

# CORPORATION FOR SUPPORTIVE HOUSING

REQUEST FOR LETTER PROPOSALS TO PROVIDE:  
PHYSICAL CONDITION ASSESSMENT FOR SECTION 18 AND RAD  
September 13, 2013

Interested firms will submit letter proposals for the following **Phase I Scope of Work**, with the understanding that **Phase II** (generally described here, and only for reference) will follow under a separate contract agreement. **Phase I is required to be completed by October 30, 2013. Proposals are due September 20, 2013 4:00PM PST.**

**Contractors shall meet all qualifications as described in the “RPCA Statement of Work and Contractor Qualifications”.** Proposals from firms not qualified and experienced with RAD PCAs will not be considered.

## SCOPE OF WORK

### PHASE I.

- A. **INSPECTION** generally described as:
- i. 9 Projects Total (this Phase)
  - ii. Combined Units = 1,759
  - iii. Units to be Inspected = 25% + (by property and across Unit size/type) of occupied units and 100% of Vacant units
  - iv. Common Areas
  - v. Property infrastructure and systems information required for completion of Phase II scope of work.

# Of Units	Bldg. Type	# of Stories	Year Built	Number of Units By Size						Pop.	Property Name	
				0 Bed	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed			6 Bed
233	Highrise	6-7	1955		46	91	75	21	0	0	Family	Ping Yuen
194	Highrise	10-12	1962	44	31	99	20	0	0	0	Mixed	Ping Yuen N.
211	Twnhm.	1-2	1954	0	17	120	35	29	9	1	Family	Hunters Pt. E/W
196	Highrise	10-11	1962	19	100	77	0	2	0	0	Sr./Dis	Rosa Parks
136	Mid-Rise	4	1943	0	84	24	20	8	0	0	Family	Westside Cts.
225	Twnhm.	1-2	1957	4	60	116	33	12	0	0	Family	Westbrook Apts
276	Highrise	2 X 13	1971	226	50	0	0	0	0	0	Sr./Dis	Clementina Twrs
97	Highrise	13	1970	72	24	1	0	0	0	0	Sr./Dis	350 Ellis
191	Twnhm.	2	1971	0	41	100	48	2	0	0	Family	Alemanys
<b>1,759</b>				<b>365</b>	<b>453</b>	<b>628</b>	<b>231</b>	<b>74</b>	<b>9</b>	<b>1</b>		

- B. **DELIVERABLES / REPORTS** generally described as:
- i. **RAD PCA Excel Tool for Each Property – “Capital Needs” Section ONLY – to address major problems indicative of obsolescence such as:**
    1. **Physical condition:** Structural deficiencies that cannot be corrected in a cost-effective manner (settlement of earth below the building caused by inadequate structural fills, faulty structural design, or settlement), or other design or site problems (severe erosion or flooding);
    2. **Location:** physical deterioration of the neighborhood; change from residential to industrial or commercial development; or environmental conditions as determined by HUD environmental review in accordance with 24 CFR part 50, which jeopardize the suitability of the site or a portion of the site and its housing structures; or
    3. **Marketability or Usefulness:** factors that have seriously affected the marketability, usefulness, or management of the property.

Scope shall include inspection and recordation of all property and site data which will later be required in order to complete **Phase II** (the remaining portions of the RAD PCA Excel-tool) including utility and infrastructure types, metering, etc.

## **PHASE II.**

While ***NOT part of this current request for proposals***, Phase II is anticipated to include:

- A. **Completion of the remaining sections of the RAD PCA Tool** for the Phase I properties
- B. **Inspections and completion of a RAD PCA** for a number of other San Francisco Housing Authority portfolio properties.
- C. **Completion of a Tier I PML** report on each property, pursuant to ASCE standard; "ST-Risk" and in conformance with FEMA 3103, (includes the ASCE 31 checklist).
- D. **Lead & Asbestos Assessment** – Issuance of reports

Approval of this Phase is dependent upon successful and timely completion of Phase I. This Phase is anticipated to have a deadline of *January 31, 2014*.

## **SUBMISSIONS OF PROPOSALS**

Proposals shall be submitted electronically **on or before the deadline of September 20, 2013** to:

**Steven Shum**  
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Corporation for Supportive Housing  
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