



**RFQ #20-028**

**1621 Harrison Street Pre-Construction and General Contracting Services**

**Addendum #1**

**Date issued and released, August 24, 2020**

**Changes to the RFQ**

On page 2 of Request for Qualifications, under “Submission Deadline”, the following is to be stricken:

~~Submissions must be sent by email to [csharif@oakha.org](mailto:csharif@oakha.org) no later than Wednesday, September 9, 2020 at 10:00am.~~

Please replace with the following:

RFQ responses are due no later than Wednesday, September 9, 2020 at 10:00am and will now only be accepted via Housing Agency Marketplace at:

[https://ha.internationaleprocurement.com/requests.html?company\\_id=63442](https://ha.internationaleprocurement.com/requests.html?company_id=63442)

To submit a response you will first have to register as a vendor and select Oakland Affordable Housing Preservation Initiatives (OAHPI) as the agency you would like to receive solicitation notifications from.

***Please do not delay in signing up and getting familiar with how to submit your company’s response as late responses will not be accepted/considered. If you need assistance signing up as a vendor or submitting your response, please call Housing Agency Marketplace Customer Support line at 1-866-526-9266.***

**Supplemental Information**

It is anticipated that more than nine (9) Project-Based Section 8 vouchers will be allocated by the Oakland Housing Authority as one of the financing sources. As such, the US Department of Housing and Urban Development requires that Davis-Bacon federal prevailing wages and Section 3 disadvantaged local hiring regulations are applicable to Harrison Tower. Please see the below “Labor Compliance and Section 3 Overview” for more information.

1. Davis Bacon – Federal Prevailing Wage
  - A. Harrison Tower has more than nine (9) HUD Project-Based Voucher units of housing and therefore Davis Bacon wages will be applicable to this modernization project.
  - B. The Oakland Housing Authority will monitor all Davis Bacon-related activities (e.g. employee interviews, review of certified payroll review, etc.).

- C. If the prime contractor or its subcontractors use apprentices, the apprentices must be certified by the U.S. Department of Labor.
- D. The prime contractor and its subcontractors must provide certified payroll reports to the Oakland Housing Authority on a weekly basis.
- E. During the course of this construction project the prime contractor and its subcontractors must use LCP Tracker software for Davis Bacon reporting purposes.

2. Section 3

- A. The purpose of Section 3 of the Housing and Urban Development Act of 1968 as amended (12 U.S.C. 1701u) (section 3), and 24 CFR Part 135, is to ensure that training, employment and other economic opportunities generated by certain HUD financial assistance shall, to the greatest extent feasible, and consistent with existing federal, state and local laws and regulations, be directed to low and very low-income persons, particularly those who are recipients of government assistance for housing, and to business concerns, which provide economic opportunities to low and very low-income persons.” For the complete text of the Section 3 regulations, visit [www.hud.gov/section3](http://www.hud.gov/section3) .
- B. Prime Contractor and subcontractors shall make a good faith effort to ensure that 30% of new hires for the entire project are Section 3 residents.
- C. Prime Contractor and subcontractors must notify Oakland Housing Authority that they have a need for a new hire.
- D. Oakland Housing Authority will refer Section 3 residents for contractors to interview.
- E. Prime contractor is responsible for providing monthly Section 3 hire reports.

**Responses to Questions:**

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

**Question #1:** How can we get access to the RFQ documents?

**Answer #1:** The RFQ documents can be found on the OHA website at:

<http://www.oakha.org/WorkingOHA/Open-RFPs-and-bid-status/Pages/Active-Bids.aspx>

The RFQ documents can also be downloaded from the Housing Agency Marketplace once you register as a vendor. The link to Housing Agency Marketplace can be found above.

**Question #2:** Will this project be held to the Oakland Local Business Enterprise Program or any local hiring requirements?

**Answer #2:** This project is not subject to any City of Oakland local hiring requirements but is subject to federal Section 3 hiring rules described above in the “Supplemental Information Section”.

