



California Affordable
Housing Initiatives, Inc.

RFQ #16-001

Architect-Engineer Modular Design Team for 1236 E. 17th Street

Addendum #1

Date issued and released: March 25, 2016

The following questions were submitted and are answered in this addendum.

Forms/Evaluation Criteria:

Question 1: Will the attendee list of the pre-proposal conference be distributed?

Answer: Yes. The sign-in sheet for the pre-proposal conference is now posted on the Oakland Housing Authority website (www.oakha.org).

Question 2: Is it possible to receive "Fill-In Forms" for the attachment documents for this project?

Answer: No.

Question 3: When completing the Fee Schedule (Attachment B), do I put in the hourly rates and the costs for the phases?

Answer: Yes. Complete the rates for each position under "Hourly Rates" in the first column, and the cost per position for each task for the remaining columns.

Question 4: Is the Attachment B - Fee Schedule considered as part of the Evaluation Criteria?

Answer: No.

Question 5: If a firm is not experienced in modular construction, is it deemed noncompetitive for this RFQ?

Answer: Evaluation criteria numbers 1 and 2 require evidence of the architect/engineer, proposed team and consultants' ability to perform the work. A maximum of 60 points can be received by submitting evidence to support the firm's qualifications and past performance on comparable projects.

Building / Design:

Question 6: What is the square footage of the lot and the targeted maximum density?

Answer: The lot is approximately 12,298 square feet; a specific number of units have not been defined. The goal of this RFQ is to define a project that achieves the highest and best use of the property allowable under the current codes and regulations.

Question 7: The property is zoned RM-2 medium-density. Is it expected that the project will receive a density bonus; especially considering the apartment complex next to the site appears to be high density?

Answer: It is the intent that the architect-engineer modular design team (AEMDT) selected will achieve the maximum allowed density for the project as well as fit in with the surrounding neighborhood.

Prior to the demolition to clear the site, the existing structure was a two-story stucco building with 10-three bedroom, one bath units with two floorplans; one included a living room, dining room and kitchen and the other had the same, except it had a pantry, in lieu of a dining room. Downstairs units had fenced patios and upstairs units had balconies. Stairs and hallways provided unit access and there was a ground level storage area and on-site parking.

Question 8: Does California Affordable Housing Initiatives (CAHI) have a preference or prohibition regarding a Design-Build project?

Answer: CAHI is seeking a recommendation from the AEMDT awardee regarding the typical and most advantageous contractual structure for the construction of this project.

Question 9: What funding might be involved for the construction of this project?

Answer: At present, it is owner-financed.

Question 10: Is there a construction budget CAHI would like to stay within or cost targets for this project?

Answer: CAHI would like to construct as many units allowable in the most economical way possible to result in a green, sustainable multi-family affordable housing project that is a positive addition to the neighborhood.

Question 11: Is this a neighborhood that will have/cause difficulty in getting permissions for affordable housing?

Answer: No.

Question 12: What is the predicted design and construction schedule after the team is chosen?

Answer: Per Section 3.2 – Scope of Work – Clause A. Phase 1 – Architectural Feasibility Study in the RFQ #16-001 addresses the schedule as follows:

Phase 1 services will begin immediately upon selection of the Architect and its team.

Phase 1 services are anticipated to take approximately eight (8) to ten (10) weeks.

Phase 2 completion of Schematic Design, Design Development, Construction Documents and Construction Procurement Services will form the basis for the construction schedule.

Question 13: Does CAHI or the City of Oakland have predefined fee amounts that the architect cannot exceed based on construction costs?

Answer: CAHI expects that the awardee would follow the best practices in the industry in terms of the fees charged and as typically supported by the AIA.

Question 14: Does CAHI expect the contract for the A/E Team to be below \$100,000? (In the RFQ, it is stated that CAHI must approve any contract expected to be more than \$100,000)?

Answer: No.

Question 15: Will anything be done to prevent unionized labor disputes from stopping the project's construction?

Answer: CAHI is relying on the expertise of the AEMDT to design and assist in the contract administration of the project in a manner that will not trigger union labor disputes or situations that cause the project to be stopped during construction.

Question 16: Can the awardee change the set of consultants submitted in the RFQ after the award?

Answer: Contract Conditions Clause 6.4-C in the RFQ prohibits transferring the contract without the prior written consent of the CAHI Contracting Officer.

Section 3 and Hiring Requirements:

Question 17: Although Section 3 Business Certification and Action Plan (Attachment E) is not included as part of the evaluation criteria, will the lack of Section 3 participation affect a firm's ability to be awarded the project?

Answer: Respondents are expected to comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C., applicable to any work to be performed under the resultant contract. Attachment 1 – Section 3 Clause delineates the compliance requirements for any contractors or subcontractors performing work under this contract.

Question 18: Are there any set asides for Oakland residents as a hiring priority?

Answer: Contractors and subcontractors are required to make every effort to the greatest extent feasible to meet CAHI's numerical hiring goals of having Section 3 qualified employees make up **30% of their total new-hires. Firms must seek to maintain this percentage throughout the life of the project.** If these goals are not met, the contractors are expected to show documentation demonstrating their efforts to hire Section 3 candidates by exhausting all available hiring sources. While a contractor receives credit for hiring low-income residents of Oakland, **first priority should be**

given to residents of the Oakland Housing Authority. This includes residents in both the public housing and Section 8 programs.

Question 19: Does it have small business or other set-aside requirements on the design A/E team or construction?

Answer: There are no specific small business or set-aside requirements on the design A/E team or construction. However, the Section 3 requirement is triggered when there is a need for new economic opportunities, such as individual employment, contracting or subcontracting. The Section 3 regulation requires that contractors and subcontractors provide, **to the greatest extent feasible**, economic opportunities (training, employment, and contracting to low-income and very low-income residents and Section 3 businesses.

Question 20: Is the A/E team required to have an Oakland address and/or business license?

Answer: The team must comply with all federal, state and local laws.

Question 21: Are there preferences for Oakland businesses?

Answer: No, there are no preferences for Oakland businesses for this CAHI-sponsored project.

Question 22: What are targets for local content in construction, jobs creation?

Answer: Contractors and subcontractors are required to make every effort to the greatest extent feasible to meet CAHI's numerical hiring goals of having Section 3 qualified employees make up **30% of their total new-hires. Firms must seek to maintain this percentage throughout the life of the project.** If these goals are not met, the contractors are expected to show documentation demonstrating their efforts to hire Section 3 candidates by exhausting all available hiring sources. While a contractor receives credit for hiring low-income residents of Oakland, **first priority should be given to residents of the Oakland Housing Authority.** This includes residents in both the public housing and Section 8 programs.

Question 23: Are there requirements for A/E team or contractor/subcontractor hiring? For example, 10% people of color, 10% women, etc.

Answer: No, there are no requirements.

Question 24: Does this project require union construction workers?

Answer: No, the project does not require union construction workers. The CAHI Board of Directors has instructed the Oakland Housing Authority to enforce all federal Davis Bacon Act (DBA) requirements related to prevailing wages, weekly certified payroll submission, and all other DBA labor compliance stipulations.

Question 25: Are there requirements that the contractor or modular manufacturer be located locally or within California?

Answer: No.



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Date issued and released: March 25, 2016

Proposer hereby acknowledges this addendum:

Name of Firm: _____

Authorized Signature: _____

Date: _____

Acknowledgement of this Addendum must be included with your proposal.