

Paragraph, page, and text being questioned	Question	Answer
Section 2.6.3 – Page 18	Green Building and Energy Efficient standards are mentioned several times. Is there a specific standard or certificate that will be required?	<p>Respondents may adhere to any acceptable Green Building and Energy Efficiency Standards as outlined in 87 FR 6364. Respondents are encouraged to identify the Green Building and Energy Efficiency Standards they intend to utilize.</p> <p>As outlined in 87 FR 6364, all new construction must “... <i>meet an industry-recognized standard that has achieved certification under (i) Enterprise Green Communities; (ii) LEED (New Construction, Homes, Midrise, Existing Buildings Operations and Maintenance, or Neighborhood Development); (iii) ICC-700 National Green Building Standard Green+Resilience; (iv) Living Building Challenge; or (v) any other equivalent comprehensive green building program acceptable to HUD.</i> Additionally, all such covered construction must achieve a minimum energy efficiency standard, such as (i) ENERGY STAR (Certified Homes or Multifamily High-Rise); (ii) DOE Zero Energy Ready Home; (iii) EarthCraft House, EarthCraft Multifamily; (iv) Passive House Institute Passive Building or EnerPHit certification from the Passive House Institute US (PHIUS), International Passive House Association; (v) Greenpoint Rated New Home, Greenpoint Rated Existing Home (Whole House or Whole Building label); (vi) Earth Advantage New Homes; or (vii) any other equivalent energy efficiency standard acceptable to HUD.”</p>
Section 2.7 – Page 19	What type of assistance will be required to assist homeowners in vacating a damage home? To what extent is the cost of the move and relocation the contractors responsibility?	In general, applicants are expected to vacate the storm damaged property and remove all personal property without assistance. In extreme cases, the program may approve exceptions to program policies to allow for assistance such as but not limited to: moveout and packing assistance or provision of temporary storage containers. General contractors may be reimbursed for costs associated with moveout assistance, when moveout assistance is

		provided by the General Contractor at the direction of the program.
Section 2.11 - Page 20	There is Liquidated Damages for projects that exceed 120 days for reconstruction and 60 days for rehabilitation. In our experience, this is not feasible in today's market. For example, material lead times have exceeded 120 days in recent months. Is there flexibility due to material backorders and weather such as another hurricane?	Extensions to these timeframes will be considered on a case-by-case basis for delays that are beyond the General Contractor's control.
Section 3.3.4 – Page 23	It is very clearly written in bold that any respondent that chooses to perform reconstruction projects will also be required to perform rehabilitation projects. Is there any idea as to the number of reconstruction vs rehabilitation projects? Our experience and expertise is in new construction. We can handle rehabilitations, but our interest would be limited in the majority are rehabilitation.	The location and award type of projects completed by HRAP will be driven by several factors, including but not limited to applicant location, applicant priority, level of damage, etc. At present it is unknown where projects will be located or the volume of reconstruction, replacement, or rehabilitation project types.
Section 2.6.2 – Page 17	Are impact Windows required or can approved hurricane fabric be provided?	General Contractors are required to meet local code requirements.
Paragraph number: 2.7 Page number: 18 Text of passage: <i>"All communications, updates, interactions, site visits, etc. with any HRAP applicant or in direct support of progressing an HRAP applicant must be recorded in Canopy™."</i>	What is the cost of Canopy software? Will this be provided or is it on us to provide it?	Canopy access will be provided to awarded respondents by HORNE.
Paragraph number: 4.2.2.2 Page number: 27 Text of passage: <i>"Respondent shall commit to make a demonstrated effort to provide subcontract opportunities to locally owned</i>	Are there specific percentages assigned to MWBE goals? Are there monetary penalties for not hitting these goals?	There are no numeric goals for MWBE participation identified. Respondents are encouraged to provide opportunities to locally owned businesses, minority and women-owned businesses and low-income residents of the areas served. Respondents should document efforts to

<p><i>businesses, minority and women-owned businesses enterprises and low-income residents in the program area.”</i></p>		<p>engage MWBE firms. HUD form 2516 may be required with final invoice for each completed project.</p>
<p>Paragraph number: 2.7 Page number: 19 Text of passage: <i>“Assist homeowners in vacating their damaged home, if necessary.”</i></p>	<p>What activities are required by the contractor for assisting homeowners in vacating their homes and will the contractor be compensated for these activities?</p>	<p>In general, applicants are expected to vacate the storm damaged property and remove all personal property without assistance. In extreme cases, the program may approve exceptions to program policies to allow for assistance such as but not limited to: moveout and packing assistance or provision of temporary storage containers. General contractors may be reimbursed for costs associated with moveout assistance, when moveout assistance is provided by the General Contractor at the direction of the program.</p>
<p>Paragraph number: Exhibit B, paragraph B Page number: Exhibit B, page 2 Text of passage: <i>“Payment to SUBCONTRACTOR shall be made within ten (10) days of payment to HORNE by ADECA, for work concluded by SUBCONTRACTOR and approved by both HORNE and ADECA.”</i></p>	<p>What are the payment terms between Horne and ADECA?</p>	<p>The contract between HORNE and ADECA is publicly available at https://adeca.alabama.gov/2020-dr-contracts/</p>
<p>Paragraph Number 1.3: Work Areas Page Number: 4 Text of Passage: <i>“The Action Plan established housing as the largest unmet need in the nine (9) Most Impacted and Distressed (MID) counties of Baldwin, Clarke, Dallas, Escambia, Marengo, Mobile, Perry, Washington, and Wilcox.”</i></p>	<p>Of the nine (9) MID counties, are there particular counties in which a large number of Mobile Home Replacements are expected to occur? If so, please name the counties.</p>	<p>The location and award type of projects completed by HRAP will be driven by several factors, including but not limited to applicant location, applicant priority, level of damage, etc. The location of the majority of Mobile Home Replacements is unknown at the present time as applications are currently being accepted/evaluated.</p>
<p>Paragraph Number: 2.2: Description of Services and Requirements Page Number: 5 Text of passage: <i>“In addition to the services and requirements described below, Contractors must</i></p>	<p>For construction services/activities that are not included in the “All inclusive Price” or listed as a line item for “Site Specific Costs”, will the contractor be able to submit a Change Order for the</p>	<p>Change orders for work required to complete the project in accordance with local codes and HUD standards will be considered on a case-by-case basis. Change order requests must demonstrate cost reasonableness requirements of 2 CFR 200 for the requested scope changes.</p>

<p><i>perform any other ancillary construction-related services that may be required for a given property.”</i></p>	<p>work to be completed? If so, will ADECA require several quotes to complete the required work? Obtaining multiple quotes for manufactured housing in rural areas will be problematic as there is a limited number of subcontractors that are willing and able to work on these homes.</p>	
<p>Paragraph Number: 2.5.3: Reasonable Accommodations – Mobile Home Replacement</p> <p>Award Type</p> <p>Page Number: 13</p> <p>Text of Passage: <i>“Reasonable accommodations in MHU projects are limited by manufacturer specifications and unit availability. Applicants who request reasonable accommodation will be provided with a “wheelchair friendly” mobile home unit. Wheelchair friendly designations are controlled by the manufacturer and may include features such as wider doorways, grab bars or low-threshold shower compartments.”</i></p>	<p>What features are required to be in “wheelchair friendly” mobile home units? Please explain and define a “wheelchair friendly” mobile home unit?</p>	<p>Wheelchair friendly Mobile Home Units should include at minimum:</p> <ul style="list-style-type: none"> • One bathroom with: <ul style="list-style-type: none"> ○ step-in, low-threshold shower, with threshold no higher than nine (9) inches from the floor covering ○ Shower wand on an adjustable rail and a seat in the shower, and ○ Comfort height toilet, with seat 17” – 19” above the floor • Minimum 32” width for exterior doors • Minimum 36” hallway width, and • Minimum 32” bathroom and bedroom doors <p>Additional accommodations, such as hearing-impaired smoke detectors or roll-in/no threshold shower compartments will be considered separately and, on a case-by-case basis, based on the applicant’s needs.</p>
<p>Paragraph Number: 2.7: Additional Requirements</p> <p>Page Number: 19</p> <p>Text of Passage: <i>“Provide a certificate from a HUD recognized Energy Efficiency Standard for completed construction.”</i></p>	<p>Does this apply to Mobile Home Replacements? Manufactured housing units are produced to the national HUD code and energy standards are incorporated within the code.</p>	<p>No. Mobile Home Units must be HUD-certified units.</p>
<p>Paragraph Number: 2.7: Additional Requirements</p> <p>Page Number: 19</p>	<p>Will the contractor be permitted to charge ADECA for the costs associated with assisting the</p>	<p>In general, applicants are expected to vacate the storm damaged property and remove all personal property without assistance. In extreme cases, the program may</p>

