



Scope for Request for Service (RFS) for Surveying Work for Southeast Workforce Housing Development



The Southeast Workforce Housing Project aims to build approximately 60-70 new single-family and duplex housing units across the six-county region of southeastern Colorado. By working collaboratively in a private-public partnership with all six counties and the nine municipalities where these new units will be constructed with a selected developer, this project will leverage strong local support and funding to establish a robust housing economy where there is strong demand. Southeast Colorado Enterprise Development, Inc. (SECED) and Southern Colorado Economic Development District (SCEDD) will be the two organizations that will work directly with the selected surveyor as the interface with the municipal governments and developer throughout the required approval processes and final sale closings.

The RFS for the surveying is spread across six counties in southeast Colorado including Las Animas, La Junta, Lamar, Springfield, Eads, Walsh, Wiley, Granada, and Olney Springs. Each of these locations has a different level and scope of services that will be needed for both predevelopment and construction. All predevelopment work will need to be completed by December 1, 2021. The construction timeline will be over the construction timeframe as determined by the selected developer to complete the project, which is anticipated to be from March 1, 2022, to February, 2023.

Responses with hourly costs and estimated costs are needed for both the predevelopment and construction phases of the RFS. Responses are due September 17, 2021.

Each municipality will require a different level of services to make their sites ready for construction. SCEDD will provide the planning services to ensure approvals are granted for subdivisions, annexations, right-of-way vacations or other approvals. SCEDD will also provide oversight on behalf of the surveyor to ensure final plats and recording processes are conducted under municipal regulations. SECED and SCEDD will secure the necessary signatures and will pay for the title work for the selected surveyor as well throughout the process.

Las Animas

Predevelopment Phase 1

Las Animas is the only municipal location requiring a utility extension. The City's engineers will require an elevation survey to provide a set of plans for a sewer main extension and sewer profile. Final grade staking to ensure the installation of a main extension, manholes, and alley grading will be required for the construction of the sewer main. This portion of the project is requested to be completed ASAP.

Predevelopment Phase 2

The site will also require a subdivision plat to divide and subdivide the lots and right-of-way and easement dedications for the sewer main and new alley. The site is the entire vacant block owned by Bent County located on the southeast section of East 5th Street and Moore Avenue. Due December 1, 2021.

Construction

Prior to groundbreaking all lot corners and top of foundation elevations stakes will be required to be in place. Final ILC certificates or plats will be required one week prior to closings. This site is anticipated to contain duplexes that will require Townhome subdivision plats.

La Junta

Predevelopment Phase

The project sites are spread across the City of La Junta. There is one site at 4th Street and Hayes Avenue and the potential for a second that will require minor subdivisions or re-platting prior to construction. Lot pins across the 5-9 lots will need to be set, found, or reset prior to construction. Due date December 1, 2021.

Construction

Prior to groundbreaking all lot corners and top of foundation elevations stakes will be required to be in place. Final ILC certificates or plats will be required one week prior to closings. This site is anticipated to contain duplexes that will require Townhome subdivision plats.

Lamar

Predevelopment Phase

The project site is still under negotiations but would consist of a subdivision of an existing block within the City of Lamar into 12-14 lots. Subdivision plats per Town code would be required to be prepared. SCEDD would be responsible for bring forward plats for approval through the City. Lot pins across the 12-14 lots will need to be set prior to construction. Due date December 1, 2021.

Construction

Prior to groundbreaking all lot corners and top of foundation elevations stakes will be required to be in place. Final ILC certificates or plats will be required one week prior to closings. This site is anticipated to contain duplexes that will require Townhome subdivision plats.

Springfield

Predevelopment Phase

The project site is a city owned 70-acre parcel on the western edge of City limits. The site will require an annexation plat and a subdivision plat to create 10 lots for the project. The City has also sold two lots on the northern and southern sides of the proposed site. These lots will also need to be platted and within the overall subdivision plat. Due date December 1, 2021. Lot stakes will be required by groundbreaking March of 2022.

