

REQUEST FOR QUALIFICATIONS
RESPONDENT FOR THE DEMOLITION OF RESIDENCES
“JOHN P. TAYLOR APARTMENTS BUILDINGS 1 AND 2”

125 River Street, Troy, NY
Released September 29, 2021

SECTION I: RESPONDENT'S REVIEW

Respondents are expected to examine all related documents of the project including, but not limited to: historical building plans, survey, and environmental reports.

Respondents will have an opportunity to visit the site to make themselves aware of the buildings and surrounding conditions.

SECTION 2: SUBMISSION OF QUALIFICATIONS

ELECTRONIC COPIES OF THE ENTIRE RESPONSE shall be e-mailed by **1:00PM on October 28, 2021** to:

Troy Housing Authority
One Eddy's Lane
Troy, NY 12180
THA E-Mail Address: Info@TroyHousing.org

It is the Respondent's sole responsibility to ensure the response is received at the place, date and time specified. Any response received after the scheduled time and date is subject to disqualification. Oral, facsimile, email, or telephone modifications will not be considered. Electronic file submissions must be in the format of PDF and excel files.

Questions:

Respondents must make all queries regarding this RFQ in writing to Info@TroyHousing.org by 11:00AM on October 15, 2021.

SECTION 3: SELECTION OF RESPONDENT

Upon receipt and initial review of the Responses to this RFQ. Based on the RFQ Response, together with the pricing information, **THA** will select one Respondent for the purposes of working as a member of the development team through the demolition process.

THA does not expect to enter into a contract with a Respondent purely on the basis of qualifications, without a demolition estimate.

THA expressly reserves the right to bid the project to other Respondents if the selected Respondent is not able to provide a demolition estimate that meets the requirements of the development pro-forma. In no way does **THA** represent that the selection of the Respondent via this RFQ implies or requires it to enter into a contract with selected Respondent. In order to make the respondent selection on this basis, this RFQ requires the respondent to provide detailed descriptions of its previous projects removing similar buildings, and details of its current workload.

THA further reserves the right to select a Respondent as it sees fit and to waive any irregularities and/or informalities in the submitted qualification package. **THA** or its authorized representative, at its sole discretion, may determine that any response is not adequate to satisfy the requirements of this RFQ and as such, may reject any and/or all responses at any point in time.

The Respondent should understand that time is of the essence and that **THA** will require certain guarantees for completion this work. The Respondent is to take into consideration the timeline described in this RFQ and is to confirm that it has both the capacity and ability to complete the project as reflected therein.

SECTION 4: GENERAL INFORMATION

This project is being developed by the Troy Housing Authority (**THA**) and Penrose, LLC.

SCOPE OF THIS PROJECT

THA is embarking on a comprehensive redevelopment of the existing Taylor Apartments sites located in downtown Troy, NY. Currently, the sites include two long-vacant public housing towers (Taylor 1 and 2), as well as two occupied RAD towers (Taylor 3 and 4). **THA** anticipates a phased redevelopment approach.

The first phase of the project includes the redevelopment of the site that is currently occupied by Taylor Buildings 1 and 2. The site and existing buildings were developed in the early 1950's, and have been vacant since 2005. Buildings 1 and 2 have a similar design and layout. Both are nine story reinforced concrete and brick buildings constructed on full basements designed in a "T" configuration. Building 2 differs in that it formerly housed the steam plant for the entire apartment complex and therefore has a sub-basement which houses the boilers.

The proposed plan for phase 1 of the redevelopment project will entirely demolish the two existing structures including removal of all foundations and underground utilities. If deep foundation removal is required (piles, caissons, etc.) please make note of but do not account for in your cost estimates or scope.



Project Site - Buildings 1 & 2 (Phase I)

THA is seeking a Respondent to carry out the demolition of these buildings, the removal, and disposal of any hazardous materials, and to collaborate with development team on the most cost-effective and expedient approach to the removal of the two residential towers. While buildout of the redevelopment project will eventually see the demolition of all existing Taylor Apartments buildings, **Respondents should provide an assessment that only addresses the demolition of Buildings 1 and 2.**

Compliance with Davis-Bacon Wage Rates. The Respondent shall comply with all applicable wage rate requirements and shall pay to all laborers and mechanics employed to perform the project work a wage that is not less than the wages prevailing in the locality of the project, as pre-determined by the U.S. Secretary of Labor pursuant to the Davis-Bacon Act.

