

## ***Responses to Questions on RFP for Integrated Design Services***

***Issued by Housing Catalyst on February 16, 2024***

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1. Please clarify if this is a full block redevelopment.

It is currently anticipated that Housing Catalyst will utilize four of the eight lots for our proposed development. Part of the design process will be to determine which section of the block is optimal for the LIHTC development.

2. What will the City choose to do with the other portion of the site?

It is anticipated that the City will develop structured parking to replace the existing parking that will be displaced by the affordable housing development. Additional civic and privates uses are also being contemplated.

3. What does Mixed-Use mean?

Mixed use means commercial and residential uses.

4. Do you have a site survey with dimensions you can share? Has the survey been completed? Is it available now to help inform the Civil proposal? If the survey hasn't been completed yet, can we include it as an optional service in our civil proposal if we have an in-house survey? Are there any GIS utility maps available to help inform the Civil proposal?

We have an as-built survey for the site. Attached to this response is the survey.

5. Do you need to replace ANY of the spaces that are on the site now?

At this stage, we are working with the assumption that we do not need to replace any of the existing parking within this project. The development will need to meet its own parking needs and requirements within the project.

6. What is your desired parking ratio per unit? Beyond the TOD overlay parking requirements and affordable housing parking reductions, what is Housing Catalyst's preferred parking ratio?

There is no targeted parking ratio outside of meeting the City parking requirements.

7. What are your target Unit Sizes and Unit Mix by type (Studio, 1BRM/1BA, 2BRM/2BA, 3BRM/2BA) etc. Is there a preferred unit mix for the project? What is the anticipated unit mix of the 80 to 100 units? Has a market study been completed and if so, is there a desired unit-mix yet established for this project? Building Unit Mix - Does Housing Catalyst have an expected unit mix needed for this project? Or can they provide a baseline for teams to structure our fees around?

We would like this development to complement our most recent Old Town development, Oak 140. We have not finalized our programming or unit mix. We anticipate it will have studio, one-bedroom and two-bedroom units with more two-bedrooms, than the one-bedroom or studios. An achievable rent analysis has been conducted; however, this is based on a unit mix that may not be our final mix.

8. Any desire to go taller than 4 over 1?

We anticipate the project will be up to 5 stories and we are open to discussions around the size of the development. We know that the maximum density is 100 units, but the site limitations and goal to expand the number of 2-bedroom units will likely result in fewer than 100.

9. Desired Target Amenities?

We anticipate the development will include but is not limited to: leasing office, mail and package receiving internal to the building, community space with a kitchen, common area restrooms, internal bike parking, storage, and a fitness room.

10. Is there a target resident population for the project?

We anticipate the development will offer units from 30% AMI to 80% AMI. Though a specific population has not been identified, we anticipate smaller households.

11. Similar to Oak 140, is this project intended to serve people working in and around downtown?

This development may serve households where residents work nearby, though that is not the specific target of this development.

12. Does Housing Catalyst have a preferred level of construction document completion before applying to CHFA?

For the LIHTC application, Housing Catalyst typically prefers to have a DD, or "Super-SD" set that can inform quality construction estimates. For this particular project timeline, it may be appropriate to progress toward the CD phase prior to submitting the 2025 tax credit application. We want to achieve Project Development Plan (PDP) approval by the Planning and Zoning Board before applying to CHFA, which requires civil and site plans to be nearly CD level.

13. Is Housing Catalyst interested and/or will the City of Fort Collins require commercial space to be included along street frontages?

The programming for the development has not been finalized. Housing Catalyst may prefer to not include commercial space in the building if the overall design goals and City approvals can be met.

14. Are the community spaces included in this project intended to serve residents only or will they potentially be available to the public?

Community spaces in this development would serve only the residents of the building.

15. Should an acoustical consultant be included on the team or wait until the SD phase to establish if this consultant is needed?

We anticipate the input of an acoustical consultant will be needed. It is not necessary to identify that consultant, but the general fee amount should be included.

16. Does Housing Catalyst have their own design standards to follow for this development?

Housing Catalyst has design standards, and we will share those with the team that is selected.

17. Will the project pause during the CHFA application portion of the project?

There may be a desire to pause somewhat during the CHFA review. If possible, we will continue working through refining and permit submittals for the development concurrently.

18. What design phases of the project is Housing Catalyst expecting pricing to be provided by the selected GC (SD, 50% DD, 100% DD, CD, etc.)?

It is anticipated that the GC will work with the design team early on. Pricing will be expected at each stage of the plans; that being SDs, DDs, CDs and then the final for construction GMP set.

19. Are there any requirements for the schedule of design phases (SD through CD) that Housing Catalyst wants the team to adhere to?

Knowing that we want to be ready for a competitive 4% LIHTC application in 2025 with PDP approval, we will need to back into a schedule together working with the planning and efficiency the design team brings.

20. Are there any specific embodied carbon sustainability goals on the project such as a focus more on operational carbon (MEP systems) or embodied carbon (structural material selection)? Is Housing Catalyst anticipating an all-electric building? Does Housing Catalyst have any PV and EV standards?