Construction

Prior to groundbreaking all lot corners and top of foundation elevations stakes will be required to be in place. Final ILC certificates or plats will be required one week prior to closings. This site is anticipated to contain duplexes that will require Townhome subdivision plats.

Eads

Predevelopment Phase

The project sites are current platted lots within the Town of Eads. There is one site that may require a replat of two existing lots to reorient them from an east/west orientation to and north/south orientation. Due date December 1, 2021.

Construction

Prior to groundbreaking all lot corners and top of foundation elevations stakes will be required to be in place for up to 6 lots. Final ILC certificates or plats will be required one week prior to closings.

Walsh

Predevelopment Phase

The project sites are current platted lots within the Town of Walsh. There is no required predevelopment work required for this location.

Construction

Prior to groundbreaking all lot corners and top of foundation elevations stakes will be required to be in place for up to 6 lots. Final ILC certificates or plats will be required one week prior to closings. This site is anticipated to contain duplexes that will require Townhome subdivision plats.

Wiley

Predevelopment Phase

The project sites are current platted lots within the Town of Wiley. There is no required predevelopment work required for this location.

Construction

Prior to groundbreaking all lot corners and top of foundation elevations stakes will be required to be in place for up to 6 lots. Final ILC certificates or plats will be required one week prior to closings.

Granada

Predevelopment Phase

The project site will require an alley right-of-way vacation plat. The project site will then need to be subdivided/re-platted into 5 Town lots. The site is located north of West Broderick Avenue and West of Second Street. The site has been previously surveyed. One additional lot will require staking and a legal plat for a private homeowner additional property to be included in the project. Due December 1, 2021.

Construction

Prior to groundbreaking all lot corners and top of foundation elevations stakes will be required to be in place. Final ILC certificates or plats will be required one week prior to closings. This site is anticipated to contain duplexes that will require Townhome subdivision plats.

Onley Springs

Predevelopment Phase

The project sites are current platted lots within the Town of Onley Springs. There is no required predevelopment work required for this location.

Construction

Prior to groundbreaking all lot corners and top of foundation elevations stakes will be required to be in place for up to 7 lots. Final ILC certificates or plats will be required one week prior to closings. This site is anticipated to contain duplexes that will require Townhome subdivision plats.



RFS Response for Surveying Work for SE Workforce Housing Development

Company Name: _____

Lead Contact Information: _____

Please attach a 1-page description of qualifications and team members. Please include a description of your company's ability to meet the December 1, 2021, Predevelopment Phase Deadline. Include any additional information as applicable to billing, construction oversight, or additional fees.

Predevelopment Hourly Fee: _____

Predevelopment Estimate Cost of total services: _____

Construction Hourly Fee: _____

Construction Estimate of total services: _____

I, _____ (printed name), am submitting this response the RFS for Surveying for SE Workforce Housing Development on behalf of _____, (company name) and attest I am authorized to submit this RFS response. Further, I am authorized signing contracts and committing the company's necessary resources to ensure successful completion of deadlines as required by the RFS.

Authorized Agent

Date

Attachment A Site and Lots

At this time, the final lot selection and required subdivisions are occurring throughout the 9 site locations. Lamar, CO is anticipated to have a block requiring subdivision into sites for redevelopment. However, these have not been identified within this attachment. The final sites will be provided upon surveyor selection.

Onley Springs, CO

Mc Clure Subdivision Cotton Wood Village Lots 11-15 (Optional Additional Lots 16 & 17)



Build Summary: Lots 11-15 have been secured for 5 duplexes (10 Units). All lots have utilities available. Double frontage allows duplex designs that access both West Truman and County Road Lane 7. Lane 7 will likely require coverts of driveway access if desired. It is anticipated that there will be a single buyer for all 10 units.

Additional lots 16 and 17 may be considered for single-family housing if pre-sales and developer capacity are available.

