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The Houston Housing Authority ("HHA"), has issued Amendment No. 3 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 I click on amendment 1 on the HHA website it says the link has been removed. Is this something you can email to me by chance?

Answer 1: The link should now be working.

Question 2: Regarding Addendum #2, answer to question #9. I was told a lot of the damage was caused by the sprinklers in the attic. My question was, have they been repaired because in the scope it tells me to do any repairs to the sprinklers as needed?

Answer 2: Currently, the water to the building has been shut off. The sprinkler system has not been investigated and / or repaired.

Question 3: Since building 14 is vacant, have they been repaired in this building as well?

Answer 3: This question is not clear. If referring to the sprinkler system, please see Answer #2.

Question 4: Regarding Addendum #2, answer to question #12, The first unit we walked into was #610. The scope has 3 items; bedroom doors, bathroom ceiling and appliances. 1. Appliances are there and working but I guess we need to replace even though general scope says if not working they need replaced?

Answer 4: For pricing purposes, include removal and replacement of all appliances (stove, vent hood, microwave, & refrigerator), as outlined in SOW for a specific unit. During construction, HHA project manager will determine if any appliance is in good enough condition to remain.

Question 5: There's nothing wrong with the bathroom ceiling over tub, looks great but scope says to replace?

Answer 5: If the specified ceiling is in good condition (as identified by contractor), no need to repair.

Question 6: No mention of floor replacement, general scope says “where identified and required” but LVT is existing but very dirty with a lot of appliances stored on it and the bedroom carpet is missing. So how do I determine “required” for the LVT?

Answer 6: For pricing purposes, include removal and replacement of all flooring (LVT and carpet). During construction, HHA project manager will determine if any flooring is in good enough condition to remain / be cleaned.

Question 7: Do you have a selection for pricing?

Answer 7: This question is not clear. If referring to an estimated budget for this work, HHA does not provide this information.

Question 8: Carpet says to match existing but it has been removed. Are we to replace damaged window coverings?

Answer 8: Carpet spec (to match existing) was provided in Amendment 2. Broken / damaged / missing window coverings / blinds are to be repaired / replaced.

Question 9: Mirrors that are tarnished around the edges where the silver backing is coming off?

Answer 9: This question is not clear. If referring to replacing broken / damaged / missing mirrors, yes, they are to be replaced.

Question 10: Are we to remove existing window drapes?

Answer 10: Window drapes / curtains are to be removed. Damaged / missing windows coverings / blinds are to be repaired / replaced.

Question 11: Are we to replace any damaged or missing bath accessories?

Answer 11: Yes, see page 2 of SOW / Exhibit B.

Question 12: I know you want the unit repaired back to its original state therefore my question simply was if the GC needs to walk every unit and correct all items not specifically mentioned to accommodate this goal?

Answer 12: Yes, per page 1 of SOW / Exhibit B, contractor is to provide all work necessary to deliver ‘fully functional apartments and buildings to match or supersede’ original conditions.

Question 13: How is the electrician to determine what needs replaced if there’s no power?

Answer 13: See Answer to Question 14 below.

Question 14: Should he assume replacing all outlets/fixtures where sheetrock has been removed and keep everything not disturbed?

Answer 14: Yes, if sheetrock was removed in a specific area, missing and / or non-functioning electrical fixtures / outlets need to be replaced.

Question 15: Should the flooring guy assume if LVT is existing it is to stay and be cleaned and if carpet is existing to just add padding and clean the carpet or replace it?

Answer 15: See Answer #6.

Question 16: On walls where we replace 2' or 4' of drywall are we to paint the entire wall from floor to ceiling or just the repair with matching paint?

Answer 16: Paint the entire wall from floor to ceiling (not sections).

Question 17: Are we to include painting of all interior walls, ceilings and trims in the 19 affected units and Daycare?

Answer 17: Yes, paint interior of all units (follow paint spec on pages 3-4 of SOW / Exhibit B).

Question 18: We noticed that the units in building 14 that were gutted and kiltzed, there is overspray on all outlets, switches and covers, fixtures, hardware, doors, sprinkler heads, basically everything. Are we to replace all?

Answer 18: Yes, all damaged fixtures, outlet covers, etc. are to be repaired / replaced. Please refer to SOW / Exhibit B, contractor is to deliver fully functional apartments and buildings to match or supersede original conditions.

Question 19: In your addendum you mentioned NO AC work included in scope but a lot of the units are missing registers or they're damaged or rusty. In the gutted units they're missing and the air handler grill was hanging and badly damaged. Are we to replace with a certified AC contractor since we are permitting?

Answer 19: Yes, all grilles / registers that are damaged / missing are to be replaced.

Question 20: We also noticed structural damage to some of the fur downs in kitchen, damaged left-over sheetrock above and on the sides of AC fur downs as well. Are all of these to be repaired by us?

Answer 20: Yes, all damaged sheetrock / framing is to be repaired.

Question 21: Is there a sprinkler company the property uses for us to contact for pricing?

Answer 21: No.

All other terms and conditions shall remain the same.

10-8-2021

Date

Austin Crotts

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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