Text of Passage: "Assists homeowners in vacating their damaged home, if necessary."	homeowner with the move-out process? This statement has serious liability issues to ADECA and the Contractor. We would strongly suggest that only licensed and bonded moving & storage companies be subcontracted for this task.	approve exceptions to program policies to allow for assistance such as but not limited to: moveout and packing assistance or provision of temporary storage containers. General contractors may be reimbursed for costs associated with moveout assistance, when moveout assistance is provided by the General Contractor at the direction of the program.
Paragraph Number: 4.2.2.5 Page Number: 27 Text of Passage: <i>"Upon Project completion, Contractor must document certification by an Energy Efficiency official body."</i>	Does this apply to Mobile Home Replacements? Manufactured Home production is governed by the HUD Code for Manufactured Housing and energy efficiency standards are incorporated into this code. If this is required by ADECA, would a blanket statement from the manufacturer suffice?	No. Mobile Home Units must be HUD-certified units.
Paragraph: 5.1.3 Key Staffing Profile Page Number: 32 Text of Passage: <i>"Project Manager"</i>	Is this position required to be physically located in the nine (9) county area throughout the program?	Yes.
Paragraph Number: 5.1.3 Key Staffing Profile Page Number: 32 Text of Passage: <i>"Superintendent(s) should manage a maximum of eight (8) active projects at any given time."</i>	Does this 8:1 project to superintendent ratio apply to Mobile Home Replacements?	Yes.
Paragraph Number: 6.1.2: MHU Replacement Projects Page Number: 39 Text of Passage: <i>"This site-specific cost will include widened doorways, low-threshold shower, shower wand (on an accessible rail), shower seat, and a comfort height toilet with grab bars."</i>	Please define a low-threshold shower? Can a raised toilet seat be added to a standard toilet, which would raise the toilet to comfort height?	Wheelchair friendly Mobile Home Units should include at minimum: <ul style="list-style-type: none"> • One bathroom with: <ul style="list-style-type: none"> ○ step-in, low-threshold shower, with threshold no higher than nine (9) inches from the floor covering ○ Shower wand on an adjustable rail and a seat in the shower, and ○ Comfort height toilet, with seat 17" – 19" above the floor

		<ul style="list-style-type: none"> ○ A raised toilet seat will not be a substitute for a comfort height toilet. ● Minimum 32" width for exterior doors ● Minimum 36" hallway width, and ● Minimum 32" bathroom and bedroom doors <p>Additional accommodations, such as zero-step entrance (including ramp or lift), hearing-impaired smoke detectors or roll-in/no threshold shower compartments will be considered separately and on a case-by-case basis, based on the applicant's needs.</p>
Paragraph Number: Section 3.1 Schedule of Events, Page: 21. Text of Passage: Deadline for Submission Responses.	What time on April 27, 2023 are submissions due?	5:00 PM; Central Standard Time
Paragraph: 3.3.1 General Requirements, Page: 22. Text of Passage: "Respondent"	Can any contractor wanting to submit a proposal, submit as a respondent and possibly qualify or must a respondent have been directly requested by HORNE to submit as a respondent?	Any interested party may submit a proposal.
Paragraph: 2.7 Additional Requirements, Page: 18 Text of Passage: Paragraph 12. Davis Bacon Act	Will certified payroll be a requirement to be submitted by the contractor(s) throughout the duration of the program?	Davis-Bacon applies to the rehabilitation of residential property only if the property contains 8 or more units. Residential property that contains 7 or fewer units is exempt. As the Home Recovery Alabama Program only aims to serve single family dwelling units, it is not anticipated that certified payroll will be required from contractors.
Exhibit B - Sample Subcontractor Agreement. Exhibit D. Insurance and Bonding Requirements. Page 29. Paragraph 5. Bonds.	Will HORNE carry any performance and/or payment bonds for this program?	No.
Section 3.3.3 Page Limit and Supporting Documentation. Page 23. Paragraph 3. Page Limit.	Will a Unanimous Consent Form for an LLC be considered above and beyond the 25-page limit and should it be provided with submission?	No, a Unanimous Consent Form will not count toward the 25-page limit. If a Unanimous Consent Form is needed to demonstrate signatory authority, please submit.

Section 3.3.3 Page Limit and Supporting Documentation. Page 23. Paragraph 3. Page Limit.	Will a title page be considered above and beyond the 25-page limit and is this allowed to be submitted?	Title page will not count toward the 25-page limit. Respondents may submit with a title page.
Section 3.3.3 Page Limit and Supporting Documentation. Page 23. Paragraph 3. Page Limit.	Will a cover letter be considered above and beyond the 25 page limit and is this allowed to be submitted?	A cover letter does not count toward the 25-page limit. Respondents may submit a cover letter, but a cover letter is not required.
Section 3.3.3 Page Limit and Supporting Documentation. Page 23. Paragraph 3. Page Limit.	Will a table of contents be considered above and beyond the 25 page limit and is this allowed to be submitted?	Table of Contents will not count toward the 25-page limit. Respondents may submit a table of contents.
Section 3.3.3 Page Limit and Supporting Documentation. Page 23. Paragraph 3. Page Limit.	Will the requested EMR letter be considered above and beyond the 25 page limit?	No, your insurance EMR letter will not be included in the 25 pages.
Section 3.3.3 Page Limit and Supporting Documentation. Page 23. Paragraph 3. Page Limit.	Will a certificate of insurance be considered above and beyond the 25 page limit and should it be provided with submission?	Bonds and insurance are due from awarded respondents seven (7) days after contract execution. Certificates of insurance need not be submitted with proposals.
Section 6.1.1 Reconstruction Projects. Page 37. Paragraph 2. Reconstruction Projects.	Is the respondent(s) required to submit pricing for reconstruction projects in order to qualify for the program?	Respondents must clearly identify in their technical proposal whether they intend to perform MHU replacement projects or rehabilitation projects only. Any respondent that chooses to perform reconstruction projects will also be required to perform rehabilitation projects. Respondents may choose to perform all award types. Respondents must submit pricing for the project type(s) specified in their technical proposals only.
Section 6.1.2 MHU Replacement Projects. Page 37. Paragraph 5. MHU Replacement Projects.	Is the respondent(s) required to submit pricing for MHU replacement projects in order to qualify for the program?	Respondents must clearly identify in their technical proposal whether they intend to perform MHU replacement projects or rehabilitation projects only. Any respondent that chooses to perform reconstruction projects will also be required to perform rehabilitation projects. Respondents may choose to perform all award types. Respondents must submit pricing for the project type(s) specified in their technical proposals only.

<p>Section 6.1.3 Rehabilitation Projects. Page 40. Paragraph 2. Rehabilitation Projects.</p>	<p>Is the respondent(s) required to submit pricing for rehabilitation projects or just acknowledge and agree to the Xactimate cost estimates plus 30% overhead and profit max rate?</p>	<p>Respondents should indicate in their technical proposal, what their proposed overhead and profit rates are, if respondent indicates a desire to perform rehabilitation or reconstruction project types. Respondents need not submit Xactimate pricing.</p>
<p>Section 6.1 Cost Proposal. Page 37. Paragraph 1. Cost Proposal.</p>	<p>Will the contractor, if awarded, be required to conduct all reconstruction, MHU, and rehabilitation projects issued, or will the contractor(s) be able to specialize in one category only to help production efficiency if allowed?</p>	<p>Respondents must clearly identify in their technical proposal whether they intend to perform MHU replacement projects or rehabilitation projects only. Any respondent that chooses to perform reconstruction projects will also be required to perform rehabilitation projects. Respondents may choose to perform all award types.</p> <p>If awarded, respondents must be prepared to accept projects of all type(s) specified in their technical proposal.</p>
<p>Paragraph 7.2.1 Required Coverages, Page 42, <i>"For the duration of any contract resulting from this Solicitation, Respondent shall acquire insurance, bonds, or both, with financially sound and reputable independent insurers, in the type and amount listed in Exhibit B Sample Contract. The required coverage is to be with companies licensed in the state of Alabama, with an "A" rating from A.M. Best, authorized to provide the corresponding coverage and must be listed in the Department of the Treasury's Listing of Certified Companies. Work on any contract shall not begin until after Respondent has submitted acceptable evidence of insurance. Failure to maintain insurance coverage or acceptable alternative methods of insurance shall be deemed a breach of contract. Respondent shall submit acceptable evidence of insurance and bonds not later than seven days following the effective date of a Contract."</i></p>	<p>Will a combination of \$2M aggregate in General Liability Coverage and \$3M in Excess coverage be sufficient to satisfy the \$5M requirement for GL and Umbrella/Excess coverage?</p>	<p>The \$10,000,000 aggregate can be met in any combination of GL plus umbrella, but the \$5,000,000 proposed does not meet the requirement.</p>

<p>And from Exhibit B – Sample Subcontractor Agreement – Page 29</p> <p><i>"The required limits above can be met with any combination of primary and umbrella / excess policies."</i></p>		
<p>Paragraph 7.2.1, Page 42,</p> <p><i>"For the duration of any contract resulting from this Solicitation, Respondent shall acquire insurance, bonds, or both, with financially sound and reputable independent insurers, in the type and amount listed in Exhibit B Sample Contract. The required coverage is to be with companies licensed in the state of Alabama, with an "A" rating from A.M. Best, authorized to provide the corresponding coverage and must be listed in the Department of the Treasury's Listing of Certified Companies. Work on any contract shall not begin until after Respondent has submitted acceptable evidence of insurance. Failure to maintain insurance coverage or acceptable alternative methods of insurance shall be deemed a breach of contract. Respondent shall submit acceptable evidence of insurance and bonds not later than seven days following the effective date of a Contract."</i></p> <p>And from Exhibit B – Sample Subcontractor Agreement – Page 28</p> <p><i>"Professional Liability with limits of not less than: \$1,000,000 Each Claim / Aggregate"</i></p>	<p>Please confirm that building contractors are not required to provide Professional Liability coverage, as long as our subcontractors for Engineering and Architecture provide their professional liability coverage.</p>	<p>In the event the general contractor is not providing Professional Liability coverage directly, subcontractor certificates of insurance for professional liability in the amount shown will be required.</p>

