for Proposals
Energy Audit RFP 2024

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Request for Proposals (RFP)

Energy Audit RFP 2024

I. Overview

Thistle Community Housing invites proposals for Level 1 & 2 Energy Audits and recommendations for energy conservancy and efficiency measures. Audit should comply with current and to the best extent of future Federal, State of Colorado, Boulder County, City of Boulder, and City of Longmont building performance standards and ordinances. Level 1 & 2 priority Audits shall identify Energy Efficiency Measures (EEM), including but not limited to water savings, resilience, and emissions reduction measures and recommendations that can be incorporated in a physical needs assessment that will guide our organization and future project due-diligence.

Thistle Community Housing is a Non-Profit affordable housing developer working to protect, produce, and preserve affordable housing in Boulder County since 1985.

Properties to be included in the study are fifteen (15) Affordable multi-family rental housing sites, and one (1) commercial building.

The following timeline has been established to ensure that contract are into place in a timely manner:

Milestone	Date
Published/sent	3/11/24
Open for tours/questions	3/11/24 to 4/12/24
Proposals must be submitted by	4/12/24
Contracts awarded by	4/25/24

END OF SECTION



THISTLE

II. INSTRUCTIONS TO INTERESTED PARTIES

Energy Audit RFP 2024

Project Description

At specified apartment complexes located in Boulder County, conduct inspections in order to identify site specific related deficiencies in order to provide report outlining recommendation for energy saving improvements, including emission reduction estimates, and resources.

Recommendations, both short and long term, will include evaluations of items such as: Lighting & light controls, heating systems & controllers, plumbing & water heating systems, appliances & appliance service, building envelope insulation & weather stripping to limit infiltration, windows & coverings, and similar areas where energy saving could be realized.

At this time, we are requesting that the study focuses primarily on four (4) of our fifteen (15) apartment complexes identified in the APPENDIX. The other twelve (12) properties included in this RFP shall be included in the study, but not be the primary focus of the recommendations.

For additional information or assistance, please contact:

Paul D'Angelo, Chief Executive Officer

pdangelo@thistle.us

Thistle Community Housing

6000 Spine Road #101

Boulder CO 80301

Telephone: (303) 590-3280

Thistle Community Housing will receive Proposals for Project until 5pm Friday April 12, 2024.

Proposals must be submitted via email, the subject clearly marked with the Bidder's name and "Energy Audit 2024", to the address listed above.

Submission of Proposal signifies careful examination of the properties and has examined thoroughly and understood the nature and extent of work, locality, actual conditions, as built conditions, and all federal, state and local laws and regulations that in any manner affect cost, progress, performance or furnishing of work, including: all aspects of means, methods, techniques, sequences, procedures to be employed thereto.

Firm Requirements

1. Firm(s) intending to provide proposals will demonstrate appropriate education and experience to be able to comply with all provisions of this project.
2. Successful Firm will have trained staff with competent employees that have the expertise necessary to perform work

Project Schedule

1. Deadline for submission: 5pm MST April 12, 2024
2. Firm awarded project to complete all work necessary to prepare and submit proposal with recommendations – within 60 days from Notice of Award: June 24, 2024

Thistle Community Housing reserves the right to reject any and all Proposals, to waive any irregularity or minor defects in any proposals received, and to extend deadline for proposals until amenable proposal is approved for award.

END OF SECTION

Energy Audit RFP 2024 – APPENDIX

(Appendix A.) Thistle Community Housing Properties

City of Boulder Rental Locations:

1. Fairways Apartments
5620 Arapahoe Avenue
Boulder, CO. 80301
2. Parkside Village Townhomes
5007 Valmont Street
Boulder, CO. 80301
3. Laguna Apartments
4480 Laguna Place
Boulder, CO. 80301
4. Pinewood Apartments
676 22nd Street
Boulder, CO. 80301
5. Correll Apartments
745 20th Street
Boulder, CO. 80301
6. Spruce Street
2219 Spruce Street
Boulder, CO. 80301
7. Sage Court
2965 Valmont Road
Boulder, CO. 80301
8. Valmont Square
3080 29th Street
Boulder, CO. 80301
9. Uptown Boardway
4565 14th Street
Boulder, CO. 80301
10. The Bus Stop Apartments
4581 Broadway Boulder, CO. 80301

City of Longmont Rental Locations:

1. Cannery Apartments
15 Third Avenue
Longmont, CO. 80501
2. English Village
1348 – 1364 S. Coffman Street
Longmont, CO. 80501
3. Terry Street Apartments
1917, 1925 Terry Street
Longmont, CO. 80501
4. Parkville Apartments
1050 16th Street
Longmont, CO. 80501
5. Kimbark Apartments
1200 Kimbark Street
Longmont, CO. 80501

City of Boulder Commercial Locations:

1. 2919 Valmont
2919 Valmont Road
Boulder, CO. 80301

For more information on our properties please visit our website:

<https://www.thistlecommunityhousing.org/about-us>

***Note: Highlighted addresses indicate requested primary study locations of RFP proposal.**

**Energy Audit RFP 2024
(Appendix B) Schedule of Price**

1. Firm submitting Proposal acknowledge that they have examined primary and secondary sites thoroughly and understood the nature and extent of site, locality, and actual conditions.
2. Proposals will include line item pricing as follows:

SCHEDULE OF BID PRICES

All bid addresses must be filled in completely.

I. Primary Study (Level 2) - Rental Properties

- A. Fairway Apartments
5620 Arapahoe Avenue
Boulder, CO. 80301

- B. Parkside Village Townhomes
5007 Valmont Street
Boulder, CO. 80301

- C. Uptown Broadway
4565 14th Street
Boulder, CO. 80301

- D. Cannery Apartments
15 Third Avenue
Longmont, CO. 80501

Section I. Sub-TOTAL \$ _____

II. Secondary Study (Level 1) – Rental & Commercial Properties

- A. Laguna Apartments
4480 Laguna Place
Boulder, CO. 80301

- B. Pinewood Apartments
676 22nd Street
Boulder, CO. 80301

- C. Correll Apartments
745 20th Street
Boulder, CO. 80301

- D. Spruce Street
2219 Spruce Street
Boulder, CO. 80301

- E. Sage Court
2965 Valmont Road
Boulder, CO. 80301

- F. Valmont Square
3080 29th Street
Boulder, CO. 80301

- G. The Bus Stop Apartments
4581 Broadway
Boulder, CO. 80301

- H. English Village
1348 – 1364 S. Coffman Street
Longmont, CO. 80501

- I. Terry Street Apartments
1917, 1925 Terry Street
Longmont, CO. 80501

- J. Parkville Apartments
1050 16th Street
Longmont, CO. 80501.

- K. Kimbark Apartments
1200 Kimbark Street
Longmont, CO. 80501

- L. 2919 Valmont Commercial Building
2919 Valmont Road
Boulder, CO. 80301

Section II. Sub-TOTAL \$ _____

GRAND TOTAL (Sections I-II) \$ _____

The undersigned understand that Thistle Community Housing reserves the right to reject this Proposal, but that this proposal shall remain open and shall not be withdrawn for a period of NINETY (90) days from the date prescribed for its opening.

The name of all persons interested in the foregoing proposal as principals are:

NOTE: If bidder or other interested person is a corporation, give the legal name of corporation, state where incorporated, and names of president and secretary thereof; if a partnership, give name of the firm and names of all individual co-partners composing the firm; if Bidder or other interested person is an individual, give first and last names in full.

Signature of Bidder

Date of Proposal: _____

NAME OF BIDDER: _____

Business Address:

Telephone Number: _____ Email Address: _____

END OF DOCUMENT