

Prosperity Village Cottage Homes Project
List of Questions and Answers (Q&A)
Final Questions and Answers – posted 5/27/22

The West Palm Beach Housing Authority (WPBHA) encourages potential bidders to carefully review the various Invitation for Bid(s), and associated plans for this project. The Invitation for Bids will likely answer many of your pre-bid questions.

Q1. Are you looking for minority participation on this project?

Answer: Although this specific County-funded project does not have any set-asides for small, MBE, or WOBE, the West Palm Beach Housing Authority encourages minority participation.

Q2. Will this bid be focused on each building separately or one contractor will bid all 7 buildings and sublet to subcontractors? If sublet to subcontractors, will the subs bid each trade separately on each of the buildings?

Answer: The scope of the bid is not for each building separately; the project consists of developing the site, and construction of seventeen (17) single family homes and one (1) Clubhouse. As an example, the subcontractor awarded the Electrical portion of the work, will be a subcontractor to the WPBHA, and be responsible for all of the electrical scope of work for the entire project, not just one structure. For lower-tier subcontracting (i.e. the Electrical Subcontractor further subcontracting some of the electrical work), please refer to Section II, Paragraph F of each Invitation for Bid.

Q3. Thank you for this invitation, as you maybe know we are specialized in shell contracting so my question is can we bid the shell only for those projects?

Answer: Yes, your bid may be for the “shell” portion of the work, as defined in the IFB.

Q4. There is one question and I’ve review the bid information and do not see any mention of Davis Bacon Wages. Can you confirm this for me?

Answer: The Davis Bacon and Related Acts is not applicable to this project.

Q5. Will bids be accepted from GC’s to do the whole project?

Answer: No. The work has been divided into fifteen (15) trades. General Contractors may bid 1 or more of the trades, as long as the Subcontractor Eligibility requirements are met.

Q6. Will the WPBHA provide the windows?

Answer: Yes. As shown in the Scope of Work (Exhibit A to IFB 22-CH-SHELL), the installation of the windows is part of the “shell” subcontractor’s scope of work, and the windows will be provided by the owner (West Palm Beach Housing Authority).

Q7. How will you handle the RFIs?

Answer: After award and prior to or during Construction, all Requests for Information (RFIs) shall be delivered to the WPBHA in writing, and answers will typically be answered in writing within 1-2 business days, depending upon the complexity.

Q8. Is there a chance that the specific number of Building “Types” is changed?

Answer: No.

Q9. Will there be a staging area that subcontractors can use?

Answer: Due to the small size of the site, there is no dedicated staging area. However, there should be sufficient space adjacent to structures to carry-out construction activities.

Q10. Can we bid on less than 18, or do we have to bid on all of the structures?

Answer: See the answer to Question #2. Any bid must include the cost of the scope of work for all 18 structures.

Q11. Do we need a breakdown on bid “per type”?

Answer: With the exception of the “Site Contractor” Invitation for Bid, all of the other solicitations have a pricing page (Section VI), which requests not only a cumulative price for all of the structures, but also a price “per type”. The project consists of 5 “types” of structures.

Q12. Will invoicing be done as a percentage of completion?

Answer: Subcontractors shall invoice once per month, for the value of work installed and accepted.

Q13. Is bid pricing expected to be held until the work starts?

Answer: Each Invitation for Bid requests pricing that is valid for 90 days. Bid pricing will be made part of the Subcontract, and the price reflected in the Subcontract is expected to be held until work commences, unless sufficient documentation is provided to justify a price increase. Subcontractor will be expected to substantiate in great detail, any justifications for an increase in the subcontract price.

Q14. Will owner pay for materials that are purchased by subcontractors in an effort to hold prices?

Answer: No. Payment will be made only for materials installed and approved by the Contractor and Architect in accordance with Section V of the Prosperity Village Cottage Homes Project IFB Solicitation.

Q15. Does the subcontractor need to work on all 18 structures at the same time? If not, what is the schedule?

