

## REQUEST FOR APPLICATIONS (RFA)

### FOR DIRECT SERVICES TO IMPLEMENT OWNER-OCCUPIED, HOME REPAIR PROGRAMS FOR THE NORTHWEST RESIDENTIAL DISTRICT OF THE POMPANO BEACH COMMUNITY

ISSUED MARCH 29, 2024

#### Questions & Responses

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1. The Scope of Work (SOW) under the Wind Mitigation and Roof Project (listed on Page 7) delineates what's included. However, it does not mention a secondary water barrier system (Double Water Barrier) for the roof which is a component required by most insurance companies and provides better safety for the home. Can this be added as an addendum to ensure that all Contractors are providing the same quality standards to all projects?

**Response:** The RFA project scope includes a statement that the "work may include, but not limited to..." The secondary water barrier system is required and must be shown on the roof permit.

2. The SOW under Wind Mitigation and Roof should list "Uniform Wind Mitigation Report" as a line-item requirement so all respondents will know that Wind Mitigation Reports are a requirement under this SOW and is to be included, not optional.

**Response:** All vendors shall require a Uniform Mitigation Verification Form as part of their SOW; the Contractors shall provide the completed form at the finalization of each roof project.

3. Under the SOW for roofs, can the RFA include an addendum that states a minimum standard for Roof warranty to ensure that all Contractors are providing the same quality standards to all projects? (Suggested 5 years)

**Response:** Roof replacements require a minimum ten-year warranty from Contractor, along with all manufacturer's product warranties..

4. On Page7 under Façade and Exterior Repairs. (c) Sidewalk/Driveway Repairs. Is this a repair only or can driveways be replaced?

**Response:** If the budget is within the \$10,000 maximum and the inspection demonstrates the need for it, driveways can be replaced.

5. On Page7 under Façade and Exterior Repairs. (a) Exterior Painting is a line Item. As a best practice, can this be specified as “No spray painting, instead roller, and brush application and “Zero VOC”? Again, we want to ensure that all Contractors are providing the same quality standards to all projects.

**Response:** All paint must be ZERO or LOW VOC 100% acrylic products for exterior paint with a minimum 15-year product warranty. Paint application may NOT include spray painting.

6. Will the Agency be required to conduct Title Encumbrance reports for the properties -OR- will the County provide copies of the title encumbrance report?

**Response:** The Agency is not required to obtain property title searches. Prior to referring the homeowner to the Agency, the County will obtain title searches.

7. Will the County provide property Surveys for Façade projects receiving fences? If not can Agency bill for additional costs when surveys are required if these costs exceed the \$10,000 budget?

**Response:** The cost for the surveys should be incorporated within the budget, the agency may not charge additional fees for things such as surveys or permitting.

8. In cases wherein there are large trees that may require removal and incur additional cost, can the agency bill for additional cost that exceed the \$10,000 budget?

**Response:** The agency may not bill for additional cost for tree removal. The project SOW must remain within the \$10,000 maximum. Tree removal is NOT part of the program.

9. Will the County apprise the City of Pompano Building Department of this project and encourage them to expedite permits under this program?

**Response:** The County will request that the City of Pompano Beach expedite permits under this program.

10. Who, What, How will a determination be made on whether a homeowner gets the Major or Minor Program. Will the County determine which household gets Major and/or Minor?

**Response:** The applicant homeowner will indicate which program (Major or Minor) they wish to utilize. They may only choose one program. Vendor inspections will confirm or recommend the most appropriate program, and the final determination will be by the County.

11. Rating Categories: Business-Please clarify that to get these points this business must be related to the RFA (Owner-Occupied Rehabilitation Construction related) not just any type of business.

**Response:** To qualify for the 20 points for Local Business, the referenced business must be directly related to the SOW in the RFA and provide evidence (such as an occupational/business license) that it is either located in the City of Pompano Beach or owned by a resident of Pompano Beach.

12. Is there a minor typo on page 2 of the Exhibit A under Article 1, Definitions 1.7 Direct Activity Delivery Cost list \$1,500 for Major and \$400 for Minor. The \$400 for Minor does not match the matrix on page 12 of the RFA which only list \$250.

**Response:** An amended RFA has been published on the website correcting the identified scriveners' errors in the RFA. However, please be advised that the Agreement is only a sample to provide applicants with a general idea of the contract that will be required and not the final contract that will be used for execution.

13. How many firms does the County anticipate selecting?

**Response:** Based on the applications received and their capacities, the County will select a number that staff feel is needed to implement the home repair programs to repair approximately 200 homes in a 2–3-year period.

14. Who determines the services that will be provided for homeowners?

**Response:** The Homeowner will make the original request and an Inspector will go out to confirm the services are needed.

15. Will there be an addendum on the Fatal Flaw Checklist?

**Response:** An amended RFA has been published on the website correcting the identified scriveners' errors in the RFA.