

**Invitation for Bid for Property Management Services Construction Package 2  
East American Avenue (Fresno) to Lansing Avenue (south of Hanford)**

RFX16-17

Authority's Responses to Offeror's Questions

April 14, 2017

No	IFB Section	Question	Response
1		Can one firm bid on and be awarded multiple geographic areas at the same time?	Yes, bids may be submitted for more than one Property Management Invitation for Bid and one bidder may be awarded more than one Property Management contract.
2		Is there any conflict with being awarded the property management contract if the bidder holds a RW Services contract with HSR in the same geographic region?	Bidders who hold ROW services contracts are not prohibited from bidding on the Property Management services contracts. All bidders must demonstrate that they have the staff and capacity to do the work and perform in a timely manner.
3		If a Real Estate firm accepts a property management contract, would it make the firm ineligible or less likely to be awarded future RW acquisition contracts?	Property management contractors can bid on future services or other contracts with the Authority. All bidders must demonstrate they have the staff and capacity to do the work and perform in a timely manner.
4	Exhibit A, Scope of Work, Sections 2.1; 2.5.11.2; and 2.5.11.6	The standard approved HSR leases include provisions that require rent payments to be sent directly to Sacramento, however the RFP includes the task of collecting rent. Will the successful bidder need to collect rents or will tenants continue to be required to send rent checks directly to Sacramento?	All rent payments must be made payable to the California High-Speed Rail Authority and submitted to the Authority. Tenants usually make payments directly. There may be occasions when the contractor receives or obtains the rent payments but the rent payments must then be sent to the Authority.

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5	Exhibit A, Scope of Work, Sections 2.1; 2.5.11.2; and 2.5.11.6	<p>Does the property manager need to maintain a trust account or will:</p> <ul style="list-style-type: none"> <li>· Rents be sent directly to Sacramento, made payable directly to HSR, and</li> <li>· Will contractor need to front costs and then bill HSR rather than HSR issuing funds in advance to a broker trust account?</li> </ul>	<p>Rent payments will not be paid to the Contractor. Rent payments and fees collected by the Contractor shall be made payable to the California High-Speed Rail Authority and sent directly to the Authority. For expenses incurred by the Contractor in the course of doing business, the Contractor will need to front costs and invoice for them. There will be some cases where bills will be sent directly to and paid by the Authority; for example, payments to utility companies.</p>
6	IFB Section G, Prevailing Wage Rates; Exhibit B, Budget Detail and Payment Provisions, Sections 3 and 4	<p>Will the property manager be able to utilize trash removal firms, haulers, and conduct activities like simple weed abatement with local small businesses that are non- Davis Bacon enterprises?</p>	<p>Prevailing wage restrictions only apply to public works. For services classified as public works (such as demolition) the Contractor must comply with all of the applicable provisions of the Labor Code including those provisions requiring the payment of not less than the general prevailing rate of wages.</p>
7	IFB Section C, Bidder Minimum Qualifications; Exhibit A, Scope of Work, Sections 1.4 and 2.6.1	<p>The RFP states that there is a requirement for the bidder's team to include individuals with a Class A (General Engineering Contractor) license, but the services described in the scope of work (i.e. Maintenance and Repair work, plumbing, painting, roof repair, electrical, etc.) are generally performed by individuals with a Class B (General Building Contractor ) license. Is this a mistake/discrepancy?</p>	<p>The bidder must have either: 1) a Class A General Engineering Contractor license; or 2) a Class B General Building Contractor license and all applicable Class C Specialty Contractor licenses to perform the services described in the Scope of Work.</p> <p>This change will be reflected in Addendum 1</p>
8	IFB Section C, Bidder Minimum Qualifications; IFB Attachment 4, Bidder References	<p>References: "Three references of similar types of services performed in the last 5 years"</p> <p>By similar types are you asking for someone who also does property management or are you looking for clients and vendors of ours that we have worked with?</p>	<p>A minimum of three references that validate the bidder's experience is required (see Section C, Bidder Minimum Qualifications). These references are clients that the bidder has performed work for. The work performed for each client must be similar.</p>
9	Exhibit A, Scope of Work, Sections 2.5.2 and 2.5.8	<p>How much money is available for demo contracts?</p>	<p>The total contract amount for any Agreement resulting from this IFB is not to exceed \$1,000,000. This is the amount available for any services performed under the Agreement, including demolition.</p>

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10	Exhibit A, Scope of Work, Sections 2.1; 2.5.11.1; 2.5.11.2; and 2.5.11.6	If we can rent the property, do we collect a management fee? Would that fee go to the management company or the state?	No. Compensation is based on time and materials actually devoted to completion of the assignment at the rates in the bidder's cost worksheet and incorporated in the contract. Exhibit B provides details about payment provisions.
11		How many companies will be awarded a contract per segment?	A single contract for \$1,000,000 will be awarded in each segment.
12	Exhibit E, Additional Provisions, Sections 8 through 12	Will the sub be required to carry the same insurance limits as the prime?	Subcontractors' insurance requirements are detailed in Exhibit E, Additional Provisions, Section 12N.
13		Is it possible to submit a bid for first choice and alternate/second choice?	Bids may be submitted for more than one segment. A contract will be offered to the lowest bidder for each segment. The Authority will not consider the bidder's preferences if the bidder makes more than one bid. If a firm is the low bidder for more than one segment, the firm can choose not to accept a contract.
14		Does the contract require environmental compliance expertise?	Yes.