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Physical Conditions Assessment; RFP #16-001

Addendum #1

1. Have lead based paint (LBP) assessments been done for the properties constructed prior to 1979?

Response: A physical conditions assessment was previously completed for AMP 2 (February 2014).

2. Have asbestos containing materials (ACM) assessments been done for the properties constructed prior to 1979?

Response: A physical conditions assessment was previously completed for AMP 2 (February 2014).

3. Do tenants pay all of their own utilities (gas, electric, water, etc.)?

Response: Tenants of the AMP 1 and 3 properties pay some of their utilities. The tenants of AMP 1 and 3 receive utility allowances. Tenants of AMP 2 do not pay any of their utilities. The housing authority pays for water for all AMPs.

4. Are there any off-site buildings that will need to be reviewed (a common leasing office, for example)?

Response: The leasing offices are at the AMP locations. All AMPs do not contain office space.

5. Has your transaction manager provided guidance regarding the grouping of the properties into reports? RAD has specific guidance regarding when properties can be included in the same report (close proximity, similar date of construction, similar type of construction, etc.) and your AMPs combine properties that do not meet the RAD guidelines for a single report so it would be

helpful to know how your transaction manager want them grouped or if he/she wants individual reports for each property.

Response: The RAD Transaction Manager has discussed this with staff. The Transaction Manager mentioned performing a determination of whether or not the current AMP property groupings meet their grouping requirements. As of the date of this amendment, this has not been performed.

6. In your RFP you include pest inspections in the scope of work. RAD no longer requires pest inspections as part of the RAD PCAs so unless you want these done for your personal benefit, this is not a cost you need to bear. Can you confirm if you want the pest inspections completed?

Response: The housing authority does not wish to have a pest inspection performed. While this was not in the Scope, it was found in the evaluation criteria. Evaluation criteria #1 is modified as such:

Criteria 1. Evidence of training, designations, certifications, knowledge, and ability to perform the work - principals, staff, experience, facilities, technical, and professional competence - as required.

<p>Training and experience evaluating building systems, health, and safety conditions, and physical and structural conditions; environmental expertise, and training and experience providing cost estimates for maintaining, rehabilitating, or improving deficiencies using both traditional and Green principles. <u>Must have required license(s)</u></p>	<p>15 points</p>
<p>Designation of Leadership in Energy and Environmental Design Accredited Professional (LEED AP), in either the United States Green Building Council’s LEED New Construction and Major Renovation or the LEED Existing Building Maintenance and Operations examination tracks, or an equivalent designation.</p>	<p>15 points</p>
<p>Knowledge of the requirements for the “green building” standard, which may include: Enterprise Green Communities, LEED-H, LEED-H Midrise, LEED-NC, ENERGY STAR New Homes, ENERGY STAR Multifamily High Rise, EarthCraft House, EarthCraft Multifamily, Earth Advantage New Homes, Greenpoint Rated New Home, Greenpoint Rated Existing Home (Whole House or Whole Building label), and the National Green Building Standard (NGBS) or other industry-recognized green building standard deemed acceptable by HUD in its sole discretion. Completion of 10-hours of education in the last calendar year in the areas of Green Building, Sustainability, Energy Efficiency, or Indoor Air Quality. <u>Documentation of training and certification must be provided.</u></p>	<p>15 points</p>
<p>Certified to complete building energy audits by RESNET or BPI (or their training providers), or be a Certified Energy Manager (CEM), or be a State equivalent certified energy auditor, or be a professional architect, or be a registered professional engineer, or be a RESNET certified Home Energy Rater</p>	<p>15 points</p>

or BPI Certified Building Analyst. <u>Certification must be provided.</u>	
Experience in collecting utility consumption data and in using industry-recognized methods for estimating missing data and normalizing it for weather occurrences and property vacancies.	10 points

Name/Title

Date