



Oakland Housing  
Authority

**RFQ #16-006**

**Architect-Engineer Design and Construction Administration Team  
for Rehabilitation of  
Oak Groves North and South**

**Addendum #2**

Date issued and released: April 15, 2016

**Responses to Questions:**

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

**General Questions:**

**Question 1:** Is there a subcontracting hiring goal, i.e. 25% Oakland residents?

**Answer:** All contractors will seek to the greatest extent feasible to achieve a level of 30% of all new hires to be low to very low-income residents of the Oakland metropolitan area (i.e. the city of Oakland).

**Question 2:** Will the pre-proposal conference sheet be posted?

**Answer:** Yes. The pre-proposal conference sign-in sheet is posted on the Authority's website. Please go to – <http://www.oakha.org/WorkingAuthority/Open-RFPS-and-bid-status/Pages/Active-Bids.aspx>

**Question 3:** For the purpose of contracts, construction, financing and schedule, can we assume that the two properties will be independent of one another?

**Answer:** The Authority is planning to execute one architect and one construction contract for both Oak Grove North (OGN) and Oak Grove South (OGS). The project will be funded by the Authority using federal funds. The schedule for construction will be determined in consultation with the architect and general contractor to minimize the need and or duration for resident relocation, and maximize the efficiency of construction sequencing and cost to the greatest extent feasible.

**Question 4:** After reviewing the physical needs assessment (PNA) for both Oak Grove North & South, we'd like to clarify the overall goal of the project. Is the goal to implement all of the recommendations in the Elizabeth McLachlan Consulting and Golden State Home Inspections reports via a new set of architectural and engineering drawings and specifications?

**Answer:** The goal is to address the immediate capital needs of both OGN and OGS. A new set of architectural and engineering drawings and specifications are needed in order to obtain necessary building permits, provide direction to the general contractor and create a record of the capital improvements made.

**Question 5:** Will the governing authority be the City of Oakland exclusively or would other governing agents be involved?

**Answer:** The Authority owns OGN and OGS and will oversee all aspects of the design and construction process. The project will need to obtain planning and building approvals from the City of Oakland.

**Question 6:** Aside from the City of Oakland Planning and Building Departments, are other Authorities Having Jurisdiction applicable to this project?

**Answer:** The Authority will monitor the project's compliance with requirements associated with the use of federal funds.

**Question 7:** In the case of the Oak Grove projects, would a probable maximum loss (PML) of less than 20 be required?

**Answer:** The Authority does not anticipate getting a loan to fund the necessary capital improvements of OGN and OGS, so there is no lender requirement for a PML of less than 20. If the seismic risk assessment indicates a PML greater than 20, the Authority will confer with the engineer and architect to agree on how best to achieve a level of seismic safety that will maximize the protection of life and prevent personal injury.

<b>Scope of Work:</b>
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**Question 8:** Do you expect the design team to do its own destructive testing, including putting back what it removed?

**Answer:** Yes.

**Question 9:** The RFQ scope of work states 'destructive testing' to be performed by the design team's forces. However, the referenced OGN PNA describes destructive testing and repairs to be performed by a "licensed professional contractor." This suggests that we will need to include a licensed general contractor on our design team for this scope. Can you confirm? This might be more cost effectively handled if Authority were to contract directly with a general contractor to provide destructive testing and repairs, as directed by the design team.

**Answer:** The PNAs recommend either a licensed general contractor and/or a waterproofing specialist complete the destructive testing. The architect should include sub-consultants on their design team that can complete the destructive testing.

**Question 10:** Are accessibility upgrades included in the scope of work based upon the project budget? This does not appear as part of the “Scope of Work,” but the consultant’s report appears to address a number of potentially required upgrades.

**Answer:** The first bullet in the “Scope of Work” for the RFQ is to “review and provide preliminary evaluation of the “Existing Design Documents” to ascertain the requirements of the project and arrive at a mutual understanding of such requirements with the Development Team.” The Existing Design Documents include the PNAs for OGN and OGS. Section II.C.8 of the PNAs provides background on accessibility. The design team in consultation with the Authority, the City of Oakland building department and, if necessary, the Authority’s attorney’s will need to determine what requirements will be necessary to meet for accessibility as part of the rehabilitation scope.

