



California Affordable
Housing Initiatives, Inc.

**RFP #21-014 Demolition and Abatement of Structures
at
2530 9th Avenue**

**Addendum #1
Date issued and released, June 10, 2021.**

Responses to Questions:

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

Question #1: I wanted to ask if there is an engineer's estimate for the above mentioned projects?

Answer #1: There is no engineer's estimate.

Question #2: Can you please confirm the amount of days given to complete this project?

Answer #2: There is not a predetermined duration for the project. Respondents are required to provide a proposed schedule including time to complete abatement and demolition in their proposals. (See page 3 of the RFP.)

Question #3: Will this bid require a bid bond? If so, do you have a specific bond form?

Answer #3: No, there is no requirement for a bid bond.

Question #4: Can you please confirm if you do not have 10 years' experience you can qualify to bid and award?

Answer #4: The minimum qualifications require at least seven (7) years of experience with hazardous materials abatement and demolition of multifamily structures. Per Attachment A, a minimum seven (7) years of experience with abatement is required from the contractor who will be performing the abatement (General Contractor or abatement subcontractor). Per Attachment A, a minimum of five (5) years of experience with demolition is required from the contractor who will be performing the demolition (General Contractor or demolition subcontractor).

Question #5: There was no Bid Form included with the Bid Documents. Is the proposal to be submitted on our letterhead?

Answer #5: Please use an excel spreadsheet or other means of quantifying your proposal so that Owner will have a means of comparison of Bids.

Question #6: There is no reference to a Wage Determination in the Bid Documents. Is this a Prevailing Wage project, or a City of Oakland Living Wage project?

Answer #6: This project is not subject to Federal or State Prevailing Wages. The project is not a City of Oakland Living Wage project.

Question #7: Attachment A: The Abatement section references a B License requirement; however, abatement requires a C-22 license.

Answer #7: A contractor with a C-22 license will be required to perform the abatement work. The General Contractor may hold a C-22 license or subcontract the work to a subcontractor with a C-22 license.

Question #8: Attachment A: Please confirm that gas and electricity utilities have been terminated to the site. Requesting this termination must be done by the property owner.

Answer #8: Gas and electricity services have been terminated to the property.

Question #9: Attachment A: Do the walkways, parking lot paving and courtyard paving get removed?

Answer #9: Per the Demolition Permit Application by Owner and item #4 in the Demolition Scope of Work: all driveways, parking areas, courtyard, retaining walls and subgrade foundation to remain.

Question #10: Attachment A: Does the Building 1 daylight basement get removed back to the retaining wall?

Answer #10: Per the Demolition Permit Application by Owner and item #4 in the Demolition Scope of Work: all driveways, parking areas, courtyard, retaining walls and subgrade foundation to remain. This will be addressed in the field after a contractor is selected.

Question #11: Attachment A: Since there is no excavation, what is the purpose of obtaining an excavation permit for the site?

Answer #11: It is not anticipated that an excavation permit will be required. If an excavation permit is required, it will be the contractor's responsibility to obtain the excavation permit. Do not include costs for an excavation permit in your price proposal.

Question #12: Attachment A: Since there is no activity (other than sewer capping which will be handled by the plumber) in the public right-of-way is a professionally prepared traffic plan required?

Answer #12: If vehicle traffic will be altered to one lane for more than 30 minutes then a traffic plan will be required. Truck loading cannot block street access for more than 15 minutes and one lane must remain open at all times with a responsible employee directing traffic. If it is anticipated that daily lane closure will be required, then the contractor must file a traffic plan. The contractor must adhere to the City of Oakland requirements for this activity.

Question #13: Are the wood fences/railings on top of the retaining walls to be removed? If so, what fall protection measures are to be installed?

Answer #13: All wood fences, railings on top of retaining walls to remain.

Question #14: Attachment A: What is the purpose of establishing electric service to the site?

Answer #14: The purpose of establishing electric service to the site is to provide to selected Contractor electricity for the work to be completed.

Question #15: Attachment A: What is the purpose of obtaining a building permit for the site?

Answer #15: The required permits are for performing the Abatement and Demolition, not a Building Permit.

