

COLUMBUS METROPOLITAN HOUSING AUTHORITY

880 East 11th Avenue

COLUMBUS, OHIO 43211

DATE: September 17, 2026

IFB# 2026-019

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 questions?
 - a. The Cut-off questions is Friday September 18, 2026, 2:00pm.
 - b. Questions can be submitted to aguinichett@cmhanet.com until Friday September 18th, 2026 @ 2:00pm
2. Do you have a material requirement?
 - a. Yes
 - b. The minimum material requirement is listed in the IFB & the scope of work.
3. Why are you specific on the material?
 - a. This is the existing material installed on the building
4. Will you consider other materials/products?
 - a. No
5. There is only one color listed for the Hardie Plank, but we see two colors on the building.
 - a. Cobble Stone
 - b. Navajo Beige
 - c. Award must present samples to verify color match.
6. Where can the contractor stage/store materials?
 - a. Commonly recommended to store on the roof.
 - b. CMHA is not responsible for any loose material.
7. Is this a full replacement or just repair related to the Hardie Plank?
 - a. No
 - b. Wherever plank is missing, full replacement is required and is listed in the scope of work
8. When do you expect to start this project?
 - a. This project must be completed before December 2026.
 - b. The award will be 3–5-day turnaround.
9. For a project of this nature, payment will be made upon completion of the work?
 - a. Yes
10. Once work begins, the project should not require 30 days to complete and is expected to be finished within a much shorter timeframe?
 - a. The completion timeline is just as important as the quality of the installation. While we do not want the work to be rushed, it is important that the project stays on schedule so it can be fully completed and closed out by early December.
11. Will CMHA contract directly with the selected contractor and issue payments, or will a property

- manager, insurance carrier, or other entity be involved in reviewing or processing payments?
- a. CMHA will issue the purchase order, oversee and manage the project throughout its duration, and process payment upon satisfactory completion of the work.
12. Section 2.6 references invoicing upon completion with net-30 payment terms, while HUD-5370 references progress payments approximately every 30 days as the work proceeds.
- a. HUD Form 5370 is a required document that ensures the agreement complies with applicable federal laws and regulations.
 - b. Although this project is not expected to take long to complete, the form must still be fully completed, signed, and returned as part of the contract requirements.
13. Should we anticipate monthly progress billing for this project, and will retainage apply?
- a. No
14. We also noticed that the insurance scope lists 880 E. 11th Avenue as the property address, while the IFB identifies the project location as 211 N. Champion Avenue. Can you confirm?
- a. Please list both
15. Looking at this RFP, I want to confirm the scope for this one is to replace the roof?
- a. Ensure you thoroughly read the scope of work, the scope details several items other than a roof.