



818 S. FLORES ST. SAN ANTONIO, TEXAS 78204 www.saha.org

Procurement Department

ADDENDUM # 1

To: File 19025-909-23-4927
RFP for: New Affordable Home Construction Svcs For Villas de Fortuna

The following questions are asked:

Question 1: Do you have any soil reports/geotech data?

Answer 1: We have no soil test results at this time.

Question 2: Who will be doing inspections on the work?

Answer 2: SAHA Inspector and/or Project Manager, SAHA Architectural Firm representative as well as the City of San Antonio building inspectors.

Question 3: Who will inspect for the draws?

Answer 3: SAHA Project Manager, SAHA Inspectors, and SAHA's Architectural Firm representative.

Question 4: Several of the lots are irregular in shape which will cause some added expense for some items such as fencing, so will any consideration be given for these additional costs?

Answer 4: SAHA understands there may be some slight costs associated with those few lots but we are anticipating the contractor would spread that among the entire project.

Question 5: Do you anticipate any leftover demolition debris?

Answer 5: We do not believe there is any significant demolition debris left as our contract was very specific about the removal and disposal of the debris.

Question 6: There is a section about liquidated damages but no specific amount is stated, when will we know what the amount and timeframe are?

Answer 6: These will be found in the final development agreement as negotiated between the parties.

Question 7: You indicate that you will be releasing 7 lots at a time is that concrete or is it flexible?

Answer 7: This is our projected schedule; it is not concrete but can be adjusted as needed based on the demand, or other factors that may arise.



Question 8: Do you anticipate utilizing any energy saving or sustainability products like solar shingles or LED lighting?

Answer 8: This would be up to the selected builder and would depend on them meeting the cost targets for the homes and project overall.

Question 9: Will the award be based on price?

Answer 9: Price will be one factor but not the sole factor, see page 8 of the RFP for all evaluation criteria and their assigned values.

Question 10: Do you have any designs that we can review?

Answer 10: No, but you can view the houses that were recently completed in the Blueridge Subdivision. Blueridge is bordered by NW27th St.; NW26th St.; W. Poplar; and Cima Street and the zip is 78228.

Question 11: The City of San Antonio recent passed a licensing requirement for new home builders; will we need to comply with that licensing requirement?

Answer 11: Per Section D item B, the contractor must comply with any licensing requirements as well as any laws, rules, ordinances, regulations and codes needed to provide the services under this RFP.

Question 12: Can we subcontract with an architect for the designs?

Answer 12: Yes.

Question 13: If any energy saving products are used who would get the rebates/tax credits?

Answer 13: SAHA has re-visited the question and has determined that should the builder construct a home that may receive energy rebates and/or energy tax credits, the benefits will go to the builder. This will allow builders to be creative and have the opportunity to construct energy features into the homes.

Question 14: Would you qualify for the 30% residential or the 63% government rebates?

Answer 14: We currently do not know which we would qualify for. We will ask our Sustainability Manager to research.

Question 15: Do you have a copy of the contract form that we would need to sign for review?

Answer 15: A standard construction contract shall be prepared and given to the selected contractor for negotiation.



Question 16: On Page 6 Item F.2 it says you have the right to award to more than 1 respondent, how many contracts do you intend to award?

Answer 16: It is our intent at this point to award to a single contractor, however if it becomes apparent that it would be in the Best Interest of SAHA to award to multiple vendors we want the right to do so and to be upfront and transparent about the possibility.

Question 17: What is SAHA's expectations for the permitting process and timeline?

Answer 17: The Contractor will be expected to follow all of COSA's permitting processes and the schedule should reflect adequate time for obtaining all necessary permits. SAHA is available to assist in the process but has no priority position with COSA.

Question 18: Are there any product specifications for example HVAC system manufacturer, plumbing or light fixtures etc.

Answer 18: We do not have any particular products that we are specifying, homes must meet the minimum design criteria included in the RFP and comply with any existing City of San Antonio Building Codes.

Question 19: I am a new company as far as financials go and I will not be able to get the bonding for anything larger than \$450,000. I am confident I will have a good number for SAHA, I have the credentials, and the experience for a project like this but with other companies.

Answer 19: Due to the construction schedule for this Procurement, it is not in the best interest of SAHA to waive or modify the current bonding requirements. The selected Contractor must be able to bond all work in progress.

Pre-bid attendance sheets are attached.

By: *Charles R Bode*
Charles Bode Asst. Director of Procurement

Date: June 10, 2019

SIGN IN SHEET - Prebid/submittal
1905-909-23-4927 New Affordable Home Construction Services for Villas de Fortuna
June 4, 2019

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