

**1. GENERAL INFORMATION**

**1.1 RFP Introduction.** The Oakland Housing Authority (OHA) invites interested firms to submit responses to this Request for Proposal for the OHA Real Estate Development Department's upcoming Courthouse Project located at 2935 Telegraph Avenue between 29<sup>th</sup> and 30<sup>th</sup> Streets on the site of the former Courthouse Athletic Club.

OHA will select a contractor based on the most responsive proposal received that meets OHA requirements. The Pre-development Contract will be awarded on the basis of the Contractor ranking, which will be determined based on highest evaluated proposal.

Contingent upon satisfactory Pre-development services and if the Courthouse Project is funded for construction, the OHA intends to enter into a Contract for Construction with the successful Contractor. In that case, the successful Contractor will be required to furnish all labor, material, equipment, and supplies to complete the project. The Contractor must pay all applicable taxes and provide required insurance, permits and bonding.

**OHA reserves the right to reject any or all proposals.**

**1.2 General Information.** The Oakland Housing Authority was established on April 28, 1938 to provide low-income residents of the City of Oakland with access to low-cost housing. The Authority is governed by a seven-member Board of Commissioners appointed by the Mayor of the City of Oakland. Two members are residents of the Housing Authority.

The Authority has a budgeted staff of 327 in three major divisions: the Office of Real Estate Development, the Office of Program Administration, and the Office of Property Operations. The Authority receives federal funds for its public housing program.

The Authority has approximately 3,308 Public Housing units scattered throughout the City of Oakland on 268 sites, 1,386 units at large developments, 1,615 units at scattered sites, and 307 units in mixed-finance partnerships, and 11,142 Section 8 Leased Housing units (rental assistance to private owners).