



JACKSONVILLE HOUSING AUTHORITY (JHA)

Addendum Number: Two (2)

Proposal Number: PS-005-21

Title of proposal: **Physical Needs Assessment**

This addendum is hereby incorporated into the contract documents for the above project.

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This addendum is for the purpose of clarifications and amendments.

Dated: December 21<sup>st</sup>, 2021

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The following items are clarifications, additions, and revisions to, and shall take precedence over the original specifications dated as issued for proposal on November 19<sup>th</sup>, 2021.

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**Please note that you can now submit your proposals electronically through the Housing Agency Marketplace.**

**Questions Received and Answered:**

Section 2.2.15.1 – HUD no longer supports the GPNA webtool. Is the Housing Authority open to alternative databases for the management and reporting for developments? **Yes**

When you refer to code compliance, are you referring to the current year or the year built? **Current**

Is there an expectation to test for the presence of lead & asbestos? If so, is there a date built which would remove the need to test for buildings built after that date? **Not at this time.**

Can you provide a % occupancy of each site? If not, what is the % unoccupied overall? **Overall occupancy is 98%**

What are the exact locations of each unit defined as a “Scattered Sites” or “X Scattered Sites” (ex: the general “Scattered Site” shows the JHA office address)? **Please see the site listing included with this addendum.**

Can you further elaborate on the schedule expectations in section 2.7.1 (90 days) vs 2.8 (180 days). 2.7.2.1 requests an overall report, with the complete coming in 180 days. Can you elaborate on the definition of “Overall”. The concern is that the number of units to be expected in 90 days represents a significant obstacle as compared to 180 days. **It should be 180 days**

What is the prior notice required to enter an occupied dwelling to perform an inspection? Will these notices be handled by the JHA representative? **A minimum of 48 hours. The JHA will handle the notifications.**



What is the count of units per project of similar condition for each site? **Please see the updated site list included with this addendum.**

Are preference points awarded for JSEB? **No, all the evaluation factors and points awarded range are listed in the RFP document.**

Section 2.1 and 2.2.15.1 identify the use of the HUD “tool”. Is a Capital Fund Program compliant CNA acceptable instead of the HUD “tool?” **Yes**

Is the HUD CNA e-Tool 3.0 required? **No**

Section 2.1 states the PNA data should integrate into JHA’s asset management system. Can you provide additional technical information on what that format would be? **We use Yardi 7 to track our assets**

Section 2.2.8 discusses a data collection form. This is a very open ended scope; is there any additional guidance or previously utilized formats that can be shared? Will fees for this portion be negotiable depending on the requirements of JHA after engagement or should fees be included in the price of the PNA? **We have received prior PNA’s done for our properties in PDF format, this will be sufficient for this solicitation as well.**

Please provide a comprehensive address list for the sets of scattered sites. **Please see the updated site list included with this addendum.**

Please confirm that unless otherwise noted as “scattered,” each site is contiguous. **That is correct**

Please confirm number of buildings (both residential and non-residential) for each development and set of scattered sites. **Please see the updated site list included with this addendum.**

Please confirm required inspection density for scattered sites. **20%**

Should itemized pricing be included to differentiate the fee between the PNA and the Energy Audit, or should one lump sum to include both be provided for each development (or set of scattered sites) per Attachment A1? **A lump-sum fee can be put on Attachment A1 and a breakdown of fees on a separate document.**

Acknowledge receipt by signing below:

This acknowledgement receipt must accompany the bid packet, or your bid will be considered unresponsive.



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Bidder's Signature

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Title

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Company Name

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Date

If this addendum affects bid pricing for a bid previously submitted, the previously submitted bid will be returned unopened. If this addendum does not affect bid prices for a bid previously submitted, the acknowledgement may be mailed/delivered in a sealed envelope labeled with the proposal number and addenda number and must be received in Purchasing PRIOR to the bid opening.

**DO NOT FAX THIS FORM.**

This addendum is issued for the information of the above titled project and will be part of the contract.

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