



Oakland Housing
Authority

RFP #13-027

Pest Control Services

Addendum #1

Date issued and released, June 12, 2014

Responses to Questions:

Question 1: Will the scope of the work change?

Answer: If there are any changes in the scope, the changes will be listed in the addendum. Prospective bidders are to bid on the proposal and any addenda.

Question 2: The proposed cost form (Exhibit D), asks for a one-time cost; does that mean that the units will be serviced on an on-call basis or will they be regularly scheduled?

Answer: OHA is requesting an on-call as needed base rate in the proposed cost form for different sized units. OHA will make a determination for on-call and scheduled service when the time comes as each site has different needs.

Question 3: Are you asking for monthly service for management buildings?

Answer: No. The management buildings will be serviced annually or as-needed. This will be determined at a later time.

Question 4: Do your larger residential buildings require annual visits?

Answer: No. If annual visits are required, they would only be for management buildings.

Question 5: For Exhibit D - Proposed Cost for Sites to be serviced, will the proposed rate be based on one unit?

Answer: Yes, the quantity will be one unit multiplied by the proposed rate.

Question 6: For treatment in management buildings, will this work be done after business hours? And if yes, should the prices on the bid form (Exhibit D) reflect the after business hours fees?

Answer: General Service for the administrative buildings may occur during normal business hours.

Question 7: Are the prices on the bid form (Exhibit D) adaptable when performing the actual job?

Answer: Pricing in Exhibit D should reflect proposed pricing as outlined in Exhibit D instructions.

Question 8: How would the 30-day guarantee work, including the free of charge "call-back" services?

Answer: The 30-day guarantee is effective once treatment takes place and completed as listed in the Integrated Pest Management (IPM) work plan.

Question 9: On page 10, under "Guarantee", it states that call backs are free of charge for 30 days. If a unit is severely infested, a two week follow up service will be needed until the problem is solved. Would a site manager authorize additional treatments, if needed?

Answer: All treatment issues should be noted in the IPM plan for review and approval.

Question 10: On page 8 of the proposal, under “Structural Modifications and Recommendations”, it states that the pest control contractor is responsible for minor modifications such as caulking or sealing access points and that a written approval must be received before applying any sealing material. Our company considers this as a structural modification.

Answer: For all work under this proposal, structural modification involves permit work, such as foundation issues and replacing sinks. But contractors on this qualified list are expected to perform minor modifications such as caulking and sealing access points, placing mesh vents over access points, and placing door sweeps under doors. However, the service technician must detail his/her work in the IPM work plan, including the type of sealing material, which must be approved by the OHA property administrator or CID assistant director/director per specifications (on page 8 of the proposal).

Question 11: How much structural modification do you expect the contractor to provide during the course of the service?

Answer: Structural modifications will not be performed by the selected contractor(s). The selected contractor(s) will be responsible for minor modifications as outlined in the scope of services.

Question 12: Will OHA describe the volume of work (for pests such as bed bugs, cockroaches, etc.) and the amount of units treated on an annual basis?

Answer: The management buildings will require annual or as-needed visits, including treatment. The residential buildings will be serviced on an as-needed basis.

Question 13: To get a closer price for each residential unit, can we get a close guess range on what the average square footage would be for each of type of unit: 1 bedroom, 2 bedroom, etc.?

Answer: The table below shows the average square footage of OHA’s managed residential units, but the actual sizes of the units vary:

Bedroom Units	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms
Average square footage	500 sq ft	900 sq ft	1,200 sq ft	1,350 sq ft	1,400 sq ft

Question 14: What types of floors are in each of the various residential units? If specifications for flooring in each unit cannot be provided, will OHA provide information such as if the flooring are mostly all concrete, wood, vinyl, etc.

Answer: The Authority’s units may contain linoleum, carpet or vinyl composition tile.

Question 15: What is the average height of ceilings (8 feet or 10 feet) in each of the residential units? Do any of OHA units have vaulted ceilings averaging over 14 feet high?

Answer: The Authority’s units vary in ceiling height; however the majority is approximately 8 feet in height. A few units have ceilings over 14 feet.

Question 16: Are the walls in most of these residential units dry walled or are they solid concrete?

Answer: The Authority has both drywall and concrete walled units. The majority are drywall.

Question 17: How many floors is each of these residential buildings? One story, two stories, etc.?

Answer: The Authority’s buildings vary in size, although the majority of them are one (1) to three (3) stories.

Question 18: Can we get a site map that shows all the buildings that are on bid and need service, including office buildings and residential ones, with each property highlighted and/or circled so we can use the site map for quotes and for technicians to use as a navigation source?

Answer: The Authority has provided the addresses for the administrative buildings in Section 2, Scope of Services and site locations in Exhibit A.

Question 19: What is the square footage of each of the management buildings, including the warehouse?

Answer: This information is not available at this time.

Question 20: On “Pesticide Use”, letter (f) on page 8 of the proposal, it states that the contractor should provide a statement of health and safety measures that will be taken by the contractor in performance of pest control

services. Would this mean that if we treated, how long the tenants would have to stay out of the area until it was safe to return, according to the label?

Answer: Yes.

Question 21: What type of training for the Housing Authority staff are you expecting?

Answer: The Authority's training expectations for staff and residents is outlined in page 10, Scope of Services, section 2.1.

Question 22: The proposal listed a checklist. What is it?

Answer: OHA will develop a checklist so that property administrators will have a universal form to review and refer to when working with the pest control contractor. The contractor is expected to complete the checklist and the IPM work plan as initial reporting tools. Please refer to page 7, in the section titled "Method for Monitoring and Surveillance".

Question 23: Is it possible to provide the reports online instead of paper?

Answer: The Authority would be open to reviewing reports on line if it was determined to be a viable option.

Question 24: Is the housing development by the Coliseum BART station Lockwood Gardens?

Answer: No. Lockwood Gardens is located on 1327 65th Avenue. The housing development by the Coliseum BART station is managed by a third party and not in OHA's portfolio.

Prevailing Wage:

Question 25: Are prevailing wages required for this work?

Answer: After consultation with the Housing and Urban Development (HUD) Region 9 office, it has been determined that "HUD Maintenance Wage Rates" will be applicable to pest control services on Oakland Housing Authority properties. Once the Oakland Housing Authority moves forward with implementing pest control services under this Request for Proposal, it will conduct a wage and fringe benefit survey of Bay Area pest control technicians to determine the baseline dollar amounts for HUD Maintenance wage and fringe benefit rates.

Section 3:

Question 26: Will OHA provide a list of individuals in need of employment and the company may qualify or disqualify them after the interview?

Answer: Yes. OHA would act like a staffing/employing agency by providing a list of OHA residents with relevant experience and/or skills based on the job description for the position and required qualifications. The company will interview the individual to determine if the person is a good fit. Companies are not required to hire residents that do not match their needs.



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Date issued and released, June 12, 2014

Bidder hereby acknowledges this addendum:

Name of Firm: _____

Authorized Signature: _____

Date: _____

Acknowledgement of this Addendum must be included with your bid.