



THE COUNTY OF GALVESTON

RUFUS G. CROWDER, CPPB
PURCHASING AGENT

GWEN MCLAREN, CPPB
ASST. PURCHASING AGENT

COUNTY COURTHOUSE
722 Moody (21st Street)
Fifth (5th) Floor
GALVESTON, TEXAS 77550
(409) 770-5371

March 19, 2012

RE: ADDENDUM #1
RFQ #B121014, Residential Home Elevation Services

To All Prospective Bidders,

As a result of the pre-qualification conference regarding RFQ #B121014, Residential Home Elevation Services, the following information is being provided to aid in preparation of your bid submittal(s):

OPENING DATE:

Bid #B121014, Residential Home Elevation Services originally scheduled to be opened on Thursday, March 22, 2012 at 2:00 p.m. has been re-scheduled. The new deadline for submitting qualifications is as follows:

Date: Thursday, March 29, 2012
Time: 3:00 p.m.

Please send qualification submittals to:
Galveston County Purchasing Agent
Attention: Rufus Crowder, CPPB
722 Moody (21st Street), Fifth (5th) Floor
Galveston, Texas 77550

As a reminder, all questions regarding this qualification must be submitted in writing to:

Rufus G. Crowder, CPPB,
Galveston County Purchasing Agent,
722 Moody, Fifth (5th) Floor
Galveston, Texas 77550
Fax: (409) 621-7987
E-mail: rufus.crowder@co.galveston.tx.us

Question #1: *Is the program taking in to consideration the type of elevation equipment the contractor is using to elevate the structure? Since this is a big part of elevating to raise the structure safe, level and intact?*

Response: Although the County is interested in the type(s) of equipment contractors will be using no particular equipment or method is "required." Please note, elevations must be completed in accordance with FEMA elevation requirements.

Question #2: *I asked a question about Page 19, Project Experience, cost breakdown, you are looking for total project cost, correct?*

Response: Please identify the elevation service(s) provided and their total project cost(s).

Question #3: *Do you require your contractors to be "E" Verified since this a Federal Funded project?*

Response: Yes. The requirement for e-verification is listed below:

Employment Verification.

The Immigration Reform and Control Act (IRCA) of 1986 prohibit contractors from knowingly hiring illegal workers. Accordingly, Contractors and Subcontractors must collect information regarding an employee's identity and employment eligibility and document that information of Form I-9. In addition, Contractors and Subcontractors will be required to utilize E-Verify to verify that the information their employees provided was valid or that the document presented were genuine. Contractors and Subcontractors shall also be required to keep a record on each employee showing compliance with this requirement. The records shall be open at all reasonable hours to inspection by the Galveston County Wage Compliance Officer. Each violation of this requirement shall result in the Contractor and/or Subcontractor paying the County the amount of \$60.00 for each employee employed for each calendar day or part of the day that the Contractor or Subcontractor failed to comply with the requirements of this general condition.

Question #4: *On the subs are we allowed to have more than one listed, and are we allowed to add subcontractors during the construction process, and if so what is that process to do that.*

Response: Multiple subcontractors can be listed. All subcontracting relationships for services shall be clearly documented in the Statements of Qualifications submitted.

Contractors interested in adding subcontractors after the initial award date must provide evidence that all subcontractors are eligible to work in the State of Texas and are not a party excluded from the General Services Administration (GSA), Federal suspension and debarred list and eligible to receive Federal contracts, certain subcontracts, and certain Federal financial and non-financial assistance and benefits. Please see page 20, Special Provisions, Section 9: Debarment & Suspension in the RFQ. All evidence shall be sent to the Galveston County Purchasing Department for subsequent review and consideration.

Question #5: *If a city requires a performance bond to pull a permit in that area, will your bond replace their required bond.*

Response: No, these are separate item requests.

Question #6: *Will this program be requiring that structures be lifted using a unified jacking system?*

Response: Although the County is interested in the type(s) of equipment contractors will be using no particular equipment or method is "required". Please note, elevations must be completed in accordance with FEMA elevation requirements.

Question #7: *On the Bonding Capacity - Will you require documentation or an outline on current bond capacity being used elsewhere, related to current and future workload that is underway and already contracted, that could impact your bonding capacity with this RFQ?*

Response: Please refer to Special Provisions, page 14, Project Description, fourth paragraph. All respondents must demonstrate bonding capacity.

