



RFP – General Contractor

RFI Responses

Q1: Is this prevailing wage?

A1: Some of it could be but most of our portfolio is not prevailing wage.

You do not need to include prevailing wage in your proposal. About 15% of our portfolio could require prevailing wage rates.

Q2: How should pricing be provided?

A2: You can provide an hourly rate per trade and/or a general pricing for all items in the scope.

Q3: Does the THA apply [eCFR :: 2 CFR 200.321 -- Contracting with small and minority businesses, women's business enterprises, and labor surplus area firms.](#) to this project?

A3: We do apply 2 CFR 200.317-200.326, Procurement Standards to our contracting.

Q4: Project Duration: Do we have an estimate on how long the overall project is expected to take?

A4: The contract is for 12 - 36 months and is task based, so projects will vary.

Q5: Contract Length: What is the anticipated length of the contract?

A5: Same as above

Q6: Budget: Is there an anticipated budget for the project that we should be aware of while preparing our proposal?

A6: No anticipated budget. Tasks will be as needed.

Q7: Additional Information: Is there any more detailed information or documentation available about the project that we could review?

A7: The RFP is to have quick access to a General Contractor for various projects ranging from construction repairs/installations, pressure washing, etc. These are typically smaller projects under \$25k. However over the life of the contract there will be several such projects.

Q8: Can you describe the dispatch procedures?

A8: All projects will require a proposal. Projects over \$10k will require a proposal from three contractors.

Q9: When repairs are called in what is the expected turnaround time period?

A9: There is no predetermined turnaround time, we understand that jobs need to be scheduled. Anything within a 2-week period would be considered reasonable.

Q10: Will there be a proposal required for everything that we are called out to look at beforehand or is this a "time-and-materials billing" type of situation?

A10: Most work will require a proposal.

Q11: Are there any prevailing wage or Davis-bacon requirements?

A11: We have a few small properties that require prevailing wage, you will be notified of this when we ask for proposal.

Q12: Do you have a Price List template?

A12: No, we will ask for a proposal for each project.

Q13: Do you anticipate the capital needs projects will need performance bonding?

A13: When the work is considered a public work, bonding may be required if it's over \$250,000. For <than \$250K, we may hold a 10% retainage.

Q14: What is the estimated size of these projects, particularly the capital needs projects?

A14: Most projects performed under this contract will be under \$30k.

Q15: Are multiple awards expected or will this be a single award?

A15: There are multiple projects that will be awarded throughout the life of this contract. Projects under \$10k may require a proposal but can be directly awarded. Any project in excess of \$10k will need to have three proposals by three different contractors.

Q16: Who are the current incumbent(s)?

A16: None.

Q17: What projects have been completed in the incumbent contract in the past 5 years?

A17: None.