ADDENDUM #1 FOR RFP PC#1054 – DUE DILIGENCE SERVICES

The following addendum to this Request for Proposal is hereby incorporated into the bid process.

PLEASE NOTE:

Questions and Answers: The following questions and answers were asked. Please review the responses and include them in your proposals.

1. Can you be more specific of what types of property records require review and how these will be furnished to the consultant or accessed?
   - Building Permits (consultant pulls from municipality), any records obtained from a prospective seller including maintenance records, replacement schedules and recent repair work

2. Does this include building plans and all permit history and building records? What is the limit your expectation?
   - Yes, analysis of these records to assist with determining condition of property

3. Bullet #4 includes this minimum requirement: Analyses, Opinions, and conclusions developed, and a report prepared, in conformity with generally accepted standards of Real Estate and Structural Engineering profession? Please clarify.
   - Report to include those items listed under Section VI.A. " Minimum Requirements"

4. Will the Housing Authority accept standards of "property condition assessment (PCA) due diligence" or similar?
   - Yes, also see response to #3 above

5. Do you expect reports to prepared by a structural engineer and sealed as an engineering report or engineering work product?
   - No

6. Structural Engineers typically don't perform PCA assessments. Please clarify the expectation.
   - See "Minimum Qualifications"

7. What qualifications of onsite assessors do you require?
   - See "Minimum Qualifications"

8. There are 2,514 units, can you provide a list of all properties and addresses?
   - This is only a reference in the "Introduction" to the Housing Authority of the County of San Bernardino and not a reference to the number of units that Due Diligence Consultant Services will be requested for.

9. The contract term is for 3 yrs. Does that mean that the assessments will be over that period? The Proposal Form looks like it could be a combination of periods. Can you clarify the schedule?
   - This is for an "On-Call Contract" to provide services over the contract term

10. One of the Structural Assessment items is identifying soil expansion/contraction. Can this be based on regional maps or other on-line resources? If you want site-specific characteristics, that requires a geotechnical investigation. Please clarify.
    - Geotechnical investigation is not required

11. The RFP doesn't specify whether other building systems are a part of the scope of work (site features such as paving, landscaping, pools & spas, fencing, amenities, etc., roofs, exteriors, interiors, MEP/FLS & accessibility) yet the "Minimum Requirements" could be construed as PCA scope.   Please clarify if the scope covers ALL building systems or just "structural" systems.
    - All building systems

12. Please clarify the Green scope of work.
    - This can be removed from the scope of work.

13. For the Phase I ESAs, do you want a separate Phase I ESA for each unit, or each property? If by property, please clarify how many properties will require a Phase I ESA.
    - When a property conditions survey is requested, it will be specific whether a Phase 1 Environmental Assessment is needed

14. Will the ACM/LBP surveys be pre-reno, pre-demo, HUD protocols?
    - HUD Guidelines

15. How many sites can a consultant assume will be awarded to a single company over the term of the contract?
    - This is an on-call contract and there are no guarantees of the number or when property condition surveys will be requested

16. Can we use 1099 employees?
    - Yes, you can utilize 1099 employees, your internal procedures will not affect our contract.

17. Will the lead be paint chip laboratory analysis, XRF, or combination?
    - XRF