Design Charrette Summary:

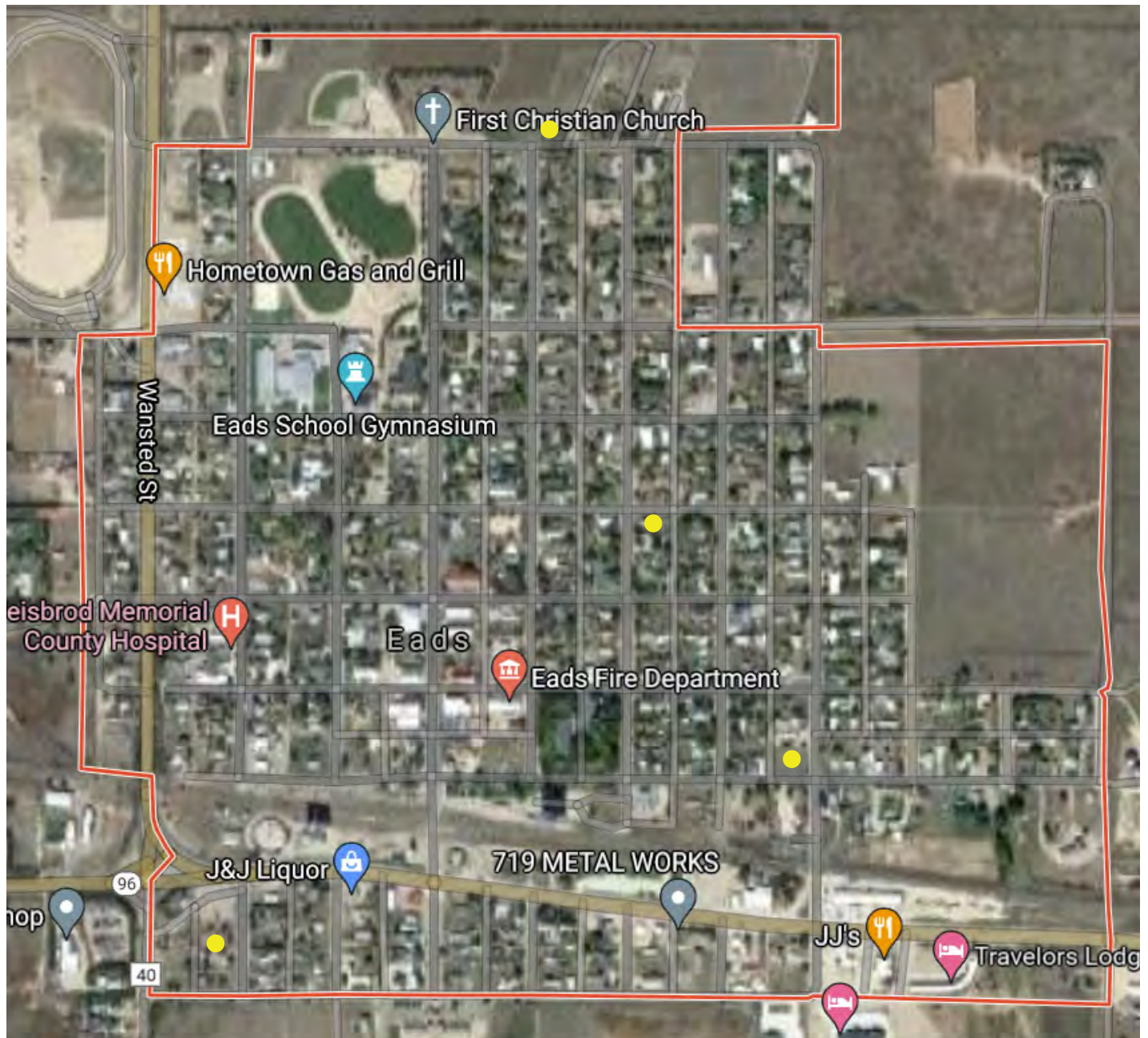
Bedroom 2- Bath 1-1/2 and 3 bed 2 bath

Roof Pitch 4/12 to 10/12

Styles: Ranch, Craftsman, and Traditional Gable Front

Deviations in porch and siding expected

Eads, CO



Build Summary: There are currently 5 sites ready for development. Several of which would be home builds for individual property owners as a rental for their employees. The hospital district has expressed interest in the possibility of a duplex as a rental for employees. It is anticipated 5-6 units within the Town of Eads.