Compliance with Section 3 and M/WBE Participation. Efforts to employ Section 3 residents should be made at all job levels. The goals for training and hiring are as follows:

- (1) 30% of new hires must be Section 3 qualified.

Efforts to award contracts to Section 3 business concerns will be based on the following numerical goals:

- (1) At least 10% of the total dollar amount of all Section 3 covered contracts for building trade work for maintenance, repair, modernization or development of public housing or for building trade work arising in connection with housing rehabilitation, housing construction and other public housing construction; and
- (2) At least 3% of the total dollar amount non-construction contracts.

Form of Contract. The Respondent will utilize the AIA Document A101 and AIA 201, Stipulated Sum Agreement.

Insurance. Respondent must meet THA’s insurance requirements. Commercial General Liability (Property Damage and General Liability) at least \$3,000,000.00; Excess Liability at least \$1,000,000.00; Worker’s Compensation for all covered employee; Commercial Property and Auto Insurance for all equipment and vehicles used on the job.

A Performance Bond will also be required.

If determined by HUD and the New York State Department of Labor, all respondents will need to comply with Davis Bacon wage requirements (and reporting thereof on a weekly basis), and WBE/MBE/DBE/Section 3 participation requirements; as well as any and all other requirements as set forth by funding agencies and/or lenders. Respondents should be familiar with HUD construction requirements.

SECTION 5: ADDITIONAL INFORMATION - EXHIBITS TO THIS RFQ

Building Exhibits:

- Original Building Plans (1951)
- Survey (2012)
- Phase I ESA (2013)
- ACM Survey (2013)
- Lead-Based Paint Survey (1994)

Additional Information:

- **Section 3 Compliance.** If required by HUD, the Respondent shall diligently design and implement a plan for resident employment opportunities in connection with the demolition of the project, the “Section 3 Policy and Procedures Manual”. This plan shall comply in all respects with the provisions of Section 3 and be subject to the final approval of the Troy Housing Authority. See additional details in Section 3 Exhibit.
- **MBE and WBE Participation.** The Respondent agrees to use its good faith diligent efforts to achieve greater participation of MBEs and WBEs and small business concerns. The selected Respondent must comply with MWBE regulations under NYS Executive Law Article 15-A and 5 NYCRR parts 142-144, and SDVOB Regulations NYS Executive Law Article 17-B and 9 CRRR-NY GI 252.

Cost Estimate Exhibit: A template for demolition cost breakdown for both towers is included. Only the Davis-Bacon Commercial Building Wage Rate section needs to be completed.

Respondents must return proposals with a completed electronic version (excel) of this form as well as a signed PDF version of the completed form. **Please keep all formulas active, and do not manipulate formatting.**

Respondents are strongly encouraged to review all of the attached supporting documents before responding.

Respondents to this RFQ may be asked to provide an oral presentation of their Qualifications to the Owner’s project team to clarify its response and to allow the project team to explore in greater detail the respondent’s experience with projects of this kind.

SECTION 6: RESPONDENT’S OBLIGATION DURING THE DESIGN PROCESS

The selected respondent is expected to work as a dedicated member of the project team through the development of the contract documents. The respondent will not be compensated for this effort, but will be participating with the expectation of receiving the contract to demolish the current towers should its final estimate conform to the Project budget.

At key stages in the design development process, the respondent will be expected to produce demolition estimates to ensure that the design does not exceed the Project budget. In the event that the respondent’s final estimate does not conform to the Project budget and cannot be brought into line through an Owner-approved value engineering process, the Owner reserves the right to engage another Respondent at its sole discretion. The respondent selected through this process will be able to provide a bid as part of that process.