<p>Paragraph 2.11 Liquidated Damages, Page 20, <i>“One Hundred Dollars and No/100 (\$100.00) PER DAY, per individually assigned Project. The Contractor may be liable for liquidated damages in the amount of One Hundred Dollars and No/100 (\$100.00) PER DAY, per affected Projects, if Contractor fails to complete the work within the contracted period.”</i></p> <p>And</p> <p>Sample Subcontract Agreement – (H) Performance on page 9</p> <p><i>“Liquidated damages will be imposed for projects that exceed the established standards. For every day beyond the set time standards, the SUBCONTRACTOR must deduct \$100.00 from the project amount invoiced to HORNE for that project. Additionally, SUBCONTRACTOR will be responsible for all additional temporary housing expenses incurred by the homeowner beyond the established time frame for the project. The contractor may petition HORNE for relief from the liquidated damages for situations reasonably outside the control of the contractor, and HORNE, in its sole discretion, will determine whether any such relief is due to be granted.”</i></p>	<p>What is the cap or limit of liquidated damages that can be assessed to the contractor per individually assigned project?</p>	<p>Liquidated damages for a specific application will be capped at 100% of the award amount for that application.</p>
<p>Paragraph 4.2.2.6, page 28 <i>“Contractor must maintain performance and payment bonds in an amount equal to the value of the active construction projects issued under the awarded contract. HRAP will award contracts</i></p>	<p>Will blanket bonds be allowed to cover the total amount of active work in progress for this program in order to minimize the administrative burden on the state and contractor to individually bond each home?</p>	<p>Yes, blanket bonds may be accepted.</p>

<p><i>in different amounts based upon the work that is required.”</i></p>						
<p>Paragraph 6.1.3 Rehabilitation Projects, page 40</p> <p><i>“Contractors, as part of their bid response, are required to propose their combined overhead and profit rate to be provided on top of approved Xactimate cost estimates. The combined overhead and profit rate is not to exceed 30% in any circumstance.”</i></p>	<p>Where shall the respondent indicate the response for the Rehabilitation cost percentage for the combined overhead and profit rate in the cost proposal, since it is not included on the Cost Estimate forms (Exhibits D & E)? Is it acceptable to simply list the percentage on a cover page created for the Cost Proposal?</p>	<p>Respondents should indicate in their technical proposal, what their proposed overhead and profit rates are, if respondent indicates a desire to perform rehabilitation or reconstruction project types. Respondents need not submit Xactimate pricing.</p>				
<p>Paragraph D – Master Contract, page 6 of the Sample Subcontract Agreement</p> <p>“Services performed under this Agreement will be in furtherance of work undertaken by HORNE pursuant to the Master Contract, which is attached hereto as Exhibit C with certain redactions to preserve the confidentiality of information not affecting SUBCONTRACTOR’S services. “</p>	<p>Will Horne please provide a copy of Exhibit C – Master Contract for review in conjunction with this sample Subcontract Agreement?</p>	<p>The contract between HORNE and ADECA is publicly available at https://adeca.alabama.gov/2020-dr-contracts/</p>				
<p>Exhibit E – MHU Cost Estimate Form</p>	<p>Is the respondent required to submit MHU floorplans with the RFP response if respondent intends to bid on MHU replacement?</p>	<p>Yes.</p>				
<p>Exhibit D – Recon Cost Estimate Form</p> <table border="1" data-bbox="317 1171 801 1428"> <tr> <td>Concrete Culvert (12")</td> </tr> <tr> <td>Concrete Culvert (15")</td> </tr> <tr> <td>Concrete Culvert (16")</td> </tr> <tr> <td>Concrete Culvert (18")</td> </tr> </table>	Concrete Culvert (12")	Concrete Culvert (15")	Concrete Culvert (16")	Concrete Culvert (18")	<p>The cost estimate form asks for pricing in lump sum, except where otherwise indicated. The line items for Concrete Culvert do not specify pricing per linear foot. How many linear feet are we to use when pricing the concrete culvert line items as a lump sum, or shall we provide per linear foot pricing?</p>	<p>Standard driveway width would be 18'. Please provide a lump sum price at 24' long.</p>
Concrete Culvert (12")						
Concrete Culvert (15")						
Concrete Culvert (16")						
Concrete Culvert (18")						

	Concrete Culvert (20")		
	Concrete Culvert (24")		
Exhibit D – Recon Cost Estimate Form	<p>In our experience, the following items are typically a bid item priced after an assessment is completed, on a case-by-case basis. Please clarify the scenario or facts by which the respondent is to provide pricing for these items on the site-specific costs sheet:</p> <ul style="list-style-type: none"> • Septic System Drain field replacement only (included removal and install) • Septic System Service/Repair • Water Well Service/Repair 	Septic system repairs would require a septic system evaluation to substantiate the needed repairs. Cost reasonableness would need to be established for any repairs required.	
Exhibit D – Recon Cost Estimate Form	Regarding the site-specific line item for “Water Tap”, is the respondent to base our cost off of a short tap or a long tap?	This cost would be for the connection to the water main, not the length of the waterline.	
Exhibit D – Recon Cost Estimate Form	Regarding the site-specific item “No Step Entrance”, is this item inclusive of the door unit only, or is this also inclusive of the walkway from the parking pad to the entrance?	There needs to be an accessible walkway from the parking area to the entrance.	
Exhibit D – Recon Cost Estimate Form	Is there a minimum linear foot of concrete sidewalk that is automatically incorporated into the house base price?	Incorporate a 15' section into your base bid. That will, in most cases, allow for a connection between the drive and porch.	
Paragraph 4.2.1.8 Page 26 <i>“Respondent must have experience in achieving compliance and reporting on compliance with state and federal construction laws, regulations, and procedures, including the Davis Bacon Act, and producing the payroll documentation necessary for compliance;”</i>	Is this a prevailing wage project? Will certified payroll be required?	Davis-Bacon applies to the rehabilitation of residential property only if the property contains 8 or more units. Residential property that contains 7 or fewer units is exempt. As the Home Recovery Alabama Program only aims to serve single family dwelling units, it is not anticipated that certified payroll will be required from contractors.	

<p>Paragraph 4.2.2.7 Page 28 <i>“Contractors who intend to perform reconstruction projects must submit reconstruction plan sets of single-family homes for consideration by the program for use in the reconstruction phase of the program. The Contractor must obtain permission from the designers for free reuse by the program by any contractor selected by the Program. Contractors will be responsible for performing site-specific engineering requirements when using these plan sets. Plan sets will be required to have 2 bathrooms. Contractors must provide 2-bedroom, 3-bedroom, and 4-bedroom plan sets. Plans must allow for all accessibility options discussed in Section 2 above.”</i></p>	<p>Please confirm minimum requirement for plan submissions. Are we expected to submit 1 plan set for 2 bedrooms, 1 plan set for 3 bedroom, 1 plan set for 4 bedroom? Please provide minimum requirements. I.e. layout, elevation options, electrical layout etc.</p>	<p>Please provide plans for two (2), three (3), and four (4) bedroom homes. Plans should include elevations for all sides, floorplan, fixture layouts and “typical” foundation section.</p>
<p>Paragraph 4.2.2.4 and 4.2.2. Page 27 <i>“Upon Project completion, Contractor must document certification by a Green Building official body for reconstruction projects.</i> <i>Upon Project completion, Contractor must document certification by an Energy Efficiency official body.”</i></p>	<p>Will these homes be required to meet “fortified” building standards? If so, to what extent? Also please confirm we are expected to provide separate certifications for energy and green building standards.</p>	<p>Respondents may adhere to any acceptable Green Building and Energy Efficiency Standards as outlined in 87 FR 6364. Respondents are encouraged to identify the Green Building and Energy Efficiency Standards they intend to utilize.</p> <p>As outlined in 87 FR 6364, all new construction must “... meet an industry-recognized standard that has achieved certification under (i) Enterprise Green Communities; (ii) LEED (New Construction, Homes, Midrise, Existing Buildings Operations and Maintenance, or Neighborhood Development); (iii) ICC-700 National Green Building Standard Green+Resilience; (iv) Living Building Challenge; or (v) any other equivalent comprehensive green building program acceptable to HUD. Additionally, all such covered construction must achieve a minimum energy efficiency standard, such as (i) ENERGY STAR (Certified Homes or</p>

