



Addendum #1: Revised Submission Deadline and FAQ re Construction Management Services RFP

Please be advised that the submission deadline has been extended from September 19, 2023 to September 21, 2023 at 4:00 p.m. Pacific Time.

Below are the complete list of questions received as of September 7, 2023 in the order questions were received. Some questions ask what amounts to materially the same question and may direct you to the response to an earlier question.

- 1) How far along are the three projects? Have they received permits?

Response: The improvement plans for all three projects have been approved by City of Alameda Public Works Department. Additionally, all three projects have been reviewed by City of Alameda and are building permit ready. We anticipate pulling permits upon the closing of construction financing. Ground improvements for the North Housing Block A site will commence Fall 2023. North Housing PSH I and North Housing Senior Apartments received tax credits and are scheduled to start vertical construction in January 2024. North Housing PSH II is expected to start vertical construction in November 2024. Please refer to Attachment E – Const. Schedule Duration under RFP Documents on the ICD website for the current construction schedule.

- 2) Do we submit one bid for all three projects or separate bids for each project?

Response: Please complete a separate Attachment C – Fee Schedule for each project. We encourage all bids to be submitted under one email submission. There will be three (3) separate contracts awarded, one per project, and not all may be signed at one time.

ICD expect proposals to encapsulate all three properties because of their close proximity; however, if proposers wish to separate the projects, ICD will only accept standalone submissions for North Housing PSH II. North Housing Senior Apartments and North Housing PSH I MUST be included under one submission given the timing of construction start and intent for these two projects to be constructed in tandem.

- 3) Are you selecting one CM for all three projects?

Response: This solicitation encapsulates all three projects. However, we have an immediate need to evaluate and select a Construction Manager for North Housing PSH I and North Housing Senior Apartments given the timing of construction start. We anticipate the selected Construction Manager to oversee these two projects as one as they will be constructed in tandem. The proposal for the North Housing PSH II project will be evaluated at a later date.

- 4) I noticed the mandatory call was yesterday. Is it too late? Also, if we wanted to participate in the tenant improvement work, is that possible? If not, we can provide a bid on the management services.

Response: This RFP does not have a mandatory video conference requirement. Proposals for the North Housing Block A Construction Management Services RFP are due Tuesday, September 21, 2023 by 4:00pm.

Please address any questions you have about the Poppy Place tenant improvements to Joseph Nagel, Construction Project Manager at jnagel@alamedahsg.org. These are two separate RFP's and have separate contacts.

- 5) I noticed there was a mandatory meeting on August 30, 2023 for all consultants, however, we didn't receive the invitation until a day later. I wanted to make sure this didn't automatically disqualified us from potentially submitting a proposal.

Response: Please see response to question #4.

- 6) I also tried downloading Attachment F from the RFP documents associated with the RFP Section for the Construction Management Services but it says to email Jenny, Tony, and Sylvia to receive these files directly. Are these the same files included in the RFP Section for Poppy Place Tenant Improvements?

Response: The architectural drawings included in Attachment F exceed the file size upload limit on the ICD website. Please send us an email request and we will send the files in a separate encrypted email via Zix. Please note you may need to create a log-in to access the email and files.

- 7) Can you clarify if this RFP is for the first phase building (PSH I) or if it is for all phases (PSH I, PSH II, & Senior Apartments).

Response: This RFP encapsulates all three projects. Please complete a separate Attachment C – Fee Schedule for each project. Please also see response to question #3.

- 8) I noticed we missed the mandatory video conference last Thursday. We only received it the day after the meeting. Are we still eligible to respond to the RFP.

Response: Please see response to question #4.