The programming has not been completed, and as a result a full list of project priorities and goals has not yet been established. At a minimum we anticipate the project will be all eclectic with solar. There are also local requirements for EV charging.

21. Will there be any third-party review processes?

Housing Catalyst will be the developer for this project. Ultimately, the Low-Income Housing Tax Credit investor will require 3<sup>rd</sup> party review of plans prior to financial closing.

22. Are the soft-cost design funds available for the project?

Housing Catalyst has the resources on hand to move this project through the predevelopment process.

23. When does Housing Catalyst anticipate having the Geotechnical Report completed?

Housing Catalyst has a Geotechnical report and will supply the results to the team that is awarded.

24. What will be required for water quality and detention on this project?

- Is there a regional facility that this site drains to?
- Will we be responsible for providing on-site water quality or detention treatment?
- Can on-site water quality and/or detention treatment be provided in a below-grade vault?
- Can water quality (if required) be provided by a proprietary structure?

The project will need to comply with all storm water management requirements. The programming for this level of storm water management has not been developed yet.

25. Are there any off-site improvements required as a part of this project?

The requirement for off-site improvements has not yet been established for this development.

26. Will a traffic study be required? We assume you will directly retain the services of a traffic engineer if necessary. Please confirm.

It has not yet been determined if a traffic study will be needed for this development, but it is likely. Should a traffic engineer be needed, Housing Catalyst will hire that service directly.

27. Who is the surveyor for the project? Will coordination with the surveyor for preliminary and final plat approval be performed by Housing Catalyst or the design team?

Housing Catalyst will hire the surveyor directly. Housing Catalyst has engaged Northern Engineering for the survey work.

28. Will this project follow the standard Fort Collins process, with preliminary approval followed by the final submittals, or will Housing Catalyst opt for a combined preliminary and final submittal?

Housing Catalyst has not determined which zoning approval process the project will follow as it will be dependent on the development project proposed.

29. Based on the unit range of 80-100 units and project budget of \$40-50 Million, would a fee range for the design team be acceptable? Your anticipated budget and scale have significant range. Our inclination is to propose fees at the midpoint of your budget and scale and carefully note that assumption. Is this prudent or should we show a fee range equivalent to your budget and scale range?

We anticipate this project will have two separate contracts: a phase 1 contract and a phase 2 contract. Phase 1 would be a service agreement flat fee to achieve all aspects outlined in phase 1. Phase 2 would be our AIA contract. For the purpose of phase 2, yes, a fee range is acceptable.

30. Is there direction or a preference at this stage for structured parking versus surface parking with a podium design as the type of parking utilized will affect the architectural and engineering scopes of work.

We anticipate the development will have structured parking, which may include a podium design.

31. For the required Signed/Completed attachments listed on page 17 of the RFP, we are assuming that we will need to submit the following three forms: The HUD Form 5369-A, Attachment 1 - Acknowledgement Form and Attachment 2 – Section 3 Business Concern Certification for Contracting forms.

Yes, the three documents we need returned are the HUD Form 5369 - A, the Acknowledgement form and the Section 3 form.

32. Representations, Certifications, and Other Statements of Bidders – HUD Form 5369-A - This form was not attached to the RFP, should we use HUD's standard form that's available online?

Please see the attached HUD Form 5369-A.

33. Parking - confirm that the parking for the project/building needs to be contained within the 4 lots and cannot utilize adjacent existing parking for site surface parking, (2 project site options provided on page 6 of 22 in the RFP, showing site options for 4 lots north and 4 lots south as options).

Correct, the parking required for the development must be contained within the development footprint. We anticipate the development will utilize four of the eight lots. We have not determined if the development will be located on the northern or southern end of the area.

34. Page 8 notes "...The project will include completion of SD, DD, CD,...construction management..." Confirm a construction manager is not contracted under the Architect.

Please include fees necessary for the typical administration of construction observations. Housing Catalyst will manage the construction of the project as the owner's representative.

35. Would you like to see resumes of the greater team or just the architectural team?

We would like to see resumes of all the design team members that we would be working with throughout the project.

36. Would you like your Attachment 2 Section 3 certification signed by all sub-consultants?

Yes. If any of the sub consultants qualify as Section 3 business concerns, we will take that into consideration. Please note this form also has a section for small business enterprise, women owned business and Minority owned business.

**U.S. Department of Housing  
and Urban Development**  
Office of Public and Indian Housing

**Representations, Certifications,  
and Other Statements of Bidders**  
**Public and Indian Housing Programs**

# Representations, Certifications, and Other Statements of Bidders

## Public and Indian Housing Programs

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### 1. Certificate of Independent Price Determination

#### (a) The bidder certifies that--

(1) The prices in this bid have been arrived at independently, without, for the purpose of restricting competition, any consultation, communication, or agreement with any other bidder or competitor relating to (i) those prices, (ii) the intention to submit a bid, or (iii) the methods or factors used to calculate the prices offered;

(2) The prices in this bid have not been and will not be knowingly disclosed by the bidder, directly or indirectly, to any other bidder or competitor before bid opening (in the case of a sealed bid solicitation) or contract award (in the case of a competitive proposal solicitation) unless otherwise required by law; and

(3) No attempt has been made or will be made by the bidder to induce any other concern to submit or not to submit a bid for the purpose of restricting competition.

