



QUESTIONS	Responses
The RFP caps combined overhead and profit at 25%, while Exhibit C references 30% or industry standard, whichever is lower. Which governs?	The maximum allowable combined overhead and profit rate for rehabilitation projects shall be 25%. The reference to a 30% maximum in Exhibit C is superseded by the language contained in the RFP, which states that the combined overhead and profit rate shall not exceed 25% under any circumstance. Exhibit C will be interpreted accordingly.
The RFP states all reconstruction floor plans contain one bathroom, while Exhibit C references two-bathroom configurations. Which is correct?	The standard HRAP-TR reconstruction floor plans consist of 2-bedroom/1-bathroom and 3-bedroom/1-bathroom homes. The reconstruction pricing shall be based on the reconstruction floor plans provided in Exhibit D. References to two-bathroom reconstruction configurations in Exhibit C are hereby clarified accordingly.
Exhibit D includes only 2-bedroom and 3-bedroom plans, but Exhibit C includes a 4-bedroom pricing column. Should respondents complete the 4-bedroom column?	Respondents shall provide reconstruction pricing for the sample floor plans included in Exhibit D. Because Exhibit D contains only 2-bedroom and 3-bedroom reconstruction plans, respondents are not required to submit pricing for a 4-bedroom reconstruction plan unless otherwise directed through a subsequent addendum.
The RFP requires a one-year warranty, while the scorecard references a one-year workmanship and ten-year structural warranty. Is a ten-year structural warranty required?	The RFP requires contractors to provide a one-year warranty for all work performed. The reference within the scoring rubric to a "one-year workmanship and 10-year structural warranty process" is intended to evaluate the respondent's warranty management approach and experience. Unless otherwise amended by addendum, the contractual warranty requirement remains the one-year warranty stated in the RFP.
Beyond contractor performance and ability to start and complete projects timely, will geographic proximity, current	The RFP states that project assignments will be based on the general contractor's performance history on HRAP-TR



workload, available staffing, bonding capacity, or project-specific pricing be considered when allocating assignments between awarded contractors?	construction projects and the contractor's capacity to take on additional jobs at the time the project is ready to be assigned. All project assignments are at BDO's sole and unfettered discretion. The RFP does not establish additional assignment criteria.
Will BDO establish a maximum number or aggregate value of active assignments that may be issued to one contractor at a time?	The RFP does not establish a maximum number or aggregate value of active project assignments that may be issued to an awarded contractor. Assignment decisions will be made in accordance with the terms of the Solicitation and program needs.
May an awarded contractor decline an individual assignment because of temporary workload or bonding constraints without adversely affecting its eligibility for later assignments?	The RFP does not address contractor refusal or declination of individual project assignments. Future project assignments remain at BDO's sole and unfettered discretion.
Will the submitted Cost Proposal establish contractual maximum pricing, or will final compensation be negotiated and authorized separately for each project-specific Work Order?	The RFP states that BDO will consider the Cost Proposal provided by the Respondent together with site-specific construction cost data to establish cost benchmarks for each project. The Solicitation does not provide additional information regarding project-specific pricing authorizations beyond the requirements stated in the RFP.
How will the Program address material-price escalation, tariffs, supply-chain disruptions, or labor-cost increases occurring between proposal submission and issuance of a project Work Order?	The RFP does not contain provisions addressing material-price escalation, tariffs, supply-chain disruptions, or labor-cost increases occurring after proposal submission.
May Respondents include factual pricing assumptions or clarifications in an accompanying narrative without modifying the required Cost Proposal Form or being deemed non-responsive?	Respondents must submit their proposals in accordance with the format and instructions contained in the Solicitation. The RFP prohibits unauthorized modifications or alterations of the submission forms. No additional guidance