		<p><i>Multifamily High-Rise); (ii) DOE Zero Energy Ready Home; (iii) EarthCraft House, EarthCraft Multifamily; (iv) Passive House Institute Passive Building or EnerPHit certification from the Passive House Institute US (PHIUS), International Passive House Association; (v) Greenpoint Rated New Home, Greenpoint Rated Existing Home (Whole House or Whole Building label); (vi) Earth Advantage New Homes; or (vii) any other equivalent energy efficiency standard acceptable to HUD.”</i></p> <p>All completed projects must also adhere to local code requirements.</p>
<p>Paragraph 6.1.2 Page 38</p> <p><i>“Respondent will provide floor plans for both single-wide and double-wide MHU configurations in the following layouts within the square footage ranges provided in the table above: ”</i></p>	<p>Will you please confirm we are being asked to submit a total of 6 MHU plans?</p> <p>1 each single-wide 2 BR 1 each double-wide 2 BR 1 each single-wide 3 BR 1 each double-wide 3BR 1 each single-wide 4 BR 1 each double-wide 4 BR</p>	<p>Yes. Respondents who desire to complete mobile home replacement projects should submit plans for each configuration listed. Please provide a price for each.</p>
<p>Paragraph 4.2.2.6 Page 28</p> <p><i>“Contractor must maintain performance and payment bonds in an amount equal to the value of the active construction projects issued under the awarded contract. HRAP will award contracts in different amounts based upon the work that is required. Respondent must provide evidence of the maximum performance and payment bonding capacity with the Solicitation Response, and the form of the bond that shall be executed and produced by the selected Respondent(s) at the time of Project assignment. ”</i></p>	<p>Will blanket bonds be accepted for the performance and payment bonds?</p>	<p>Yes, blanket bonds may be accepted.</p>

<p>Paragraph Number: 1.1 and 3.3.1 Page Number: 2 and 23 Text of Passage Being Questioned: 1.1 Executive Summary Respondent must execute Exhibit A Federal Affirmations, and complete other items listed on the Submission Checklist to be considered. 3.3.1 General Requirements Respondent shall complete and upload the documents listed below to the URL in Section 3.4.3: a) One Narrative Proposal, including all documents requested in Part 1 of the Submission Checklist, submitted as one Portable Document Format (PDF) file; b) One Cost Proposal, including all documents requested in Part 2 of the Submission Checklist, submitted as one PDF file</p>	<p>The RFP mentions that there is a Submission Checklist for both Part 1: Narrative Proposal and Part 2: Cost Proposal. Where are the required Submission Checklist's located?</p>	<p>Submission checklists are not required.</p>
<p>Paragraph Number: 2.7 - Page Number: 18-19; final bullet point - Text or Passage Being Questioned: 2.7 Additional Requirements These requirements apply to all project types included in this solicitation: • Assist homeowners in vacating their damaged home, if necessary.</p>	<p>What specific tasks are included in the requirement to "assist homeowners in vacating their damaged home" as mentioned? Additionally, will contractors be reimbursed for the costs associated with these tasks?</p>	<p>In general, applicants are expected to vacate the storm damaged property and remove all personal property without assistance. In extreme cases, the program may approve exceptions to program policies to allow for assistance such as but not limited to: moveout and packing assistance or provision of temporary storage containers. General contractors may be reimbursed for costs associated with moveout assistance, when moveout assistance is provided by the General Contractor at the direction of the program.</p>
<p>Paragraph Number: 5.1.5 - Page Number: 34 - Text of Passage Being Questioned: 5.1.5 Major Subcontractor Information</p>	<p>Does the 50% award amount per project rule apply to mobile home replacements?</p>	<p>Yes, however the purchase of the MHU would be excluded from that requirement.</p>

<p>Respondents are not permitted to award more than 50% of an award for an individual home to one subcontractor to perform the work onsite.</p>		
<p>Paragraph Number: Exhibit B – Paragraph 2</p> <ul style="list-style-type: none"> - Page Number: 2 - Text of Passage Being Questioned: Exhibit-B: Sample Subcontractor Agreement <p>Payment to SUBCONTRACTOR shall be made within ten (10) days of payment to HORNE by ADECA, for work concluded by SUBCONTRACTOR and approved by both HORNE and ADECA. HORNE reserves the right to hold payment on future invoices, or portions thereof, for any subsequent work on any project under this contract that is questioned.</p>	<p>What are the specific milestones for the contractor to receive payment under the terms outlined? Additionally, if there are milestones, what are the amounts or percentages that will be paid at each milestone?</p>	<p>Exhibit B – Sample Contract is included as a sample. Contract negotiations will be held individually with awarded respondents.</p> <p>All construction projects must pass two milestone inspections, as outlined in the Home Recovery Alabama Program Guidelines, which are publicly available at https://homerecoveryal.com/resources/</p>
<p>Respondent shall complete and upload the documents listed below to the URL in Section 3.4.3:</p> <ul style="list-style-type: none"> a) One Narrative Proposal, including all documents requested in Part 1 of the Submission Checklist, submitted as one Portable Document Format (PDF) file; b) One Cost Proposal, including all documents requested in Part 2 of the Submission Checklist, submitted as one PDF file ; c) If any information in the Narrative Proposal or the Cost Proposal is considered confidential, proprietary, or trade secret information, a redacted version of the Narrative Proposal and/or the Cost Proposal should be submitted. <p>NOTE: Respondent must provide a pricing-redacted set of Cost Proposal forms, as described in Article VI, as part of the Narrative Proposal.</p>	<p>The instructions indicate uploads for the narrative and cost proposals in sub-points "a" and "b" and allows for redaction in "c" for any confidential information. This could be read to require separate uploads for each the narrative and cost proposal and additional uploads for redacted versions of either or both (if applicable). However, the "Note" indicates that a redacted set of cost proposal forms should be included in the narrative proposal. Is it the intent of Horne LLP to obtain a single document inclusive of narrative and pricing unredacted and a second redacted document for a total of two uploads or is it the intent of Horne LLP to obtain separate documents for the narrative proposal and the cost proposal?</p>	<p>Respondents should upload two (2) documents – one Narrative Proposal and one Cost Proposal. Respondents may provide a redacted copy of each, at the discretion of the respondent.</p>

<p>3.3.3 and 4.2 23 and 25 3.3.3 Proposals should not exceed 25 pages in length. Exhibit A, Federal Affirmations; signed acknowledgements of addenda; résumés; Cost Proposal; Pricing-Redacted Form Cost forms; and Annual Reports, are considered supporting documentation and are not included in the page limit. The Solicitation Response should be formatted using 12-point or larger font, except for charts, graphs or other graphical representations of data. 4.2 Respondent shall submit a summary (not to exceed two pages) that provides specific support for meeting the minimum qualifications outlined in this Section.</p>	<p>The 2-page limitation (page 25) in section 4.2 related to the 9 minimum qualifications outlined on page 26 require proposers to incorporate supporting documentation to prove that the minimum qualifications can be met. Section 3.3.3 on page 23 identifies supporting documentation excluded from the overall 25-page limit. Would Horne LLP please consider adding "past performance summaries, licensing, and certifications" to the supporting documentation category excluded from the 25-page limit?</p>	<p>Supporting documents to demonstrate compliance with minimum qualifications may be submitted as supporting documents, which do not count toward the 25-page limit.</p>
<p>4.2.2 and 4.2.2.7 27 and 28 4.2.2 Respondent should indicate that it meets each of the following requirements by providing documentation and/or specific proof of experience and qualifications to carry out each task: 4.2.2.7 Contractors who intend to perform reconstruction projects must submit reconstruction plan sets of single-family homes for consideration by the program for use in the reconstruction phase of the program. The Contractor must obtain permission from the designers for free reuse by the program by any contractor selected by the Program.</p>	<p>Is it Horne LLP's intent that contractors proposing to engage in reconstruction activities submit reconstruction plan sets as part of the RFP response or is it the intent of Horne LLP to obtain such plan sets from contractors after award? If contractors must submit such plans as part of their RFP response are these excluded from the 25-page limit and considered supporting documentation?</p>	<p>Respondents who wish to complete reconstruction projects should submit plan sets with their response. Plan sets do not count toward the 25-page limit.</p>
<p>Section 2.6 Reconstruction (page 14) Eligible applicants with stick-built homes qualify for a reconstruction award type when the estimated cost to repair is greater than or equal to 50% of the pre-storm assessed value of the structure or \$50,000, whichever is lesser. Eligible applicants with properties otherwise deemed not</p>	<ul style="list-style-type: none"> - Is Program considering 2-story options or narrow lot options? - Can houses be 100% vinyl plank and not offer carpet? - Our engineers are indicating variations in soils for this region and seem like Geotech 	<p>2-story and narrow lot options will be considered. Homes with 100% vinyl plank will be considered Yes, in the regions of Alabama we will be working in, the soil variation will range from sandy to clay to prairie soils. This is no different than anywhere else where the land changes. It</p>

