Section 2.2 - Scope of Services | Questions:

- Will the homes be required to be new, never lived in, and never titled to an individual? (Yes)
- Will there be additional time allowed for the UFAS units to be produced? (I say no, since it's an emergency contract ... at least not all 20%)
- Is demonstrating our ability to produce the 20% UFAS compliant homes within a three (3) week time frame in lieu of having these units in stock due to the unique requirements of UFAS acceptable? (See above answer)
- Are the units to be relocated and reused during the same disaster event or a separate disaster event? (Units should be reused during the same disaster. Also depends on where units will be stored and how units will be disposed.)
- Will there be a separate contract for the units to be refurbished and sold after deactivation? No
- Notes:
  - Based upon recent disaster recovery efforts, the MHUs are typically required to be new, never lived-in, and never titled to an individual. The term “New Homes” could be misconstrued as newly refurbished unit; therefore, the typical phrase “new, never lived-in, and never titled to an individual” is utilized. The request for additional timing to provide UFAS compliant units is to allow the Vendor the additional time needed to construct these specialized units that are not standard under MHCSS (HUD Code). This will provide the most economical and efficient approach for the State while also fulfilling the State’s UFAS requirements.
  - After the MHUs have fulfilled their temporary mission, a separate contract could be issued for the refurbishment and sale of the unit(s). This will eliminate the carrying and maintenance costs for the state to hold the MHUs until the next disaster and provide the most economical approach for the State.

Section 2.3 – Minimum Qualifications | Questions:

- What insurance coverage is being requested on the units? Whatever your normal business insurance that your company uses will be acceptable. The vendor will be responsible for the units until it has received and signed for by a MEMA rep that has authority to receive and signed for the units.
- Is the State requiring a policy on their behalf? (Yes, insurance for all units while they are assigned with the care of the contractor. The successful prosper shall be required to procure and maintain errors and omissions/professional liability coverage in the amount of $500,000 per occurrence for the duration of the contract and offer proof of such coverage. Proposer will also be required to show proof of liability for injury to include worker's compensation and automobile coverage. MEMA reserves the right to request from carriers' certificates of insurance regarding the required coverage.)
- Notes:
  - As the provider, the Vendor does not have an insurable interest in the deployed units, therefore we are unable to provide a policy on the MHUs.
- Will there be additional time allocated to the 14-day installation time frame in the event of any of the following: (Yes)
  - Weather?
  - Transportation Permitting Delays?
  - Road accessibility?
  - Ingress/ Egress Limitation Delays?
  - Site Readiness Delays, i.e. infrastructure, debris?
  - Delays resulting in more than 400 units being ordered within 30 days?
- Will there be additional time allotted to the deactivation time frame of seven (7) days based on the above-mentioned parameters regarding the installation time frame? (yes)
- Notes:
The fourteen (14) day timeframe is feasible under favorable weather conditions, no transportation permitting delays, no road accessibility issues, no site limitations, and less than 200 Work Orders within the given timeframe. Based on prior disaster response, the above-mentioned delays can adversely affect the delivery of the MHUs. These delays can occur during the deactivation process as well and request that the same potential delays be recognized and planned for accordingly.

- Please provide clarification on the last bullet point, stating “Provide insurance policies on MHUs in accordance with Section 3.1.” There is no reference to insurance in Section 3.1. (An error on our part)
- Is there a maintenance criteria? (Yes. Fumigation, pest control, major repairs, emergency repairs, routine maintenance)
- Will there be a term established for the maintenance of the MHU, i.e. 6 month, 12 months, 18 months? (For the duration of the program, 18 months)
- Notes:
  - Maintenance can include a broad list of issues. In past housing missions, Maintenance has excluded items such as cleaning and normal wear and tear cosmetic issues. The clarification of Maintenance will allow the Vendor to provide the most cost-effective pricing for the State.

Section 2.4.1 – Regulatory Requirements | Questions:

- During a disaster event, normal permitting requirements can cause delays; will MEMA aid in obtaining relaxed permitting requirements including transportation, installation, etc.? (yes)
- Notes:
  - Due to restrictions on the travel/delivery of an MHU, based off time frames mentioned and efficiency for all parties in part to the contract, the delivery process can be expedited if the State identified the permitting requirements that would be waived in the event of a large scale disaster. For example, under Mississippi’s Rules and Regulations for Manufactured Home Transport regulations MHUs are not allowed to be transported on public roads on Sundays. In the event of a large scale disaster, this could greatly affect the Vendor’s ability to respond rapidly.

Section 2.4.3 – Normal Site Grading | Questions:

- Will the State be providing site inspections? No, the local code enforcement applies
- In large scale disasters where MHUs will be utilized for Temporary purposes, will a raised soil pad be required under Regulation MH-5? (Should be determined by site inspector however, If the installation site is flat or is in a low area, the soil must be brought to the site to create the proper grading under the home. Temporary homes in the MAHP were set on cinderblocks.)
- Notes:
  - The raised soil pad will add time and expense that cannot be recouped by the State when MHUs are utilized for temporary purposes.