	regarding pricing assumptions or clarifications is provided in the Solicitation.
What procedure must a contractor follow to document, price, and obtain authorization for concealed conditions, undocumented utilities, unsuitable soils, hazardous materials, or other unforeseen conditions discovered after work begins?	The RFP does not establish a specific procedure for documenting, pricing, or obtaining authorization for concealed conditions, undocumented utilities, unsuitable soils, hazardous materials, or other unforeseen conditions discovered after construction activities begin. Such matters, if applicable, will be governed by the final contract documents and program procedures.
Could you please clarify the preferred method for acknowledging the addendum on the provided addendum page? Should respondents add an authorized signature beneath the existing signature lines, or is there another required method for documenting acknowledgment of the addendum?	Respondents shall acknowledge receipt of all addenda by completing and signing the Addendum Acknowledgment Page included with the solicitation. The acknowledgment must be executed by an individual authorized to bind the Respondent and included with the proposal submission.
The latest addendum states that the proposal due date has been extended to Wednesday, August 16. However, August 16 th falls on a Sunday. Could you please clarify the intended proposal due date and confirm whether submissions are due on Sunday August 16 or if the day of the week listed in the addendum was provided in error?	The Addendum contains a discrepancy between the day of the week and the calendar date. BDO acknowledges this inconsistency and has issued a clarification identifying the correct proposal submission deadline.
The RFP instructs proposers to provide pricing only for the two provided reconstruction plans (a 2-bedroom/1-bathroom and a 3-bedroom/1-bathroom). However, the reconstruction pricing sheet only includes columns for a 2-bedroom/2-bathroom, 3-bedroom/2-	Respondents shall provide pricing only for the two sample floorplans identified in Exhibit D (2-bedroom/1-bathroom and 3-bedroom/1-bathroom). The pricing sheet included in the solicitation contains incorrect column headings. Respondents may revise the column headers to reflect



bathroom and a 4-bedroom/2-bathroom plan. Should we complete only the first two columns and revise the headers to reflect the 2-bedroom/1-bathroom and 3-bedroom/1-bathroom plans, or is there a revised pricing sheet that should be used for this solicitation?	the two sample floorplans provided and submit pricing accordingly. A revised pricing sheet may be issued for convenience; however, pricing shall be based solely on the Exhibit D sample floorplans.
Addendum 1 states the Proposal Submission Deadline as Wednesday, August 16, 2026. However, August 16, 2026, falls on a Sunday. Could you please confirm the correct proposal submission deadline?	The proposal submission deadline stated in Addendum No. 1 contains a typographical error regarding the day of the week (It has been corrected and published). The correct proposal submission deadline is Wednesday, August 19, 2026, at 5:00 PM CST
Page 7 of the RFP states "The Narrative Proposal should not exceed 25 pages in length. The Cover Page, signed acknowledgements of addenda, signed affidavits, résumés, and Table of Contents are considered supporting documentation and are not included in the page limit." Can you please confirm that the following documents and sections are supporting documentation and included in the 25-page limit (in addition to the Cover Page, signed acknowledgements of addenda, signed affidavits, résumés, and Table of Contents stated in the solicitation)?	The solicitation expressly excludes only the following items from the 25-page Narrative Proposal limit: • Cover Page • Signed acknowledgements of addenda • Signed affidavits • Résumés • Table of Contents The documents listed below are considered supporting documentation and are not included in the 25-page Narrative Proposal limit: • Cover letter • Financial reports and financial statements • Litigation history disclosures • EMR documentation • Certificates of Insurance



	• Contractor licenses and business licenses • Bonding letters and bonding-capacity documentation. ○ This supporting documentation should be included as attachments, exhibits, appendices, or separate supporting documents as applicable.
Are we to bid all plans with two bathrooms? Sample floorplans show one bath only.	Respondents shall bid the sample reconstruction floorplans included in Exhibit D as provided. The RFP identifies the reconstruction model homes as 2-bedroom/1-bathroom and 3-bedroom/1-bathroom homes. Cost proposals for reconstruction shall be based on the sample floorplans provided in the solicitation.
Are we to populate the four-bedroom bid column? No floorplan given.	Respondents should complete the Cost Proposal Form as provided in the solicitation. If a bid item references a four-bedroom configuration for which no sample reconstruction floorplan has been provided, Respondents are not required to create or submit an additional floorplan unless otherwise directed by addendum. The reconstruction sample floorplans identified in the RFP are the 2-bedroom/1-bathroom and 3-bedroom/1-bathroom models included in Exhibit D.
Will the National Green Building Standard (NGBS) still be an acceptable energy certificate along with Energy Star?	The RFP does not address acceptable energy-certification standards beyond the requirements stated in the solicitation and applicable federal regulations. Respondents should comply with all requirements identified in the final



