

COLUMBUS METROPOLITAN HOUSING AUTHORITY

880 East 11th Avenue

COLUMBUS, OHIO 43211

DATE: August 14, 2023

RFP# 2023-019

TO ALL BIDDERS:

The specifications are hereby amended and supplemented by this addendum, which will form a part of the contract documents and should be considered in preparation of bid.

ADDENDUM # 1

1. When is cut off for RFP question?
 - a. Cut off for question is Tuesday August 15th, 2023 @4:30pm
 - b. Email any questions you may have after the preproposal conference to aquinichett@cmhanet.com
2. Is the due date the 23rd or the 24th? The updated RFP states 24th but I believe you just said the 23rd at noon.
 - a. RFP deadline is Thursday August 24, 2023 @ 12:00pm (noon).
3. Do we need to submit a "hard copy?"
 - a. NO
 - b. Electronic copy is preferred.
4. Should sections 4.1-4.3 have their own tabbed section or should they all be within section 4, with labeled pages?
 - a. Please list items under tab 4
5. The RFP is titled Environmental Review (ER) Consulting Services; however, only numerous components of an ER are listed as the responsibility of the environmental consultant. Are HUD Part 58 NEPA reviews and determination of level of review (such as CEST, EA, etc.) part of the RFP?
 - a. The City of Columbus dictates the level of review.
 - b. CMHA would like to see the proposers Knowledge of HEROS
 - c. City of Columbus handles the HEROS review.
6. Section 2.2.2 indicates a number of consultants may be selected. Is it your desire to have one Team submittal to cover all aspects, or do you plan to use multiple consultants under your management?
 - a. CMHA may select multiple providers.
 - b. Multi award decision will be based on proposal submission and areas/coverage of service.
7. Should we include information about subconsultants?
 - a. Yes

- b. Subcontractors are paid through prime only
8. Attachment C: Fee Sheet; Are this cost to be estimated per the entire CHMA portfolio or for a single housing unit?
- a. Cost estimates should not be provided for the entire CMHA portfolio.
 - b. Reviews are commonly requested for one site at a time. Property-specific quotes will be requested from awardees as reviews are needed.
9. Will a list of all CHMA sites be provided?
- a. Yes
10. Phase 2 pricing can vary due to the results of the Phase 1, any advice on preparing fees for this?
- a. We understand that Phase II studies can vary widely, please feel free to provide an hourly rate estimate.
11. Adding to above, is it possible to select 1 site for use to provide pricing on to compare "apples to apples"?
- a. It is not possible for us to provide one single site that would allow responses for all scopes of work. You can provide more than one estimate based on property type. Our sites will typically be multifamily residential, rehabilitated within the past 25 years, and occasionally raw land.
12. Should we also include a per-site fee estimate as well?
- a. No
13. Is Section 3 Business certification similar to the Columbus WBE certification?
- a. I am not familiar with the WBE certification.
 - b. Section 3 is a certification base on low income/participate in the housing programs.
14. Do you anticipate that any of the sites would go through a Brownfields program?
- a. We do not currently have properties that are subject to any brownfields program requirements.
 - b. Brownfields programs requirements are possible.
15. Will HUD Part 58 NEPA experience be considered in the selection process?
- a. Yes, HUD Part 58 NEPA reviews are part of this RFP and is reflected in the Proposal Format table, under Demonstrated Experience & Capacity 3.1.4.1.
 - b. Awardees will work in conjunction with the Responsible Entity and the Housing Authority to complete. The Responsible Entity is typically the City of Columbus or Franklin County. The Responsible Entity will make the determination of the level of review (such as CEST, EA, etc.).
 - c. Awardee will complete the review and enter all information into the HEROS system. The Responsible Entity will review and provide feedback to the Awardee. The Responsible Entity will submit to HUD when they are satisfied with the review.