

**REQUESTS FOR QUALIFICATIONS
GENERAL CONTRACTORS**

ADDENDIUM #2

ISSUED: November 10, 2022

DUE DATE: December 15, 2022, 2:00 PM Local Time

REVISED DUE DATE: January 5, 2023, 2:00 PM Local Time

THE REQUEST FOR PROPOSALS FOR THIS SOLICITATION IS HEREBY AMENDED OR CLARIFIED AS SET OUT BELOW. THIS ADDENDUM IS A PART OF THE REQUEST FOR PROPOSALS AND MUST BE ACKNOWLEDGED ON THE "ACKNOWLEDGEMENT OF ADDENDA" FOR INCLUDED IN THE ATTACHMENTS TO THE RFP.

- 1. The Mandatory Pre-Submission Conference has been changed to NON-MANDATORY. Interested parties are encouraged to respond even if not in attendance at a previous pre-submission conference.**
- 2. All questions asked or submitted are attached hereto.**
- 3. Pre-Submission Conference sign-in sheets are attached hereto.**

ATTACHMENT TO ADDENDUM #2

MANDATORY PRE-SUBMITTAL MEETING RFQ General Contractors November 16, 2022 @ 4 PM

Questions and Answers:

Q: Is FHA experience a requirement?

A: Yes, for the projects funded through FHA loans.

Q: What if our firms do not have FHA experience?

A: Columbia Housing (CH) would like to see partnerships between those with the experience and those who need it.

Q: What if you have FHA experience as a Sub-Contractor and not a General Contractor?

A: CH will check with our MAP Processors

Q: What type of bonding capacity will be needed?

A: CH will try to help keep the bonds as low as possible by breaking up some of the larger projects (SFH and Scattered Sites) into smaller projects. The minimum bond will most likely be \$1M.

Q: Will there be an opportunity to do smaller projects like a single door?

A: This is not feasible, but CH will keep the smaller projects in a favorable geographical area.

Q: How and when will these projects be awarded, and when will we get the NTP?

A: A pool of General Contractors will be created, and CH will work with the GCs to match their capabilities with a project. CH will then award the project and, as a team, work together to make the project financially feasible. At closing, an NTP will be issued.

Q: How many Architects are involved, and who are they?

A: Scattered Sites and Single-Family Homes – 1919 Architects
Hammond Village, Bayberry Mews, and Capital Heights – Moseley Architects Lewis
Scott Court, Rosewood Hills, Celia Saxon – Michael Baker

Q: How have the past CH projects fared?

A: CH has not taken on any large projects except The Oaks at St. Anna's and The Haven at Palmer Pointe, both being new construction with third-party developers.

Q: Will the units be vacant?

A: Most, if not all, projects will be phased construction. CH has a relocation team that will work with the team to keep the project moving.

Q: Pay?

A.: These are Davis Bacon projects so there will be Certified Payroll which needs to be submitted monthly with the payment application. The pay package will be reviewed and approved. Payment will be net 30 days maximum.

Q: What about cost overruns?

A: There should not be any additional costs in construction due to the planning as a team prior to the NTP. Material cost overruns will need supporting documentation. There will be a contingency fund, but it will need approvals.

Q: Addendums?

A: Addendum #1 will be a copy of the sign-in sheet and the Q&A from the Pre-Submittal meeting. The addendums will be posted to the CH website under this RFQ.

MANDATORY PRE-SUBMITTAL MEETING
RFQ General Contractors
December 5, 2022 @ 5 PM

Q: Does Columbia Housing have any Section 3 participants yet?

A: We are working with our staff to fulfill our Section Program

Q: Do sub-contractors have to have FHA experience?

A: No, just the General Contractor

Q: Will we get all vacancies on a project?

A: No, it will be on a rolling vacancy

Q: What opportunities are there for non-FHA smaller Contractors?

A: We will be breaking up the Scattered Site and SFH into smaller projects

Q: Is there a list of General Contractors with FHA experience?

A: We are looking to award several General Contracts with FHA experiences to partner with those who have no FHA experience

Q: What type of warranty will there be?

A: 1 year on workmanship and manufacturer warranty on material

Q: The submission needs to have "Tabs" but calls to be electronic submission – what is this?

A: Insert a placeholder with the title of that section for your submission

Q: What is the timeline for the projects?

A: Projects #1 & #12 – July 2023, #3, #4,#5 – September 2023, Scatter Site and SFH – Late 2023

Q: Would you accept a team agreement?

A: Yes

Q: If a company wants to partner with a larger group to work on the larger projects that need bonding capacity and FHA experience, but also separately work on the house renovations that don't require bonding and FHA experience, how do we apply for both? The larger projects would be a joint effort but single family renovations would be 1 company. Does it require 2 separate RFQ's?

A: 2 submissions are required

PRE-SUBMITTAL ATTENDANCE SHEET

PROJECT NAME: RFQ CONTRACTORS

DATE & TIME: DECEMBER 05, 2022 5:00 P.M.

	Contact Name	Company Name & Address	Email Address	Phone #
1	Antonio or Linda W.	Hardce Construction	Lindawatson@hardceconstruction.com	803-469-9787
2	Cory Adams	The Centric Group, LLC 2800 Bush River Rd. Columbia, SC	cadams@thecentricgroup-sc.com	839.239.2107
3	Cliff Wilson	The Centric Group, LLC	cwilson@thecentricgroup-sc.com	803-556-8102
4	Lasanta Lewis-Fellis	LLE Construction Group	LLELLISELLECONSTRUCTION.COM	803-409-8100
5	TONY THOMPSON	REMODELING SERV UNL 3127 FOREST 29204	DR Tony @ RSU-ACC.COM	8037659363
6	Kevin Gites	Metro-Dwelling, LLC	Kevin.Gites@metrodwellingsllc.com	803-767-1824
7	CEDRIC BARNES CMB SERVICES INC	CMB SERVICES INC	CEDRIC@CMBBuild.com	803-667-9999
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

**COLUMBIA HOUSING
REQUEST FOR QUALIFICATIONS
GENERAL CONTRACTORS**

ACKNOWLEDGEMENT OF ADDENDA

The undersigned offeror hereby acknowledges that they have checked the Columbia Housing website: <https://www.columbiahousingsc.org/> for all addenda issued related to the Request for Qualifications, General Contractors.

Addendum Number: _____ Date Received: _____

Addendum Number: _____ Date Received: _____

Addendum Number: _____ Date Received: _____

Name of Firm: _____

Name of Authorized Representative: _____

Signature: _____ Date: _____