

REQUEST FOR PROPOSALS #2018-01
CM/GC SERVICES FOR HILLSIDE MANOR RENOVATION
2889 SE HILLSIDE STREET, MILWAUKIE, OR 97222
RESPONSE TO CLARIFYING QUESTIONS
December 31, 2018

Note that these are questions submitted by interested firms to the above referenced solicitation. The below answers are for clarification purposes only and in no way alter or amend the RFP as published.

*Note- Several of the below questions are related to constructability and is part of the responsibilities of a CM/GC during the design phase and are not necessary to propose on a CM/GC RFP. Regardless of the answers to the below constructability questions, they are to be considered guesses and remain the responsibility of the selected CM/GC to fully investigate.

1. *Are relocation services and/or specialists needed for this project?*
Answer: HACC has hired DDV Consulting Services to help with the relocation needs. It is anticipated that the awarded contractor will need to work with and coordinate with DD2 Consulting for minimal impact to the residents of Hillside Manor.
2. *Are tenants to be relocated out of the building? Or are there plans of using other units within the building?*
Answer: Due to the scale of this project, the intent is to have residents move out of the building. It is expected that the awarded contract will contribute input for project phasing. Logistics, community access, and unit availabilities will be a big part of the overall relocation of residents during construction.
3. *Is the elevator to be part of the scope for this project?*
Answer: No. The elevator work is out of the scope for this project. The failing elevator will be replaced before construction begins. Currently, the County is waiting on final funding. The awarded Contractor may need to communicate/coordinate with the elevator firm.
4. *Can the water be shut off floor by floor?*
Answer: The building has a water main that may be shut off. Due to the holidays, we do not have information about individual floor or unit shut off.
5. *Can the wet sprinkler system be shut off floor by floor?*
Answer: Yes. The ground floor must be shut off separately.
6. *What is the plumbing orientation (vertical or horizontal)?*
Answer: Plumbing is vertically stacked.
7. *How is the electrical accessed throughout the building?*
Answer: Electrical is accessed floor by floor via chase.

8. *Do units have fresh air?*

Answer: No. The units have exhaust and wall Packaged Terminal Heat Pumps (“PTHP”).

9. *For the ADA units, is asbestos abatement done every time a unit is turned over?*

Answer: No.

10. *Is there asbestos in the floor and ceilings of the current units?*

Answer: Yes. There are six (6) ADA units which have already had the asbestos abated.

11. *Does the project plan to keep the same number of ADA units?*

Answer: Yes.

12. *The insurance requirements in the sample contract conflicts with the insurance requirements in Exhibit O. Which is the applicable insurance requirements.*

Answer: The insurance requirements in Exhibit O will need to be followed.

13. *Will the contract in Exhibit F be used for pre-construction and then utilize the AIA forms for the construction phase?*

Answer: Yes.

End of Clarifying Questions #1