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Addendum

SOLICITATION NAME	RAD Physical Conditions Assessment Q1805	ADDENDUM NUMBER	1	DATE	11-21-17
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This addendum answers questions raised about this solicitation. To aid in readability, the questions are in black, the answers are in **bolded blue**, and the answers follow immediately below.

Q1	Can you please confirm how many units are in the 1940 construction vs 1953 construction for Western Heights?
	There are 244 units in the older (1940) section and there are 196 units in the newer section (1953).
Q2	How many vacant and down units are there at each?
	Cagle Terrace: 6 units Isabella Towers: 9 units Love Towers: 3 units Northgate Terrace: 5 units Western Heights: There are 30 vacant units. The older section has 23, not including the police office, and the newer section has 7. There are also 5 out of service units in the newer section for the mailroom (424), the Resident Association Office (423), storage (378) and the training center (425 and 426).
Q3	Converting to PBRA, correct?
	Correct.
Q4	Has end financing been determined yet?
	Not yet.
Q5	All but western Heights are designated age-restricted facilities, correct?
	Correct.
Q6	The RFP requests Environmental 4.4 Form, however, HUD is now requiring a Phase I ESA with supporting format- can you please confirm you do NOT need a Phase I ESA?
	KCDC will need a Phase 1 at a later date. Proposers should indicate a price for a Phase 1 ESA in their proposal.
Q7	On Page 12, item d. Deliverables, the Energy Audit and Utility Consumption Baseline show as “future option” in the Statement of Work and cost proposal. The RPCA excel worksheet requires data from the Energy Audit. Will the RAD workbook only be delivered if KCDC moves forward with RAD and exercises the scope items listed as “future option?”
	Only the PCA is required at this time. If KCDC decides to move forward with RAD conversion, KCDC will ask the successful proposer to supply the rest of the information. Proposers should indicate the cost updating the plan in their proposal.



Q8	On page 32 Document H Cost Proposal is KCDC anticipating reviewing the PCAs without the Energy data prior to making a decision on RAD and if upon review, find one or more developments favorable for the RAD process, updating the PCAs with the required Energy information to make the reports RAD compliant?
	Yes.