(b) Each signature on the bid is considered to be a certification by the signatory that the signatory--

(1) Is the person in the bidder's organization responsible for determining the prices being offered in this bid or proposal, and that the signatory has not participated and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) above; or

(2) (i) Has been authorized, in writing, to act as agent for the following principals in certifying that those principals have not participated, and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) above.

[insert full name of person(s) in the bidder's organization responsible for determining the prices offered in this bid or proposal, and the title of his or her position in the bidder's organization];

(ii) As an authorized agent, does certify that the principals named in subdivision (b)(2)(i) above have not participated, and will not participate, in any action contrary to subparagraphs (a)(1) through (a)(3) above; and

(iii) As an agent, has not personally participated, and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) above.

(c) If the bidder deletes or modifies subparagraph (a)2 above, the bidder must furnish with its bid a signed statement setting forth in detail the circumstances of the disclosure.

[ ] [Contracting Officer check if following paragraph is applicable]

(d) Non-collusive affidavit. (applicable to contracts for construction and equipment exceeding \$50,000)

(1) Each bidder shall execute, in the form provided by the PHA/IHA, an affidavit to the effect that he/she has not colluded with any other person, firm or corporation in regard to any bid submitted in response to this solicitation. If the successful bidder did not submit the affidavit with his/her bid, he/she must submit it within three (3) working days of bid opening. Failure to submit the affidavit by that date may render the bid nonresponsive. No contract award will be made without a properly executed affidavit.

(2) A fully executed "Non-collusive Affidavit" [ ] is, [ ] is not included with the bid.

### 2. Contingent Fee Representation and Agreement

#### (a) Definitions. As used in this provision:

"Bona fide employee" means a person, employed by a bidder and subject to the bidder's supervision and control as to time, place, and manner of performance, who neither exerts, nor proposes to exert improper influence to solicit or obtain contracts nor holds out as being able to obtain any contract(s) through improper influence.

"Improper influence" means any influence that induces or tends to induce a PHA/IHA employee or officer to give consideration or to act regarding a PHA/IHA contract on any basis other than the merits of the matter.

(b) The bidder represents and certifies as part of its bid that, except for full-time bona fide employees working solely for the bidder, the bidder:

(1) [ ] has, [ ] has not employed or retained any person or company to solicit or obtain this contract; and

(2) [ ] has, [ ] has not paid or agreed to pay to any person or company employed or retained to solicit or obtain this contract any commission, percentage, brokerage, or other fee contingent upon or resulting from the award of this contract.

(c) If the answer to either (a)(1) or (a)(2) above is affirmative, the bidder shall make an immediate and full written disclosure to the PHA/IHA Contracting Officer.

(d) Any misrepresentation by the bidder shall give the PHA/IHA the right to (1) terminate the contract; (2) at its discretion, deduct from contract payments the amount of any commission, percentage, brokerage, or other contingent fee; or (3) take other remedy pursuant to the contract.

### 3. Certification and Disclosure Regarding Payments to Influence Certain Federal Transactions (applicable to contracts exceeding \$100,000)

(a) The definitions and prohibitions contained in Section 1352 of title 31, United States Code, are hereby incorporated by reference in paragraph (b) of this certification.

(b) The bidder, by signing its bid, hereby certifies to the best of his or her knowledge and belief as of December 23, 1989 that:

(1) No Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress on his or her behalf in connection with the awarding of a contract resulting from this solicitation;

(2) If any funds other than Federal appropriated funds (including profit or fee received under a covered Federal transaction) have been paid, or will be paid, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress on his or her behalf in connection with this solicitation, the bidder shall complete and submit, with its bid, OMB standard form LLL, "Disclosure of Lobbying Activities;" and

(3) He or she will include the language of this certification in all subcontracts at any tier and require that all recipients of subcontract awards in excess of \$100,000 shall certify and disclose accordingly.

(c) Submission of this certification and disclosure is a prerequisite for making or entering into this contract imposed by section 1352, title 31, United States Code. Any person who makes an expenditure prohibited under this provision or who fails to file or amend the disclosure form to be filed or amended by this provision, shall be subject to a civil penalty of not less than \$10,000, and not more than \$100,000, for each such failure.

(d) Indian tribes (except those chartered by States) and Indian organizations as defined in section 4 of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450B) are exempt from the requirements of this provision.

#### 4. Organizational Conflicts of Interest Certification

The bidder certifies that to the best of its knowledge and belief and except as otherwise disclosed, he or she does not have any organizational conflict of interest which is defined as a situation in which the nature of work to be performed under this proposed contract and the bidder's organizational, financial, contractual, or other interests may, without some restriction on future activities:

(a) Result in an unfair competitive advantage to the bidder; or,  
(b) Impair the bidder's objectivity in performing the contract work.  
[ ] In the absence of any actual or apparent conflict, I hereby certify that to the best of my knowledge and belief, no actual or apparent conflict of interest exists with regard to my possible performance of this procurement.

