

Q&A: RFP #13-2011: Capital Needs Assessment

September 23, 2011

Question: What other site investigation services does BHP plan to procure for this project? Will additional site investigation services include consultants and contractors to perform specialized tasks as identified in the Capital Needs Assessment (like mold and environmental investigation and/or mitigation?)

Answer: We anticipate procuring a team of consultants to assist us in understanding the sites and to create a rehabilitation plan. Consultant services could include but is not limited to: design & sustainability, surveyor, environmental testing & mitigation, preconstruction & cost estimation, market study, legal, and/or geotechnical investigation. If there is a specialized task, like mold or environmental consideration that is discovered through the Capital Needs Assessment process, BHP will procure additional consultants to assist with that need.

Question: Will the work on this contract include interior inspection of all units? Is design, geotechnical, environmental testing/mitigation, or other types of work included in this contract?

Answer: We expect the Capital Needs Assessment to provide us with an accurate summary of the physical needs of each of the eight sites and identification of areas requiring additional investigation. Often, the physical condition of the units within a given property will vary widely from each other, therefore an inspection methodology will need to be applied that accurately captures the condition of the site as a whole, utilizing all information available. We would also look to the Capital Needs Assessment consultant to provide a preliminary recommendation on next steps and action to be taken.

Please refer to the Scope of Work within the RFP document for guidance on the services and level of detail we are asking for in the Capital Needs Assessment.

Question: Are there original construction drawings or plans for any of the eight properties or the 335 units?

Answer: We have site and/or unit plans available for about half of the eight sites.

Question: In order to acquire knowledge of the peculiarities of each unit, is it BHP's assumption that the Capital Needs Consultant will interview residents for the perceived problems of their unit.

Answer: At this time, we believe there will be no resident interview component to the Capital Needs Assessment.

Question: "Rehabilitate, modernize, and beautify" are all very subjective goals. Is it correct to assume that BHP staff assigned to this project will have the authority to give input on limiting the amount of options to achieve these goals?

Answer: The Capital Needs Assessment, along with other information gathered from site investigation and other consultants, will assist BHP staff in making decisions about how best to conduct the rehabilitation of the eight sites.

Question: What does the RFP mean by "separate pricing for additional services as needed?"

Answer: In addition to providing a fixed-fee proposal, we are asking respondents to provide a price for their services in the case that the contract is expanded to include additional services or a broader scope of work.