<p>suitable for rehabilitation may also qualify for a reconstruction award if the applicant owns the land and it is feasible to reconstruct the structure on the property.</p> <p>Eligible applicants with MHUs may qualify for reconstruction only if it is infeasible to replace an MHU on the applicant's property and the applicant owns the land on which the MHU is situated. HRAP considers it infeasible to replace an MHU if it must be elevated above the standard 3-foot installation height, if zoning or municipal regulations prohibit installation of a mobile home on the property, or if other engineering, environmental or site constraints make installation of an MHU onsite infeasible. Applicants with MHU property types shall not be awarded a reconstruction award on the basis of applicant preference only.</p> <p>Homes that meet the threshold for a reconstruction award will be demolished and reconstructed in substantially the same footprint, when feasible. Reconstructed homes will meet local building codes and will incorporate Green Building Standards, energy efficiency, and resilience measures to the extent possible.</p>	<ul style="list-style-type: none"> - will be required on all sites. Is the program considering this as a standard item? - Can you provide the sample progress inspection criteria? 	<p>will be the Contractors responsibility to ensure the structural integrity of the foundation in any soil conditions encountered.</p> <p>Milestone inspection criteria is outlined the Home Recovery Alabama Program Guidelines, which are publicly available at https://homerecoveryal.com/resources/</p>
<p>Section 2.9 No Guarantee of Volume or Usage (page 19)</p> <p>HORNE makes no guarantee of volume or usage under any contract resulting from this Solicitation.</p>	<ul style="list-style-type: none"> - Understand no guarantee but what is current expected applicant pool by pathway? - When do you expect first assignments? - Is there a tiered approach to the number of assignments when batches are available? 	<p>The location and award type of projects completed by HRAP will be driven by several factors, including but not limited to applicant location, applicant priority, level of damage, etc. At present it is unknown where within the 9 counties projects will be located or the volume of reconstruction, replacement, or rehabilitation project types. Timing of construction projects will be driven by similar factors and is similarly unknown at present. GC performance on work</p>

		assigned will be the primary factor determining additional assignments. To develop initial performance data, there will be a tiered approach to the number of assignments provided to contractors.
General question	Is there a Program cap per home?	Yes. The maximum award granted to repair any one structure is \$50,000 and the maximum award granted to reconstruct or replace any one structure is \$350,000. Program award caps are outlined in greater detail in the Program Guidelines, which are publicly available at https://homerecoveryal.com/resources/
General question	Assumption is Program will provide comprehensive Tier II including SHPO reports and signed Right of Entry at time of award. Is this correct?	Yes.
General question	Assumption is Program disclose existence of homeowner associations and other deed restrictions at time of award. Is this correct?	If we have this information we will disclose. It is also the contractor's responsibility to do their due diligence in the preconstruction/permitting phase.
Paragraph: 1.1 Page: 2 Text of Passage: Respondents to this Solicitation must demonstrate the ability to mobilize within 45 days of award and complete assigned construction projects within the contracted time (not to exceed 120 days for reconstruction projects and 60 days for rehabilitation and MHU replacement projects) to reduce potential hazards to public welfare and safety.	Will the contractor begin to receive work orders after the 45 day period or prior to the 45 day period?	HRAP will assign projects to general contractors based on the general contractor's performance history on HRAP construction projects and the general contractor's capacity to take on additional jobs at the time the project is ready to be assigned.
Paragraph 2.3 Page 5 Text of Passage: "Physically disabled homeowners, or homeowners with a disabled	Do all units with reasonable accommodation include a ramp?	Wheelchair friendly Mobile Home Units should include at minimum: <ul style="list-style-type: none">• One bathroom with:

<p>household member, may be entitled to additional construction considerations such as low threshold showers, bathroom grab bars, outward swinging doors, exterior ramps, comfort height toilet with grab bars or other accessibility features that will assist with an individual's functional needs."</p>		<ul style="list-style-type: none"> ○ step-in, low-threshold shower, with threshold no higher than nine (9) inches from the floor covering ○ Shower wand on an adjustable rail and a seat in the shower, and ○ Comfort height toilet, with seat 17" – 19" above the floor ● Minimum 32" width for exterior doors ● Minimum 36" hallway width, and ● Minimum 32" bathroom and bedroom doors <p>Additional accommodations, such as zero-step entrance (including ramp or lift), hearing-impaired smoke detectors or roll-in/no threshold shower compartments will be considered separately and on a case-by-case basis, based on the applicant's needs.</p>
<p>Paragraph 2.3 Page: 5 Text of Passage: "Physically disabled homeowners, or homeowners with a disabled household member, may be entitled to additional construction considerations such as low threshold showers, bathroom grab bars, outward swinging doors, exterior ramps, comfort height toilet with grab bars or other accessibility features that will assist with an individual's functional needs."</p>	<p>How many outswing doors is the contractor required to provide and the location in the home required to provide the outswing doors?</p>	<p>2 will be required</p>
<p>Paragraph 2.3 Page: 5 Text of Passage: Physically disabled homeowners, or homeowners with a disabled household member, may be entitled to additional construction considerations such as low threshold showers, bathroom grab bars, outward swinging doors, exterior ramps, comfort height toilet with</p>	<p>What is the height of a low threshold shower requirement?</p>	<p>Wheelchair friendly Mobile Home Units should include at minimum:</p> <ul style="list-style-type: none"> ● One bathroom with: <ul style="list-style-type: none"> ○ step-in, low-threshold shower, with threshold no higher than nine (9) inches from the floor covering ○ Shower wand on an adjustable rail and a seat in the shower, and

<p>grab bars or other accessibility features that will assist with an individual's functional needs.</p>		<ul style="list-style-type: none"> ○ Comfort height toilet, with seat 17" – 19" above the floor ● Minimum 32" width for exterior doors ● Minimum 36" hallway width, and ● Minimum 32" bathroom and bedroom doors <p>Additional accommodations, such as zero-step entrance (including ramp or lift), hearing-impaired smoke detectors or roll-in/no threshold shower compartments will be considered separately and, on a case,-by-case basis, based on the applicant's needs.</p>
<p>Paragraph 2.3 Page: 6 Text of Passage: Standard reasonable accommodations for home entrance and strobe smoke detectors is standard for all award types</p>	<p>Are strobe detectors required for all applicants that are awarded reasonable accommodations?</p>	<p>No. Zero step entrance and strobe smoke detectors are available in all project types. However, installation of these features will be based on applicant request for such features. All requests for reasonable accommodations must be accompanied by a duly completed Verification of Disability Form.</p>
<p>Paragraph 2.3 Page: 6 Text of Passage: Standard reasonable accommodations for home entrance and strobe smoke detectors is standard for all award types</p>	<p>Are all rooms required to have strobe smoke detectors?</p>	<p>Yes, if strobe detectors are required.</p>
<p>Paragraph 2.3 Page: 6 Text of Passage: Standard reasonable accommodations for home entrance and strobe smoke detectors is standard for all award types</p>	<p>Can the cost for each strobe be reimbursed?</p>	<p>Respondents should provide a price for hearing impaired (Strobe) smoke detectors on the site-specific costs tab of the cost form.</p>
<p>Paragraph 2.3 Page: 6 Text of Passage: Standard reasonable accommodations for home entrance and strobe smoke detectors is standard for all award types</p>	<p>Are no step entrances required for all reasonable accommodation units?</p>	<p>No. Zero step entrance and strobe smoke detectors are available in all project types. However, installation of these features will be based on applicant request for such features. All requests for reasonable accommodations must be accompanied by a duly completed Verification of Disability Form.</p>

<p>Paragraph: 2.5.2 Page: 12 Text of passage: HRAP allows for replacement of a mobile home in an alternate location only when replacing the MHU in the same location as the storm damaged MHU is not feasible or is prohibited. MHU relocations may be considered under the following circumstances:</p>	<p>Will the contractor be compensated for the development of an alternate location?</p>	<p>As outlined in the Home Recovery Alabama Program Guidelines, “Alternate locations must be zoned to allow for installation of a mobile home unit, have ready access to sewer, water, and electric connections, and must not be located in a 100- year floodplain.” As such, development at an alternate site is not anticipated beyond standard site-specific costs as outlined in the cost forms.</p>
<p>Paragraph: 2.5.2 Page: 12 Text of passage: HRAP allows for replacement of a mobile home in an alternate location only when replacing the MHU in the same location as the storm damaged MHU is not feasible or is prohibited. MHU relocations may be considered under the following circumstances:</p>	<p>Will the contractor be allowed additional time to develop the alternate location?</p>	<p>No. As outlined in the Home Recovery Alabama Program Guidelines, “Alternate locations must be zoned to allow for installation of a mobile home unit, have ready access to sewer, water, and electric connections, and must not be located in a 100- year floodplain.” As such, development at an alternate site is not anticipated beyond standard site-specific costs as outlined in the cost forms.</p>
<p>Paragraph 2.5.1 Page: 12 Text of Passage: HRAP replacement MHUs do not include replacement or reconstruction of garages (attached or detached), sheds, pool houses, carports or other outbuildings.</p>	<p>If covenants/property restrictions or local jurisdiction requires the replacement unit to include a shed, carport, or any other requirements will the unit be disqualified from the program, or an exception will be granted?</p>	<p>All projects completed must be completed in accordance with local requirements. If local requirements, including requirements instituted by a local jurisdiction, homeowner’s association, or similar governing body require specific construction standards or items, those may be included in the program scope of work. To be included in the scope of work, the requirement must be documented. Construction standards or items in excess of program standard scopes of work that are required to comply with local requirements will be considered on a case-by-case basis.</p>
<p>Paragraph 2.5.1 Page: 12 Text of Passage: HRAP replacement MHUs do not include replacement or reconstruction of garages (attached or detached), sheds, pool houses, carports or other outbuildings.</p>	<p>If covenants/property restrictions or local jurisdiction requires the replacement unit to include a shed, carport, or any other requirements will the contractor being reimbursed to meet requirements?</p>	<p>All projects completed must be completed in accordance with local requirements. If local requirements, including requirements instituted by a local jurisdiction, homeowner’s association, or similar governing body require specific construction standards or items, those may be included in the program scope of work. To be included in the scope of</p>