Question #16: Attachment H: How many projects are expected to be listed on the Project Experience Tables? 10 years' worth would amount to hundreds of projects.

Answer #16: A representative sampling of completed Projects that demonstrate experience in Abatement and Demolition should be provided. It is not required to list all Projects completed within the last 10 years.

Question #17: Was job walk mandatory?

Answer #17: No.

Question #18: Item 4: Does the asphalt and concrete pavement within the parking area and courtyard get removed?

Answer #18: Per the Demolition Permit Application by Owner and item #4 in the Demolition Scope of Work: all driveways, parking areas, courtyard, retaining walls and subgrade foundation to remain.

Question #19: Item 4: Can you please define further the scope of work and intent of "building foundations subgrade to remain"? Does the crawl space concrete (Rat Slab) remain? Do the load bearing footings and/or grade beams remain?

Answer #19: Per the Demolition Permit Application by Owner and item #4 in the Demolition Scope of Work: all driveways, parking areas, courtyard, retaining walls and subgrade foundation to remain. This will be addressed in the field after a contractor is selected.

Question #20: Item 7: At the time of bid, not knowing what TCP may or may not be approved, can the contractor assume that blocking parking spaces on both sides of the street to accommodate equipment delivery and off hauling events will be approved?

Answer #20: If permitted by the City of Oakland the Authority will allow this activity with proper street notification.

Question #21: Item 14: Can you confirm if the Natural Gas Lines servicing the buildings have been purged?

Answer #21: Cannot confirm.

Question #22: Item 18: Can you please define further the scope of work and intent of "Contractor shall provide screening material (Beige Fence Privacy Screen Mesh Fabric with Grommets)"? Is the contractor to erect temporary free-standing fencing around the work site, including installation of the "Beige Fence Privacy Screen Mesh Fabric with Grommets"?

Answer #22: The frontage of the site must have a secure fence erected. If the existing fence has to be repaired, then the contractor will be directed to match the existing. The frontage of the property will require Beige Privacy Screen Mesh. The grommets around the perimeter of the mesh serve as an attachment mechanism for the mesh screen to the fencing.

Question #23: Item 19: Can you please define further the scope of work and intent of “sufficient filling and grading shall be done to bring the area of demolition up to the same level as open excavation perimeter”? Can you define the “same level as open excavation perimeter”? Can you furnish a finish grade elevation? Can a volume of fill be provided for the contractor to bid?

Answer #23: The contractor will be required to ensure that no open holes or trenches remain at the completion of the project. The contractor must address, in their proposal, how this will be completed either by using existing materials or if imported soil is required. The intent of this requirement is to alleviate as much standing water as possible through inclement periods.

Question #24: Item 19: Can you please define further the scope of work and intent of “the backfill will be of clay soil”. Is there a specification for the “clay soil”? Can you furnish a finish grade elevation for the clay soil? Can a volume of clay soil be provided for the contractor to bid?

Answer #24: The contractor must address, in their proposal, how this will be completed either by using existing materials or if imported soil is required. If imported soil is required, please state what kind of soil will be used. Suitable soil is only intended for this question.

Question #25: Item 19: Can you please define further the scope of work and intent of “Contractor shall overlay the demolition site with dirt and grass seed”. Is this the same soil as the “Fill” or “Clay Soil”? Is there a specification for the “dirt”? Can you furnish a finish grade elevation? Can a volume of backfill “dirt” be provided for the contractor to bid?

Answer #25: On any areas where vegetation has been disrupted or any excavation activity has been performed, the contractor will be directed to use the following: Acceptable brand “Pacific Coast Seed Inc. Hydro Straw with a California Bay Area Wildflower Mix” per manufacturer’s instructions.

Question #26: Item 19: Can you furnish a specification for “seed”? Can you further define “Suitable conditions as to encourage and maintain grass growth”?

Answer #26: On any areas where vegetation has been disrupted or any excavation activity has been performed, the contractor will be directed to use the following: Acceptable brand “Pacific Coast Seed Inc. Hydro Straw with a California Bay Area Wildflower Mix” per manufacturer’s instructions.

Question #27: Item 4: Is there a planned notice to proceed or start date for the work? Is there a required performance period for the work?

Answer #27: Thus far, Owner plans to provide a Notice to Proceed once the Construction Contract is executed and the Demolition Permit obtained by selected Contractor. The performance period will be negotiated with the selected Contractor. Respondents are required to provide a proposed schedule including time to complete abatement and demolition in their proposals. (See page 3 of the RFP.)

Question #28: Item 8: Upon completion of the building demolition, the west side of the property will be left with a significant fall hazard between the 2520 9th Ave and 2530 9th Ave properties. What is the contractors’ responsibility for this condition upon completing the project and demobilizing the project site?

Answer #28: This will be addressed in the field after a contractor is selected.

Question #29: Item 12a: Can you please define further the scope of work and intent of “Reclaimed water should be used whenever feasible”? Can the contractor use water from the existing fire hydrant located within the sidewalk fronting the site?

Answer #29: This is a City of Oakland requirement from the Small Project Design Review Conditions of Approval that “reclaimed water should be used whenever feasible” for dust control on the site. If the City and EBMUD will allow the contractor to use water from the existing fire hydrant instead of bringing reclaimed water to the site, the owner will permit this.

Question #30: Item 12f: Can you please define further the scope of work and intent of “All trucks and equipment, including tires, shall be washed off prior to leaving the site”? Note: If track out is minimize and managed as prescribed elsewhere (i.e... item c) , and due to this project having limited soil movement, will the need to conduct washing of “All trucks and equipment, including tires” be necessary? Can this requirement be waived?

Answer #30: This is a City of Oakland requirement from the Small Project Design Review Conditions of Approval. CAHI cannot unilaterally waive this requirement.

Question #31: Item 12g: Can you please define further the scope of work and intent of “Site accesses to a distance of 100 feet from the paved road shall be treated with a 6 to 12 inch compacted layer of wood chips, mulch, or gravel”. Note: Due to the site logistics this requirement cannot be met. Can this requirement be waived?

Answer #31: This is a City of Oakland requirement from the Small Project Design Review Conditions of Approval. If contractor’s vehicles and equipment moving solely on paved areas, wood chips, mulch, or gravel are not required. If the demolition work requires the creation of unpaved paths or routes, the required compacted layer of layer of wood chips, mulch, or gravel shall be provided.

Question #32: Item 20a - Erosion and Sedimentation Control Plan Required: Can you please define if this project meets the requirement of “OR IF ON A HILLSIDE PROPERTY MORE THAN 20% SLOPE”?

Answer #32: The property does not have more than 20% slope. According to the 1968 survey, the elevation rises approximately 22 feet over 150 linear feet from front to back (see page 192 of the RFP PDF). Contractor must confirm whether an Erosion and Sedimentation Control Plan is required for this project.

Question #33: Reference: “Drainage Plan for Post-Construction Stormwater Runoff on Hillside Properties”: Can you please clarify if this project meets the requirement for “Drainage Plan for Post-Construction Stormwater Runoff on Hillside Properties”?

Answer #33: The property does not have more than 20% slope. According to the 1968 survey, the elevation rises approximately 22 feet over 150 linear feet from front to back (see page 192 of the RFP PDF). Contractor must confirm whether a Drainage Plan for Post-Construction Stormwater Runoff on Hillside Properties is required for this project.

Question #34: Reservation of Rights - Bullet Item 6: Is the contractors bid to remain open and valid for 24-months?

Answer #34: No. CAHI expects to award a contract and begin work on this project during 2021.

Question #35: Are we to hydroseed the site. Pg. 12, Question 19 of the specification states, "The contractor shall overlay the demolition site with suitable dirt and grass seed upon completion of the project. Seeding must be completed under suitable conditions as to encourage and maintain grass growth

Answer #35: Any areas of exposed dirt after completion of the demolition shall be hydro seeded.

Question #36: Is shoring required?

Answer #36: Requirements for shoring are to be determined by the contractor. CAHI's intent with leaving existing building foundations and retaining walls in place is that these structures will stabilize the property and little to no shoring will be required.

Question #37: The specification states that contractor is to provide privacy screen, but the spec of the is not provided. Are we to utilize the existing fence onsite? Are we to install a temporary or permanent fence? If we are to install a fence, could you please confirm specifications of the fence, such as height, gauge etc.?

Answer #37: The frontage of the site must have a secure fence erected. If the existing fence has to be repaired, then the contractor will be directed to match the existing. The frontage of the property will require (Beige Privacy Screen Mesh) the grommets around the perimeter of the mesh serve as an attachment mechanism for the mesh screen to the fencing.

Question #38: Site security is the responsibility of the contractor. The contractor shall provide screening material (Beige Fencing Privacy Screen Mesh Fabric with Grommets) on all accessible sides of the property for the safety of the public and keep the property off limits to pedestrians and trespassers throughout the duration of the demolition work.

Answer #38: The frontage of the site must have a secure fence erected. If the existing fence has to be repaired, then the contractor will be directed to match the existing. The frontage of the property will require Beige Privacy Screen Mesh. The grommets around the perimeter of the mesh serve as an attachment mechanism for the mesh screen to the fencing.

Question #39: Please confirm a C-31 is required for traffic control?

Answer #39: If vehicle traffic will be altered to one lane for more than 30 minutes then a traffic plan will be required. Truck loading cannot block street access for more than 15 minutes and one lane must remain open at all times with a responsible employee directing traffic. If it is anticipated that daily lane closure will be required, then the contractor must file a traffic plan. The contractor must adhere to the City of Oakland requirements for this activity.

Question #40: There is a large tree next a retaining wall. What are we to do with this tree?

Answer #40: Tree to remain.

Question #41: Can you confirm the extent of slab and foundation removal?

Answer #41: Per the Demolition Permit Application by Owner and item #4 in the Demolition Scope of Work: all driveways, parking areas, courtyard, retaining walls and subgrade foundation to remain.

Question #42: Are we going to be allowed to enter the neighboring properties?

Answer #42: If entry to neighboring properties is determined to be required to accomplish the scope of work, Owner will contact neighboring owners to obtain permission."

Question #43: Will a grading plan be provided?

Answer #43: No.

Question #44: Can you confirm what is to remain?

Answer #44: Per the Demolition Permit Application by Owner and item #4 in the Demolition Scope of Work: all driveways, parking areas, courtyard, retaining walls and subgrade foundation to remain.

Question #45: What are the types and levels of insurance required for the project?

Answer #45: The insurance requirements are listed in Exhibit A – Insurance and Bonds of the AIA A-102 draft contract. This starts on page 237 of the RFP PDF document.

Question #46: Can you publish the approved bidders list?

Answer #46: The sign-in sheet from the pre-bid site walk is attached to this addendum. There is no pre-approved bidders list for this project. CAHI will review all proposals that are submitted using the criteria listed in the RFP.

Date issued and released, June 10, 2021.

Bidder hereby acknowledges this addendum:

Name of Firm: _____

Authorized Signature: _____

Date: _____

Acknowledgement of this Addendum must be included with your response.



California Affordable
Housing Initiatives, Inc.

Page:

5/27/2021

Date:

10:00 AM

Time:

2530 9th Avenue Demolition and Abatement RFP 21-014

SIGN-IN SHEET

Company/Contractor	Address	Phone	Fax	Email	Discipline
ICS	Concord	570 376 9775			Demo
DSGI	FAIRFIELD	408 823 7470		RALAPORRE DSGI.CO	DEMO Abatement/Demo
Resource Environmental	Ceres it 05	818-451-0870			Demo
LDI Exterior Demo	Montrose				
Ford Rivers Demolition	Rancho GARDEN	510, 504, 1062		bruce@demolitionglobe.com	Demo/Abatement
Coastwide Environmental	Watsonville	831 6731140		234502 Coastwide@csn.com	Demo/Abatement
Macchado Brothers Inc	Rebun	707 763-7715		macchadobrothers@csn.com	Abatement/Plant
Western Abatement	10015 Shanna Ct Livermore	925 929 9412		Howdy@westernabatement.com	
Bucannon					
D+H					
AMG	3431				
CAL INC	2040 Peabody Rd Ukiahville				

SV Group