

**Request for Qualifications (RFQ 2020-04)
Responses to Questions Received regarding the RFQ:**

October 16, 2020

Do you anticipate extending the bid due date?

As of now, we see no reason to do so.

Is there a budget for the work?

Initial financial projections project hard costs in the \$3>4.7 million range. Costs at this level are manageable financially.

Is the scope similar to the work performed in 2005?

The findings of the unit-by-unit inspection with associated building-by-building findings will determine the detailed scope. In general, needs are similar, as is expected of a property now 15+ years older.

October 9, 2020

Is this project required to get certified by either Enterprise Green or LEED? If so, which classification?

Because this is a 4% (bond) deal, the requirement to obtain either an Energy Star or Enterprise Green certification does NOT apply.

Will this have QAP scoring? If so, what points are required/needed, 2019-2020 QAP?

Because this is a 4% (bond) deal, that will close in 2021 and therefore subject to THDA's 2021 Bond program (whose requirements have not been released), we can only use 2020 guidance to give a tentative answer: the only requirement energy-wise in 2020 was that "all appliances in all units be Energy-Star compliant". Other design requirements were described on pages 15 and 16 of the attached. This will likely be either Moderate or Substantial Rehabilitation as defined therein.

What is the insurance coverage amount required by A/E?

General Liability- \$1,000,000
Automobile Liability- \$1,000,000
Workers' Compensation- \$1,000,000
Professional Liability- \$3,000,000



Is a Physical Needs Assessment provided by THDC?

A PNA will be required as part of the due diligence process (carried out by a third party entity) but in the interim a driving force in the design will be the results of the architect's inspection of all 141 dwelling units as well as the full site and buildings.

Do you anticipate extending the bid due date?

As of now, we see no reason to do so.

What additional details are you willing to provide, if any, beyond what is stated in bid documents concerning how you will identify the winning bid?

Note that this is a request for qualifications, not a bid per se. In any event, in accordance with federal and internal procurement procedures, and in the context of this qualifications-based solicitation, we will notify all respondents via email letter when a contract has been successfully negotiated with the highest-ranked respondent.

Was this bid posted to the nationwide free bid notification website at www.mygovwatch.com/free?

No

Other than your own website, where was this bid posted?

To the two primary industry platforms, NAHRO Monitor and PHADA Advocate. The two local newspapers in Jackson, TN, *The Jackson Sun* and *The CrimeSeen Examiner News*.