Question #8: *Is the program taking in to consideration the type of elevation equipment the contractor is using to elevate the structure? Since this is a big part of elevating to raise the structure safe, level and intact?*

Response: Please see response to Question #1.

Question #9: *What are the general conditions of the contract between the homeowner and the contractor, or will the contractor use his own contract format?*

Response: A tri-party contract is being developed for this specific project.

Question #10: *We read that the funding of construction draws will be provided by the County Purchasing Department. Could you provide a list of the funding requirements or submission requirements that the county will require the contractor or provide with each draw request?*

Response: Phase 1 Pre-construction- engineer feasibility letter, initial elevation certificate, project plans and timetable, requisite permit(s), homeowner signature.

Phase 2 Raised & prepped to set- permit(s) compliance, grant compliance, engineer concurrence, TWIA determination, homeowner signature.

Phase 3 Home set, MEP restored- permit(s) compliance, grant compliance, engineer concurrence, TWIA determination, homeowner signature.

Phase 4 Final construction - permit(s) compliance, grant compliance, engineer concurrence, TWIA determination, homeowner signature.

Phase 5 Final report- permit(s) compliance, grant compliance, engineer concurrence, TWIA determination, new survey (if required), new elevation certificate, deed restrictions filed & recorded, certificate of occupancy, homeowner signature.

Phase 6 Project settlement- liens cleared, bonds satisfied, retainage payment.

It is anticipated that these projects may be completed quickly. The process for payment for construction draws is still being reviewed and subject to change to provide payment as quickly as possible.

Question #11: *Who will determine the scope of work for each project, the contractor or the county, or the engineer?*

Responses: The Contractor is responsible for all permits, plans, and specifications, TWIA certification, engineering concurrence, initial and final first floor elevation certificate, and compliance with all relevant building, planning, and zoning codes to cover eligible elevation costs per NFIP requirements.

Question #12: *What is the term of any procurement contract between the County and the contractor?*

Response: The provisions of the contract are still being developed. See response to question #9.

Question #13: *Will the dollar amount of the total contracts awarded to contractor at any one time be limited to the amount of the bond in place? Or will it be a multiple or factor of the total bond?*

Response: Yes. That will be based on the contractor's relationship with their bonding company. Most bonding companies do not like to issue bonds for multiple contracted projects.

Question #14: *Our understanding is that bids will be provided to County for each job and County will forward bids to homeowner for selection by homeowner. Will homeowner be involved in signing off on each of the draw requests made to the County?*

Response: It is the Homeowner's responsibility to solicit a minimum of 3 bids from the list of qualified elevation contractors. A list of eligible homeowners will be provided to the qualified elevation contractors. Yes, the Homeowner is required to sign off prior to payment of each draw.

Question #15: *Is the County the beneficiary of the Bond or the homeowner?*

Response: The County is the beneficiary.

Question #16: *If the Purchasing Department has any more details regarding the type or conditions for the bond we would appreciate this information in order to forward to our bonding agent for underwriting.*

Response: The awarded contractor will have to adhere to the following bonding requirement on each awarded contract:

PERFORMANCE AND PAYMENT BOND(S)

V.T.C.A., Government Code Chapter 2253, requires a Performance Bond (for contracts in the excess of \$100,000) and a Payment Bond (for contracts in excess of \$25,000), to be provided by the Contractor. Each bond required shall be equal to the total contract price and shall be issued by a satisfactory surety company. The bond(s) will remain in full force and effect until final completion and acceptance of the work.

The bond(s) are to be made payable to the County of Galveston. They shall be written on forms provided by the surety for public works projects in Texas. A surety licensed to do business in the State of Texas must execute the bond.

Bidders should familiarize themselves with the entire provisions of V.T.C.A., Chapter 2253 and the penalties provided for its violation before submitting their bid.

Question #17: *Is the required bond a performance bond or payment bond or both? With there be any maintenance bond, or general indemnity bond required?*

Response: See response to question #16. No, there are no maintenance bonds or general indemnity bond required.

Question #18: *In regards to the warranty; is the warranty direct to the homeowner with predefined terms? Also if the County has the form of warranty already designated may we acquire a copy as well?*

Response: Warranty is between the Contractor and Homeowner, 5 years on workmanship and materials. Please include a copy of your warranty with your submission.