		work, the requirement must be documented. Construction standards or items in excess of program standard scopes of work that are required to comply with local requirements will be considered on a case-by-case basis.
Paragraph 2.5.1 Page: 12 Text of Passage: The storm-damaged MHU width configuration will also be based on the width of the storm-damaged MHU. HRAP only provides singlewide and doublewide units. Triple-wide or larger units are not provided.	Does the replacement MHU to be provided need to be the same width of the storm damaged MHU?	Replacement MHU size and configuration guidance is outlined in section 9.5 of the Home Recovery Alabama Program Guidelines, which are publicly available at https://homerecoveryal.com/resources/ . The replacement MHU is required to meet local code and zoning requirements to be determined by the general contractor.
Paragraph 2.5.3 Page: 13 Text of Passage: Applicants who qualify for a replacement award type may request reasonable accommodations. Reasonable accommodations in MHU projects are limited by manufacturer specifications and unit availability. Applicants who request reasonable accommodation will be provided with a "wheelchair friendly" mobile home unit. Wheelchair friendly designations are controlled by the MHU manufacturer and may include features such as wider doorways, grab bars or low-threshold shower compartments.	What height is considered low threshold?	<p>Wheelchair friendly Mobile Home Units should include at minimum:</p> <ul style="list-style-type: none"> • One bathroom with: <ul style="list-style-type: none"> ○ step-in, low-threshold shower, with threshold no higher than nine (9) inches from the floor covering ○ Shower wand on an adjustable rail and a seat in the shower, and ○ Comfort height toilet, with seat 17" – 19" above the floor • Minimum 32" width for exterior doors • Minimum 36" hallway width, and • Minimum 32" bathroom and bedroom doors <p>Additional accommodations, such as zero-step entrance (including ramp or lift), hearing-impaired smoke detectors or roll-in/no threshold shower compartments will be considered separately and, on a case,-by-case basis, based on the applicant's needs.</p>
Paragraph 2.5.3 Page: 13 Text of Passage: Applicants who qualify for a replacement award type may request reasonable	If the manufacturer does not offer the reasonable accommodation that the program requests will the unit be accepted? If a low threshold shower cannot be installed due to size restrictions will a unit be	Wheelchair friendly Mobile Home Units should include at minimum: <ul style="list-style-type: none"> • One bathroom with:

<p>accommodations. Reasonable accommodations in MHU projects are limited by manufacturer specifications and unit availability. Applicants who request reasonable accommodation will be provided with a “wheelchair friendly” mobile home unit. Wheelchair friendly designations are controlled by the MHU manufacturer and may include features such as wider doorways, grab bars or low-threshold shower compartments.</p>	<p>accepted without the low threshold shower installed?</p>	<ul style="list-style-type: none"> ○ step-in, low-threshold shower, with threshold no higher than nine (9) inches from the floor covering ○ Shower wand on an adjustable rail and a seat in the shower, and ○ Comfort height toilet, with seat 17” – 19” above the floor ● Minimum 32” width for exterior doors ● Minimum 36” hallway width, and ● Minimum 32” bathroom and bedroom doors <p>Additional accommodations, such as zero-step entrance (including ramp or lift), hearing-impaired smoke detectors or roll-in/no threshold shower compartments will be considered separately and, on a case,-by-case basis, based on the applicant’s needs.</p>
<p>Paragraph 2.5.3</p> <p>Page: 13</p> <p>Text of Passage: Applicants who qualify for a replacement award type may request reasonable accommodations. Reasonable accommodations in MHU projects are limited by manufacturer specifications and unit availability. Applicants who request reasonable accommodation will be provided with a “wheelchair friendly” mobile home unit. Wheelchair friendly designations are controlled by the MHU manufacturer and may include features such as wider doorways, grab bars or low-threshold shower compartments.</p>	<p>What documentation is needed by the contractor to allow for reasonable accommodation to not be provided?</p>	<p>Contractors must provide reasonable accommodations as outlined in the approved scope of work for each project, as applicable. Any updates to the program approved scope of work, including modifications to reasonable accommodations, must be approved via change order.</p>
<p>Paragraph: 2.5.4</p> <p>Page: 14</p> <p>Text of Passage: Debris removal in accordance with all federal, state, and local requirements,</p>	<p>If additional debris is preventing the installation of the replacement unit will the program allow for the contractor to submit for the additional cost?</p>	<p>Change orders for work required to complete the project in accordance with local codes and HUD standards will be considered on a case-by-case basis. Change order requests must demonstrate cost reasonableness of requested scope changes.</p>

<p>including the disposal of potential asbestos containing materials</p>		
<p>Paragraph: 2.5.4 Page: 14 Text of Passage: Debris removal in accordance with all federal, state, and local requirements, including the disposal of potential asbestos containing materials</p>	<p>If the applicant has personal debris outside of the footprint of the damaged MHU will the program reimburse the GC for the debris removal?</p>	<p>Applicants are responsible to clear the project site of excessive debris and personal property. During the pre-construction meeting, the applicant will be informed of actions he/she must take to ready the site for construction. If the site includes excessive debris or personal property, the applicant must clear the site within thirty (30) days of the pre-construction meeting. The applicant will also be informed which, if any, outbuildings, landscaping, ancillary structures must be removed. Similarly, if the applicant wishes to preserve any of the items slated for removal/demolition, the applicant must remove the items from the property within thirty (30) days of the pre-construction meeting. Outbuildings, landscaping, and structures other than the storm damaged home which remain on the property thirty (30) days after preconstruction meeting may be demolished and HRAP will not replace them.</p> <p>Change orders for work required to complete the project in accordance with local codes and HUD standards will be considered on a case-by-case basis. Change order requests must demonstrate cost reasonableness of requested scope changes.</p>
<p>Paragraph: 2.6.3 Page: 18 Text of Passage: Providing architectural and house plan renderings; Plans shall meet the following requirements, at a minimum:</p>	<p>Who chooses the interior/exterior finishes of the reconstruction or new construction home?</p>	<p>Examples should be provided on your plans and pricing package.</p>
<p>Paragraph: 2.6.3 Page: 18</p>	<p>If the local jurisdiction does not require a survey does the program require a survey be completed?</p>	<p>The program requires the general contractor to follow local code and zoning requirements which may or may not require a survey for permitting and/or construction</p>

Text of Passage: Conduct site specific analysis for surveying, zoning, plot plans and site specific engineering;		activities. The program will not require a survey, or as-built drawings, unless required by local requirements.
Paragraph: 2.7 Page: 19 Text of Passage: Meet HRAP 120-day construction completion requirement from the Notice to Proceed for reconstruction projects and 60-day construction completion requirements from the Notice to Proceed for rehabilitation and MHU replacement projects;	What time frame is provided to the contractor for preconstruction activities such permitting, applicant move out, and surveying?	Awarded general contractors are expected to Start construction activities (obtain Notice to Proceed) within 90 days from cost estimate approval.
Paragraph: 2.7 Page: 19 Text of Passage: Meet HRAP 120-day construction completion requirement from the Notice to Proceed for reconstruction projects and 60-day construction completion requirements from the Notice to Proceed for rehabilitation and MHU replacement projects;	What time frame is provided to the contractor for construction activities?	120 days for reconstruction projects; 60 days for rehabilitation and mobile home replacement projects.
Paragraph: 2.7 Page Number: 19 Text of Passage: Assist homeowners in vacating their damaged home, if necessary.	Does the contractor provide onsite and/or off site storage for the applicants belongings?	In general, applicants are expected to vacate the storm damaged property and remove all personal property without assistance. In extreme cases, the program may approve exceptions to program policies to allow for assistance such as but not limited to: moveout and packing assistance or provision of temporary storage containers. General contractors may be reimbursed for costs associated with moveout assistance, when moveout assistance is provided by the General Contractor at the direction of the program.
Paragraph: 2.7 Page Number: 19 Text of Passage: Assist homeowners in vacating their damaged home, if necessary.	Does the contractor provide assistance with moving the applicants personal belongs out of the damaged home and surrounding property?	In general, applicants are expected to vacate the storm damaged property and remove all personal property without assistance. In extreme cases, the program may approve exceptions to program policies to allow for assistance such as but not limited to: moveout and packing

		assistance or provision of temporary storage containers. General contractors may be reimbursed for costs associated with moveout assistance, when moveout assistance is provided by the General Contractor at the direction of the program.
Paragraph: 2.7 Page Number: 19 Text of Passage: Assist homeowners in vacating their damaged home, if necessary.	Can the contractor submit for the additional cost to cover moving the applicant out of their damaged home?	In general, applicants are expected to vacate the storm damaged property and remove all personal property without assistance. In extreme cases, the program may approve exceptions to program policies to allow for assistance such as but not limited to: moveout and packing assistance or provision of temporary storage containers. General contractors may be reimbursed for costs associated with moveout assistance, when moveout assistance is provided by the General Contractor at the direction of the program.
Paragraph: 2.7 Page Number: 19 Text of Passage: Assist homeowners in vacating their damaged home, if necessary.	Can the contractor submit for the additional cost to cover onsite and/or off site storage cost?	In general, applicants are expected to vacate the storm damaged property and remove all personal property without assistance. In extreme cases, the program may approve exceptions to program policies to allow for assistance such as but not limited to: moveout and packing assistance or provision of temporary storage containers. General contractors may be reimbursed for costs associated with moveout assistance, when moveout assistance is provided by the General Contractor at the direction of the program.
Paragraph 6.1.2 Page: 38 Text of Passage: The Program desires to establish "all inclusive" MHU price per square foot for the replacement of storm damaged MHUs. The "all inclusive" pricing provided by each respondent will be inclusive of the following activities:	Does the program allow for the contractor to submit for additional scope of work that has to be completed after the all inclusive price is submitted and approved?	Change orders for work required to complete the project in accordance with local codes and HUD standards will be considered on a case-by-case basis. Change order requests must demonstrate cost reasonableness of requested scope changes.

