



RFP #22-048 General Contractor for Foothill Family Apartments

Addendum #3

Note:

Oakland Housing Initiatives is in the process of procuring an architectural and engineering team and relocation consultant for the Foothill Family Apartments rehabilitation. For more information on the overall context for the rehabilitation project, including design and relocation, you may want to review RFP 22-047 (Architecture) and RFP 22-049 (Relocation), and their associated Addenda. These materials are available on the Oakland Housing Authority Active Bids website:

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

Responses to Questions:

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

Question #1: Will there be a site visit to familiarize ourselves with current conditions?

Answer #1: A walk-through was provided on January 25, 2023 and was announced in Addendum #1.

Question #2: Does the walk-through need to be a formal event or could we go on our own?

Answer #2: You cannot go on your own due to safety and liability issues. A scheduled walk-through was provided on January 25, 2023.

Question #3: Is there a budget for the project?

Answer #3: No, there is no confirmed budget at this time. The scope of work and cost will be determined during the pre-construction phase of the project.

Question #4: Is a proposed rehab construction period schedule required? If so, can you establish a baseline for the schedule? Do we need to provide a schedule for each scope assumption?

Answer #4: Yes, we are requiring a schedule. Provide a proposed/estimated schedule for preconstruction and construction based on the Scope of Work described in the RFP. A final construction schedule will be developed during the Preconstruction phase.

Question #5: Has an Architect been selected for this project?

Answer #5: No, we issued an RFQ for an Architect. It was issued in conjunction with this RFP.

Question #6: Has a Relocation Consultant been selected for this project?

Answer #6: No, we issued an RFP for a Relocation Consultant in conjunction with this RFP.

Question #7: Are there any bond requirements for this project?

Answer #7: OHI will require a Payment and Performance Bond for the Rehabilitation phase of the project.

Question #8: Is there a set of plans for the window sizes?

Answer #8: OHI is not publishing a schedule of window sizes at this point. If window replacement is included in the scope of the rehabilitation work a window schedule will be included in the construction drawings prepared by the architect.

Question #9: What is the plan for the Roofing material – Composite, general color? Cabinets, countertops, light fixtures, flooring?

Answer #9: This will be determined during the Preconstruction phase and specifications for these materials will be prepared by the project architect or other design consultants.

Question #10: May I please view the attendance lists from both the pre-proposal conference that was held on January 11th and the site walk-through which held on January 25th (per addenda #1)?

Answer #10: Please see the attached Sign-In Sheets.

Question #11: Do you have a list of General Contractors pursuing this project?

Answer #11: See attached attendance lists from the pre-proposal conference and walk-through. Attendance at the walk-through was not mandatory, so it is possible that other General Contractors are also pursuing this project.

Question #12: Is Errors and Omissions Insurance something we would have to carry? Wouldn't this be addressed by the design team as we are acting essentially as a construction manager?

Answer #12: If architectural or engineering services are included under this agreement, Contractor will procure E & O insurance.

Question #13: Cyber Security Insurance coverage is to be endorsed to include indemnification from breach of contract and unauthorized client data access....**\$2,000,000** per occurrence to cover both 1st and 3rd party claims through the entire contract; \$200 per record per occurrence in the amount not to exceed the cost of the full contract. Is this a requirement all the way down to 3rd party?

Answer #13: Cyber insurance can be waived for the scope of work outlined in the RFP.

Question #14: Professional Liability Coverage is to be endorsed to include indemnification from misleading or fraudulent acts. Can the indemnification for misleading or fraudulent acts be removed as this is a very expensive add-on, and just want to ensure it is required?

Answer #14: If architectural or engineering services are included under this agreement, Contractor will procure professional liability insurance.

Question #15: Please confirm, since this RFP does not include sub bids or cost estimates, that we are not required to identify any subs in the RFP response.

Answer #15: That is correct. You may disregard Section 3.2.E of the RFP.

Question #16: Given that this building is Type 5a construction, do you still want us to demonstrate our experience with Type 1 and/or Type 1/Type 2 properties (RFP page 9)?

Answer #16: Please describe your experience with rehab of Type V construction.

Question #17: Will this project be financed by TCAC or CDLAC? If yes, what is the timing of those allocations?

Answer #17: It is not anticipated that this project will be financed by TCAC or CDLAC.

Question #18: Our firm can offer our Capability Statement with supporting documentation and personnel digitally. Would you prefer to receive it in a Dropbox account, file transfer, USB drive or hard copy?

Answer #18: All proposal documents will need to be submitted with your proposal on Housing Agency Marketplace as indicated in the RFP.

Question #19: Please clarify if in Phase 2 of the project, if the chosen General Contractor would like self-perform works, how will the cost be evaluated? Will this work be compensated at an hourly rate described in the cost proposal for phase 1?

Answer #19: The General Contractor should obtain bids from subcontractors as well as provide its own bid for self-performing a given scope of work.

