



Greater Dayton Premier Management

Enhancing Neighborhoods • Strengthening Communities • Changing Lives

June 30, 2022

RE: Addendum #1 RFP 22-06 Make Ready Unit Turns Authority Wide

Prepared by: Greater Dayton Premier Management (GDPM)

This Addendum modifies and shall become a part of the original Request for Proposal (RFP) and is hereby made part of the Bidding Documents for the referenced project.

All bidders shall indicate in their Quote that this Addendum has been received and considered in their proposal.

The Addendum items are intended to supplement, clarify or correct parts of the RFP package. Items in the addendum shall take precedence over items corrected and shall be of equal value with items supplemented or clarified. Any questions in reference to this addendum must be directed by e-mail to ebid@dmha.org.

Questions & Responses

1. Is this a new contract or a contract up for renewal? **New**
2. If this is a contract up for renewal, what was the average cleaning price for each of the bedroom sizes (1-5) last year? **This is a new service Request for Proposals. GDPM is seeking a pool of vendors to complete the entire Make/Ready Unit Turn based on service refer to Sections 1-4 of RFP**
3. What is the average condition of these properties as they are turned over? Clean, Dirty, Needs Lots of Work?
Varies
4. On average, how long and how many labor hours did it take teams to complete cleaning for each of the bedroom sizes this last year? **GDPM is looking for unit turns, not just cleaning. It will vary between 16 to 20 hours.**
5. Are we able to do a walk through? **No, a walk thru of units will not be conducted for this RFP.**
6. GDPM is supplying one 5-gallon bucket of paint per unit. If the contractor needs more paint for a unit, how will that be supplied? As well as paint for interior and exterior doors? **GDPM will supply enough paint to complete the unit**
7. Who supplies items like light globes, light fixtures, smoke detectors, co detectors? **GDPM will supply these items**
8. Contractor supply any window blinds. What if there is an issue finding the blinds that GDPM put in the unit? We have run into this issue before, trying to find the right size in stores? **GDPM will supply the blinds.**
9. Who is responsible for drywall sheets if needed? **GDPM will supply the drywall.**
10. Who will supply vct/lvt floor tile and supplies to install, cove base? **GDPM will supply the flooring.**
11. Will the anticipated notice of award be issued post board approval? **Notice of award be issued after approval.**
12. Will the anticipated start of work be within 30 days of notice of award? **It is anticipated work will start 30 days after Notice of Award.**

Greater Dayton Premier Management

Enhancing Neighborhoods • Strengthening Communities • Changing Lives

13. What is the average amount of time between the SOW submission and NTP? **Refer to page 1 of the RFP Timeline table. The average time between SOW submission and NTP are not tracked. Contractors are encouraged to indicate time efficiency and cost saving measures within proposals.**
14. When using the blanket purchase order system, are multiple units tied to task order or can each unit be invoiced as soon as completed? **Each unit can be invoiced as soon as it is completed. Units will be assigned as single units.**
15. Who approves the SOW? Once a unit is scoped, will there be another contractor walking the same unit for price comparison purposes? **GDPM Project Management team and Upper Level management approve SOW. Refer to page 2 paragraph 1 of RFP.**
16. Are inoperable appliances considered trash? What distinguishes this from a clean-out? **GDPM will remove any inoperable appliances.**
17. Painting – Will the paint be provided for any accent walls? **Yes** Is there an expectation of painting radiators? **Yes**
18. Since the cabinet cleaner is specified. Is this provided by GDPM? **No. GDPM will not provide cabinet cleaner.**
19. Since there is an anticipated number of some items, is replacement or repair at the discretion of the contractor? Such as – light fixture, door vent? (if coated in nicotine and stained) **This will be at GDPM discretion, along with a discussion with the contractor.**
20. Floor tile is replacement at the discretion of the contractor when less than 10% of the floor? **With prior discussion with GDPM.**
21. Mechanically stripped twice? **If necessary.** No burnishing? **No burnishing.**
22. If the count of items such as cove base, plate covers or registers exceed the anticipated number in the standard SOW, how should this item be addressed? **GDPM will supply the additional items.**
23. Does GDPM disconnect gas appliances? **No. Unless the appliances are inoperable, GDPM will disconnect and remove.**
24. Please provide clarity on exterior yard cleaning? **Contractor is responsible for removing all trash while the unit is in their possession.**
25. Please provide clarity on graffiti removal? **Any and all graffiti on the interior of the unit should be removed by the contractor, by cover or replacement at the discretion of GDPM. Will discuss prior.**
26. What is the percentage of units in high rise building? Price differential to balance wage differential? **There are 652 units in hi rises (not counting Wilkinson because we know those will not be turned) There is no guarantee on how many hi rise units may need turned. But you should factor the higher wage determination in your bid.**
27. What is the percentage of split/multi-level units within portfolio? **GDPM cannot provide a percentage of units that are split/multi-level. Factor the higher wage determination in your bid. Check website for unit size**
28. Plumbing repairs – Is this limited to exterior plumbing not requiring entering the wall except access box? **Yes. Prior discussion with GDPM.**
29. Plumbing – Pipe repair and replacement discretion? **By GDPM.**
30. Should demo be included in the pricing such as carpet removal? **Not for replacing carpet. If demo is necessary for repairing sub flooring and other floor repairs then, Yes.**
31. Any material specs? Or preferred listing? I noticed the caulking was not specified. **Yes. GDPM would like exacted replacement with material when possible. For example: light fixtures, plumbing fixtures, toilet seats and blinds. We also have the specs for our paints and other supplies.**
32. Diversity and inclusion – Is there any priority given for female or minority bidders? **GDPM has a goal of 15% for MBE contractors.**

Greater Dayton Premier Management

Enhancing Neighborhoods • Strengthening Communities • Changing Lives

33. Can you share current average cost of a turnover? **Approximately \$5,000.00**
34. Can you elaborate on invoicing and reporting requirements? Is there a process for reporting certified payroll?
Yes. Certified payrolls are submitted each week for the duration of the project. Are the payment terms net 30?
Yes.
35. Are the phases interchangeable? Such as: can the price for cleaning include windows versus the price included in maintenance? Is this what should be reflected on the bid form? **The phases of the unit turn can all be combined to submit a total bid.**
36. Are liens and affidavits required for each unit or is there a grouping system such as task orders? **Liens and Affidavits are not required for this RFP. GDPM will assign units accordingly.**