

COLUMBUS METROPOLITAN HOUSING AUTHORITY

880 East 11th Avenue

COLUMBUS, OHIO 43211

DATE: June 12, 2026

RFP# 2026-017 Unit Turnover and Readiness Services

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 the cutoff for submitting questions?
 - a. The cutoff for questions is June 12, 2026 @ 4:30pm
2. Could you extend the submission deadline? Respondents currently have less than seven (7) days to prepare proposals following the pre-bid conference.
 - a. Yes
 - b. Submission Date: Wednesday June 23, 2026 @ 11:00am
3. For units classified as “three” that do not require cabinet or flooring replacement but have other damage, how should those units be bid?
 - a. New Fee Sheet Attached
4. Roughly how many units turns does CMHA typically process annually under this type of contract?
 - a. None
 - b. new and first-time service request
5. Are the majority of units lighter cosmetic turns or are many heavier rehab-style turnovers?
 - a. There are some of both, cosmetic and heavy
6. What are the typical turnaround time expectations once a contractor receives a work order?
 - a. 10 days, unless condition is heavy and requires extended time
7. Is CMHA primarily focused on lowest pricing or reliability/speed of completion?
 - a. Reliability
8. Are the current vendors generally performing well or has CMHA had frustrations with turnaround vendors?
 - a. No current vendors/contractors.
9. Does CMHA typically award to multiple contractors or concentrate volume with one or two firms?

- a. This will be a multi-award.
- 10.** Are the properties relatively geographically concentrated or spread all over the city?
 - a. Rosewind
- 11.** From your perspective, what tends to make contractors struggle on these contracts?
 - a. Staff Capacity
- 12.** Based on the materials, what are the lead times? What should be done if lead times are too long?
 - a. We recognize that certain units requiring flooring and cabinet replacement may involve material lead times. Contractors shall identify and report any anticipated material lead times at the start of the project.
- 13.** Can we obtain a copy of the sign-in sheet?
 - a. Yes
- 14.** Will unit turns be limited to this property, or will work be performed at other properties as well?
 - a. Currently, Rosewind
 - b. There may be other opportunities
- 15.** Are the units currently vacant or occupied?
 - a. Vacant units only
- 16.** Are contractors permitted to work on weekends?
 - a. Yes.
 - b. Requires approval from the Maintenance Supervisor.