#### 5. Bidder's Certification of Eligibility

(a) By the submission of this bid, the bidder certifies that to the best of its knowledge and belief, neither it, nor any person or firm which has an interest in the bidder's firm, nor any of the bidder's subcontractors, is ineligible to:

(1) Be awarded contracts by any agency of the United States Government, HUD, or the State in which this contract is to be performed; or,

(2) Participate in HUD programs pursuant to 24 CFR Part 24.

(b) The certification in paragraph (a) above is a material representation of fact upon which reliance was placed when making award. If it is later determined that the bidder knowingly rendered an erroneous certification, the contract may be terminated for default, and the bidder may be debarred or suspended from participation in HUD programs and other Federal contract programs.

#### 6. Minimum Bid Acceptance Period

(a) "Acceptance period," as used in this provision, means the number of calendar days available to the PHA/IHA for awarding a contract from the date specified in this solicitation for receipt of bids.

(b) This provision supersedes any language pertaining to the acceptance period that may appear elsewhere in this solicitation.

(c) The PHA/IHA requires a minimum acceptance period of [Contracting Officer insert time period] calendar days.

(d) In the space provided immediately below, bidders may specify a longer acceptance period than the PHA's/IHA's minimum requirement. The bidder allows the following acceptance period: calendar days.

(e) A bid allowing less than the PHA's/IHA's minimum acceptance period will be rejected.

(f) The bidder agrees to execute all that it has undertaken to do, in compliance with its bid, if that bid is accepted in writing within (1) the acceptance period stated in paragraph (c) above or (2) any longer acceptance period stated in paragraph (d) above.

#### 7. Small, Minority, Women-Owned Business Concern Representation

The bidder represents and certifies as part of its bid/ offer that it --

(a) [ ] is, [ ] is not a small business concern. "Small business concern," as used in this provision, means a concern, including its affiliates, that is independently owned and operated, not dominant in the field of operation in which it is bidding, and qualified as a small business under the criteria and size standards in 13 CFR 121.

(b) [ ] is, [ ] is not a women-owned business enterprise. "Women-owned business enterprise," as used in this provision, means a business that is at least 51 percent owned by a woman or women who are U.S. citizens and who also control and operate the business.

(c) [ ] is, [ ] is not a minority business enterprise. "Minority business enterprise," as used in this provision, means a business which is at least 51 percent owned or controlled by one or more minority group members or, in the case of a publicly owned business, at least 51 percent of its voting stock is owned by one or more minority group members, and whose management and daily operations are controlled by one or more such individuals. For the purpose of this definition, minority group members are:

(Check the block applicable to you)

[ ] Black Americans	[ ] Asian Pacific Americans
[ ] Hispanic Americans	[ ] Asian Indian Americans
[ ] Native Americans	[ ] Hasidic Jewish Americans

#### 8. Indian-Owned Economic Enterprise and Indian Organization Representation (applicable only if this solicitation is for a contract to be performed on a project for an Indian Housing Authority)

The bidder represents and certifies that it:

(a) [ ] is, [ ] is not an Indian-owned economic enterprise. "Economic enterprise," as used in this provision, means any commercial, industrial, or business activity established or organized for the purpose of profit, which is at least 51 percent Indian owned. "Indian," as used in this provision, means any person who is a member of any tribe, band, group, pueblo, or community which is recognized by the Federal Government as eligible for services from the Bureau of Indian Affairs and any "Native" as defined in the Alaska Native Claims Settlement Act.

(b) [ ] is, [ ] is not an Indian organization. "Indian organization," as used in this provision, means the governing body of any Indian tribe or entity established or recognized by such governing body. Indian "tribe" means any Indian tribe, band, group, pueblo, or



community including Native villages and Native groups (including corporations organized by Kenai, Juneau, Sitka, and Kodiak) as defined in the Alaska Native Claims Settlement Act, which is recognized by the Federal Government as eligible for services from the Bureau of Indian Affairs.

**9. Certification of Eligibility Under the Davis-Bacon Act** (applicable to construction contracts exceeding \$2,000)

(a) By the submission of this bid, the bidder certifies that neither it nor any person or firm who has an interest in the bidder's firm is a person or firm ineligible to be awarded contracts by the United States Government by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).

(b) No part of the contract resulting from this solicitation shall be subcontracted to any person or firm ineligible to be awarded contracts by the United States Government by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).

(c) The penalty for making false statements is prescribed in the U. S. Criminal Code, 18 U.S.C. 1001.

**10. Certification of Nonsegregated Facilities** (applicable to contracts exceeding \$10,000)

(a) The bidder's attention is called to the clause entitled **Equal Employment Opportunity** of the General Conditions of the Contract for Construction.

(b) "Segregated facilities," as used in this provision, means any waiting rooms, work areas, rest rooms and wash rooms, restaurants and other eating areas, time clocks, locker rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing facilities provided for employees, that are segregated by explicit directive or are in fact segregated on the basis of race, color, religion, or national origin because of habit, local custom, or otherwise.

(c) By the submission of this bid, the bidder certifies that it does not and will not maintain or provide for its employees any segregated facilities at any of its establishments, and that it does not and will not permit its employees to perform their services at any location under its control where segregated facilities are maintained. The bidder agrees that a breach of this certification is a violation of the Equal Employment Opportunity clause in the contract.