Design Charrette Summary:

Bedroom 2- Bath 1-1/2 and 3 bed 2 bath

Roof Pitch 4/12 to 10/12

Styles: Ranch, Craftsman, and Traditional Gable Front

Deviations in porch and siding expected

Granada, CO



Build Summary: The Town currently owns a 1 acre parcel that will be subdivided into 5 buildable lots. These lots can accommodate both single-family and duplex units. It is anticipated for up to 6 units to be built. There are several businesses that could potentially desire employee rentals.

Design Charrette Summary:

Bedroom 2- Bath 1-1/2 and 3 bed 2 bath

Roof Pitch 6/12 to 10/12

Styles: Ranch, Craftsman, and Traditional Gable Front

Deviations in porch and siding expected

La Junta, CO



Build Summary: There are 6 lots with available utilities to serve and two lots south of 16th Street that may require additional utility extensions. If it is determined these require utility extensions, these lots will be excluded and replaced with additional infill lots. These lots are able to have alley access duplexes or single-family units.

Design Charrette Summary:

Bedroom 2- Bath 1-1/2 and 3 bed 2 bath

Roof Pitch 6/12 to 10/12

Styles: Ranch, Craftsman, and Traditional Gable Front

Deviations in porch and siding expected

Las Animas, CO



Build Summary: Bent County holds title to a block of land that will be subdivided into 11 lots. This parcel is located next to a little league ball field and playground. This site can accommodate both duplex and single-family sites. A sewer main extension is currently being completed to allow the site to be ready for the spring groundbreaking. This site is anticipated to have 6 units. Additional units could be added if presales and developer capacity allow.

Design Charrette Summary:

Bedroom 2- Bath 1-1/2 and 3 bed 2 bath

Roof Pitch 4/12 to 10/12

Styles: Ranch, Craftsman, and Traditional Gable Front

Deviations in porch and siding expected

Springfield, CO



Build Summary: The City of Springfield holds title to a block of land that will be subdivided into 10 lots. This site can accommodate both duplex and single-family sites. A sewer main extension is currently being completed to allow the site to be ready for the spring groundbreaking. A large hemp processing facility and the hospital district are interest presale buyer at this location. This site is anticipated to have up to 10 units. Additional units could be added if presales and developer capacity allow.

Design Charrette Summary:

Bedroom 2- Bath 1-1/2 and 3 bed 2 bath

Roof Pitch 4/12 to 10/12

Styles: Ranch, Craftsman, and Traditional Gable Front

Deviations in porch and siding expected

Walsh, CO

Block 10 Lots 1-4



Build Summary: Block 10 Lots 1-4 in Walsh are directly south of the municipal pool. It is anticipated the the two internal lots will be subdivided duplexes along a 2 hour fire wall. This will allow this site to accomodate 6 units. Additional lots could be a made avialable if only single-family units are desired.

Design Charrette Summary:

