

### Questions Received 1/12/21; Answers Provided 1/19/21

1. Do you anticipate extending the bid due date?

At this time, we do not anticipate extending the bid due date.

2. What additional details are you willing to provide, if any, beyond what is stated in bid documents concerning how you will identify the winning bid?

There are no additional details available at this time.

3. Was this bid posted to the nationwide free bid notification website at [www.mygovwatch.com/free](http://www.mygovwatch.com/free)?

No

4. Other than your own website, where was this bid posted?

[www.Phada.org](http://www.Phada.org)

### Questions Received 1/19/21; Answers Provided 1/20/21

1. How many units are required to be reviewed/inspected?

All vacant units, all common areas, and 25% of occupied units with the option to inspect additional occupied units if needed.

2. Are there general building plans available for review?

We have floor plans and site map available.

3. When is the Notice to Proceed anticipated to be provided to the winning proposer?

The notice to proceed will be given once the contract is signed. We would want to give the tenants notice that their unit will be entered so I estimate the units will be available in two to three weeks from the date the contract is signed. The COVID-19 virus may pose a problem with accessibility to the interior of the units but we are hoping with protective measures the interior of the units will be accessible once the NTP is given.

4. Please confirm no new environmental testing is required in this scope. Reports will be provided by RHA and if these reports indicate mitigation measures this work will only need to be priced. Is that correct?

The cost to mitigate asbestos and/or lead based paint would need to be included in the needs assessment. RHA has had an asbestos and LBP study completed. We will provide those reports. We are also aware there is some extensive mold in some of the units (those units are offline) and the cost to mitigate the mold in those units and any mold found in other units would need to be included. We are not aware of any additional environmental testing that is needed, but if any additional environmental factors were to be identified during the needs assessment then the cost to mitigate those would need to be included in the needs assessment.

## Questions Received 1/20/21; Answers Provided 1/20/21

1. Do you have a rough number of units that are usually vacant?

We currently have 7 units vacant. 5 of those are permanently offline due to mold and termites. Generally we have approximately 7 units vacant as we turn our units quickly.