



ID/IQ #20-030 Vacant Unit Repair and Rehabilitation Services

Addendum #1

Date issued and released, January 20, 2021.

Responses to Questions:

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

Question #1: Regarding the Minimum Requirements that bidder must have been in business as a Contractor for a minimum of eight years, if a company has been in business for less than eight years as the current company, but has over 8 years of experience in construction from a previous company, with a different class of license or with a sister company are we still eligible to bid?

Answer #1: We will accept a contractor that has a minimum of 3-5 years as a class B license general contractor doing similar projects, and the qualifying individual has 8 years license experience. The 3-5 years class B experience must be in the last 5 years. There must also be no negative reports on the contractor's license.

Question #2: Is a copy of the plan available for this project?

Answer #2: OAHPI does not have a drawing for all properties. Where OAHPI does have a drawing available, it will be provided with our offer for each applicable unit.

Question #3: Per material lists - is there a specific vendor/location to purchase materials? If not, is OAHPI open to putting a material list at one location (Home Depot or HD supply)?

Answer #3: There is a list of specific makes/models for each product in the specifications sheet in the IDIQ. These can be purchased at any location the contractor chooses.

Question #4: In regards to the flooring callout listed, is the intention and actual product to be Shaw sheet vinyl 13'2" style Zeus 0429V color Athens? Please confirm or verify.

Answer #4: Many manufacturers use different names for the same product through different vendors. Your supplier should be able to locate the same Shaw product under the name and model number they sell it. You will need to provide a letter from Shaw that states the product is the same as specified.

Question #5: Can you provide additional explanation in regards to the texture callout and paint unit call out in regards to unit of measure being LF. What exactly is meant by that?

Answer #5: LF is lineal feet. Most OAHPI properties are 8-foot ceilings. LF is used for the simplicity of contractors. If a unit has areas that are higher than 8 feet, LF will be added to meet a calculation where 1 LF is equal to 8 Sq. Ft.

Question #6: What does EA stand for on the bid form?

Answer #6: EA represents each. For example, if there are 10 receptacles and 5 switches, the unit will multiply 15 replacements at your (EA) unit cost. This scope will ALWAYS include ALL switches and ALL receptacles within a unit. You will not be asked to replace small numbers within a unit.

Question #7: What projects will require permits?

Answer #7: All projects will require the awarded contractor to submit for proper permits. Costs associated for the permit will be payable in addition to the unit contract amount and can be billed in the first billing period after charges are paid by the contractor with proper receipts.

Question #8: Who is responsible for measurements?

Answer #8: OAHPI staff will take measurements for each unit to apply to the overall unit values. Any contractor that would like to review a unit after they are chosen may do so upon request, prior to accepting the unit price. Unit prices will not be negotiated, but if contractor can show a clear error was used in calculating the unit amount, a correction will be made to the overall contract amount.

Question #9: Does it require all the workers to be paid prevailing wage?

Answer #9: There are no prevailing wage requirements for OAHPI projects because OAHPI is an affiliate of OHA and is a non-profit public benefit corporation.

Question #10: Will OAHPI be responsible for ensuring all remaining materials prior to renovation are asbestos free when applicable?

Answer #10: All properties will be tested prior to assigning a contractor and the report will be available for the contractor prior to commencing work. If asbestos is found, contractor has an opportunity to bid the abatement if they so choose. Contractors will be allowed to reject any awarded units with asbestos containing materials prior to accepting a contract for that unit and OAHPI will provide a contractor for the abatement.

Question #11: Our pricing is typically lower when contracted multiple units. Is there a guarantee of multiple units at one time?

Answer #11: It is likely no contractor will be awarded less than three (3) units at any time, unless that contractor cannot complete more than the given amount within a two (2) month period. We realize there are economies of scale at work. The contractor will have the opportunity to reject any unit at the price OAHPI calculates.

Question #12: Can you explain the award process and how you will calculate unit pricing per scope?

Answer #12: Each unit has a specific scope of work. Each contractor's unit price, for each specific scope of work that applies to that unit will be used to calculate each contractor's overall price. Each contractor chosen by OAHPI will be given the scope of work, the calculations used to get a final price, and the opportunity to accept or reject the unit at the given price. If rejected, OAHPI will move to the next contractor or complete with in house staff.

Question #13: Will you be sending the low bid to all approved contractors for acceptance?

Answer #13: Each contractor chosen by OAHPI will be given the scope of work, the calculations used to get to a final price, and the opportunity to accept or reject the unit at the given price. If rejected, OAHPI will move to the next contractor or complete with in house staff.

Question #14: What is the term of payment following completion?

Answer #14: The terms are Net 30 upon OAHPI acceptance of the application for payment.

Date issued and released, January 20, 2021.

Bidder hereby acknowledges this addendum:

Name of Firm: _____

Authorized Signature: _____

Date: _____

Acknowledgement of this Addendum must be included with your response.