Bedroom 3 bed 2 bath

Roof Pitch 4/12 to 6/12

Styles: Ranch, Craftsman, and Traditional Gable Front

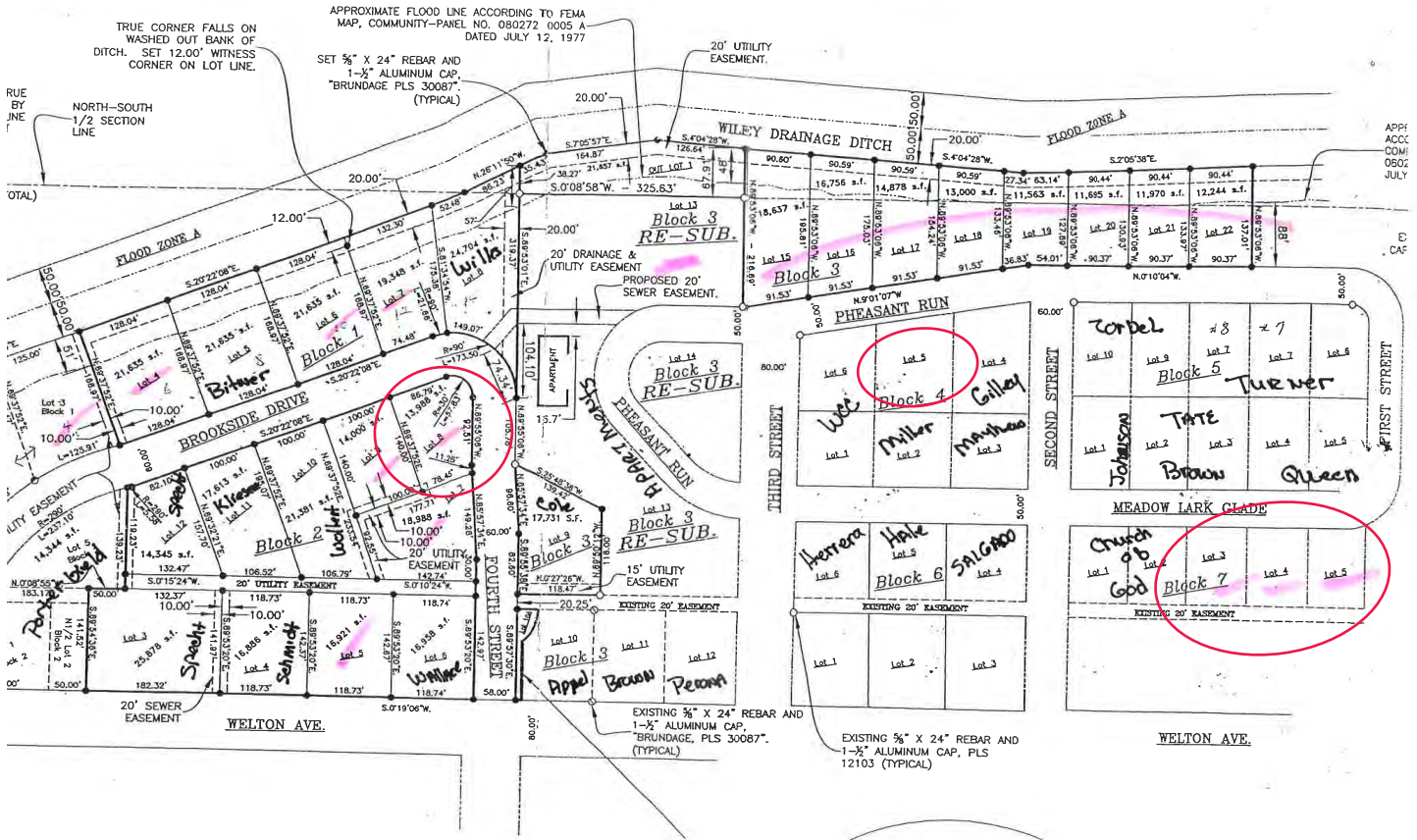
Deviations in porch and siding expected

Wiley, CO

Block 7, Lots 3-5

Block 4, Lot 5

Block 2, Lot 8



Build Summary: The Wiley Housing Authority has 5 site available for single-family home development. Blocks 7 and Block 4 are anticipated to not have restrictions on design and size. Block 2, Lot 8 will be required to have a garage per the required design guidelines and will likely exceed the maximum price point of \$199,000. This unit would require a well qualified buyer presale.

Design Charrette Summary:

Bedroom 2 bed 1&1/2 bath or 3 bed 2 bath

Roof Pitch 4/12 to 6/12

Styles: Ranch, Craftsman, and Traditional Gable Front

Deviations in porch and siding expected