

Addendum No. 2

Informal Solicitation
(Solicitation #5314)
Real Estate Assessment Center (REAC) Consultant

Addendum Issued on Friday, December 13, 2019

The Informal Solicitation for the above named project is amended as noted in this Addendum. This Addendum consists of 2 page(s).

This Addendum lists questions received and SHA's responses (see Item 1 below).

Item 1. The following is a list of questions received and SHA's responses to those questions.

Question 1. How many classroom-style courses are required to fulfill the contract?

Response: As stated in the solicitation, this is an on-call contract. Trainings are expected to be provided by the Consultant on an as needed basis within the overall cost limits of the contract.

Question 2. How many attendees are expected in each classroom training session?

Response: Class sizes may vary from 25 to 50 depending on the group being trained. We are requesting bids to include participant costs, as well as a description of the training they would offer.

Question 3. Who, within Seattle's Housing Authority, will be the lead contact for assistance in procuring documentation and performing timely reviews of appeals, DBAs, and technical review submissions?

Response: SHA has a REAC program manager within our maintenance division leading this work. The program manager would be the primary point of contact though staff from other departments such as Asset Management and Housing Operations who would also assist with this process.

Question 4. How many official REAC Inspections are expected within the contract period?

Response: As stated in the solicitation, this is an on-call contract for services to be delivered as needed to supplement our staff's efforts. The number of inspections could vary depending on staff capacity within our organization. We do not anticipate needing the consultant to participate in all HUD REAC inspections.

Question 5. How many days will each of these anticipated REAC inspections require?

Response: HUD usually completes an inspection within one day.

Question 6. Please provide specific inspection dates for each property

Response: HUD provides SHA with a 14 day notice when an inspection will be occurring. We do not have any notifications from HUD about inspection dates currently. The solicitation states that this service will be delivered by the contractor on an as needed basis and that 72 hours advance notice would be provided.

Question 7. How many properties in the Seattle Housing Authority portfolio are tentatively scheduled for a REAC inspection within the contract period?

Response: We do not have any inspections currently scheduled. However, we currently have 16 Asset Management Property Groupings (AMPs) which we are focusing on for improvements that will be inspected in 2020. These AMPs typically consist of multiple properties of varying sizes and types of property.

Question 8. How many properties are scattered sites?

Response: Eight of our AMPs are Scattered Sites. These AMPs consist of approximately 260 unique properties comprising over 700 units of low-income public housing that range from single family homes to duplexes to smaller apartment complexes.

Question 9. How many properties are clustered sites?

Response: SHA has an additional 34 AMPs consisting of approximately 5,300 units that are clustered.

Question 10. Please provide site maps and the following information for each property to be inspected within the contract period.

Response: See attached for list of SHA properties subject to REAC inspection. The SHA site map is available at the hyperlink provided. Sign-in to Google Maps is required to view the site map.

<https://www.google.com/maps/@47.6162302,-122.4317242,11z/data=!3m1!4b1!4m2!6m1!1s1p-M4f5oK4cZfOV0z3jwiw8i-wagCfoOe>

END OF INFORMAL SOLICITATION ADDENDUM NO. 2

PROPERTY ID	PROPERTY	NO OF BEDROOMS	UNIT COUNT
1	Yesler Terrace	0	35
1	Yesler Terrace	1	192
1	Yesler Terrace	2	229
1	Yesler Terrace	3	86
1	Yesler Terrace	4	19
9	Jefferson Terrace	0	263
9	Jefferson Terrace	2	15
10	Center Park	0	5
10	Center Park	1	113
10	Center Park	2	19
11	Stewart Manor	1	74
12	Cal-Mor Circle	1	74
12	Cal-Mor Circle	2	1
13	Olive Ridge	1	98
13	Olive Ridge	2	7
14	Center West	0	76
14	Center West	1	15
15	Bell Tower	0	75
15	Bell Tower	1	45
16	Harvard Court	0	67
16	Harvard Court	1	14
17	Denny Terrace	0	139
17	Denny Terrace	1	75
17	Denny Terrace	2	6
20	Ballard House	1	78
20	Ballard House	2	1
22	Green Lake Plaza	0	80
22	Green Lake Plaza	1	50
23	Westwood Heights	0	29
23	Westwood Heights	1	100
24	Jackson Park House	1	71
25	Lake City House	1	117
26	Cedarvale House	1	114
26	Cedarvale House	2	4
27	Capitol Park	1	125
28	Lictonwood	1	81
29	Queen Anne Heights	0	32
29	Queen Anne Heights	1	21
30	Barton Place	1	91
31	Tri-Court	0	36
31	Tri-Court	1	51
32	Olympic West	0	9
32	Olympic West	1	67
33	Beacon Tower	1	108
34	University West	1	114
35	University House	1	101

