

ADDENDUM NO. THREE
REQUEST FOR PROPOSALS
HOUSING AND HOMELESSNESS STRATEGY AND
IMPLEMENTATION TOOLKIT
PROJECT NO. 241-26
CITY OF THORNTON, CO

TO: Prospective Proposing Firms and all others concerned

DATE: August 12, 2026

PURPOSE: To provide additional information and clarification to the solicitation documents for the above-referenced Project.

1. The following information shall become part of the original Request for Proposals (RFP) for this Project.

- a. Section B.8, *Award Length*, is revised as shown below in tracked changes:

B.8 AWARD LENGTH:

The award resulting from this solicitation will be from the date of the final signature of the agreement, anticipated to be on or about **October 5, 2026**, until **March 31, 2027**, or as otherwise agreed to between the awarded Vendor and Thornton. Thornton desires to complete the project by spring 2027 but is flexible on the end date; Vendors may propose a different end date than March 31st. No further extensions or renewals shall pass this date for service from the awarded Vendor, unless otherwise authorized in writing by the Thornton Purchasing Division. (emphasis in original)

2. The following questions and answers are provided for additional clarification to the RFP. All answers from Thornton in response to Vendor submitted questions have been provided below. *There are no outstanding Vendor questions.*

Question No. 1: Beyond the December 2026 and February/March 2027 City Council meetings, what level of additional in-person engagement should proposers assume when developing their scope, schedule, and budget?

Answer No. 1: The City Council meetings are the only in-person engagements explicitly required, but some level of in-person engagement with internal and external stakeholders would be beneficial.

Question No. 2: Can you share what is informing the six-month timeline? We recognize that previous projects have already contributed substantial research and engagement efforts, but we are interested in understanding whether there is flexibility to extend the timeline if warranted.

Answer No. 2: We are open to extending the timeline; please see the revision to Section B.8 of the RFP. We are interested in starting the work as soon as possible, however, so the anticipated start date of on or about October 5, 2026, remains firm.

Question No. 3: Does the City have a preference for a local or Colorado based consulting firm?

Answer No. 3: There is no preference for the physical location of the firm, but our evaluation will favorably credit firms that demonstrate an understanding of Thornton's local, regional, and state environment, as well as an understanding of housing policy, housing finance, and the regulatory regime in Colorado.

Question No. 4: Sections C.13 and C.14 describe the City's approach when evaluating proposals. Is there a scoring rubric that will be used to evaluate proposals that can be shared? Are any proposal sections/elements weighted more heavily than others?

Answer No. 4: Thornton does not intend to publish a scoring rubric or assign specific weights to the stated evaluation factors.

Question No. 5: Focus Area B.3.1 states that the successful applicant will coordinate with relevant SPOTs working on housing, homelessness, and related matters. Can you share a brief description of the other SPOTs the City anticipates the successful contractor working with, as well as general membership of each (mentioned in B.3.1.c)?

Answer No. 5: There are SPOTs working on the following actions that will likely be relevant to the awarded Vendor's project; there may be others identified once performance by the awarded Vendor has started. The membership for each SPOT is cross-functional and inter-departmental; specific points of contact can be provided to the awarded Vendor following award.

- Develop an education campaign for the community on the needs and benefits of diverse housing choices.
- Develop a targeted residential development review Rapid Response Team including both internal and external partners.

- Identify priority areas using criteria (ex: density, transit, innovation) for attainable housing and engage the community to partner on buy-in.
 - Explore private sector opportunities to increase connectivity and pedestrian access to housing, businesses, schools and amenities.
 - Complete a comprehensive review of homelessness initiatives and develop a strategic plan to support the homeless population in the City.
3. All other terms and conditions shall remain unchanged except as provided by this Addendum. Proposing firms must acknowledge receipt of this Addendum in their Proposal.

END OF ADDENDUM NO. THREE

Andrew Miskell, CPPB
Purchasing Manager

Date