	contract documents and applicable program guidance.
On Recons, will Cementous Fiber Siding be acceptable or Vinyl Only?	The reconstruction specifications included in the RFP identify vinyl siding as a minimum reconstruction requirement. Any deviation from the published specifications must be approved by BDO.
If a “No Step” entrance is selected, will that qualify the applicant for a parking pad regardless of foundation type?	Yes
Please confirm if the warranty period is one year or 1, 2 or 10.	The RFP requires the Contractor to provide a one-year warranty for all work performed.
Page 13 of the RFP, page 1 of the Nebula plans, page 1 of the Hubble plans, and Recon Base Plan Costs tab of Exhibit C are not aligned. All floor plans have 1 bathroom, and there are only 2- and 3-bedroom floor plans. Exhibit C asks for Recon pricing for 2/2, 3/2, and 4/2 floor plans. Please advise.	Respondents shall provide pricing based on the sample reconstruction floor plans included in Exhibit D. HRAP-TR standard reconstruction floor plans consist of 2-bedroom/1-bathroom and 3-bedroom/1-bathroom homes. The references to additional bedroom/bathroom configurations in Exhibit C are hereby clarified to correspond to the reconstruction floor plans provided in Exhibit D. Additional guidance, if necessary, will be issued by addendum.
The Recon Base Plan Costs tab of Exhibit C asks for a Cost for Pier and Beam Foundation. Should this cost include or exclude the cost of any and all deductions? Please apply the same question for the timber pile costs.	Respondents should complete the Cost Proposal Form as provided. The solicitation does not provide additional instructions regarding deductions associated with foundation types. Cost proposals should include all costs necessary to perform the work in accordance with the requirements of the Solicitation.



Are storage containers, moving costs, or relocation costs the responsibility of the GC?	The solicitation does not specifically identify storage containers, moving expenses, or relocation costs as contractor responsibilities. Respondents should base their proposals on the scope of services and requirements set forth in the RFP.
Are there any energy star or green building requirements for recons?	The RFP does not establish specific Energy Star, National Green Building Standard (NGBS), or other green building certification requirements for reconstruction projects. Reconstruction projects must comply with the requirements expressly stated in the solicitation and applicable federal, state, and local requirements.
Are there any window protection requirements for recons?	The RFP requires reconstructed homes to comply with applicable building codes and specifies impact-resistant window requirements where required by local code. No additional window protection requirements are identified in the solicitation.
Will the GC ever be required to obtain flood insurance for the home? If so, can the costs for flood insurance be reimbursed via change order? If so, can the GC add their rehab O&P percentage to that change order?	The solicitation references obtaining flood insurance policies as a potential closeout activity for certain projects but does not establish specific responsibilities for contractor procurement of flood insurance, reimbursement procedures, change-order eligibility, or application of overhead and profit to such costs.
Is the subfloor (underbelly) required to be painted for P&B homes?	The RFP does not contain a requirement regarding painting the subfloor or underbelly of pier-and-beam homes.



Are any parts of the stairs, ramps, or railings required to be painted under any circumstances?	The solicitation does not establish specific painting requirements for stairs, ramps, or railings. Work shall be completed in accordance with the project-specific scope of work, applicable codes, and program requirements
Is interior wall insulation required?	The RFP does not establish a specific interior wall insulation requirement for reconstruction projects. Reconstruction projects must comply with applicable federal, state, and local code requirements.
Is it GC's choice on whether or not to use spray foam insulation?	The solicitation does not prescribe a specific insulation type for reconstruction projects. Materials and methods utilized must comply with the requirements of the Solicitation and all applicable federal, state, and local code requirements.
How will the type of flooring used in the house be chosen? Will the bathroom require a different type of flooring (e.g. tile)?	For reconstruction projects, the RFP states that flooring shall be either carpet or vinyl plank flooring. The solicitation does not require a separate flooring material for bathrooms.
Are garbage disposals included in required appliances for recons?	For reconstruction projects, the RFP states that flooring shall be either carpet or vinyl plank flooring. The solicitation does not require a separate flooring material for bathrooms.
Question: Can you please provide contractors a copy of the Master Contract referenced in Exhibit C? We'd like to see if it calls for a shorter time period for payment.	The Master Contract referenced in Exhibit E is public knowledge and is posted on the ADCEA HRAP-TR website.

