

Request for Qualifications (RFQ): General Contractors to Participate in Cook County Healthy Homes for Healthy Families Program

Questions & Answers

FEBRUARY 6, 2023

Is this program funded by the Government the Inflation Reduction Act or any other government funds?

Yes, the Cook County Healthy Homes for Healthy Families program is funded through the American Rescue Plan Act (ARPA).

Is a Construction Analyst a license plumber? If not how can he or she be accurate with the scope of work or will a plumber be present at the assessment?

Not all Program work will involve plumbing work. Per the "Scope of Work" section of the RFQ an Elevate employee will develop an initial scope of work to address a full healthy homes scope. Next, per the "Contractor Walk-Thru" section of the RFQ, at least 3 qualified contractors will be invited to bid on projects and can confirm the scope of work during the walk-thru.

Does this project require MBE/WBE participation/goals? If so, why are you asking us for proposals? What are the goals for a MBE 25%? WBE 10%?

There is not a Minority and/or Women-Owned Business Enterprises (M/WBE) requirement. No proposals are being requested at this time; this is a request for qualifications to identify qualified contractors. Contractors that are or hire M/WBEs will receive points for M/WBE participation. See Diversity section of the RFQ for more information.

How long is this contract?

This program will run through 2026.

Who will be paying for my plumbers to attend a Program Orientation? Time and Date?

The cost of one attendee should be included in contractors' overhead costs that form a part of contractors' rates. Participating contractors will be informed of the date and time of the orientation.

Why is Bi-weekly Contractor meetings necessary? When and Where? And who should I bill weekly?

Elevate requires participating contractors to attend one-hour meetings every other week at dates and times to be determined to discuss construction issues and Program updates. The cost of attending these meetings should be included in contractors' overhead costs that form a part of contractors' rates. Meetings will be held virtually.

This RFQ covers a lot of Suburban Cook Counties. Do you have a list of each Suburban home? If so, an example in Dolton? Evergreen Park? and what is the scope of work? How many total?

No, Elevate does not have a list of each suburban home. Please see the Scope of Work and Contractor Walk-Thru sections of the RFQ for more information on the types of work that may be performed, which will be on a case-by-case basis in accordance with eligible homeowners' needs and Program requirements.

Is all the work interior plumbing?

No, per the Scope of Work section of the RFQ, the Cook County Healthy Homes for Healthy Families program work can include one or more of the following types of work:

- Improved ventilation: bath exhaust fans, attic ventilation, kitchen ventilation, radon testing and mitigation
- Health & safety, fire extinguishers, smoke & carbon monoxide detectors
- Combustion appliance safety, furnaces, water heaters, gas stoves, improper ventilation
- Appliance upgrades, refrigerators, stoves, water heaters, window AC units and central AC
- Accessibility, trip & fall hazards, walkways, steps, railings, and grab bars
- Window replacement
- Unsafe electrical wiring
- Water conservation: plumbing, toilets, shower heads, aerators, and leak repair
- Stormwater management: gutters & downspouts, bulk water issues and flooding issues
- Porch and roof repair or replacement, structural improvements
- Weatherization, roof cavity air seal & insulation, door sweeps, weatherstripping, outlet covers, and blower door testing
- Energy efficiency, LED, and smart power strips
- Beneficial electrification

Is this a full time project? Five days a week, eight hour a day? Time 7:00am - 3:30PM?

No, Program work for participating contractors will be on an as-needed basis.

Do these projects require you to pull permits? Also, will each home be inspected by a Plumbing Inspector not a Construction Analyst?

Permits may be required depending on the type of work to be performed. Participating contractors will be expected to know if permits are required for the work they will perform, and to obtain needed permits and inspection. Please see the "Final Inspection and Punch List" section of the RFQ, which states that an Elevate will perform a final site inspection with the contractor present

As a Plumbing Contractor I do not need Employers Liability, Professional Liability, Contractors Pollution, Environmental and Asbestos Abatement Liability? Why would Elevate be asking for so much insurance for residential projects?

