

REQUEST FOR PROPOSALS FOR GENERAL CONTRACTOR FOR MODERNIZATION AND ENVIRONMENTAL UPGRADES FOR LINTON OAKS Q&A FROM WALKTHROUGH 924 SW 61ST STREET GAINESVILLE, FL

- Q. Are you only accepting bids from General Contractors?
- A. No, anyone may bid on this job even if bidding only on the portion you are interested in doing. However, we feel that there is a need for a General Contractor to coordinate the trades, work with the permit office and talk with specialists regarding environmental needs building codes, architectural, etc. If you are a sub-contractor and have a General that you work with, please bring them into the equation.
- Q. Do you know how long the water lines are from the meters to each unit?
- A. We do not have an exact length. We do have plans from the original construction available for review and the lines enter the units from the rear of the building/unit.
- Q. You call for a ceiling fan with light kit in the living room. Since there is a switched outlet in the living room already, can we convert the switch on the wall to the new ceiling fan with light kit and make the outlet unswitched?
- A. Yes, we would be fine with that as long as it meets code. Further, make sure there is proper support added in the ceiling to carry the new fan with light kit.
- Q. You did not specify a particular fan and light kit. Can you provide an example of what you are looking for?
- A. Yes, please use the following: Harbor Breeze Fairbanks 52-in Color-Changing Outdoor Flush Mount Matte Black with Black/Sable Blades Ceiling Fan with Light (5 -Blade) Lowes Item #6009625 Model #43492
- Q. Can you clarify the need or not for ducting and/or if the thermostat needs to be moved?
- A. Part of this procurement includes the need to abate and provide environmental upgrades. This need has been noted through evaluation as being directly associated with the current HVAC system installation. There are no direct return ducts upstairs; we think this may be needed. Your proposal should address what needs to be repaired, installed or changed to keep the problems from happening again. We have evaluations available for review that note several potential causes of the environmental problems that currently exist.
- Q. Item #11 of the pricing sheet calls for the replacement of all 17 main breakers. What if the panel needs to be replaced?

A. Since we do not have access to the interior of the panel, we do not know what the condition is. Therefore, we are asking to provide pricing for the known need of breaker replacement. Should it be determined that the pan needs replacement, then we will work with the contractor to arrive at an appropriate change order product and cost.

Q. Is there a Bond requirement on this RFP?

A. Per form HUD-5369 as attached to the RFP:

- a. All bids must be accompanied by a negotiable bid guarantee which shall not be less than five percent (5%) of the amount of the bid.
- b. a performance and payment bond in a penal sum of 100 percent (100%) of the contract price: or, as may be required or permitted by State law.

Q. Will we be able to go back into units on other dates/times than this walkthrough?

A. ACHA wants to ensure all proposers have an opportunity to see the units along with their sub-contractors prior to submittal of proposals. Arrangements can be made by reaching out to the Director of Operations Ron Hall at 352-372-2549 x512 or by email at ron@acha-fl.com or the Director of Maintenance Robert Cortes at 352-372-2549 x522 or by email at robert@acha-fl.com.

Q. Are there mold reports available?

A. We have both mold reports and HVAC load calculations available in my office. These were completed independently and shed some light on the issues presenting in these units. Please contact the Director of Operations Ron Hall at 352-372-2549 x512 or by email at ron@acha-fl.com.

Q. Can we get a list of those that attended the site visit?

A. Yes, as attached.

Q. Is there an insurance requirement for this job.

A. Yes, the ACHA insurance requirements are listed on a sheet as part of the packet documents. If awarded a contract, the insurance will need to list ACHA as both "Additionally Insured" and "Certificate Holder". Vehicle coverage needs to be listed as well if you have vehicles on site.

Q. Since you specify per unit pricing for sheetrock and other items, how will you know what needs to be done for each unit?

A. Staff will work with each contractor to determine what is needed per unit. Then a task order will be written up for that particular unit

Q. For the electrical, is the ceiling fan with light kit the only item in the scope?

A. At this point yes. We will address additional scope items if they present themselves

Q. Are we responsible for supplying the ceiling fans and light kits?

A. Yes, all parts, materials, supplies, labor, permits, etc. are the responsibility of the contractor.

Q. Is the water on to all of the units?

A. The water is on for every unit, but turned off at the meter. Unit #11 has a main line leak at the cack of the unit where the main water line comes into the unit.

Q. Will we have access to visit the units with additional subcontractors at any other time?

A. Yes, please call Robert or I to arrange a date and time. Our contact information is noted above. In addition, we are looking into putting a access key in a lockbox on site.

IMPORTANT REMINDER

Proposals with all requested documents must be received by 4:00pm EST on Wednesday May 28, 2025. All delivered proposals must be in a sealed envelope and clearly marked **“PROPOSAL FOR GENERAL CONTRACTING SERVICES LINTON OAKS”** on the cover. The ACHA mailing address is 703 NE 1st Street Gainesville, FL 32601. Proposals may be submitted via email for this advertisement to ron@acha-fl.com. Please note **“PROPOSAL FOR GENERAL CONTRACTING SERVICES LINTON OAKS”** in the subject line. ACHA is not responsible for delays in the receipt of your proposal regardless of the form of delivery.

Modernization and Environmental Upgrades Linton Oaks

Sign-In Sheet

1. Name

Organization

Phone

Jory Grimm

George Grimm Electric.

352-317-1665

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2. Name

Organization

Phone

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3. Name

Organization

Phone

William Blessing

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4. Name

Organization

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John Bonacci

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