Section 2.4.10 – Keys | Questions:

- Will two (2) sets of keys be sufficient? This is industry standard. (Yes)

Section 2.4.11 – Punch List | Questions:

- Is completion of the punch list required before Certificate of Occupancy? (Yes, usually completed in order to receive final payment.)
- Will blemishes or minor cosmetic defects be part of the punch list? (yes)
- Notes:
  - Due to the unknown number of units being deployed over an unknown area, we request that the time frame for Punch List item completion be extended based on the number of
Section 2.4.12 – Steps, Platforms and Ramps | Questions:

- Will temporary steps with handrails be acceptable; or will they be required to be built on site? If required to be built on site, what size landings will be required and will treated lumber be required? (Built on site. Handrails shall also be coated with an application of “Thompson’s” clear water-seal or near-equal product for additional weathering protection and to lessen the surface’s attraction to dirt and bacteria. UFAS compliant handicap ramp for base installations or elevated installations is required)
- Notes:
  - During a temporary housing need, providing two (2) sets of temporary steps is more efficient and cost-effective. Installing permanent steps and landings for temporary units will delay the deployment of additional units Ready for Occupancy status. In addition, these temporary steps cause less damage to the site owners property when compared to steps with landings built on site.

Section 2.4.16 – Manufacture and Supply MHUs | Questions:

- If all units are required to be “Red Tagged” (HUD Certified Labels), they will have to comply with Wind Zone Standards of the MIHSS which are Zone I (90 mph), Zone II (100 mph), and Zone III (110 mph). Is this acceptable? (Where discrepancies exist, use the most stringent requirements)
- Notes:
  - HUD Standard Wind Zones and the Wind Zones in Section 2.4.16 listed do not coincide with one another. The Wind Zones listed are in relation to FEMA 85. Source: Miss. Code Ann. § 75-49-1 et seq. § 75-49-11; (Supp. 2015). If a home is to be built to HUD Standards, the following Wind Zones need be applied:
    - HUD Zone I- Includes areas that are not designated HUD Zone II or HUD Zone III
    - HUD Zone II- MHUs are built and installed to withstand wind speeds up to 100 mph. Counties listed in HUD Zone II are as follows: Hancock, Harrison, Jackson, George, Pearl River, and Stone
    - HUD Zone III- MHUs are built and installed to withstand wind speeds up to 110 mph. No Mississippi Counties are referenced under HUD Zone III.

Section 2.4.17 – Storage | Questions:

- Will a designated (forward) staging areas near the disaster be sourced and determined prior to any event? No
- Will a designated (forward) staging area be provided by the State? No

Section 2.4.19 – Manufactured Housing Unit Types | Questions:

- Does the term “Work Order” in this scenario refer to the activation of the contract after an event; or a Notice to Proceed for the delivery of a MHU to a recipient’s approved site? (Activation of contract after an event.)
- Can the timeline provided differentiate between individual sites and group sites (20 units or more)? (Yes)
- Can pricing be provided based on Bed/Bath combinations instead of a cost per square foot? No
- Notes:
  - In past housing missions, the pricing has been based on bed/bath combinations. There are economical advantages to the State and will simplify the invoicing process when utilizing a pricing structure based on bed/bath combinations rather than on cost per square foot.
Section 2.4.20 – Manufactured Housing Unit Specifications | Questions:

- MHCSS (HUD Code) requires all homes to have an Engineered HVAC system to prevent oversizing or under sizing, is this acceptable? (yes) The Mitsubishi Electric type cooling system is not installed as part of the MHCSS (HUD Code). (MAHP used these products)
- The Mitsubishi Electric type cooling system is not installed as part of the MHCSS (HUD Code).
- ENERGY STAR is not a requirement under MHCSS (HUD Code) and has not been required in other federal and state housing missions. (Energy Star is energy efficient, used in MAHP) Are the MHCSS (HUD Code) requirements acceptable?
- Are Brand and model numbers required? These can change between now and the activation of the units. (Yes)
- Homes built under the MHCSS (HUD Code) are built on steel chassis and are not placed on stem walls; but instead are placed on concrete block and pier foundations. Is this acceptable? (Yes)
- For (e), (f), (g), and (h):
  - There are a few items within these sections that contradict each other such as section (e) requires non-slip ceramic tile flooring, but section (h) requires Lino Thru Out. Can all references to building, equipment, and appliance specifications be replaced to say that each unit must be built, at a minimum, to conform with MHCSS (HUD Code) and include refrigerator with freezer, stove, oven, microwave, and fire extinguisher? This will allow the maximum availability of MHUs in the time of a disaster. (Yes, but this needs to be double checked)

Section 2.4.23 – Term/Renewal of Contracts | Questions:

- Is a one-year contract all that will be offered or will a 5 year contract be considered to help the provider spread out carrying cost? This will be a 1 year contract with 4 renewal option.
- Notes:
  - A 5 (five) year contract will allow the State to attract Vendors with the capabilities that the State is requesting. A longer-term contract will also ensure that the Vendor is fully vested and committed to the State and their requirements.

Attachment D Form of Price Submittal | Questions:

- Should the “Total amount for these services” be based on the 300 units mentioned? If so, is there a ratio of 3 bedroom/2 bath to 2 bedroom/1 bath? This should be based on the square foot for each unit
- Should any other bedroom and bathroom combinations be considered? No.
- Can the pricing table be provided on a cost per unit per bed/bath combination basis instead of cost per square foot? No.
- Notes:
  - There are a number of factors (individual vs group site, additional utility connections, varying site requirements, maintenance, delivery, etc.) that are not directly included in the pricing table. Several of these factors are better priced as a per unit cost rather than a price per square foot of the MUH. In addition, the pricing table is grouping units together by square feet instead of Bed/Bath combinations. The Invoicing and pricing process could be simplified if the unit price was based on Bed/Bath combinations instead of price per square foot. The pricing table is also heavily dependent on the questions asked above. The “Total amount for these services” cannot be calculated without knowing the number and type of units needed.