



Tacoma Housing Authority
902 South L Street
Tacoma, WA 98405

Request for Proposals: Water/Fire Mitigation and Remediation

Open Date: March 8, 2024

Submission Deadline: April 5, 2024, 3:00 pm

Late Proposals Not Accepted

For Questions concerning this Solicitation, please contact THA's contracting team
at contracts@tacomahousing.org.



About Tacoma Housing Authority

Established in 1940, Tacoma Housing Authority provides high-quality, stable, and sustainable housing and supportive services to people in need. It does this in ways that help people prosper and communities develop equitably.

THA develops and manages real estate and provides rental housing. In partnership with thousands of private landlords, it helps families pay their rent in the private rental market. It delivers supportive services to help families succeed as “tenants, parents, students, wage earners and builders of assets who can one day live without assistance.”

THA strives to work in ways that help to ensure our community is a safe, vibrant, and just place to live, work, attend school, shop, and play.

For more information about Tacoma Housing Authority, visit www.tacomahousing.org.

I. Introduction:

The Tacoma Housing Authority is seeking bids for Water/Fire Mitigation and Remediation.

II. Schedule:

	Date	Time
RFP Release Date	3/8/2024	n/a
RFI Deadline	3/22/2024	3:00 pm
RFP Submission Deadline	4/5/2024	3:00 pm
THA evaluation period	4/5/2024- 4/12/2024	n/a
Notice of Award	4/12/2024	n/a
Anticipated Contract Start Date	4/15/2024	n/a

III. Scope of Work: Water/Fire Mitigation and Remediation

Location: Multiple THA properties

- 24/7 Emergency Response Teams
- Water damage Mitigation/Restoration
- Fire damage Mitigation/Restoration
- Demolition
- Repair/Reconstruction
- Sanitization

IV. Desired Qualifications: 30 pts

- Demonstrated expertise in handling complex damage restoration projects including detailed methodologies for water extraction, drying, soot and smoke removal, and structural repairs.
- Certification from recognized industry bodies, such as the Institute of Inspection Cleaning and Restoration Certification (IICRC), indicating professional competence in restoration techniques.
- Availability of advanced diagnostic and restoration equipment capable of addressing large-scale and complex damage scenarios.
- A proven track record of rapid emergency response, minimizing further damage, and effectively restoring properties to pre-loss conditions.
- Experience in working with housing authorities or similar organizations, with references or case studies to validate successful project completions.
- Demonstrated ability to work collaboratively with insurance companies, ensuring a smooth and efficient claims process for affected residents.
- Commitment to safety, including adherence to all relevant health and safety regulations during the restoration process.
- Capability to provide comprehensive mold remediation services, following the latest industry standards and practices.
- Financial stability and the ability to scale resources in response to large-scale disaster events.

- **Content Handling, Cleaning and Storage: 10 pts**
 - Information on locally owned facilities for content storage.
 - In-house capabilities for contents cleaning, packing, and moving, including:
 - Supporting Documentation
 - Customer References to showcase quality of service

- **Construction Capabilities: 10 pts**
 - A summary of construction projects managed in the previous 12 months.
 - Customer references for these projects

To ensure transparency and accuracy of the information provided, the Tacoma Housing Authority will conduct site inspections of selected respondents' facilities and operations. This process aims to verify the equipment, resources, and team capabilities as outlined in the proposals. Respondents should be prepared to facilitate these inspections, providing access to their premises, equipment, and personnel as required to substantiate the claims made in their proposal submissions.

V. Proposal Requirements:

For the proposals to be considered responsive, vendors should submit the following with their bid packet:

- Cover Letter
- Company Qualifications
- Completed Contractor/Vendor Intake Form – Exhibit C
- OMWBE Certification if applicable
- MWBE Self Attestation if applicable
- Content Handling
- Construction Capabilities
- Completed Price List

VI. Evaluation Criteria:

Complete Proposal Packet	20 pts.
Cover letter	10 pts.
Company Qualifications	20 pts.
<ul style="list-style-type: none"> • OMWBE certified businesses, if not certified, a self-attestation form must be completed attached) 	10 pts.
Content Handling	10 pts.
Construction Capabilities	10 pts.

Price List	20 pts.
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VII. Proprietary Proposal Material:

Any records or materials submitted to Tacoma Housing Authority become public records under Washington State law (see RCW Chapter 42.56, the Public Disclosure Act at <https://apps.leg.wa.gov/rcw/default.aspx?cite=42.56>).

VIII. Exhibits to RFP:

- Exhibit A: Contractor/Vendor Intake Form
- Exhibit B: MWBE Self Attestation Form
- Exhibit C: THA Insurance Requirements
- Exhibit D: THA Sample Contract
- Exhibit E: Pricing List (if applicable)

Contact Information:

If you have any questions or require additional information, please contact THA's contracting team at contracts@tacomahousing.org.

Thank you for your interest.