



## RFI Questions for Parrot Garden

- 1 How does the 60K threshold work for the bid? If its over it becomes prevailing wage, if its under it is not?  
If the contract does not equal or exceed \$60,000 it is considered a maintenance contract
- 2 Is a Bidders Bond needed for this project? What if it becomes a Prevailing wage project?  
No.
- 3 Who will be taking care of the bushes?  
AHA Landscapers
- 4 How many working days are allowed for this bid.  
We would assume this work can be completed in 50 Working Days. Negotiable. TBD. Allow for rain days.
- 5 How long after the Bid is awarded do you anticipate the start of work will be?  
We would like to complete this work as soon as possible.
- 6 Are the stucco/wood repairs part of the contract?  
No.
- 7 For stucco repairs are we spot priming?  
All areas of red wood or stucco will require spot priming
- 8 Body and Trim only? Not the stairs or handrails?  
Steps- NO  
Handrails- YES.
- 9 How many bldgs are included? Is the Office part of the Bid? Are all buildings following the same blocking or will it be different paint colors for each bldg?  
7 Buildings - 1850, 1854, 1858 and 1864/1862 St. Charles St. AND 1843 , 1845, and 1849 Bay St.  
Yes. Office is located at 1850 St. Charles St.  
Colors TBD Assume 2 Alternating Body/Trim Colors
- 10 Todays walk is for paint only?  
Yes
- 11 Paint finish on railings? If so are they included in the bid?  
See paint specification. Steel rails - Black. Wood Rails - Body or trim color TBD
- 12 What is the earliest start date of the job?

13 Page 9 - States "Proposers must provide pricing for any additional services presented in the proposal. Pricing for all years must be included in the proposal including any increases broken down by year." Please clarify what is being requested in regards to the 5 years. Also, there is no place on the bid form to include this info if actually required - advise.

[N/A Applicable to the Consultant Contract](#)

14 Page 20 - 7.2 A Contract Form: Contract that is included is a "Consultant" contract. Please advise and provide a "Contractor" agreement?

[Construction Service Agreement published](#)

15 Page 21 - 7.2 D. Contract period: "The AHA anticipates that it will initially award a contract for the period of (3) year with the option, at the ASA's discretion, of two (2) additional one-year option periods, for a maximum total of five (5) years" Please clarify what the expectations/reasoning behind this statement is. What is the anticipated schedule?

[N/A Applicable to the Consultant Contract](#)

16 Page 22 - E.iv: Professional Liability Insurance - Will this be required in the "Contractor" agreement vs. a "Consultant" contract

[No.](#)

17 Page 36 - Attachment D

Please provide a complete paint spec with colors for color change

[Published- Colors TBD](#)

Page 37 - Consultant Services Agreement- [N/A](#)

Q - Will this be the contract used? [Construction Services Agreement Published](#)

Q - Is a bid bond required? [No](#)

Q - Are payment and performance bonds required? [Yes](#)

18 Q - Will this project be Davis Bacon Prevailing wage?

If so, please provide wage determination. [No. State wage if over \\$60,000](#)

Q - Will this project fall under local prevailing wage rates? If so, is it safe to assume all DIR requirements will be in place (Compliance monitor, request for apprentices, submit certified payrolls on-line, etc.) [Compliance monitor and state if over \\$60,000](#)

19 Page 46 - 15. Permits & Licenses - Will AHA obtain and pay for any necessary permits?

[yes](#)

20 Page 53 - 33.3 Davis Bacon - This section states that Davis Bacon wage rates will be posted. Please clarify if this project falls under Davis Bacon or local wage determinations. If Davis Bacon please provide determination. If local, please state

[Strike](#)

21 On the walk through, we were told that over \$60,000 is when DIR prevailing wages are required? With DIR regulations much less, like \$30,000. Please explain if the prevailing wage is over \$60,000 on this project and why?