(d) The bidder further agrees that (except where it has obtained identical certifications from proposed subcontractors for specific time periods) prior to entering into subcontracts which exceed \$10,000 and are not exempt from the requirements of the Equal Employment Opportunity clause, it will:

(1) Obtain identical certifications from the proposed subcontractors;

(2) Retain the certifications in its files; and

(3) Forward the following notice to the proposed subcontractors (except if the proposed subcontractors have submitted identical certifications for specific time periods):

**Notice to Prospective Subcontractors of Requirement for Certifications of Nonsegregated Facilities**

A Certification of Nonsegregated Facilities must be submitted before the award of a subcontract exceeding \$10,000 which is not exempt from the provisions of the Equal Employment Opportunity clause of the prime contract. The certification may be submitted either for each subcontract or for all subcontracts during a period (i.e., quarterly, semiannually, or annually).

**Note:** The penalty for making false statements in bids is prescribed in 18 U.S.C. 1001.

**11. Clean Air and Water Certification** (applicable to contracts exceeding \$100,000)

The bidder certifies that:

(a) Any facility to be used in the performance of this contract [ ] is, [ ] is not listed on the Environmental Protection Agency List of Violating Facilities:

(b) The bidder will immediately notify the PHA/IHA Contracting Officer, before award, of the receipt of any communication from the Administrator, or a designee, of the Environmental Protection Agency, indicating that any facility that the bidder proposes to use for the performance of the contract is under consideration to be listed on the EPA List of Violating Facilities; and,

(c) The bidder will include a certification substantially the same as this certification, including this paragraph (c), in every nonexempt subcontract.

**12. Previous Participation Certificate** (applicable to construction and equipment contracts exceeding \$50,000)

(a) The bidder shall complete and submit with his/her bid the Form HUD-2530, "Previous Participation Certificate." If the successful bidder does not submit the certificate with his/her bid, he/she must submit it within three (3) working days of bid opening. Failure to submit the certificate by that date may render the bid nonresponsive. No contract award will be made without a properly executed certificate.

(b) A fully executed "Previous Participation Certificate" [ ] is, [ ] is not included with the bid.

**13. Bidder's Signature**

The bidder hereby certifies that the information contained in these certifications and representations is accurate, complete, and current.

\_\_\_\_\_  
(Signature and Date)

\_\_\_\_\_  
(Typed or Printed Name)

\_\_\_\_\_  
(Title)

\_\_\_\_\_  
(Company Name)

\_\_\_\_\_  
(Company Address)

# ALTA/NSPS LAND TITLE SURVEY

LOTS 1-8, BLOCK 122, ORIGINAL TOWN OF FORT COLLINS  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M.  
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO  
(215 & 217 REMINGTON STREET)

DESCRIPTION:

Lots 1 through 8, inclusive, Block 122, City of Fort Collins, County of Larimer, State of Colorado.

TITLE COMMITMENT NOTES:

Fidelity National Title Insurance Company, Commitment No. 100-N0042187-010-TO2, dated March 6, 2023 was used in the process of this survey and the following comments correspond to Schedule B of the commitment.

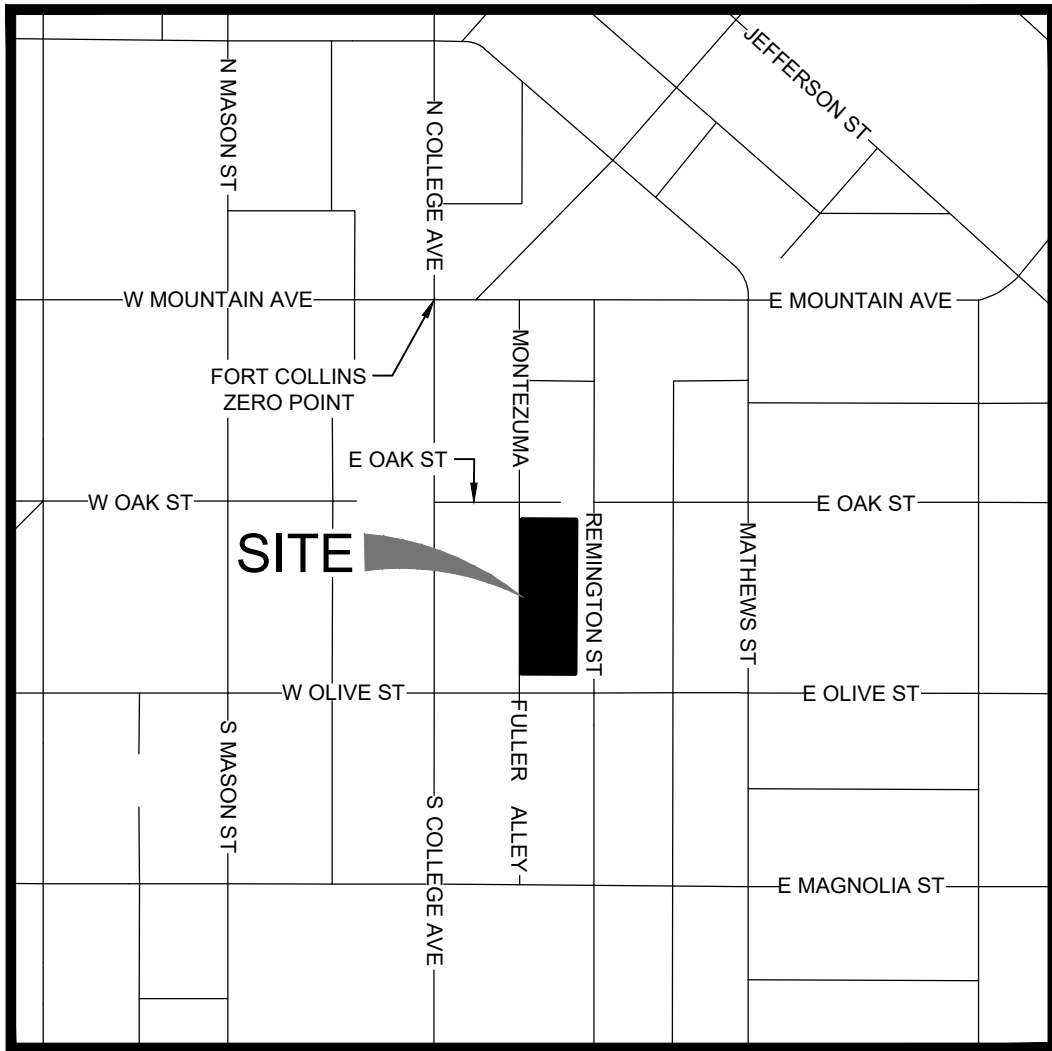
Schedule B - Section II Exceptions:

9. Terms, conditions and provisions of Ordinance No. 77, 1976 recorded December 03, 1976 at Reception No. 174343.  
- *Not plottable, inclusive of subject parcel and blanket in nature*
10. Terms, conditions and provisions of Ordinance 46 creating and establishing a downtown development authority recorded August 17, 1983 in Book 2233 at Page 473, and as amended in instrument recorded August 17, 1983, in Book 2233 at Page 479, and as amended in instrument recorded August 17, 1983 in Book 2233 at Page 483, and as amended in instrument recorded August 16, 2000, at Reception No. 200055926 and 200055927, and as amended in instrument recorded January 2, 2001 at Reception No. 2001000166, and as amended in instrument recorded March 19, 2004, at Reception No. 2004-0025560, and as amended in instrument recorded May 20, 2004 at Reception No. 2004- 0048265, and as amended in instrument recorded October 6, 2005 at Reception No. 2005- 0085091, and as amended in instrument recorded March 29, 2010 at Reception No 17039- 2010.  
- *Not plottable, inclusive of subject parcel and blanket in nature*

SURVEYOR NOTES:

- 1) Gross land area is 56,060 square feet, or 1.29 acres, more or less.
- 2) The lineal unit of measurement for this survey is U. S. Survey Feet.
- 3) Bearings are based on the assumption that the East line of Block 122, City of Fort Collins, bears South 00° 19' 51" West. The Northeast corner is monumented by a nail and illegible brass tag, also being a 5.00' witness corner, and the Southeast corner is monumented by a #4 rebar with a yellow plastic cap marked LS 14823.
- 4) Vertical datum is NAVD88 using geoid model "CO G18 GRS 80." City of Fort Collins Benchmark "1-12" (NAVD88 ELEV: 5004.14) was used in the process of this survey.
- 5) Northern Engineering or the Professional Land Surveyor listed hereon, does not have the expertise to address mineral rights, and recommends the owner retain an expert to address these matters. Northern Engineering or the Professional Land Surveyor listed hereon assumes no responsibility for the mineral rights upon the subject property.
- 6) A copy of the title commitment and the documents contained therein were provided to the owner, client and those entities listed under the surveyor's certification for their use and review.
- 7) For easements created by separate document and shown hereon refer to record document for specific terms.
- 8) Not all documents listed in title commitment are plottable or definable. Those easements that are definable by their descriptions are shown hereon. Owner, Client and others should refer to the title commitment and those documents listed therein for a true understanding of all rights of way, easements, encumbrances, interests and title of record concerning the subject property.
- 9) The word "certify" or "certification" as shown and used hereon is an expression of professional opinion regarding the facts of the survey, and does not constitute a warranty or guaranty, expressed or implied. DORA Bylaws and Rules (4 CCR 730-1).
- 10) Easements and other record documents shown or noted hereon were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
- 11) Observed evidence of utilities has been shown pursuant to Section 5 Paragraph E (iv) of the ALTA/NSPS Minimum Standard Detail Requirements. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
- 12) All Underground Utilities should be verified prior to any design and or construction.
- 13) An "encroachment" is a determination of law, not a matter of survey, and thus cannot be identified as such by a surveyor. The survey drawing details the deed lines, the lines of possession and displays observed objects or improvements on or near these lines.
- 14) Ownership of fences, if any, was not determined under the scope of this survey.
- 15) Only observable surface and above ground structures were located. No underground improvements were located.
- 16) The Professional opinion of the Surveyor is not a determination of law, nor a matter of fact.
- 17) Adjacent property owner information is per the Larimer County Land Information Locator.
- 18) Said described property is located within an area having a Zone Designation "Zone X" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 08069C0979H, with a date of identification of 5/2/2012, for Community No. 080102, in Larimer County, State of Colorado, which is the current Flood Insurance Rate Map for the community in which said premises is situated.