PROJECT SCHEDULE:

The current schedule for the Demolition Respondent selection is as follows:

September 29, 2021	RFQ Released
October 8, 2021 (10:00AM)	Site Visit
October 15, 2021 (11:00AM)	Respondents Questions Due
By October 20, 2021 (4:00PM)	Responses to Questions Provided
October 28, 2021 (1:00PM)	Responses to RFQ Due
November 17, 2021	Qualified Respondent selection
December 2021	Demolition Started

THA reserves the right to modify the schedule at its sole discretion.

SECTION 7: SUBMISSION REQUIREMENTS

1. Comparable Project Analysis. Provide a comparable analysis of at least 3 projects within the region that are comparable to the Project, indicating how they are similar and how they differ; include a comparison of:

- Location
- A narrative description of the project
- Environmental abatement required
- Project duration (initial and actual)
- Original demolition bid/budget
- Final contract amount
- The change order log and an explanation for the variation between the final cost and the original budget/bid
- Section 3/Minority participation reporting requirements and participation results
- Indication of whether project included Davis Bacon wage requirements and wage rates
- HUD reporting requirements
- New York State Housing and Community Renewal reporting requirements
- Any other elements of comparison which you wish to offer
- Client contacts (references)

2. **Current Workload:** Provide a list of projects which your firm is currently engaged, including:
 - Current status of job
 - Start and completion dates
 - Contract value
 - Location
 - Client contact (reference)
3. **Experience Statement:** Provide a statement of your firm’s experience including:
 - Formation history
 - Copy of current NYS business license and entity EIN #
 - Demolition experience summary, including HUD, Public Housing Authorities, HUD, NYS HCR and HFA
 - Organizational structure, including resumes of the principals and key staff
 - Experience with projects of this kind, including Davis Bacon wage and reporting requirements
4. **Experience with Section 3 Utilization Plans and MBE/WBE Participation.** Provide description of experience with Section 3 employment plans and MBE/WBE business participation requirements. **NOTE THAT THIS WORKFORCE PARTICIPATION MUST BE DESCRIBED IN ADDITION TO MBE/WBE CONTRACTING EXPERIENCE.** Please provide specific evidence of this experience including participation goals and achievements.
5. **References.** Provide at least three references each of owners and architects with whom you have worked on the projects listed in response to 1, 2 and 3 above, particularly those for which your firm has acted either as design-builder or as collaborator in the design development process.
6. **Pricing Proposal.** Provide a completed, electronic version, of **Exhibit C along with a completed and signed version in PDF format.** Respondents are encouraged to provide a narrative description of the pricing methodology, recommendations for cost containment. For the Davis-Bacon Residential and Commercial Building cost estimates, please include a certification stating which wage rate schedules were used for pricing.
7. **Schedule Proposal.** Provide a detailed project timeline beginning with receipt of Notice to Proceed and concluding with 100% completion. Respondents are encouraged to provide a narrative description of their projected timeline, and recommendations for measures of schedule containment.
8. **Site Visit.** A site visit and walkthrough of Buildings 1 and 2 will be scheduled for October 8, 2021 at 10:00AM. Due to the COVID-19 pandemic, walkthroughs will follow all applicable State and Federal guidelines. Respondents must bring their own PPE, and practice social distancing when around THA staff and residents. Please contact THA REPRESENTATIVE by October 6, 2021 at Info@TroyHousing.org to confirm attendance for the site visit and walkthrough on October 8, 2021. Include the name of each person attending.

SECTION 8: SELECTION CRITERIA

In evaluating the responses to this RFQ, **THA** will consider the following factors:

1. The breadth of experience with comparable projects
2. Capacity to deliver project in accordance with schedule
3. The responses of references
4. Experience providing contracting and job opportunities for women and minority firms and workers
5. Experience with Davis Bacon and prevailing wage compliance
6. Experience with HUD, NYS HCR and HFA reporting requirements
7. Demolition costs.
8. Enterprise Green Communities Construction Waste Management Score
9. The clarity and completeness of your response, particularly the comparable analysis

THA reserves the right to reject any proposals submitted if such election is deemed to be in its best interest. **THA** assumes no obligation, no responsibility and no liability for costs incurred by the responding firms prior to the issuance of a contract.