Re: RFP 2026-10-02 Addendum 1

Date: 13 Nov 2026

The following questions were asked regarding this RFP.

1. Quantity: Attachment A prices 510-unit entry smart locks, while Attachment D lists 1,020-unit doors (front and rear per unit, 528 + 360 + 132), plus common-area doors. Should proposers' price one lock per unit (510) or one lock per unit door (1,020)?
    a. Each unit has a front and rear entrance. Both will need locks. There are 510 residential units with each having 2 locks for a total of 1,020.

2. Submission format: the RFP states both "one signed original and one electronic copy (PDF on USB)" and "one original and 3 copies in a sealed package," with pricing sealed separately. Please confirm the required number of copies, whether a USB copy is required, and whether electronic submission through a portal is accepted in place of a sealed paper package.
    a. Proposers will submit signed original proposal with three copies, as well as a digital copy (PDF) on a USB. Submit proposal packages to the CHA Main Office at:
    721 Richardson Street Clarksville, TN 37040
    Atten: Procurement

3. Classification: is this installation classed as construction or non-construction for this procurement? Please confirm whether Davis-Bacon prevailing wages, certified payrolls, and the 5% bid guarantee with 100% performance and payment bonds apply.
    a. It is non-construction and the Davis-Bacon does not apply.

4. Pilot: which property will host the 25–50-unit pilot, and what are the written acceptance criteria after the 60-day pilot period?
    a. Amp 1 will host the Pilot using units on Chapel and Market Street.
    b. Written acceptance criteria see Attachment A

5. Integration: please confirm the Yardi product/version in use and the work-order system name, and whether API documentation or a test environment is available to proposers.
    a. Yardi Voyager 7S. Our Yardi system has a live and test environment. Access for the test environment can be provided to the selected supplier.

6. Common areas: for the Main Office doors with Vector alarm and ID badge electronic locks (Requirement I3), is integration with the existing system in scope, or is replacement of those doors in scope?
    a. Integration within existing system

Mission Statement

To provide and develop quality affordable housing opportunities for individuals and families while promoting self-sufficiency and community revitalization.

7. Addenda: where will answers to written questions and any addenda be posted, and will proposers be notified directly?

    a. Answers will be posted as an addendum to the CHA website in the procurement section.

Ross Dennison

Ross Dennison
Modernization Coordinator, CHA

Mission Statement

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Attachment A

Mission Statement

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Acceptance criteria. The Authority will accept the pilot in writing only if all of the following are met during the 60 days:

#	Area	Criterion	How it is checked
P1	Installation	100% of pilot doors installed and tested the same day, with no household left without a working lock overnight; all door damage repaired; fire-door labels intact	Authority inspection of every pilot door
P2	Fit and code	Locks fit existing door preps (H2) and keep the UL 10C fire listing on fire-rated doors (H8); fire marshal raises no unresolved issues	Inspection and fire marshal walk-through
P3	Reliability	At least 99.5% of valid credential uses open the door on the first try; no resident locked out by a hardware or software failure	Audit log export and ticket log
P4	Remote control	20 test credentials issued and 20 revoked; each takes effect at the lock within [5] minutes (S2)	Joint test with Authority staff
P5	Offline operation	Locks keep working with stored credentials when a gateway is disconnected for 24 hours, and sync when it reconnects (H7)	Joint test
P6	Emergency access and exit	One-motion exit from inside every pilot door; mechanical key override and emergency power work (H3, H5); fire/EMS access procedure works	Joint test with fire department
P7	Audit trail	Every access event in the 60 days appears in the exportable log, with time, door and credential (S3)	Compare log to sample test entries
P8	Integration	Yardi move-in and move-out create and remove access correctly in at least 5 test cases (I1)	Joint test

P9	Battery	No battery failure during the pilot, and the vendor's battery-use data projects at least [12] months of life (H4)	Vendor battery report
P10	Service levels	All pilot tickets meet the RFP response and resolution times; platform uptime at least 99.9%	Ticket log and uptime report
P11	Accessibility	Accessible units meet ADA/UFAS requirements; residents in those units can use the lock without help	Inspection and resident check-in
P12	Residents	At least [75]% of surveyed pilot households are satisfied, with at least [50]% responding; onboarding given in residents' languages	Authority-run survey
P13	Training and records	Pilot staff trained; pilot as-built hardware schedule and credential inventory delivered	Document review

Acceptance process.

1. Within [10] days after day 60, the contractor submits a pilot report showing results for P1–P13, with supporting logs.
2. Within [10] business days of receiving the report, the Authority issues written acceptance or a written list of failed criteria.
3. The contractor fixes failed items at no cost within [30] days. The Authority then retests only those items.
4. If the pilot still fails after one retest, the Authority may terminate the contract for default. The contractor will remove its equipment and restore working mechanical locks at no cost.
5. Full deployment may not start until the Authority accepts the pilot in writing. Pilot work is paid at the bid unit prices after acceptance [or: as installed].