- 19) All bearings and distances are derived from field measurements unless otherwise noted. The recorded bearings and or distances shown heron are taken from existing public records and will not match the measured bearings and or distances due to differences in the datum and or projections used to complete the survey.
- 20) It is unlawful under Colorado State Statute to knowingly disturb, deface, remove, or destroy a land survey monument.
- 21) This survey is a draft. Monuments have not been set. Monuments will be set or upgraded prior to finalizing survey.



VICINITY MAP  
1" = 500'

SYMBOL LEGEND	
	BOLLARD
	OVAL-SHAPED ELECTRIC VAULT
	RECTANGULAR-SHAPED ELECTRIC VAULT
	FIRE HYDRANT
	FOUND PROPERTY MONUMENT
	FIBER-OPTIC VAULT
	WATER CURB STOP
	WATER VALVE
	INLET GRATE
	IRRIGATION BACKFLOW PREVENTER
	RECTANGULAR IRRIG. CONTROL VALVE
	CIRCULAR IRRIGATION CONTROL VALVE
	LIGHT POLE
	SET NAIL AND BRASS TAG - PLS 38470

SYMBOL LEGEND	
	GAS METER
	WATER METER
	GREASE TRAP
	POTABLE WATER MAN HOLE
	SANITARY SEWER MAN HOLE
	STORM SEWER MAN HOLE
	FIBER-OPTIC/COMMUNICATIONS MAN HOLE
	CABLE PEDESTAL
	ELECTRICAL PEDESTAL
	HANDICAP RAMP
	SIGN
	TELEPHONE BOX
	DECIDUOUS TREE

SIGN BALLOON DESCRIPTIONS	
	2 HOUR PARKING 8AM TO 6PM, MONDAY - FRIDAY
	PERMIT PARKING
	HANDICAP PARKING

LINE LEGEND	
	BOUNDARY LINE
	LOT LINE
	ORIGINAL PLAT LOT LINE
	RIGHT OF WAY LINE
	CURB AND GUTTER / PAN FLOWLINE
	FENCE
	CROWN OF ROAD
	ROAD STRIPING
	OVERHEAD UTILITIES
	SANITARY SEWER LINE
	STORM SEWER LINE
	BURIED FIBER-OPTICS
	BURIED CABLE
	BURIED ELECTRIC
	BURIED GAS
	WATER LINE
	MAJOR CONTOUR
	MINOR CONTOUR

(M) = MEASURED DISTANCE  
(R) = RECORD DISTANCE

CALL UTILITY NOTIFICATION CENTER OF  
COLORADO



Know what's below.  
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE  
YOU DIG, GRADE, OR EXCAVATE FOR THE  
MARKING OF UNDERGROUND MEMBER UTILITIES.

UTILITY NOTE:  
THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN ARE BASED  
ON OBSERVED EVIDENCE AND UTILITY MARKINGS AT TIME OF SURVEY.  
ADDITIONAL UTILITY LINES MAY EXIST. THE EXACT LOCATION OF ANY  
UNDERGROUND UTILITIES SHOWN AND THE LOCATION OF ANY  
ADDITIONAL UNDERGROUND UTILITIES SHOULD BE DETERMINED BY  
CONTACTING "ONE CALL" FOR A UTILITY LOCATE.

SURVEYOR'S CERTIFICATE:

To The City of Fort Collins, a Municipal Corporation, and Fidelity National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a), 8, 11(b), and 13 of Table A thereof. The fieldwork was completed on April 26th, 2023.

DRAFT  
PRELIMINARY - NOT FOR CONSTRUCTION,  
RECORDING PURPOSES, OR IMPLEMENTATION  
05-10-2023

For and on behalf of Northern Engineering Services, Inc.  
Robert C. Tessely  
Colorado Registered Professional Land Surveyor No. 38470

NOTICE:  
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown herein.

SECTION: 12	TOWNSHIP: 7 N	RANGE: 69 W of the 6th PM
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NORTHERN  
ENGINEERING

N

SURVEY | MUNICIPAL | LAND DEVELOPMENT

FORT COLLINS | GREELEY 970.221.4188 NORTHERNENGINEERING.COM

DATE: 05/10/2023	SCALE: 1" = 20'	REVIEWED BY: R. TESSELY
PROJECT: 570-007	CLIENT: HOUSING CATALYST	DRAWN BY: S. PAULIN

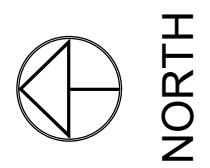
ALTA/NSPS LAND TITLE SURVEY  
LOTS 1-8, BLOCK 122  
CITY OF FORT COLLINS, STATE OF COLORADO



