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2640 Fountain View Drive, Houston, Texas 77057 | 713.260.0600 | Mark Thiele, **Interim President & CEO**  
**Houston Housing Authority Board of Commissioners:** LaRence Snowden, *Chair* | Kristy M. Kirkendoll, *Vice Chair*  
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The Houston Housing Authority ("HHA"), has issued Amendment No. 2 to IFB 21-40 The Rehabilitation of Units at Oxford Place Apartments for the purposes of answering the following Questions submitted to HHA in writing by the specified due date:

**Question 1:** When are bids due for this project?

**Answer 1:** Bids are due 2 P.M. Central Daylight Time (CDT October 26, 2021).

**Question 2:** What is the engineer's estimate?

**Answer 2:** We do not provide that information during an open bid.

**Question 3:** Do you require union to all of your projects or contracts?

**Answer 3:** No.

**Question 4:** Are the units occupied?

**Answer 4:** No.

**Question 5:** Will the daycare be occupied?

**Answer 5:** No.

**Question 6:** Is there an estimated budget for this solicitation?

**Answer 6:** See Answer 2.

**Question 7:** The blueprints for the daycare center are illegible, can you provide a legible copy?

**Answer 7:** A legible plan for the daycare center is attached.

**Question 8:** Would the contractor be replacing all the HVAC system and/or water heaters for this solicitation?

**Answer 8:** No, HVAC is not part of the scope.

**Question 9:** Have the sprinklers in the attic been repaired?

**Answer 9:** This question is not clear. Please provide specifics.

**Question 10:** Are there individual shut off valves per unit on the sprinkler system in case we need to test for leaks?

**Answer 10:** Each building has a shut-off valve for the sprinkler system (not each unit).

**Question 11:** What type of carpet was in the day care center?

**Answer 11:** See attached spec.

**Question 12:** After walking a few units and comparing to their scope of work we found a lot of things different or missing. Am I to assume we need to walk each unit and create our own scope of work to fix the units?

**Answer 12:** This question is not clear. Please provide specifics.

**Question 13:** Some units did not have any power, will there be power on for the walkthrough the week of the 27<sup>th</sup>?

**Answer 13:** No.

**Question 14:** Daycare building, is there an existing alarm or IT contractor we should be contacting for repairs and service?

**Answer 14:** Existing alarm system is not part of this scope.

**Question 15:** Page 72 of HHA Oxford IFB 21-34 – Paragraph 7 Environmental Prevention / Remediation – Is the awarded contractor expected to remediate and/or abate environmental hazards as part of this contract?

**Answer 15:** Contractor is to include remediation / abatement services as needed (per outlined scope of work).

**Question 16:** Would it be possible to do work if Asbestos Containing Material (ACM) or mold is not disturbed?

**Answer 16:** Remediation / abatement has already been addressed by HHA. However, if additional environmentally hazardous material is discovered, contractor will respond and provide remediation / abatement services.

**Question 17:** Is the color specification for appliances for Oxford Place Apartments white or black appliances?

**Answer 17:** Refer to original specifications.

**Question 18:** How can I get an invitation to the Pre-Bid?

**Answer 18:** All information related to the Pre-Bid Conference can be found in Exhibit A of the solicitation, it is part of the main solicitation document and posted separately on the website.

**Question 19:** Is there an evaluation by the engineer to determine the extent of the structural damage?

**Answer 19:** No. The scope of work describes the extent of repairs. The contractor is to ensure proper structural solution as required and described in this turn-key project. Refer to original scope assigning delegated design to the contractor.

**Question 20:** Is there flexibility as far as the completion date is concern since there has been a shortage of materials?

**Answer 20:** HHA understands current market conditions. Terms will be addressed / finalized at contract award.

**Question 21:** Does the city have a budget they are trying to stay within?

**Answer 21:** See Answer 2.

**Question 22:** Is there possibility and flexibility of quick release of part payment? As the project progresses?

**Answer 22:** No. Per HHA contract, payment terms are net 30 days (after clarification and/or approval of pay application).

**Question 23:** Will a list of attendees be sent out?

**Answer 23:** No.

**Question 24:** I was curious as to whether or not the environmental had already been performed: phase I due diligence, vapor intrusion mitigation, asbestos/lead inspections, soil/groundwater testing (if needed). Can you let me know if these services are needed or already in a separate RFP?

