



# CITY OF SAN ANTONIO

P.O. Box 839966  
SAN ANTONIO, TEXAS 78283-3966

## ADDENDUM I

SUBJECT: Request for Qualifications for Design Review Team Services for the Residential Acoustical Treatment Program, dated October 3, 2009

DATE: October 13, 2009

### **A. THE ABOVE MENTIONED RFP IS HEREBY AMENDED AS FOLLOWS:**

1. Page 4, Section II - Scope of Services, Item #1 – Design Review Services, First Bullet, **Change to Read:**

- Perform independent review of Acoustical Treatment Design Packages created by the ATC's Acoustical Design Team (architect, mechanical and electrical engineer and ventilation consultant) which define the work to be performed to meet the noise reduction goals as set forth by the FAA. The Acoustical Treatment Design Package includes a summary of all window, door, attic insulation, ventilation, mechanical / electrical / plumbing modifications necessary to treat the home. The selected respondent will be required to have State of Texas licensed architects or engineers perform the independent reviews of the ATC designs.

2. Page 7, Section V – Response Requirements, **Delete:**

- F. PROPOSAL BOND: Respondent must submit a Proposal Bond, in the form acceptable to the City, made payable to the City of San Antonio, and executed by a corporate surety acceptable to the City who is licensed pursuant to the Texas Insurance Code and listed on the United States Department of the Treasury's Listing of Approved Sureties (Dept Circular 570) in the amount of **\$10,000.00**. The Proposal Bond shall be valid for **ninety (90) days** following the deadline for submission of proposals. The Proposal Bond must be accompanied by an original signed and notarized Power-of-Attorney bearing the seal of the issuing surety company and reflecting that the signatory to the bond is a designated Attorney-in-Fact. If Respondent is not selected, the City will not collect on the bond, but will keep the original document pursuant to the Local Government Records Act and applicable retention schedule. Place the required bond documents as Tab F in Respondent's ORIGINAL submittal only. Additional copies are not required.

3. Page 13, **Delete:** Section XI - Performance Bond.
4. Page 33, Response Attachment 6 - Proposal Checklist, **Replace** with the Revised Response Attachment 6 – Proposal Checklist, which is posted as a separate document.

**B. QUESTIONS RECEIVED BY CITY STAFF ARE ANSWERED AS FOLLOWS:**

1. **Question:** Can you describe the Residential Acoustical Treatment Program's (Program) typical bid cycle?

**Response:** Within a 7 month bid cycle the following activities take place:

- Homeowner orientation
- Property inspection (for pre-existing conditions)
- Full design visit
- Acoustical Treatment Design Package (ATDP) development
- Homeowner review/acceptance of ATDP
- Avigation Easement
- DRT review of Bid Cycle
- Contractor selection and bids
- Bid opening and award
- Product procurement
- Construction

2. **Question:** How many properties are acoustically treated in a typical bid cycle?

**Response:** Approximately 10-15 properties are being acoustically treated during an average bid cycle. The number may vary depending on the appropriate rate grant funding spend down, cost of treatment per property and homeowner election not to participate.

3. **Question:** How many properties will be treated with current funding?

**Response:** We expect to treat 120 properties within the current year of the Program. It is anticipated that annual funding of between \$6M and \$8M will continue beyond the current year until all eligible homes are acoustically treated or the FAA discontinues funding of the Program.

4. **Question:** Will the pace accelerate in the future?

**Response:** Only if funding is significantly increased.

5. **Question:** How many properties are eligible?

**Response:** Recently updated, FAA approved Noise Exposure Maps indicate that approximately 2000 properties are eligible.

6. **Question:** How long does the construction period of a bid cycle last?

**Response:** The construction period for a bid cycle is 6 weeks. Within the 6 weeks construction period, each property to be treated must be completed within 30 calendar days from start to finish.

7. **Question:** When is acoustical testing done?

**Response:** Acoustical testing is done once per year. Ten percent of properties treated in the prior year are tested in accordance with FAA requirements. The ATC will be responsible for testing 5% and the DRT will be responsible for testing the other 5%.

8. **Question:** When is indoor ventilation testing done?

**Response:** Indoor ventilation testing is done for every property that is acoustically treated. These tests are typically done towards the end of the 30-calender day construction period for a property. The ATC will be responsible for testing 50% and the DRT will be responsible for testing the other 50%.

9. **Question:** Are there only a certain number of construction contractors? Is the qualifications process open to the public?

**Response:** There is no predetermined number of construction contractors. However, in order to participate in the Residential Acoustical Treatment Program, construction contractors must be pre-qualified by the ATC. The ATC conducts open outreach annually to invite interested contractors to participate in training, seek pre-qualification status, and to possibly become pre-qualified to do acoustical treatments.

10. **Question:** Is there an evaluation period established for this RFQ?

**Response:** The target date for City Council consideration of the contract recommended as a result of this RFQ is December 10, 2009.

11. **Question:** Please provide an explanation as to why both proposal and performance bonds are required for this solicitation? Can this requirement be waived?

**Response:** The proposal bond and performance bond requirement has been deleted.