



PURCHASING DIVISION

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Addendum

SOLICITATION NAME	Physical Condition Assessment Services for Rental Assistance Demonstration (RAD) Q1524	ADDENDUM NUMBER	1	DATE	01-23-15
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KCDC is using this addendum to answer the questions raised about this solicitation. To aid in readability, the questions are in black, the answers are in bold, and the answers follow immediately below.

Q1	I am currently preparing a response for proposal Q1524 (RPCA) and have a quick question regarding the properties. Can you provide me with the unit and building count for each of the properties?
	Autumn Landing has 102 units, 7 residential buildings and the office. Nature's Cove has 95 units, 11 residential buildings and the office.
Q2	What is the construction date for each property?
	1980 for Autumn Landing and 1981 for Nature's Cove
Q3	If either property was constructed prior to 1979 please indicate if lead based paint (LBP) and asbestos containing material (ACM) assessments have been completed
	Not applicable
Q4	What is the total number of water meters on each property?
	Autumn Landing has 1 main meter at the front of the property and 1 obsolete meter at the bottom of the hill (Knoxville's Utility Board). Nature's Cove – has 95 but they are out of date (West Knox Utilities).
Q5	What is the total number of electric meters on each property?
	Autumn Landing has meters for each unit (102 residential and 1 for the office) and a main meter panel on each building (8 buildings). Nature's Cove has meters for each unit (95 residential and 1 for the office) and also a main meter panel on each building (12 buildings).
Q6	What is the total number of gas meters on each property?
	There is no gas on either property.
Q7	Can you please clarify the information on the water meters at the Nature's Cove property? Are there 95 meters that generate 95 bills per month or have they been abandoned and the property is master metered with one meter? The reason this information is helpful when I calculate the time/cost for this work is because the RAD utility assessment requires that 12 month of utility billing be input for each meter, along with annual summaries for each meter. This translates to 1,252 lines of input for 95 water meters.
	There is a master meter and there are 95 out of date meters. There is 1 bill paid by KCDC.
Q8	Would you like pricing included for environmental services based upon HUD's 12-04-14 guidance?
	Yes.
Q9	Would you like for our pricing to be all-inclusive? Not just for travel expenses, required scopes of work, etc., but also for ALL revisions needed to get the project done without additional billing?
	No – KCDC does not know what additional items there will be, so we would prefer to negotiate these items.