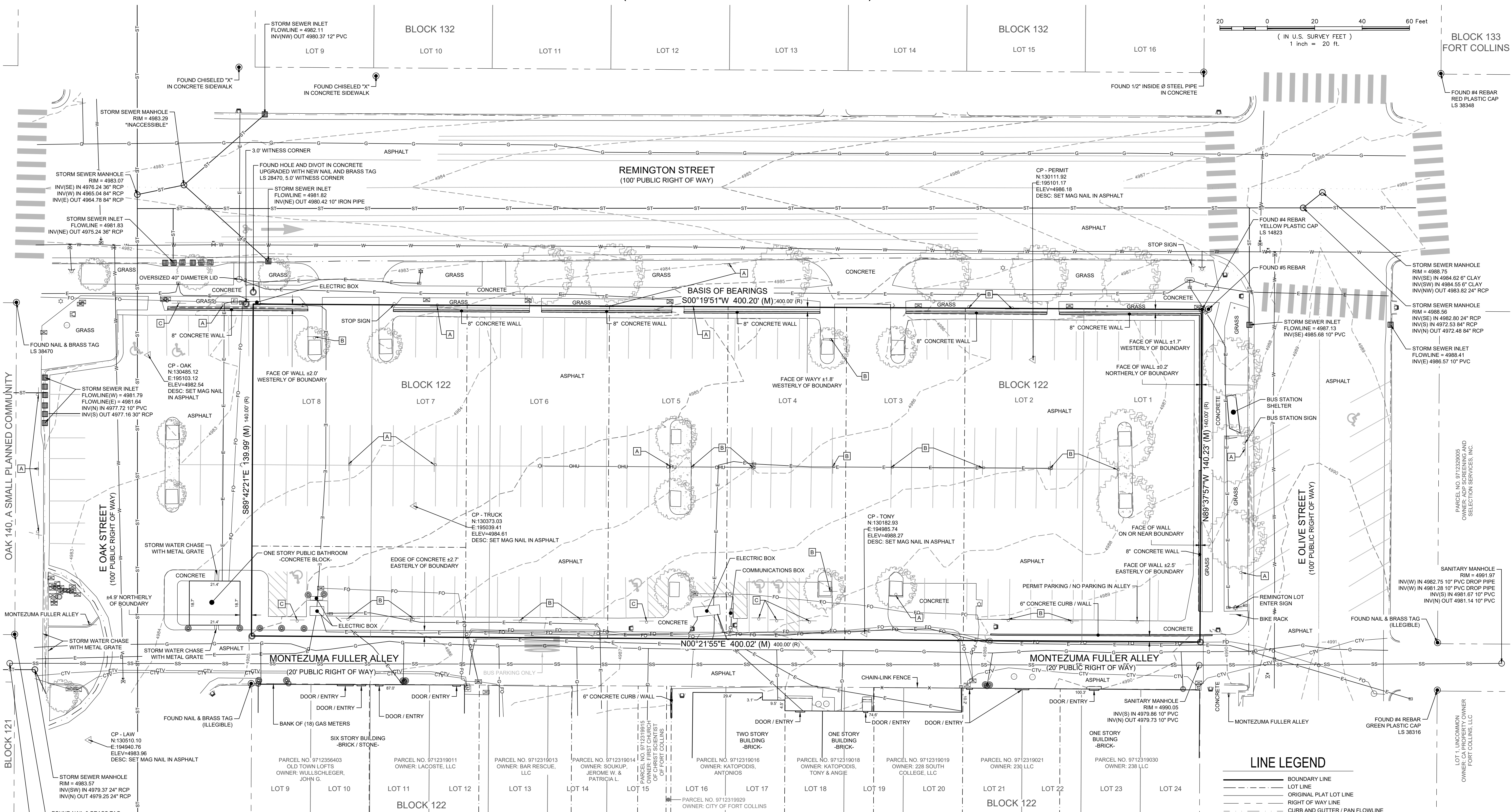


# TOPOGRAPHIC SURVEY

LOTS 1-8, BLOCK 122, ORIGINAL TOWN OF FORT COLLINS  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M.  
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO  
(215 & 217 REMINGTON STREET)



20 0 20 40 60 Feet  
( IN U.S. SURVEY FEET )  
1 inch = 20 ft.



## LINE LEGEND

- BOUNDARY LINE
- LOT LINE
- ORIGINAL PLAT LOT LINE
- RIGHT OF WAY LINE
- CURB AND GUTTER / PAN FLOWLINE
- FENCE
- CROWN OF ROAD
- ROAD STRIPING
- OVERHEAD UTILITIES
- SANITARY SEWER LINE
- STORM SEWER LINE
- BURIED FIBER-OPTICS
- BURIED CABLE
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- BURIED GAS
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- INLET GRATE
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- SIGN
- TELEPHONE BOX
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SURVEY | MUNICIPAL | LAND DEVELOPMENT  
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TOPOGRAPHIC SURVEY

LOTS 1-8, BLOCK 122  
CITY OF FORT COLLINS, STATE OF COLORADO

Sheet  
1  
Of 1 Sheet

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TOWNSHIP:  
7 N  
RANGE:  
69 W of the 6th PM

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REVIEWED BY:  
B. TEESELY  
PROJECT:  
570-007  
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