

RFP 2026-01 ADDENDUM 01

PROPOSER QUESTIONS – COMMERCIAL AND REAL ESTATE BROKERAGE SERVICES

Release Date: Friday October 16, 2026

The following questions were submitted to procurement@pchawa.org prior to the question submission deadline. The final deadline for respondents to submit their proposal to this RFP remains Friday, October 23rd, 2026, at 11:59 PM.

Question 1: Relevant Experience: For purposes of evaluating firm and staff qualifications, will HPC consider comparable experience involving public-agency acquisitions, dispositions, property valuations, and complex real estate transactions, including residential and mixed-use assets, in addition to traditional commercial brokerage experience or are you mainly focused on commercial experience exclusively?

HPC will evaluate firm and staff qualifications based on relevant experience, which will include experience working with public agencies.

Question 2: Property Types: While the solicitation identifies commercial multifamily properties, existing developments, and vacant land, does HPC anticipate including scattered-site residential portfolios, single-family properties, or other residential assets within the scope of this contract?

HPC is open to a variety of property types that achieve the mission of the agency in a financially feasible and fiscally responsible manner.

Question 3: Anticipated Transaction Volume: Is HPC able to provide an estimated number of anticipated transactions or a general breakdown of property types expected during the contract term?

HPC is generally looking at existing multifamily acquisition opportunities and could reasonably complete one to two transactions annually. HPC is also interested in vacant land but it would need to align with HPC's development pipeline and availability of resources to landbank properties.

Question 4: Areas of Specialization: Given that HPC may select multiple firms, will respondents be evaluated for their qualifications within specific service categories or property types, or is comprehensive experience across all anticipated property types expected of each selected firm?

Respondents will be evaluated on their experience and HPC may select a firm that specializes in one category along with a firm that may have broader experience.

Question 5: Partnerships and Subcontracting: Section 8.7 addresses the approval of subcontractors. If a respondent proposes partnering with a commercial brokerage specialist, would the combined qualifications and transaction experience of the primary firm and its subcontractor be considered during the evaluation process?

Yes, the experience of both firms would be factored into the evaluation.

Question 6: Section 9.5 lists two conditional coverages: - Sexual Abuse & Molestation — required “if the Contractor may encounter residents, program participants, applicants, minors, elderly persons, persons with disabilities, or other vulnerable populations.”- Cyber Liability — required “if the Contractor will access the Authority's network, systems, electronic records, confidential information, or sensitive data.” Given that the Scope of Services in Section 4 is commercial real estate brokerage, acquisition and disposition services such as valuation, marketing, negotiation, due-diligence coordination, and closing support. The selected broker would interact with HPC staff, sellers, buyers, title companies, and consultants rather than residents or program participants, and would not access HPC's internal network or systems. Could HPC please confirm whether either the Sexual Abuse & Molestation coverage or the Cyber Liability coverage is required for this brokerage engagement?

No, the conditional insurance coverage for Sexual Abuse & Molestation coverage and Cybersecurity will not be required for this specific scope of work.

All other terms and conditions of the RFP 2026-01 remain unchanged.