



Historic House at 744 University Ave., Boulder, CO Available for Acquisition and Relocation

The City of Boulder's Public Works Department seeks proposals from qualified parties for the acquisition and relocation of the house at 744 University Avenue. Located in the High Hazard Flood zone, the removal of this house provides flood mitigation opportunities for Gregory Canyon Creek while allowing for the re-use and preservation of this house in a new location.

Constructed around 1923, the Nelson House is well-preserved 1,700 sq. ft. wood frame Bungalow, including the rear 1973 addition. Following successful relocation of the original portion of the house and submittal of an application for Landmark designation, the City of Boulder will provide a \$40,000 stipend to assist with any hazardous material mitigation and the costs associated with the moving of the building. The City requests that the house be moved to a new location, and the site restored by July 1st, 2018.

If more than one qualified proposal is received, qualified proposals will be assessed on the strength of the proposals according to the following criteria:

- Historic appropriateness of proposed new location and use
- Ability to undertake project including restoration of site
- Level of detail in moving plan
- Schedule

Proposals will be received by the City of Boulder, Colorado, at the office of Purchasing, 1777 Broadway, Boulder, Colorado 80302 until **3:00PM, Tuesday, December 5, 2017**. Please submit two printed and one electronic version of each proposal.

A pre-proposal meeting/building walk through will take place at 11 am Monday, November 20th, 2017, followed by a mandatory pre-proposal conference at 11 am on Thursday, November 30th, 2017 (both on-site at 744 University Avenue).

SUBMITTAL REQUIREMENTS

The following information is required for a proposal to be considered complete and to be eligible for the award process. Please respond to all of the following outlined points specifically and clearly.

A. GENERAL INTRODUCTION

Provide a concise description and experience of yourself, or your firm, and the experience of the Contractor. The description for both the Submitter and the Contractor shall identify

name, address, contact person name, phone number. Number of years in business.

B. PRIOR EXPERIENCE

Provide evidence that proposed house structural mover and/or contractor has successfully completed at least two (2) house relocation projects of similar size and materials within the last 5 years.

C. LOCATION

Provide information about proposed new location for house demonstrating ownership and feasibility of locating the building at proposed site consistent with applicable zoning and building codes.

D. MOVING PLAN

- i. Provide concise methodology for moving the house including permitting, mitigation of hazardous materials, demolition, staging for move, restoration of site at 744 University Avenue, and new foundation including anticipated dates. Restoration of site and permanent location of building on new foundation of application to designation shall occur prior to issuance of financial stipend by the City of Boulder).
- ii. Provide information that the City of Boulder, and any other governmental agencies which may be involved, have approved the zoning, transportation of the improvements along the public streets, roads or highways on the route leading to the site to which the house will be relocated.

E. HISTORIC DESIGNATION

Provide information about submitting application to historically designate as a local historic landmark (submission of application to designate shall occur prior to issuance of financial stipend by the City of Boulder).

F. LICENSES

Provide a statement attesting that the proposed Contractor has the necessary licenses, including a City of Boulder Class "B" contractor license. Submitter must provide proof of the necessary licenses within ten (10) days of award.

G. INSURANCE

Submit evidence of, or attested by, the Submitter that you are able to obtain adequate insurance coverage.

H. ENVIRONMENTAL COMPLIANCE

State that you understand and will comply with the environmental requirements stated in Section III of this RFP and that you have reviewed the environmental report(s) for the house that will be made available by the City of Boulder's Public Works Department

I. ESCROW

State that you understand that a \$5,000 good faith deposit will be required upon being

awarded the house. These funds will be held by the City in an escrow and refunded to the recipient once the house has been successfully moved, the site restored, and landmark designation application made.

Call or email James Hewat at 303.441.3207 hewatj@bouldercolorado.gov with any questions.

SIGNATURE

The Submitter's proposal must be accompanied by the signature below of an individual who is authorized to legally bind the individual or company. The Submitter attests by signing below that they are aware that at the time the house is to be moved, the building may contain asbestos material and lead-based paint and that they have reviewed the environmental reports for the respective properties being submitted. In addition, by signing below, the Submitter affirms acceptance of all Terms and Conditions listed in this Request for Proposal.

By: _____

Name: _____

Title: _____
(Please print or type name and title)

Daytime Telephone Number: (____) _____

Date of Response: _____