**Answer 24:** Emergency remediation and abatement services have been addressed / performed.

**Question 25:** Would you please send us the Pre-Bid Sign in Sheet for this project?

**Answer 25:** There is no Pre-Bid Sign in sheet.

**All other terms and conditions shall remain the same.**

9-24-2021

**Date**

*Austin Crotts*

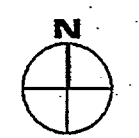
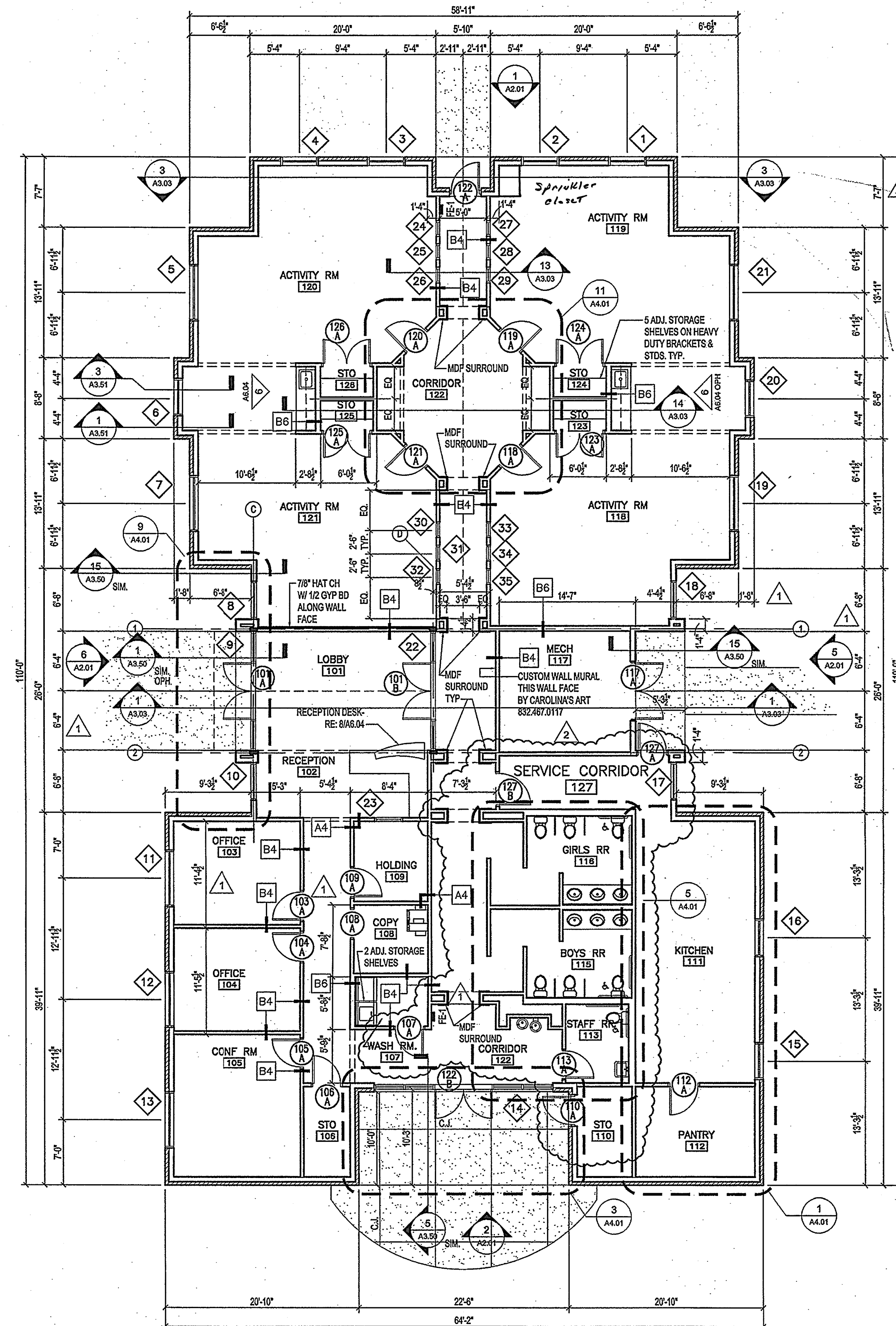
**Austin Y. Crotts, MA  
Procurement Specialist,  
Houston Housing Authority**