Answer: As part of each Subcontract, the WPBHA will provide a schedule which the WPBHA believes to be fair and applicable to the work, such that progress on the project shall continue at an organized and workmanlike pace. With the exception of the Site Development Subcontractor and the Shell Subcontractor, it is not anticipated that the same trade will be undertaken simultaneously on all 18 structures, rather an organized yet aggressive schedule to insure prompt progression of the work as to stay on the overall

schedule of the project and to accommodate related subcontract work. The current overall construction schedule requires the completion of all work within approximately 420 days from the commencement of work. Trades will be expected to have capacity to be working on a minimum of three buildings at any given time in a continuous progression toward completion

Q16. For the roof specifications, may we submit bids from manufacturers other than Englert?

Answer: Bidders are expected to bid based on the bid documents provided in this Solicitation, Post award substitutions submittals must be of equal or better type, brand and quality and must be approved by the Architect or Engineer of record and Contractor for this project.

Q17. I was wondering if you are able to send me a copy of the plans and specifications

Answer: Plans and specifications are available at www.wpbha.org; click on the Prosperity Village Cottage Homes Project or click on the Business tab at the top of the page

Q18. Do you have an estimated project budget and start time

Answer: The estimated project budget is not included in this solicitation. The estimated start time is July 2022.

Q19. Do you release plan holder lists and if so can you send me a copy?

Answer: Any information will be posted on our website.

Q20. What is the Contract Duration for this project?

Answer: Total Estimated Project Duration is 390 Days. Estimated Site Development Duration is between 90 and 120 days.

Q21. For the purpose of bonding, what is the estimated value for the Civil portion of this work?

Answer: The Site Development Portion of the Project is estimated to be \$200,000 or more, which will trigger the necessity of a Bid Bond as part of the sealed bid, and the follow-on provision of a Performance and Payment Bond(s) as part of the Subcontract. The Site Development total will be the responsibility of the Bidder to determine.

Q22. Additional information is required on the 6' Chain Link Fence. Please provide Details, type, size of members and if the fabric is galvanized or black vinyl coated.

Answer: The 6' Fence Shall be 8 Gauge Extruded Black Vinyl Coated Chain Link Fabric with Knuckle Twist, 2" Black Horizontal Bars Top and Bottom and 2 ½ inch Posts and Cap Posts.

Q23. At what elevation would you like to leave the site after the Site Demolition/Clearing and Grubbing is completed? Please note that this is in specific reference to the building pads.

Answer: The Solicitation has Specific Language Relating to the Pad Fill Height and Compaction. See Exhibit A of the Site/Underground Scope of Work, page 2 second bullet point.

Q24. We noted the following in the shell IFB package “All bids valued at \$200,000 or more shall include a 5% bid surety”. Is there a bid security form from The housing Authority to submit the bid bond on, or are we to use the one provided from Surety company? Alternatively, are we to include our bond rate/amount in our bid? Kindly advise.

Answer: A specific bid bond form is not included. Please refer to page 4 of each Invitation for Bid for details as to the requirements for and acceptable forms of the bid surety. It is completely up to the bidder, as to whether the cost of the bid bond should be included in the bid price.

Q25. The plans are calling for 2”x6” clear smooth Cedar Fascia. This is not a commonly found product. That is an expensive product for affordable housing, and I believe it has a long lead time to get. I wanted to make sure that the “spec” was correct.

Answer: 2” X 6” Rough-Sawn Cedar will be an acceptable alternative

Q26. If I don't make that cut off at 2:30 today is the invite off the table?

Answer: The bids are due on June 2, 2022 at or before 2 pm.

Q27. Can you advise if Construction Materials Testing Services will be handled under the current Prosperity Village Cottage Homes bids, or if it will be handled under a separate contract with the housing authority?

Answer: Please refer to the IFB for each Trade and prepare your bid accordingly.

Q28. Carpentry IFB Reference. Can you please let me know the square footage of each model and if we are supplying the material or is the builder?

Answer: The square footage is stated on the cover sheet for each model type. The material, labor and equipment shall be provided by each proposed bidder. Only the Windows for the Shell IFB will be Owner/Contractor provided.

Q29. My question it's about how to submit the bid. If it's gonna be by Mail or you have a link on the website project with all of the paperwork. It would be very helpful if you give me step by step how to do it.

Answer: Each Invitation for Bid (IFB) has specific information on bid preparation and submission. Please review the IFB carefully.