**Question #3:** Is it acceptable to form a Joint Venture for this opportunity? If so, what additional forms/documents will be required?

**Answer #3:** Yes, OAHPI welcomes Joint Ventures but we are only able to evaluate the qualifications of a single company in this RFQ. Therefore, no additional forms or documents are required for a second company.

**Question #4:** If one of the firms is a LBE/SBE/MBE in Oakland, what percentage of the Joint Venture (JV) must they hold in order for the JV to be considered with the same certification?

**Answer #4:** At this time, OAHPI is not requiring or promoting minimum percentages for participation by local and/or small local business enterprises in prospective Joint Venture partnerships.

**Question #5:** Is the agency set up on LCP Tracker?

**Answer #5:** Yes.

**Question #6:** Will the pre-con fee be credited and absorbed into the project guaranteed maximum price?

**Answer #6:** OAHPI will negotiate separate contracts for each phase with the selected Contractor and reserves the right not to award a contract for the Rehabilitation / Construction Phase if an agreement is unable to be reached within a reasonable timeframe and/or performance during the Pre-Construction phase is not deemed satisfactory in the sole discretion of OAHPI. In either case, invoices for services rendered during the Pre-Construction phase shall be submitted on a regular basis and will be paid upon OAHPI's review and approval.

If OAHPI elects to enter into an agreement with the Contractor for the Rehabilitation / Construction Phase, the Contractor's fee for services rendered during the Pre-Construction Phase shall be incorporated as part of Contractor's overhead / profit under the parties' GMP agreement for the Rehabilitation / Construction Phase.

**Question #7:** Is this a phased project? What is the plan? Floor by floor or stacks? This will help answer the protocols for worker and tenant separation, barriers and path of travel?

**Answer #7:** Yes, it is anticipated that this will be a phased rehabilitation whereby a certain number of units under construction will be vacant and the remaining units will be occupied. The exact number of vacant units will be subject to further analysis and discussion between the owner, OAHPI, and the selected General Contractor.

**Question #8:** Item #7 within the Request for Qualifications (RFQ) is asking for an estimated Construction Schedule. A major component to the schedule will be what OAHPI decides to do with tenant relocation. Will a whole floor be created per phase, or multiple floors vacated per phase?

**Answer #8:** For the purposes of RFQ Section IV. 7, Proposal Contents, Respondents may assume that 20 units will be vacant, or two floors, while unit rehabilitation work is underway. The exact number of vacant units will be subject to further analysis and discussion between OAHPI and the selected General Contractor.

**Question #9:** Will the owner carry on Owner Controlled Insurance Program for the project? If so, could you provide the OCIP manual or let us know what insurance will be included/covered under the OCIP?

**Answer #9:** No, OAHPI does not anticipate securing an OCIP for Harrison Tower.

**Question #10:** The insurance requirements attached to the RFQ are ambiguous in regards to whether the General Contractor/Developer would be required to provide builders risk insurance for the project. If we are to provide Builders Risk as well as a quote for it in our RFQ response, please let us know if earthquake and flood are required coverages. If earthquake is required, please let us know if the public contract code 7105 applies.

**Answer #10:** Pursuant to Sec. A.2.3.1 of Exhibit A to the AIA A102 attached to the RFQ as Attachment E, OAHPI anticipates that it will be securing a Builders Risk policy.

**Question #11:** Will there be any local hire / Disadvantage Business Enterprise, or other requirements/goals for the project? If there will be, could you let us know what these are?

**Answer #11:** The City of Oakland local hire requirements are not applicable to Harrison Tower. At this time, the only affirmative hiring requirements that apply to this project are federal Section 3.

**Question #12:** Please provide instruction changes via email as to how to register and submit.

**Answer #12:** Please see page 1 of this Addendum for the updated registration and submittal instructions.



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**1621 Harrison Street Pre-Construction and General Contracting Services**

**Addendum #1**  
**Date issued and released, August 24, 2020**

Bidder hereby acknowledges this addendum:

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

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

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

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