*A Fair Housing and Equal Employment Opportunity Agency. For assistance: Individuals with disabilities may contact the 504/ADA Administrator at 713-260-0353, TTY 713-260-0574 or [504ADA@housingforhouston.com](mailto:504ADA@housingforhouston.com)*



OXFORD PLACE APARTMENTS  
SITE WORK & COMMUNITY BLDGS  
VOLUME 1



1 CHILDCARE PLAN  
1/8" = 1'-0"

Sheet Title  
AMENITY CENTER DAYCARE  
CENTER FLOOR PLANS

Project Mgr:  
Designer:  
Drawn By:  
Checked By:  
Date:  
Job No.:

Sheet No.:

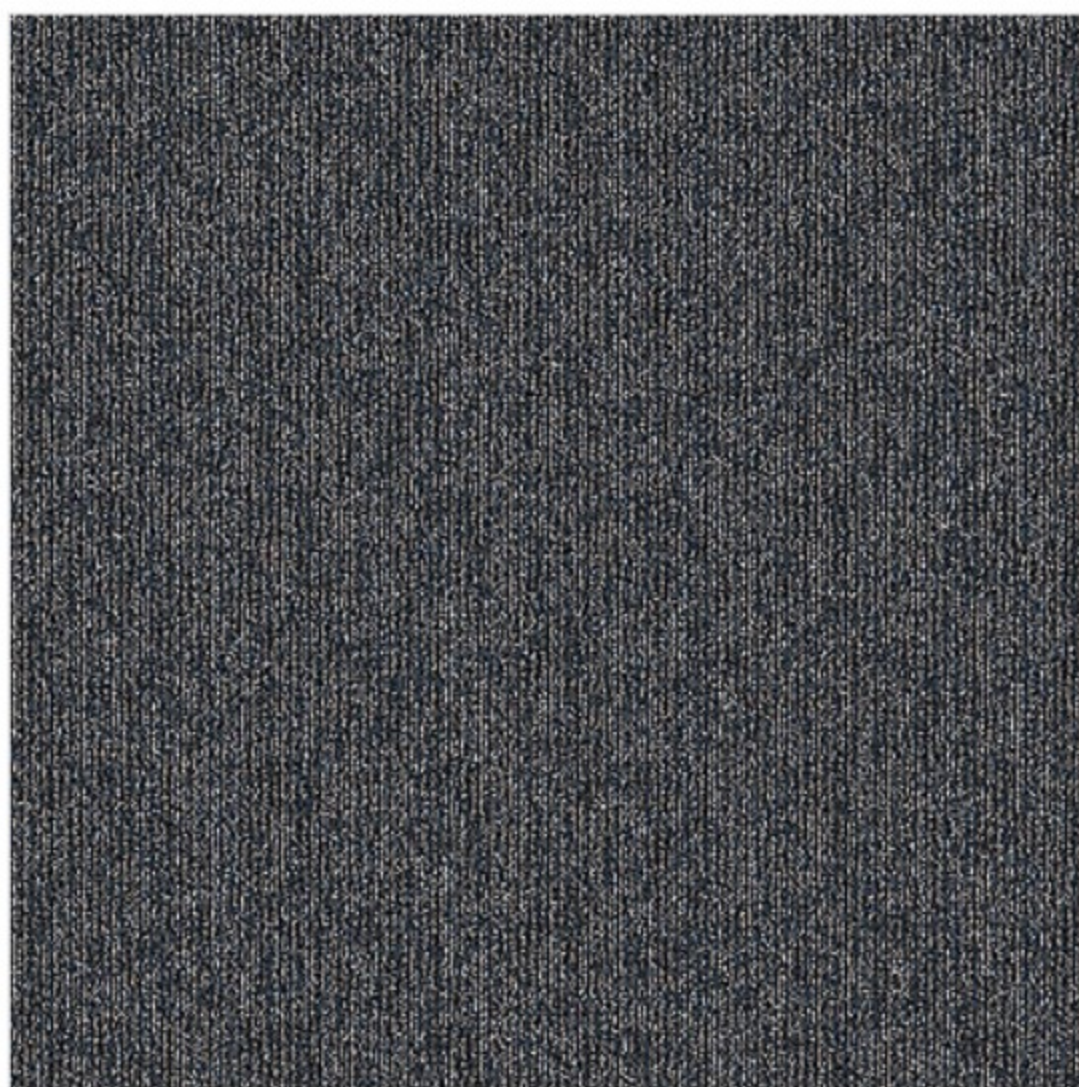
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