Employer's liability insurance coverage protects the employer and homeowners. Because participating contractors will be working in Program participants' homes, this coverage is important to protect against claims for employee's work-related injury or illness that may occur in Program participants' homes. Per the Participating Contractor Terms and Conditions, the other types of insurance listed are dependent on the type of work the contractor will do. For example, professional liability insurance is required for contractors that perform "any architectural, engineering, construction management or other professional work, services, or operations" in connection with the Program. Not all contractors must have all the types of insurance listed in the RFQ.

Will this be a single family home only? or up to two stories?

This Program will cover primarily single-family homes, but small multi-family residences (up to four units) are eligible as well.

We do not have plans and specs for these projects? Will Elevate be hiring a Licensed Architectural? Why would you be asking for plans or specs of homes that we have never done work for?

No plans or specifications for any property are requested in the RFQ and, therefore, need not be provided.

Is it necessary for a Contractor to provide an example of Bid invoice with RFQ? Never seen that on any RFQ.

We ask that an example is provided by contractors since invoice's vary, and we are looking that specific details to be included. (Example: each measure should have a cost that include labor and materials or there shouldn't be a separate overhead cost itemized). We will provide guidance on what we need based on the example you provide.

Why are you asking for Available MSDS for commonly utilized building materials and we have not done one project? And why is that necessary for RFQ?

Material Safety Data Sheets are requested in the RFQ, as available. If none are available, none need to be provided.

Why are you asking for an example of manufacturer's Warranty for material? And why is that necessary? We have not done any projects normally warranty required on commercial or CPS projects after everything has been installed?

No example of a manufacturer's warranty is requested in the RFQ. The Participating Contractor Terms and Conditions include warranty requirements that participating contractors will be required to comply with.

What is the dollar amount of this RFQ or Contract?

This is a request for qualifications. Payments to participating contractors will be dependent on a number of factors including the type of work performed, materials used and the number of projects undertaken by participating contractors.

Is payment made within 30 days?

Elevate's payment process takes up to 30 days, which starts once the final inspection or reinspection is approved and the contractor has submitted a complete invoice package. Please see the Invoice Package section of the RFQ for more detail.

Do you know the total number of projects on average per year?

We are expecting up to 200 properties a year.

Do the residents pay anything to participate in the program?

Residents don't pay to participate or receive rehab services.

What are the requirements for the homeowners qualify?

Must live in Suburban Cook County. Single family and small multi-family. Income qualifications- up to 120% AMI and resident of suburban cook county. Applicants must apply through the Cook County Department of Public Health.

Are these projects typically union or non-union?

Our funder does not require [work to be done by union workers](#). We accept contractors into the pool that are union and non-union.

How many contractors are we looking to have in our pool?

A minimum of 10 contractors but not limited to any specific number.

Is there certain forms that need to be completed at the end of each job?

Yes, Elevate has specific documents that need to be included for the invoice package

How is this program different than ComEd's Multifamily program?

Different funding sources for Suburban Cook County Residents with a primary focus on Health. Additional measures will focus on water conservation, energy efficiency and electrification.

Are applications accepted after February 13th 2023?

Yes, applications will be accepted on a rolling basis after [that date](#).

Can contractors bring participants to the program?

No, contractors cannot bring customers to the program. Program participants will be applying and approved by the Cook County Public Health Department. Participants cannot select their contractors. Contractors can

let customers know about the program and direct them to Cook County's Department of Public Health to apply.

What is the payments process?

After a contractor submits an invoice, Elevate has an approval process before payment is issued. Payments will be sent within 30 days after the invoice package has been received, and final oversight of completed work has been conducted by Elevate staff.

Why is Elevate requiring bids per home? How will you keep it fair?

The Program is funded with federal funds, which require that federal procurement requirements be followed. Depending on the size of the project, there will either be a competitive bid process or a work award.