



HOUSING AUTHORITY

of the City of Beaumont, Texas

IFB# 16-002A

Northridge Manor
4155 Maida
Beaumont, TX 77708

Repair/ Rehab/ Paint Exterior: Q&A Submissions

- 1:** Do all protruding nails need countersinking? **Yes, there should be no protruding nails throughout the property.**
- 2.** Do all surfaces require pressure washing? **Yes all surfaces of all buildings should be pressure washed before applying primer or paint.**
- 3.** How many sections are there to the complex? **There are 3 sections to this property. A map of the facility will be uploaded on our website.**
- 4.** Is there a location to store equipment? **This location does not have the ability to accommodate equipment storage.**
- 5.** What is the current occupancy of this facility? **Currently this property is at 81% occupancy.**
- 6.** With regards to colors, what color will the posts be painted? **4 x 4 posts are to be painted the same color as the doors, colors will remain as listed. (If there are any color changes it will be agreed with the winning bidder).**
- 7.** Is spray painting acceptable? **Yes, spray painting is acceptable.**
- 8.** Doors will need to remain open for at least two hours after painting to allow to dry. Do you anticipate a problem with this? **No, BHA will notify the tenants.**
- 9.** Rain extensions: We have been having an exceptional amount of rain that is something we will have to monitor very closely to finish in a timely manner. Do you agree? **Rain days are allowed on this project. BHA must be notified in writing, fax or email.**
- 10.** Payments are on a monthly basis, however would progress payments be available after every 20 buildings are completed? **Progress payments on 20 buildings would be acceptable.**