



Town of Simsbury

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~ Thomas J. Roy, P.E. – Director of Public Works ~

ADDENDUM #1A

RFP – Property Management Services – Residential Rental Properties Town of Simsbury, CT

Following the tour of the six rental properties on Wednesday September 8, 2010 the following is the Town's response to various questions or issues presented to the Town.

1. The Town has not had comprehensive lead or asbestos testing at any of our rental properties.
2. The Town has and will continue to perform maintenance on the septic systems at the Simsbury Farms Complex (60B, 60C, and 60D)
3. Condition of rental units at the time the selected property manager assumes responsibility for the property:

Occupied units:

Units will be in the condition that they were in during the site visits on September 8, 2010

Unoccupied Units:

60B – The Town will supply new kitchen appliances, caulk the cracked foundation wall, repair the basement window(s) with cracks, install a basement dehumidifier, clean and update the rear porch, landscape improvements, and power-wash the exterior. A washer and dryer will be supplied at the Town's expense, if the selected property management firm recommends supplying this equipment.

60C – The Town intends to replace the existing windows, paint the interior walls and ceiling, and clean the house to be ready for tenants. In the event this work is not completed, these tasks will become the responsibility of the selected property management firm with all costs for all labor and materials being reimbursable by the Town in accordance with the terms of the contract.

Submission deadline for this RFP remains as September 16, 2010 at 10:00 am. Any additional questions must be submitted in writing no later than 4:30 pm on Monday September **13**, 2010.