Question #20: Will the General Contractor be involved in evaluating subcontractor bids for Phase 2?

Answer #20: Yes. The General Contractor will be responsible for obtaining and evaluating subcontractor bids for Phase 2. OHI or its representatives may also review the subcontractor bids.

Question #21: Please clarify which party is responsible for the repair design and its performance. Will there be an Engineer or Architect of Record to oversee the project?

Answer #21: OHI is separately procuring an Architect of Record to design and oversee the rehab project.

Question #22: The Proposed cost form does not cover the hourly rate for CPM Scheduler, Repair Design, and Drafting services. Please clarify if these items would be required to be performed by the General Contractor and how will this be compensated.

Answer #22: CPM Scheduler has been added to the table of hourly rates. Please see below. Repair design and drafting services will be provided by the Architect and Engineering team, which will be hired under a separate contract.

Question #23: In our experience, there are many unknowns in the repair and rehabilitation project of this size. The Proposed cost form doesn't cover any Semi destructive or Non-Destructive testing. Please clarify which party will be responsible to undertake these efforts.

Answer #23: OHI or its A&E team will contract and pay for semi-destructive or non-destructive testing if needed during Phase 1 of the project.

Question #24: Please clarify which party is responsible to complete permit drawings and drawing sets for approval.

Answer #24: OHI is separately procuring an Architect of Record to design and oversee the rehab project.

Question #25: Please clarify allowable General Contractor markups on subcontracted services.

Answer #25: In accordance with the revised Attachment D Exhibit A, you are required to state your proposed Overhead and Profit fee.

Question #26: Please clarify which members of the General Contractor Project team will be required full time on the project. Which party will be responsible to allocate the required resources on the project and the allocation of hours.

Answer #26: It is up to the General Contractor to determine how to appropriately staff the project.

Changes to the RFP:

3.1 C. Experience

1. An overview of the firm's expertise and experience performing substantial rehabilitation of Type V I and/or Type I/Type III multifamily property(ies);

3.2 Required Forms/Certifications

Attachment D (Proposed Cost Form) is replaced in its entirety with the following:

PROPOSED COST FORM

Complete Exhibit A to provide pricing that is consistent with the Scope of Services for services proposed for Foothill Family Apartment Rehabilitation. Please note, OHI holds the right to reduce the scope of services if deemed necessary.

Price Proposal Hourly Rates

The price is required to be proposed in terms of hourly costs for each type of participant, and travel costs.

The Price Proposal shall include a breakdown showing a fully burdened hourly rate for each personnel classification by nature of the work required to complete the Scope of Services included within this Solicitation. A detailed Price Proposal including the personnel to be used in performance of the contract shall be identified and their rates shall be supported by supplying the following:

- 1) Direct salary rates;
- 2) Overhead rates;
- 3) General and Administrative rates, if any;
- 4) Profit or fee

Price Proposals that are not submitted within the solicitation Exhibit or outside of the Exhibit format will not be accepted.

Points assigned to Respondent in this category will be based on the proposed hourly rates, fees identified in the Proposed Cost Form and evaluated based on its value to OHI. **The Respondent with the overall lowest price will receive the maximum points; all others proposals will receive a proportionately lower total score.**

Allowable Costs

The Respondent is fully responsible for controlling its cost of performing this contract and for properly pricing each project task. No price increases will be permitted for any alleged miscalculations of the basic project-task dollar amounts. These amounts shall include all allowable costs related to the performance of this contract, such as labor, overhead, profit, travel, materials, all equipment, facilities, telephone services, etc.

Cost Analysis

OHI will perform a cost analysis of the Respondent's cost proposal. The cost analysis will allow OHI to determine the reasonableness of the proposed contract cost.

Travel Reimbursement

Travel in the Oakland, CA, area shall not be reimbursed.



Oakland Housing
Initiatives, Inc.

Cost Form

Hourly Rates for Phase 1: Please note, this form is required to be submitted for your proposal consideration.

Position Classification	Rate/Hour	Overhead (%)	Profit (%)	Fully Burdened Hourly Rate
Project Manager Senior				
Project Manager Assistant				
Project Superintendent				
Project Superintendent Assistant				
Construction Manager				
Construction Foreman				
Principal				
Estimator				
CPM Scheduler				
Construction Inspector				
Skilled Tradesperson (Journeyman)				
Semi-Skilled Tradesperson (Apprentice)				
General Laborer				
Administrative				
Clerical				

Cost Form – continued

Overhead & Profit

Proposed Overhead / Profit fee as a percentage of direct costs or subcontractor fees for the Rehabilitation Phase. Specify if there are different fee percentages that are added to subcontractors' invoices, change orders, insurance, or any other type of invoices. The selected Contractor will be expected to maintain these fees for the GMP.