<p>Paragraph 6.1.2 Page: 38 Text of Passage: The Program desires to establish “all inclusive” MHU price per square foot for the replacement of storm damaged MHUs. The “all inclusive” pricing provided by each respondent will be inclusive of the following activities:</p>	<p>If the contractor finds additional cost that was not included in the initial cost can that cost be captured with a scope modification?</p>	<p>Change orders for work required to complete the project in accordance with local codes and HUD standards will be considered on a case-by-case basis. Change order requests must demonstrate cost reasonableness of requested scope changes.</p>
<p>Paragraph 6.1.2 Page: 38 Text of Passage: The Program desires to establish “all inclusive” MHU price per square foot for the replacement of storm damaged MHUs. The “all inclusive” pricing provided by each respondent will be inclusive of the following activities:</p>	<p>Are there amount limits for scope modifications before one can be submitted?</p>	<p>Change order policy will be further defined in program policies and procedures.</p>
<p>Paragraph 6.1.2 Page: 38 Text of Passage: The Program desires to establish “all inclusive” MHU price per square foot for the replacement of storm damaged MHUs. The “all inclusive” pricing provided by each respondent will be inclusive of the following activities:</p>	<p>How many modification can be submitted per project?</p>	<p>Change order policy will be further defined in program policies and procedures.</p>
<p>Exhibit B: Subcontract Paragraph H Page 9 Text of Passage: 120 days for a “stick-built” or modular reconstruction project.</p>	<p>Who determines if a stick-built or a modular home is completed for reconstruction? Is it at the discretion of the contractor if a stick-built or modular home provided?</p>	<p>Exhibit B – Sample Contract is included as a sample. Contract negotiations will be held individually with awarded respondents.</p>
<p>Exhibit B: Subcontract Paragraph H Page 9 Text of Passage: Liquidated damages will be imposed for projects that exceed the established standards. For every day beyond the set time standards, the SUBCONTRACTOR must deduct</p>	<p>If items that are out of the contractors control occur does the program allow for that time to be recovered by the contractor by utilizing a schedule modification? How many schedule modifications can the contractor submit per project?</p>	<p>Extensions to these timeframes will be considered for delays that are beyond the General Contractor’s control. Change order policy will be further defined in program policies and procedures.</p>

<p>\$100.00 from the project amount invoiced to HORNE for that project.</p>		
<p>Paragraph: 6.1.2 Page: 39 Text of Passage: Sitework and grading required to install new MHU;</p>	<p>What is expected for “grading” is this limited to the footprint of the replacement MHU? As per HUD code 3285.203 “All drainage must be diverted away from the home and must slope a minimum of one-half inch per foot away from the foundation for the first ten feet.”</p>	<p>HUD, IRC, and local code/zoning standards for grading and drainage will be applied. Additionally, stormwater must not pool or pond in parking areas or in the path of ingress/egress to the home.</p>
<p>Paragraph: 6.1.2 Page: 39 Text of Passage: Skirting</p>	<p>If the elevation of the site for a replacement MHU requires the MHU to be set higher than the average set height, can the contractor submit for an additional cost for skirting and supports?</p>	<p>As outlined in the Home Recovery Alabama Program Guidelines, “HRAP allows for replacement of a mobile home in an alternate location only when replacing the MHU in the same location as the storm damaged MHU is not feasible or prohibited. MHU relocations may be considered for otherwise eligible applicants who do not own the land of which the storm-damaged MHU is situated, under the following circumstances:</p> <ul style="list-style-type: none"> • The landowner does not consent to a new unit being replaced on the land; • If MHU must be elevated above the standard 3-foot installation height; • If zoning or municipal regulations prohibit installation of a mobile home on the property; or • If other engineering, environmental, or site constraints make installation of an MHU onsite infeasible <p>As such, elevation of mobile home units above the standard installation height is not anticipated.</p>
<p>Paragraph: 6.1.2 Page: 40 Text of Passage: Reconnection of all utilities;</p>	<p>If additional power poles and additional lines must be ran to reconnect utilities, can the contractor submit for the additional cost?</p>	<p>Change orders for work required to complete the project in accordance with local codes and HUD standards will be considered on a case-by-case basis. Change order requests must demonstrate cost reasonableness of requested scope changes.</p>

<p>Paragraph: 6.1.2 Page: 40 Text of Passage: Reconnection of all utilities;</p>	<p>If an additional water line is required to connect to the city, water well, or replacement water well can the contractor submit for the additional cost?</p>	<p>Change orders for work required to complete the project in accordance with local codes and HUD standards will be considered on a case-by-case basis. Change order requests must demonstrate cost reasonableness of requested scope changes.</p>
<p>Paragraph: 6.1.2 Page: 40 Text of Passage: Fill dirt to be provided as required to construct MHU pad and to ensure proper site drainage.</p>	<p>If the applicant's property is low prior to the installation of the replacement unit is the contractor required to add additional dirt to allow for the site drainage?</p>	<p>Change orders for work required to complete the project in accordance with local codes and HUD standards will be considered on a case-by-case basis. Change order requests must demonstrate cost reasonableness of requested scope changes. See response above regarding grading and drainage.</p>
<p>Paragraph: 6.1.2 Page: 40 Text of Passage: Fill dirt to be provided as required to construct MHU pad and to ensure proper site drainage.</p>	<p>If additional fill dirt is required can the contractor submit for the additional cost?</p>	<p>Change orders for work required to complete the project in accordance with local codes and HUD standards will be considered on a case-by-case basis. Change order requests must demonstrate cost reasonableness of requested scope changes.</p>
<p>Paragraph: 6.1.2 Page: 40 Text of Passage: Fill dirt to be provided as required to construct MHU pad and to ensure proper site drainage.</p>	<p>How many loads of dirt should be included in the all inclusive cost for the pad?</p>	<p>That would be a site dependent question and not feasible to answer. Use your estimating experience to make that determination for your price.</p>
<p>Paragraph: 6.1.2 Page: 40 Text of Passage: Placement of 4 pallets of sod;</p>	<p>Is the GC to use 4 pallets of sod for a double wide and single?</p>	<p>The all-inclusive price includes 4 pallets of sod. If additional sod is required for soil stabilization or code requirements, those situations would be considered on a case-by-case basis.</p>
<p>Paragraph: 6.1.2 Page: 40 Text of Passage: Placement of 4 pallets of sod</p>	<p>If a local jurisdiction requires additional sod can the contractor submit for the additional cost?</p>	<p>Change orders for work required to complete the project in accordance with local codes and HUD standards will be considered on a case-by-case basis. Change order requests must demonstrate cost reasonableness of requested scope changes.</p>
<p>Paragraph: 6.1.2 Page: 40</p>	<p>If the applicant has a mortgage on the damaged dwelling is the contractor required to complete the documentation to transfer the title to the lien holder?</p>	<p>Lienholders will be notified of the program's intent to repair, replace, or reconstruct the storm-damaged property. Lienholder notification will be completed by the program team. Title to the new MHU should be issued in the</p>

<p>Text of Passage: New title for the new MHU must be issued in the applicant's name prior to requesting program final inspection;</p>		<p>applicant's name prior to the General Contractor requesting final inspection. If a lienholder is on the existing mortgage, they should be included on the new title.</p>
<p>Paragraph: 6.1.2 Page: 40 Text of Passage: Any costs for surveys and elevation certificates are included in the all-inclusive price.</p>	<p>How many surveys and/or elevation certificates per an awarded project are included with the all inclusive pricing?</p>	<p>Respondents are encouraged to use their experience to propose all-inclusive pricing. The number of surveys and/or elevation certificates required per property may vary depending on factors such as but not limited to, municipal requirements, code requirements, permitting requirements, flood zone, etc.</p> <p>When constructing a home located within the 100-year floodplain or within the preliminary 100-year floodplain, the contractor shall provide a top of form or top of pile in construction elevation certificate to verify the elevation will meet program requirements before moving forward with work.</p>
<p>Paragraph: 6.1.2 Page: 40 Text of Passage: Any costs for surveys and elevation certificates are included in the all-inclusive price.</p>	<p>If additional surveys are required to be completed by the local jurisdiction or the program will the contractor be able to submit the additional cost?</p>	<p>Respondents are encouraged to use their experience to propose all-inclusive pricing. The number of surveys and/or elevation certificates required per property may vary depending on factors such as but not limited to, municipal requirements, code requirements, permitting requirements, flood zone, etc.</p>
<p>Exhibit B: Subcontract Paragraph C Page 4 Text of Passage: HORNE reserves the right to remove or dismiss any SUBCONTRACTOR personnel assigned to the project. Upon notice of dismissal, SUBCONTRACTOR shall replace that assigned person with personnel of equal or greater qualifications as soon as reasonably possible, but in no case later than three (3) business days after notice of removal by HORNE. If personnel are not replaced within the</p>	<p>What will constitute Horne removing a subcontractor personnel staff?</p>	<p>Exhibit B – Sample Contract is included as a sample. Respondents who wish to propose modifications to the Sample Contract must propose modifications, adjustments, objections, or other edits in an Attachment to the Narrative Proposal.</p>

