



Request for Qualifications (RFQ)
Construction Contractors (Various Trades)
Questions & Answers

The following is an overview of general questions that have been submitted online and that were asked at the April 16, 2018 pre-proposal meeting.

Q: Is this Request for Proposals (RFQ) project specific or an opportunity for contractors to become prequalified?

A: This RFQ is not project specific. The purpose is to compile a list of prequalified contractors for the Urban Redevelopment Authority of Pittsburgh's (URA) potential use on future home and façade renovation projects.

Q: Is this a new program?

A: Yes. This is a new program and therefore, a consolidated list of prequalified contractors is needed to support the program going forward. Interested contractors are encouraged to submit an application package. Effective January 2019, contractors that qualify to be on the new, prequalified list will remain on the list for three (3) years.

Q. Do I need to respond if I am already on the URA's list?

A: Yes. The URA is asking all contractors to respond to this opportunity regardless of any pre-existing working relationship with the URA. The URA will continue to communicate with contractors actively working with the URA through 2018. However, effective January 2019, all contractors must be on the URA's prequalified list established by this RFQ process.

Q: Can a contractor apply for both external and internal work?

A: Yes. A contractor can apply for both.

Q: How is the threshold for prevailing wage determined?

A: Prevailing wage is dictated by the funding source that will be used for payment of services. The URA will communicate any applicable prevailing wage requirements on a project-by-project basis.

Q: Is the URA's list of prequalified contractors separate from the City of Pittsburgh's list?

A: Yes. Each entity maintains its own list.

Q: Do respondents need to submit a debarment affidavit with their response?

A: No, a separate debarment affidavit is not needed. Any firms selected to contract with the URA will need to certify they have not been debarred by the federal government and/or any state or local government upon entering into a contractual relationship with the URA.

Q: Does a contractor need to have insurance coverage in order to submit an application package?

A: No. Insurance is not needed at the time of application. However, it will be needed when a contractor is hired and at the time of closing.

Q: Does a contractor need to be formally certified as a MWBE?

A: No. A contractor does not need to be formally certified as a MWBE for this opportunity. For contractors who are diverse businesses but not formally certified, the URA will provide a self-certification notarized affidavit. The URA can also connect firms interested in becoming MWBE certified with the appropriate entities.

It is important to note that MWBE certification is not field or skill specific. Although not required for anything other than lead based paint certification, contractors are encouraged to list any type of technical certification that they have on their application and in their application package.

Q: Where can contractors obtain working capital?

A: Allegheny County offers a line of credit that can be used as working capital.

Q: What is the lead time on being notified of a bidding opportunity and the turnaround time for being selected?

A: Depending on the scale of the project, the lead time will vary. However, an average project will allow approximately two (2) weeks for a contractor to bid and roughly another two (2) weeks for a contractor to be selected. Once selected, contracting and project start typically occur within 30-45 days.

Q: For contractors who have a wide range of work experience, how does one narrow the scope on references?

A: References listed should be in line with the type of work that the contractor is interested in doing through the URA.

Q: Do sub-contractors need to go through this same process?

A: No. Sub-contractors do not need to be on this prequalified list. The prequalified prime contractor will assume responsibility for all work performed by sub-contractors.

Q: What is the URA's projected dollar volume?

A: The scope of this program remains to be determined. With this, an approximate estimate for the total program will most likely be between \$1 million and \$5 million.