36	International Terrace	1	100
37	Jackson Park Village	3	34
37	Jackson Park Village	4	7
38	Cedarvale Village	3	12
38	Cedarvale Village	4	12
40	West Town View	1	59
41	Holly Court	1	66
46	Ross Manor	1	100
50	Scattered Sites A	2	18
50	Scattered Sites A	3	31
50	Scattered Sites A	4	8
50	Scattered Sites A	5	1
51	Scattered Sites A-5+	1	4
51	Scattered Sites A-5+	2	61
51	Scattered Sites A-5+	3	25
51	Scattered Sites A-5+	4	1
52	Scattered Sites B	2	19
52	Scattered Sites B	3	20
52	Scattered Sites B	4	18
52	Scattered Sites B	5	4
53	Scattered Sites B-5+	2	101
53	Scattered Sites B-5+	3	10
54	Scattered Sites C	2	8
54	Scattered Sites C	3	27
54	Scattered Sites C	4	22
54	Scattered Sites C	5	10
55	Scattered Sites C-5+	1	10
55	Scattered Sites C-5+	2	98
55	Scattered Sites C-5+	3	18
56	Scattered Sites D	2	22
56	Scattered Sites D	3	36
56	Scattered Sites D	4	13
56	Scattered Sites D	5	11
56	Scattered Sites D	6	1
57	Scattered Sites D-5+	1	4
57	Scattered Sites D-5+	2	63
57	Scattered Sites D-5+	3	6
71	Denice Hunt Townhomes	3	6
71	Denice Hunt Townhomes	4	4
72	Aki Kurose I	2	6
72	Aki Kurose I	3	5
72	Aki Kurose I	4	3
74	Aki Kurose II	2	3
74	Aki Kurose II	3	4
75	Longfellow/Westwood Court	2	2
75	Longfellow/Westwood Court	3	6
75	Longfellow/Westwood Court	4	6

75	Longfellow/Westwood Court	5	1
78	Meadowbrook View Apts	2	3
78	Meadowbrook View Apts	3	2
78	Meadowbrook View Apts	4	1
122	Market Terrace	1	30
123	Kateri House	0	8
127	Bayview Tower	1	100
130	127th & Greenwood	2	6
133	Navos	4	1
133	Navos	6	1
211	Villa Park	2	23
211	Villa Park	3	14
211	Villa Park	4	6
212	Telemark Apartments	1	6
212	Telemark Apartments	2	16
212	Telemark Apartments	3	2
213	Stone Ave Townhomes	2	2
213	Stone Ave Townhomes	3	2
214	Lake City Commons	2	15
215	North 104th Townhomes	3	3
216	Wedgewood Estates	0	21
216	Wedgewood Estates	1	62
216	Wedgewood Estates	2	100
216	Wedgewood Estates	3	21
217	Mary Avenue Townhomes	3	8
218	Montridge Arms	1	18
218	Montridge Arms	2	15
219	Longfellow Creek Apartments	1	32
219	Longfellow Creek Apartments	2	52
221	Westwood Heights East	1	14
221	Westwood Heights East	2	28
222	Spruce Street Properties	3	9
222	Spruce Street Properties	4	1
223	Norman Street Properties	3	6
223	Norman Street Properties	4	8
223	Norman Street Properties	5	1
224	MLK Properties	3	6
225	Fir Street Properties	3	4
225	Fir Street Properties	4	3
226	Lam Bow Apartments	1	9
226	Lam Bow Apartments	2	30
226	Lam Bow Apartments	3	12
227	Roxhill Court Apartments	2	24
228	Wisteria Court Apartments	1	48
228	Wisteria Court Apartments	2	46
229	Ravenna Springs Properties	3	12
229	Ravenna Springs Properties	4	1

231	Main Street Place	0	9
231	Main Street Place	2	15
231	Main Street Place	3	1
232	Main Street Apartments	2	4
232	Main Street Apartments	3	8
233	Yesler Court	1	3
233	Yesler Court	2	6
237	Delridge Triplexes	2	6
238	5983 Rainier Ave S 12plex	1	3
238	5983 Rainier Ave S 12plex	2	9
239	924 MLK Way S 5plex	2	4
239	924 MLK Way S 5plex	3	1
242	Beacon House Acrs	0	6
280	Spring Lake Apartments	0	1
280	Spring Lake Apartments	1	55
280	Spring Lake Apartments	2	13
282	Weller Street Apartments	1	49
282	Weller Street Apartments	2	1
283	Golden Sunset Apartments	1	92
284	MLK Jr Apartments	1	68
284	MLK Jr Apartments	2	30
284	MLK Jr Apartments	3	20
291	Baldwin Apartments I	0	1
291	Baldwin Apartments I	1	30
301	Wildwood Glen	1	22
301	Wildwood Glen	2	2
302	South Park Manor	1	25
302	South Park Manor	2	2
303	Columbia Place	0	1
303	Columbia Place	1	57
303	Columbia Place	2	8
304	Pleasant Valley Plaza	1	37
304	Pleasant Valley Plaza	2	4
305	Fremont Place	1	27
305	Fremont Place	2	4
306	Willis House	1	38
306	Willis House	2	4
307	Blakeley Manor	1	61
307	Blakeley Manor	2	9
308	Bitter Lake Manor	1	65
308	Bitter Lake Manor	2	7
309	Pinehurst Court	1	66
309	Pinehurst Court	2	7
311	Island View	1	43
311	Island View	2	5
312	Reunion House	1	26
312	Reunion House	2	2

313	Primeau Place	1	48
313	Primeau Place	2	5
314	Michaelson Manor	0	1
314	Michaelson Manor	1	51
314	Michaelson Manor	2	5
315	Fort Lawton Place	1	22
315	Fort Lawton Place	2	2
316	Schwabacher House	1	39
316	Schwabacher House	2	5
317	Phinney Terrace	1	47
317	Phinney Terrace	2	4
318	Olmsted Manor	1	31
318	Olmsted Manor	2	4
319	Nelson Manor	1	28
319	Nelson Manor	2	4
320	Sunrise Manor	1	28
320	Sunrise Manor	2	4
321	Carroll Terrace	1	22
321	Carroll Terrace	2	4
322	Ravenna School Apartments	1	34
322	Ravenna School Apartments	2	5
323	Gideon-Mathews Gardens	1	41
323	Gideon-Mathews Gardens	2	4
326	Leschi House	1	31
326	Leschi House	2	3
591	Baldwin Apartments	1	15
702	New Holly II	2	10
702	New Holly II	3	76
702	New Holly II	4	10
703	New Holly III	1	37
703	New Holly III	2	64
703	New Holly III	3	107
703	New Holly III	4	11
727	Lake City Court	1	8
727	Lake City Court	2	60
727	Lake City Court	3	14
727	Lake City Court	4	4
729	Ritz Apartments	0	22
729	Ritz Apartments	1	8
730	Rainier Vista I	1	16
730	Rainier Vista I	2	81
730	Rainier Vista I	3	54
730	Rainier Vista I	4	29
730	Rainier Vista I	5	4
731	Rainier Vista II	1	24
731	Rainier Vista II	2	53
731	Rainier Vista II	3	6

732	High Point North	1	12
732	High Point North	2	124
732	High Point North	3	180
732	High Point North	4	25
732	High Point North	5	3
733	High Point South	1	28
733	High Point South	2	72
733	High Point South	3	130
733	High Point South	4	24
733	High Point South	5	2
734	South Shore Apartments	1	39
734	South Shore Apartments	2	4
734	South Shore Apartments	3	1
735	Alder Crest Apartments	1	24
735	Alder Crest Apartments	2	12
736	Rainier Vista III	1	3
736	Rainier Vista III	2	41
736	Rainier Vista III	3	53
736	Rainier Vista III	4	15
736	Rainier Vista III	5	6
738	Kebero Court	1	53
738	Kebero Court	2	37
738	Kebero Court	3	7
738	Kebero Court	4	6
739	Leschi House	1	66
739	Leschi House	2	3
743	Raven Terrace	1	70
743	Raven Terrace	2	10
743	Raven Terrace	3	2
743	Raven Terrace	4	1
744	Hoa Mai Gardens	1	51
744	Hoa Mai Gardens	2	43
744	Hoa Mai Gardens	3	12
744	Hoa Mai Gardens	4	5
745	Red Cedar	1	20
745	Red Cedar	2	67
745	Red Cedar	3	27
745	Red Cedar	4	5
746	New Holly I	1	10
746	New Holly I	2	103
746	New Holly I	3	143
746	New Holly I	4	36
746	New Holly I	5	13