



ADDENDUM TWO

DATE: October 4, 2021

TO: All Bidders

FROM: Sheila Brown, Procurement/Contract Administrator

RE: **ADDENDUM #2 Additional Responses and Clarifications to Questions and Answers**

1. Who is currently completing these inspections? **McCright and Associates**
2. What is the present contractor charging for the following inspection? **MHA does not provide this information, respondents should use fair market rates.**

Annual Inspection
Initial Inspection
Re-inspection
Emergency Inspection
Special/Complaint Inspection
No Show
Quality Control Inspection

3. How many inspections will the contractor complete the first year of the contract: **This amount may vary depending on need of MHA, see numbers below.**

Annuals Inspections-**3034**
Initial Inspections-**937**
Re-inspections inspections-**2026**

Emergency Inspections-55

Special/Complaint Inspections-46

No Shows-400

Quality Control Inspections-2% of the annuals

4. Does MHA utilize self-certifications for failed inspections? **That is an option depending on the fail items**

5. Will MHA allow the contractor to utilize their inspection software? **Yes, to interface with YARDI Software utilized by MHA.** If not, will MHA provide a “Bridge” to their inspection software.

6. Are these annual or bi-annual inspections? **Annual**

7. Who completes Quality Control Inspections? **McCright and Associates**
If contractor completes the QC Inspections, how many are required monthly? **2% overall**

8. Is the contractor required to send Pass Letters top owners/tenants? **Yes**

9. Will MHA utilize their own inspectors to supplement the contractor? **No**

10. Are digital photos required of the failed items? **No, but preferred**

11. Is Rent Reasonableness part of this contract? **No**

12. What inspection software is MHA currently using? **Yardi**

13. Over what areas are these inspections? **Tri-county Montgomery County, AL area (Montgomery, Autauga and Elmore) counties**

14. **Exhibit A**, Scope of Work, does not address non-emergency re-inspections. Are non-emergency **Question wasn't completed**

We are grateful for your interest in doing business with our Agency and we look forward to receiving a proposal from your firm.