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Jeff Sklet
 Executive Director

ADDENDUM NO.1

PCHA-RFP-2023-01 Housing Quality Standards (HQS) Inspection Services

Date: May 10, 2023

The following changes, additions, and/or deletions are hereby made a part of the Documents for the above noted request for quotes, fully and completely as if the same were fully contained therein. All other terms, conditions, and specifications of the original Invitation for Bids, remain unchanged.

Proposals due May 23, 2023 by 2:00pm

1. Questions Received:

Question	When will the contract be awarded?
Answer	PCHA's current contract is through October 31,2023.
Question	Who is currently completing inspections?
Answer	Landmark Inspection Services, LLC.
Question	What is the current contractor charging for: annual inspection, initial reinspection, re-inspection, 24-hr reinspection, failed inspection, no show, and special inspection?
Answer	Initial HQS, annual, special/complaint, quality control inspections are \$27.75 per inspection. HQS re-inspections \$17.25 per inspection, no show/no adult/refused entry/moved are \$5.00 per incident.
Question	Does Pasco County Housing Authority provide tablets for the inspectors to use?
Answer	No, the contractor would be responsible for providing their own equipment.
Question	Please explain the payment schedule?
Answer	The payment schedule is a break down of the cost for each type of inspection.
Question	Over what area are these inspections?
Answer	Pasco County Housing Authority covers all of Pasco County, Florida.
Question	What percentage fail?



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Answer	From 1/1/22 to 1/1/23: 3067 inspections completed. Passing Percentage 51.45%
Question	REAC/NSPIRE is changing HQS inspections, will PCHA review what inspectors will charge for the new requirements?
Answer	Costs are to be included in your initial proposal. If there are to be changes, the agency will adhere to procurement requirements.
Question	Is the housing authority going to utilize this contract to conduct inspections at properties it has a financial interest in?
Answer	This proposal is for HQS Inspection services, inspections will be required to be completed at units where an HCV participant resides. Some of our properties house voucher participants.
Question	Will the Pasco County Housing Authority permit the use of remote virtual inspections (RVI) for the completion of inspections?
Answer	No.
Question	Will access to "Lindsey Software" be provided by Pasco County Housing Authority?
Answer	Yes, Lindsey is the housing software which PCHA utilizes.
Question	Annual inspections, who is responsible for mailing out the notices?
Answer	The inspection company is responsible for mailing its notices as required.
Question	Will Lead Based Paint testing be required?
Answer	No, all landlords are required to submit a lead-based paint certification prior to program participation.
Question	Other than entering the completed inspection report into the Lindsey system, is there any other reason to use Lindsey System?
Answer	Lindsey will be utilized by the inspection company to sync their inspection into the housing software. Lindsey is similar to Tenmast and other MRI software products.
Question	Are there guidelines to specify how to determine who would be responsible for damages to the property?
Answer	This would be determined between the landlord and tenant.
Question	Is the inspector required to be licensed as a code inspector?
Answer	The HQS Inspection company is responsible for providing an inspector which can complete the HUD regulated HQS inspections for the Housing Choice Voucher Program.