**Question 11:** Are green-building goals included in the scope of work?

**Answer:** The Authority is interested in using the most energy efficient replacement materials and/or methods possible. The Authority is researching the potential to participate in the Low-Income Weatherization Program (LIWP). The rehabilitation of OGN and OGS will not be completed in time to participate in the first round of the LIWP. If additional rounds of LIWP funding are made available the Authority intends to participate to the greatest extent feasible. LIWP provides technical assistance and financial incentive payments to cover up to 80% of the cost to install energy improvements that equate to at least 15% savings above existing conditions.

**Construction/Structural:**

**Question 12:** We have a structural consultant who evaluated these buildings in 2002-2003. Are they eligible to be included on our team?

**Answer:** Yes, but the Authority is seeking an up-to-date structural assessment of each building, including a current seismic risk assessment.

**Question 13:** Will there be a need for environmental noise studies or other acoustic, IT, security for the housing authority projects?

**Answer:** If a study is needed to obtain a building permit, then it will be required. The Authority Police Department will complete a “Crime Prevention through Environmental Design” (CPTED) security property assessment that will identify recommended modifications to the landscaping, site fencing and security camera system to deter criminal activity in and around OGN and OGS.

**Question 14:** Will the building be vacated during construction?

**Answer:** No, we do not anticipate vacating the entire building in order to facilitate construction. Once a scope of work has been developed, the general contractor and Authority will agree upon a construction sequencing and resident relocation approach.

## **Budget and Funding:**

**Question 15:** Is there a construction budget for the project?

**Answer:** The Authority has set aside a total project budget of up to \$16 million to address the capital needs of OGN and OGS.

**Question 16:** How do you establish budgets?

**Answer:** We reviewed the Appendix A to the Physical Needs Assessments for both OGN and OGS to obtain a general sense of potential costs to make needed capital improvements. The construction budget will be developed in conjunction with the plans and specifications developed by the selected architect and the general contractor bidding process. The Authority has set aside a total project budget of up to \$16 million to address the capital needs of OGN and OGS.

**Question 17:** Can you list your assumptions regarding source(s) of financing for the two properties?

**Answer:** The Authority has set aside a total project budget of up to \$16 million in federal funds to address the capital needs of both OGN and OGS.

**Question 18:** Are there project funding sources? If so, do these funding sources have any specific requirements that we should be aware of before bidding?

**Answer:** The project is using federal funding. The requirements associated with the federal funding are outlined in the RFQ.

**Question 19:** Is there sufficient funding to do all the work? If not, will the work be prioritized or will the Authority procure further funding to complete the work?

**Answer:** The Authority is seeking to develop a rehabilitation scope of work with the assistance of the architect and engineering team that addresses needed capital improvements. If the cost to complete the scope of work is higher than what has been budgeted, the Authority may seek additional funding from other sources such as the California Cap-and-Trade-funded Low Income Weatherization Program (LIWP) for Large Multifamily (LMF) buildings and/or value engineer the scope of work.

## **Documents and Forms:**

**Question 20:** Are there existing AutoCAD files of the drawings for the buildings?

**Answer:** No.

**Question 21:** Under 4.1 Proposal Format, item G References. Are we to list references in a separate section of our submittal, or are the references only desired on the Attachment C form, Examples of Similar Work?

**Answer:** The references need only be included on the Attachment C "Example of Similar Work" forms.

**Question 22:** For Attachment D, page one (not the cover), it asks for Consultant Fee. Can we give you a percentage range of what our design fee was or are you looking for us to give you the exact number?

**Answer:** A percentage is acceptable.

**Question 23:** Are sub-consultants required to fill out Attachments C and E as part of the RFQ submission, or is this information limited to the prime architect?

**Answer:** This information is limited to the prime architect.

**Question 24:** Do our sub-consultants need to fill out any/all of the attachments, such as Attachment E – Profile & Certification? If so, please clarify which attachments need to be completed by our sub-consultants?

**Answer:** This information is limited to the prime architect. Sub-consultants need to be listed on the form in Attachment G; they do not need to fill out any attachments.

**Question 25:** For our engineering and other design consultants, are they only listed on the Subcontractor Form in Attachment G? Or do they need to fill out any of the other forms that the Prime Architect does?

**Answer:** Sub-consultants only need to be listed on the form in Attachment G; they do not need out to fill out additional forms.



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**Date issued and released: April 15, 2016**

Proposer hereby acknowledges this addendum:

Name of Firm: \_\_\_\_\_

Authorized Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**Acknowledgement of this Addendum must be included with your proposal.**