Question #19: *How much work is anticipated to be released at one time, and what is the anticipated completion schedule for releasing work for bidding over the first phase of \$34 million, and subsequent phases if any?*

Response: We anticipate anywhere between 5 and 20 individual elevation projects underway simultaneously.

Question #20: *What fees from the county or city should the contractor anticipate in completing the scope of work for these "turn key" projects. We anticipate a general building permit, yet will building permit require entire home to be brought up to code such as electric, plumbing, and HVAC that will all be partially effected in the elevation process?*

Response: Only the filing, recording, and permitting fees for requisite document; there are no ad valorem taxes or special fees associated with the program. It is likely that will happen. It is conducted on a project to project basis and the successful contractor will be notified prior to bidding a project.

Question #21: *We anticipate scope of work will be limited to elevation of home, installation of engineered foundation, reconnection of utilities and services, lowering and leveling of home, repairs required due to elevation process, construction of front and rear steps with landings? If the Purchasing Department has an outline of the anticipated scope of work, can we acquire a copy?*

Response: Please see answer to question #11. A general scope of work is outlined in the RFQ.

Question #22: *Also we anticipate 3 general types of elevation projects; Homes constructed on a slab foundation with elevation of slab along with house with concrete piers, Slab homes with house separated from slab, and installation of new wood floor elevated and supported by concrete piers, and older homes or beach homes constructed with wood floors on pier and beam foundations with direct elevation of house and resetting on concrete piers. Are there other types of elevation projects anticipated?*

Response: We anticipate slab elevation, slab separation and elevation, pier & beam, or pilings & beam projects.

Question #23: *Is a map available to the contractor of the designated areas for this first phase of elevation projects?*

Response: No.

Question #24: *Will the County or engineer provide the scope of work and design drawings for the contractor to bid on each project offered? If some scope of work templates have already been drawn up, they would be most helpful for our review of the RFQ.*

Response: Please see answer to question #11. A general scope of work is outlined in the RFQ.

Question #25: *Does the LA State license we currently hold for elevating homes suffice for use in TX or do we have to apply for a separate license in TX? If so, who do we apply to?*

Response: The successful contractor will have to obtain proper licensing required from each city of the designated work.

Question #26: *Do you have a list of approved TWIA certified Engineers registered as a P.E. in TX for this program that we can contact?*

Response: County Purchasing does not maintain such a list. You may refer to the Texas Department of Insurance.

Question #27: *Does the fact that I contacted Darla in your purchasing office and she told me how to access the RFQ on your website, which we have downloaded, assure that we will receive any and all addenda's to this RFQ?*

Response: Please see Special Provisions, page 15, first paragraph. All registered proposers with regard to this solicitation will receive all addenda. Addenda will also be posted on the County's website. As a reminder, the County is not responsible for potential proposer's receipt of addenda.

Question #28: *Is a bid bond required for the above mentioned bid? Is it a 5% or 10% bid bond?*

Response: No.

Question #29: *Will the building permit require an entire home be brought up to current code?*

Response: Individual projects resulting in a substantial improvement will have more stringent code requirements as determined by the code enforcement officer with jurisdiction.

Question #30: *Can the County provide a copy of the anticipated scope of work?*

Response: A general scope of services is provided in the Special Provisions section of the RFQ.

Question #31: *What general construction types of elevation are anticipated?*

Response: We anticipate slab elevation, slab separation and elevation, pier & beam, or pilings & beam projects.

Question #32: *Is a map of the elevation properties available?*

Response: Not at this time.

Question #33: *I just talked to Darla at your office, she asked me to send this request in writing, on Page 5 of General Provisions you state that a "Irrevocable Letter of Credit" (if required), can you clarify this statement since it doesn't appear in the RFG qualifications.*

Response: No, the response to the RFQ does not require this provision to be met.

If you have any further questions regarding this bid, please address them to Rufus G. Crowder, CPPB, Purchasing Agent, via e-mail at rufus.crowder@co.galveston.tx.us, or contact the Purchasing Department at (409) 770-5371.

Please excuse us for any inconvenience that this may have caused.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rufus G. Crowder', followed by a long horizontal line extending to the right.

Rufus G. Crowder, CPPB
Purchasing Agent
Galveston County