



May 24, 2024

Request for Proposals - #050101

Follow-up Questions and Answers:

Property Name: Okeechobee/Osceola Farm Labor Housing Project

Property Location:

Site 1: Okeechobee Center
101 Everglades St. Belle Glade, FL. 33430

Site 2: Osceola Center
1204 NW Ave. L Terrace, Belle Glade, FL. 33430.

Below are the questions that those participants asked after the onsite units showing.

Questions:

Q: Will there be saw cuts into concrete slabs in units?

A: No

Q: What time can we start work?

A: You can start working at 8:00 AM

Q: Please confirm the final number and types of surveys to be conducted. The last addendum stated 73 units (Asbestos) 41 (Lead Paint) and 56 (Mold). However, per the site walk, it was discussed to do mold surveys on all 73 units.

A: If during the inspection, the consultant detects or discovers mold in any of the vacant units not listed within the revised Attachment #II, they should alert the Project Manager (PM) and propose to take whatever prudent measures necessary to confirm the condition and prepare recommendations for remediation. The PM will authorize any resulting change in scope and related cost.

Q: Can all surveys be assessed all in one phase?

A: This Phase includes the units listed categorically in the revised attachment I & II.

Q: Since the site walk was on 5/21/24, and an upcoming holiday weekend, will there be an extension for the due date of 5/31/24?

A: Yes. The proposal presentation due date has been extended. Proposals will be accepted until Friday June 7th at 3:00 PM according to the previous instructions.

Q: Are the floor plans available for each of the 77 units prior to the start of the project?

A: The plans are available for each model unit by type. We will provide the scope matrix that identifies the tasks to be completed for each specific unit.

Q: What are the working hours when a key master will be available to open up units?

A: Working hours are Monday to Friday from 8AM to 7 PM. The Master key will be available at the office from 8:00 AM and must be returned no later than 7:00 PM each day.

Q: We shall assume we can do units as fast as we want as they are vacant?

A: All units are vacant. The schedule for completion of the units must be coordinated with the PM.

Q: For units pre1980, for lead testing, can do EPA LBP XRF/protocol for testing as they will be renovated and reinhabited which is the purpose of this project. But assume some paint chip sampling in each unit as back up for OSHA purposes?

A: Consistent with Palm Beach County regulations we will follow OSHA requirements, that includes paint chip sampling.

Q: Will preliminary plans be available for each unit so we can review and use them when inspecting?

A: Per the previous response, the plans are available for each model by type.

Q: Shall we patch roofs on decks that are starred for removal?

A: Yes.

Q: For multi-unit structures, if roof is starred, shall we assume it's for all units?

A: Yes. Check the revised attachment I & II note which indicates that we are going to replace the buildings' roofs on the unit marked X*.

Q: Shall we break scuttle hole seals to access attics for inspections?

A: There are openings in the ceiling that provide access to the attic and the roof.

Q: Shall we assume ceramic tiles/grout to be sampled in bathrooms in ADA mod units?

A: Yes

Q: Shall we put all three parameters ASB + LBP +/- M/M in the same report? And thus one full report for each unit?

A: Yes. A complete report comprising each of the three (3) parameters which applies to each unit.

Q: Although most work is interior rehab, shall we also do stucco and/or caulk sampling when plans show doors or windows being replaced?

A: Yes.