



Boulder County Procurement

Downtown Courthouse • 1325 Pearl Street • Boulder, Colorado 80302 • 303.441.3525
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.gov

RFP ANALYSIS AND RECOMMENDATION

Requesting Department: **Boulder County Housing Authority (BCHA)**

RFP Title: **BCHA Design-Build**

RFP No.: 197-25

RFP Opening Date: September 22, 2025

No. of Vendors Contacted: 4,013

No. of Minority Owned, Women Owned,: 927

Disadvantaged, Veteran Owned Vendors Contacted

This RFP has been posted in accordance with County Policy.

Evaluated by:

Michelle Alexander, Facilities Director, Boulder County Housing Authority
Brandon Ladd, Asset Manager, Boulder County Housing Authority
Tyler Elick, Chief Development Officer/Partner, Brikwell
Walker Thrash, Managing Partner, Vertikal

Bid Responses:

Company Name
KLS Consulting Services, Inc., PO Box 933, Lakeville, MA 02347
M&B Construction Services, Inc., 14 Inverness Dr, E Ste G-136, Englewood, CO 80112
Novus Construction, LLC, 1325 S Colorado Blvd, Ste B212, Denver, CO 80222
Rural Homes, PO Box 4222, Telluride, CO 81435
Studio 646 Architecture, LLC, 301 Commerical Rd, Ste B, Golden, CO 80401
Taylor Kohrs, LLC, 12160 Pennsylvania St, Thornton, CO 80241

Recommendation:

The evaluation committee recommends awarding RFP-197-25 Boulder County Housing Authority Design-Build:

- Kestrel Design Build to **Rural Homes**
- Willoughby Corner Design Build to **M&B Construction Services, Inc.**

Based on the evaluation of qualifications, approach, and cost, the committee confidently recommend awarding the Willoughby Corner Design Build project to M&B Construction Services Inc and Rural Homes for the Kestrel Design Build. Their proven expertise, collaborative methodology, and commitment to affordability and sustainability make them the best choice to deliver a successful outcome for the communities they will serve.

M&B Construction Services Inc. and Rural Homes have a proven record of delivering large-scale, community-oriented housing developments. Their portfolios reflect expertise in sustainable design, affordability, and community integration—key priorities for Willoughby Corner and Kestrel. In addition, their extensive experience with multi-phase projects positions them to ensure seamless coordination and continuity from planning through construction.

Contract Required: Yes No

Contract Amount Information:

The total contract for M&B Construction Services, Inc., amount will not exceed \$1,846,156.00, allocated annually as follows:

- 2025: \$76,101.00
- 2026: \$721,797.32
- 2027: \$720,152.65
- 2028: \$328,105.03

The total contract for Rural Homes amount will not exceed \$791,360.00, allocated annually as follows:

- 2025: \$47,304.00
- 2026: \$625,056.00
- 2027: \$119,000.00

_____/_____
Department Date

I certify this RFP has been conducted in accordance with Boulder County policy.
Procurement makes no representation regarding the evaluations or recommendations
contained in this analysis.

_____/_____
Procurement Date

Comments:

_____/_____
Chair, Board of Commissioners Date

Attest:

_____/_____
Clerk to the Board Date

Date of Board Action: