

REQUEST FOR COMPETITIVE PROPOSALS

Jefferson Terrace Renovation Solicitation No. 5357

ADDENDUM NO. 1
Issue Date November 25, 2020

This Addendum containing the following revisions, additions, deletions and/or clarifications, is hereby made a part of this solicitation and Contract Documents for the above-named project. Bidders/Proposers shall take this Addendum into consideration when preparing and submitting their response to this solicitation.

This Addendum makes clarifications to the RFCP and lists questions received and SHA's responses (see Item 1 and 2 below), and extends the due date for Proposals to December 15, 2020 (see Item 3 below),

Item 1. The following is a clarification to the RFCP:

Clarification Note to Bidders: Jefferson Terrace will remain occupied throughout construction and residents will be temporarily relocated out of construction zones as work progresses. Tenant relocation activities will be performed by SHA staff in coordination with the contractor's schedule and flow of work. Construction areas will not be accessible to residents for safety and security reasons. No work will occur in occupied units.

Item 2. The following is a list of questions received and SHA's responses to those questions.

Question 1: Does this building currently has an Emergency Responder Radio Communication Systems (ERRCS) aka Public Safety DAS?

SHA Response: Yes

Question 2: We are a window installing company and we were wondering if for the upcoming remodel you guys will need window installers.

SHA Response: *This project includes some glazing installations and upgrades. This will be addressed under the responsibility of the General Contractor.*

Question 3: We have projects of this size, magnitude, Davis bacon wage rates and difficulty but no urban development. Will this exclude us from the bid?

SHA Response: *No. A lack of Urban Development would not exclude a contractor from the Bid. This is a 17-story building with work occurring on all floors and the roof. High rise construction experience is an important consideration.*

Questions 4: Part 2 Section B (page 20) The requirement for the GC to have pass performance of a \$16mm renovation and new additional project, please confirm this is based on today's dollars, if the project was completed 5 years ago, we are allow to adjust it up for inflation. Please advise.

SHA Response: *Yes, reasonable adjustments to past project costs are acceptable in consideration of the \$16M threshold. SHA shall consider 3% per annum as a reasonable adjustment factor on past projects*

Question 5: Part 2 Section B (page 21) requires the MEP to have highrise project experience, can this be remove or reduced? We feel this requirement reduce the pool of WMBE subs that qualifies and reduce community participation plan participation.

SHA Response: *SHA's project team feels that highrise project experience in the MEP scope for this project. Highrise experience may include work on projects performed by the subcontractor, or assembly of a project team that includes lead personnel with prior highrise experience on their resumes.*

Question 6: Evaluation Points (pg27), references a Part2SectionC, we cannot find this sectionC in the document, please advise

SHA Response: *Regarding Article 6. Section F – **Delete** the Proposal Evaluation Table and **Replace** it with the following:*

Part	Proposed Cost/ Project Experience and Qualifications/Project Approach/Community Participation Plan:	Weighting (Max. Points)
1.	Proposed Costs for Preconstruction Services, the Contractor's Fixed Fee and Fixed Amount for Specified General conditions.	25
2	Project Team, Firm Experience and Qualifications: (Evaluation Criteria 2A, 2B)	36 total
	<u>Part 2 Section A - Project Team:</u> 18 points	
	<u>Part 2 Section B - Team Experience and Qualifications:</u> 18 points	
3	Part 3 Project Approach:	24
4	Community Participation Plan	15
	TOTAL MAXIMUM POINTS PER PROPOSAL PER EVALUATOR	100

Question 7: Why is there a bidder/subcontractor list included as part of the bid package? Do we have to select whom we want to work with at this point in the process?

SHA Response: *The Bidder/Subcontractors List is not required to be turned in with the proposals. Please remove the form from the list of required forms in attachment A*

Questions 8: What kind of percentage have GCs been meeting for EEO goals on other SHA projects, and how have they been meeting them?

SHA Response: *The GC's on projects of similar scope have achieved anywhere from 19% - 20% on WMBE goals, 5% - 12% on Section 3 and 15% - 30% on Minority Workforce goals. This has been achieved in a variety of ways. SHA and the Section 3 Advisory Committee members are a resource on meeting and keeping goals up.*

Question 9: The list of subcontractors on the SHA site seems light on subs who can handle and are interested in this particular type of project. (Occupied high-rise in city), do you have some other subcontractor sources?

SHA Response: *The lists on SHA website is one resource. Some other resources include OMWBE and the HUD Registry list.*

Question 10: Do you have a the contact for a construction coordinator at Harborview Hospital? Has any coordination been done with their upcoming projects? They are located across the street from the project site and may have works that impacts this project and visa vera. The roof replacement could impact them.

SHA Response: *SHA's Construction Project Manager will coordinate scheduling with our GC and the Harborview construction coordinator.*

Question 11: Has SHA (or SMR) completed (or retained someone) to complete a detailed survey of the Building Envelope Priority Items to help ensure that the scope of renovation / repair / replacement work for the contractor is clearly defined? Example is if the extent of repair work for "Repair Exterior Walls and Balconies" is well defined, say for example through a complete survey of the balconies noting type and number of repair conditions at each instance. Currently it seems that the a) the type of repair required, and b) the number of locations of that repair, is open for significant interpretation. Terracon can provide this type of detailed Building Enclosure assessment work to help SHA create a more detailed and biddable scope of work ensuring your goals are met.

SHA Response: *Yes, SHA has conducted full building assessment activities prior to initiating this project.*

Question 12: Will Third Party Observation / Inspection / Testing of the Building Envelope work be added to the Specifications?

SHA Response: *No.*

Item 3. The Due Date for Jefferson Terrace Renovation is extended to **2:00 PM, December 15, 2020**

END OF ADDENDUM NO. 1