aforementioned three (3) days, then HORNE reserves the right to replace them with personnel of their choosing.		
Exhibit B: Subcontract Paragraph F Page 9 Text of Passage: In addition, HORNE may also terminate this agreement upon thirty (30) days written notice for convenience or in the event of the termination or lack of funding of the Master Contract.	If a WO is canceled within 30 days or receiving WO will contractor receive reimbursement for expenses?	Exhibit B – Sample Contract is included as a sample. Respondents who wish to propose modifications to the Sample Contract must propose modifications, adjustments, objections, or other edits in an Attachment to the Narrative Proposal.
Exhibit B: Subcontract Paragraph H Page 9 Text of Passage: SUBCONTRACTOR will be responsible for all additional temporary housing expenses incurred by the homeowner beyond the established time frame for the project.	What determines the cost of temporary housing?	Exhibit B – Sample Contract is included as a sample. Respondents who wish to propose modifications to the Sample Contract must propose modifications, adjustments, objections, or other edits in an Attachment to the Narrative Proposal.
Exhibit B: Subcontract Paragraph H Page 9 Text of Passage: SUBCONTRACTOR will be responsible for all additional temporary housing expenses incurred by the homeowner beyond the established time frame for the project.	Is the cost of temporary housing deducted from the final invoice or paid out by the contractor?	Exhibit B – Sample Contract is included as a sample. Respondents who wish to propose modifications to the Sample Contract must propose modifications, adjustments, objections, or other edits in an Attachment to the Narrative Proposal.
Exhibit B: Subcontract Paragraph J Page 10 Text of Passage: SUBCONTRACTOR warrants to HORNE that all work shall be executed in accordance with the Contract Documents, as defined in Section Y, complete in all parts and in accordance with approved practices and customs, and of the best finish and workmanship.	What documentation will be accepted is a low threshold tub, wide doorways, or roll under sink is not going to be provided?	Exhibit B – Sample Contract is included as a sample. Respondents who wish to propose modifications to the Sample Contract must propose modifications, adjustments, objections, or other edits in an Attachment to the Narrative Proposal.

<p>Exhibit B: Subcontract Paragraph J Page 10</p> <p>Text of Passage: SUBCONTRACTOR warrants to HORNE that all work shall be executed in accordance with the Contract Documents, as defined in Section Y, complete in all parts and in accordance with approved practices and customs, and of the best finish and workmanship.</p>	<p>What are the limitations for the warranty? Defects in materials are subjective, applicant neglect is not considered defective and should not be covered. Wearable items should be listed as not covered by the warranty, who determines if it is applicant neglect?</p>	<p>Exhibit B – Sample Contract is included as a sample. Following contractor investigation of the warranty claim, HORNE if needed, and at their sole discretion, may determine if an item is neglect and not covered by the program warranty. Respondents who wish to propose modifications to the Sample Contract must propose modifications, adjustments, objections, or other edits in an Attachment to the Narrative Proposal.</p>
<p>Exhibit B: Subcontract Paragraph I Page 10</p> <p>Text of Passage: All valid warranty claims shall be resolved within fourteen (14) days from the date of notification, unless the warranty claim is classified as an emergency notification requiring immediate remediation, including but not limited to active leaks, structural or safety concerns. Emergency warranty claims shall be resolved within forty-eight (48) hours of notification.</p>	<p>what happens if the issue cannot be resolved within the 14 days?</p>	<p>Exhibit B – Sample Contract is included as a sample. Failure to respond to warranty claims within the 14 day time period could affect future assignments to the contractor. Respondents who wish to propose modifications to the Sample Contract must propose modifications, adjustments, objections, or other edits in an Attachment to the Narrative Proposal.</p>
<p>Exhibit B: Subcontract Paragraph I Page 10</p> <p>Text of Passage: All valid warranty claims shall be resolved within fourteen (14) days from the date of notification, unless the warranty claim is classified as an emergency notification requiring immediate remediation, including but not limited to active leaks, structural or safety concerns. Emergency warranty claims shall be resolved within forty-eight (48) hours of notification.</p>	<p>What constitutes an emergency?</p>	<p>Exhibit B – Sample Contract is included as a sample.. Emergency situations include, but are not limited to, water leaks, wastewater leaks, wastewater backing up, electrical or power issues, structural reports, and HVAC functionality.</p>
<p>Exhibit B: Subcontract Paragraph I Page 10</p>	<p>Who determines if an item is considered an emergency?</p>	<p>Exhibit B – Sample Contract is included as a sample. See examples provided above in answer to previous question.</p>

<p>Text of Passage: All valid warranty claims shall be resolved within fourteen (14) days from the date of notification, unless the warranty claim is classified as an emergency notification requiring immediate remediation, including but not limited to active leaks, structural or safety concerns. Emergency warranty claims shall be resolved within forty-eight (48) hours of notification.</p>		<p>Specific procedures for handling warranty claims will be further defined in program policies and procedures.</p>
<p>Exhibit B: Subcontract Paragraph I Page 10</p> <p>Text of Passage: All valid warranty claims shall be resolved within fourteen (14) days from the date of notification, unless the warranty claim is classified as an emergency notification requiring immediate remediation, including but not limited to active leaks, structural or safety concerns. Emergency warranty claims shall be resolved within forty-eight (48) hours of notification.</p>	<p>If contractor receives a warranty call from the program and contractor deems that the items is not a warrantable item. Will the program cover the cost of the contractor assessment fee of warranty?</p>	<p>Exhibit B – Sample Contract is included as a sample. Respondents who wish to propose modifications to the Sample Contract must propose modifications, adjustments, objections, or other edits in an Attachment to the Narrative Proposal.</p> <p>No, the general contractor will be required to investigate the claim at their sole expense. Specific procedures for handling warranty claims will be further defined in program policies and procedures.</p>
<p>Exhibit B: Subcontract Paragraph I Page 10</p> <p>Text of Passage: All valid warranty claims shall be resolved within fourteen (14) days from the date of notification, unless the warranty claim is classified as an emergency notification requiring immediate remediation, including but not limited to active leaks, structural or safety concerns. Emergency warranty claims shall be resolved within forty-eight (48) hours of notification.</p>	<p>Who covers the cost of a trip charge by contractor if it is not covered by warranty?</p>	<p>Exhibit B – Sample Contract is included as a sample. Respondents who wish to propose modifications to the Sample Contract must propose modifications, adjustments, objections, or other edits in an Attachment to the Narrative Proposal.</p> <p>The general contractor will be responsible for these costs at their sole expense. Specific procedures for handling warranty claims will be further defined in program policies and procedures.</p>
<p>Exhibit B: Subcontract Paragraph I Page 10</p>	<p>What kind of documentation is required for warranty calls?</p>	<p>Exhibit B – Sample Contract is included as a sample. Respondents who wish to propose modifications to the Sample Contract must propose modifications, adjustments,</p>

<p>Text of Passage: All valid warranty claims shall be resolved within fourteen (14) days from the date of notification, unless the warranty claim is classified as an emergency notification requiring immediate remediation, including but not limited to active leaks, structural or safety concerns. Emergency warranty claims shall be resolved within forty-eight (48) hours of notification.</p>		<p>objections, or other edits in an Attachment to the Narrative Proposal.</p> <p>Specific procedures for handling warranty claims will be further defined in program policies and procedures. Specific procedures for handling warranty claims will be further defined in program policies and procedures.</p>
<p>Paragraph number: 5.6 Page Number: 36</p> <p>Text of passage: Respondent must provide the name and job title of the person responsible for the Respondent's quality control program, as well as a description of the quality control program. A copy of Respondent's quality control manual may be required. The quality control manual will become part of the Contract if Respondent's Solicitation Response is selected.</p>	<p>Can Horne please specify whether the Respondent's quality control manual is required as part of the proposal submission?</p>	<p>The quality control manual is not required as part of the respondent's proposal. Quality control manual may be requested from awarded respondents after award.</p>
<p>Paragraph number: 5.1.5 Page Number: 33</p> <p>Text of passage: Respondents are not permitted to award more than 50% of an award for an individual home to one subcontractor to perform the work onsite.</p>	<p>Can Horne please reconsider the restriction of awarding more than 50% of a home to one sub? Our subcontractors are capable of executing more than 50% of a scope. Additionally, on moderate rehabilitation, it is practical for one sub to complete all the necessary work and bring in specialty trades as needed.</p>	<p>This requirement will not be waived at this time.</p>
<p>Paragraph number: 5.4 Page Number: 35</p> <p>Text of passage: b) An audited or un-audited accrual-basis financial statement of the most recent quarter of operation</p>	<p>Will Horne accept the last 2 years of financial statements and our 2022 3rd quarter compilation?</p>	<p>Yes.</p>
<p>Paragraph number: 4.2.2.7 Page number: 28</p> <p>Text of passage: "Contractors who intend to perform reconstruction projects must submit</p>	<p>Are these plan sets due with our proposal on 4/27?</p>	<p>Yes.</p>

reconstruction plan sets of single-family homes for consideration by the program"		
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