General Conditions

On a separate sheet, please provide an itemization of all anticipated General Conditions based on the following assumptions (these are assumptions only for the purposes of developing the Contractor's anticipated General Conditions and should not be construed as commitments from OHI):

- 8 month rehabilitation period
- Two parking spaces near each building can be provided. This space can be used for materials storage (additional security may need to be provided by Contractor), staging and/or work space for job site personnel.
- Space can be made available by the Owner for Owner/Architect/Contractor meetings
- Power and water are be provided in all units

Cost Form – continued

Pre-Construction Services Fee

Proposed Pre-Construction Services fee. If OHI is satisfied with the Contractor's services during the Pre-Construction Phase and elects to proceed with the Contractor for the Rehabilitation Phase, then the Contractor's fee for services rendered during the Pre-Construction Phase shall be deemed to be incorporated as part of Contractor's overhead / profit under the parties' AIA agreement for the Rehabilitation Phase. If the Contractor providing Pre-Construction services is not selected for the Rehabilitation Phase, OHI will pay the Pre-Construction Services fee will be paid upon the presentation of approved invoices at the end of the Pre-Construction period. (If desired, you may present the proposed Pre-Construction Services Fee on a separate sheet.)

The costs quoted above shall include all taxes and any other charges including travel expenses. The quoted costs should include labor and equipment, including all tools and vehicles, as well as any overhead costs.

Proposer Name: _____

Authorized Signature: _____

Title: _____ **Date:** _____

Address: _____

Telephone: _____ **Email:** _____



Oakland Housing
Initiatives, Inc.

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Addendum #3

Proposer hereby acknowledges this addendum:

Name of Firm: _____

Authorized Signature: _____

Date: _____

Acknowledgement of this Addendum MUST be included with your proposal.

Pre-Proposal Conference Sign In Sheet

RFP #: 22-048

RFP Title: FFA General Contractor

Date: 1/11/23

Please sign in and leave a business card.

Name	Company Name	Address	Phone/Fax	Email
Kevin Butler	WE Lyons Construction		P: F:	kbutler@welyons.com
Chris Rivas	Pinnacle GC Inc.		P: 209.988.7666 F:	chris@pgc1.net
Marshall Snow President	D+H Construction		P: 415.312.3779 F:	www.dh-construction.com
Emily Lin Director of Operations	D+H Construction		P: 415.378.3881 F:	emily@dh-construction.com
Yao Miao	DC Construction		P: 510-536-1068 F:	yao@dconstructioninc.com
Aaron Kael	Quiring		P: F:	

Sign In Sheet

BID/RFP #: 22-048 Description: General Contractor for FFA Date: 1/25/2023

Please sign in and leave a business card.

Name	Company Name	Address	Phone	Email
ERIC HALLVONSON	G.C. Raymond CONSTRUCTION	25853 SATE RD. LATHAM, CA 94549	510 504-1815	GCRaymond18@ Gmail.com
COOBY HARRIS	Nibbi	1000 Bremen ST. S.F.	707-832-9283	coobyh@nibbi.com
JESSICA BJORK	Bjork Construction	4420 Enterprise PI Fremont, CA	510-541-8121	JESSICA@ bjorkconstruction.com
JR JACINTO	Bjork Construction	4420 Enterprise PI Fremont, CA	510-656-4688	jr@bjorkconstruction.com
LOPEZ BERSHTEYN	Niess		415.863.1820	lopez@niess.com
CHRIS RIVAS	Pinnacle GC	2201 Francisco El Dorado Hills	209.988-7666	chris@pcul.net
SIO SIVA FARAPANTA	TSW SCAFFOLD		650 274-1604	sppeter@gmail.com

Abel G

BGO

Stockton CA

(650) 271-2749

abelgonzalez@yahoo.com

Sign In Sheet

BID/RFP #: 22-048 Description: General Contractor for FFA Date: 1/25/2023

Please sign in and leave a business card.

Name	Company Name	Address	Phone	Email
Jared Cleaver	Janus Corp.	1081 Shary Cir Concord	707-688-0205	jared@januscorp.com
Christian Guillen	Quiring General	6660 Owens Dr. Pleasanton	925-758-9388	cguillen@quiring.com
AARON KAREL	QUIRING GEN	6660 OWENS DR PLEASANTON	925 309 9918	AKAREL@QUIRINGCO.COM
yao Miao	DG. Construction	1068 44 th Ave Oakland	(510) 536-1068	yao@dcconstructioninc.com
Axel Baren	NIBBI	1000 BROADWAY OAKLAND	415.290.8465	axel@nibbi.com
KEVIN BUTLER	WE LYONS	1301 YENACIO VALLEY WALNUT CREEK	925 658 1600 x 116	K.BUTLER@WEELYONS.COM
Jonathan G.	BGO General D. DEMOLITION	4152 Progress Way Stockton CA	(209) 5663443	Jonathan@BGO Generaldevelopment.com