[It's a line between maintenance, which doesn't require, and major rehab, which does require. None of our work is work' per se.](#)

- 22 Submittal Items list 1 through 11:  
a. Part 4 through 10 must be created by bidder? No forms to fill out.  
b. Part 11, we filled out the questions, pressed the send button, confirmation form did not upload to print...blank p  
[See the link to the electronic form on our website.](#)
- 23 The specs forms are signed/locked, and we are not able to fill out the Attachments A, B, and C. It is easier to fill the  
on the computer than handwriting them. Also, the writing is clearer and better understood. Can we get  
unsigned/unlocked specs so we can edit/fill out the forms/attachments?  
[Fillable PDF's Attached.](#)
- 24 Attachment B, Form of Proposal:  
a. Proposed-fixed Fee is base/lump sum of this project?  
b. Proposer's Fee, please explain what this is for, our hourly rate plus materials?  
[Any additional associated costs not shown In the bid.. Bonds, etc.](#)



Housing Authority  
of the  
City of Alameda

**PHONE:** (510) 747-4300  
**FAX:** (510) 522-7848  
**TTY/TRS:** 711

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701 Atlantic Avenue • Alameda, California 94501-2161

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## PARROT GARDEN EXTERIOR PAINT SPECIFICATION

**Date:**

8/24/2023

**Owner/ Management Company:**

The Housing Authority of the City of Alameda - Joseph Nagel

701 Atlantic Avenue

Alameda, CA 94501

510-747-4340

[inagel@alamedahsg.or](mailto:inagel@alamedahsg.or)

**Project:**

**Parrot Gardens Apartments**

1850, 1854, 1858, 1862/1864 St. Charles St. and 1843, 1845 and 1849 Bay St.

## EXTERIOR PAINTING SCHEDULE

- A. Prepare, paint and finish all surfaces specified and agreed upon.
- B. Provide paint finishes of even uniform color, free from cloudy or muddled appearance. Properly correct all non-complying work to the satisfaction of owner and owner's representative and the representative of the paint manufacturer.

### Wood Siding and Trim, Stucco, Moldings, Fascia, Eaves, Soffits

Spot Prime: Zinsser Bulls Eye 123 Primer

First Coat: Kelly Moore ACRYSHIELD 1245

Second Coat: Kelly Moore ACRYSHIELD 1245

### Special Notes And Instructions:

- A. Properly prep all surfaces for new paint. Pressure wash, scrape and sand as needed, set nails and fill all nail holes, fill and repair damaged areas as needed, protect doors, windows, fixtures and other components from unwanted overspray, spot apply primer as needed, caulk surfaces as needed with Sika A1 or BASF Master Seal NP1.
- B. Spray and back roll 2 topcoats to all surfaces siding, trim and flashings.
- C. Prep and paint all previously painted surfaces on the buildings.  
Replacement wood is to be primed on all six sides before installation.

### Entry Doors

Primer: Zinsser Bulls Eye 123

First Coat: KM DuraPoxy HP

Second Coat: KM DuraPoxy HP

### Special Notes And Instructions:

- A. Prep and paint all entry doors. Coordinate access to the units with property manager to paint the entire exterior door surface.
- B. All doors should be scuff sanded and spot primed with Zinsser Bulls Eye 123 Primer prior to painting.

All Previously Painted Galvanized Metal, Flashing, Gutters, Downspouts, Scuppers, Vents, Conduit, Pipes, Utility Box Covers, Gas Meters (If Previously Painted), Chimney Caps

Spot Prime: Zinsser Bulls Eye 123 Primer  
First Coat: Kelly Moore ACRYSHIELD 1245  
Second Coat: Kelly Moore ACRYSHIELD 1245

- A. Prep and paint all previously painted surfaces on the buildings. Spray and back roll 2 topcoats to all surfaces - including galvanized.
- B. All rust must be removed prior to painting and the surface prepped before application of paints/primers. Solvent Wipe, hand tool, or power tool to remove loose rust, mil scale and deteriorated previous coatings.
- C. All new metal needs to be whipped down, etched prior to painting and full prime. All hard smooth painted surfaces should be scuff sanded full primed prior to painting.

Metal Railings, Misc Ferrous Metal

Spot Prime: Zinsser Bulls Eye 123 Primer  
First Coat: KM DTM Semi-Gloss  
Second Coat: KM DTM Semi-Gloss

**SPECIAL NOTES AND INSTRUCTIONS:**

- A. All rust must be removed prior to painting and the surface prepped before application of paints/primers
- B. Solvent Wipe , hand tool, or power tool clean to remove loose rust, mil scale and deteriorated previous coatings.
- C. Prep and paint all previously painted surfaces on the buildings.

# Jean Sweeney Open Space Park

