

ADDENDUM #2

Request for Proposals
Grounds Maintenance and General Facilities Maintenance
Solicitation No. TP26-1001

Originally Issued December 10, 2025

Addendum 2 – Issued December 29, 2025

To Offerors:

The following additions, deductions, changes and corrections to the proposal and specifications for the above referenced project shall hereby be incorporated into the work, and their affect on the proposal shall be reflected in the Offeror's proposal. Offerors shall also verify this fact by indicating the receipt of the addendum in their proposal.

CHANGES:

The table in Section 4.1-Evaluation Criteria of the RFP was incorrect. That table is replaced by the below table which corresponds to the Professional Performance Assessment form in the proposal packet.

No.	Points	Weighted Average	Description
1	0-5	25%	The Proposed Fees to provide the services required
ATTENTION PROPOSERS- USE THE PROFESSIONAL PERFORMANCE ASSESSMENT FORM LOCATED IN THE PROPOSAL PACKET FOR YOUR RESPONSES.			
2	0-5	15%	Managerial Capacity and Relevant Experience of the Proposer as indicated in Evaluation Factor 2 of the Professional Performance Assessment form. Demonstrate experience meeting gold performance standards (past history of Notices to Cure by CMHA/TPS for any contract will limit score to a maximum of 2 points)
3	0-5	20%	Description of Contractor's Management and Quality Plan as indicated in Evaluation Factor 3 of the Professional Performance Assessment form.
4	0-5	10%	Evidence of the Proposer's Equipment Listing and Schedule as indicated in Evaluation Factor 4 of the Professional Performance Assessment form.

1627 WESTERN AVENUE, CINCINNATI, OHIO 45214

Phone: (513) 333-0670 **Fax:** (513) 977-5606 **TDD:** (513) 977-5807 **Website:** www.cintimha.com

Equal Opportunity Employer, Equal Housing Opportunities

5	0-5	10%	Past Performance References of the Proposer as indicated in Evaluation Factor 5 of the Professional Performance Assessment form. (Any previous work for TPS/CMHA MUST be referenced. Do not list work for TPS/CMHA as more than one reference.)
5	0-5	10%	Gold Performance Standards The Proposer's clear demonstration and understanding of THE AUTHORITY'S MOTTO and GOLD PERFORMANCE STANDARDS through the firm's proposal as a direct reflection of the type of product the Authority may expect from the proposer. <ul style="list-style-type: none"> • Legible and readable • No spelling or grammar errors • All required information is provided • Information is in correct sequence • Overall Presentation
		90%	Sub-Total Points (Other than Preference Points)

QUESTIONS:

1. Our company uses independent contractors who are not paid benefits nor do they have taxes withheld from their pay. Adding the hourly minimum wage from the chart plus the amount for benefits exceeds the rates we usually charge for our services. Is the minimum wage requirement applicable to non-salaried independent contractors? **CMHA cannot offer legal/employment advice. The Offeror should ensure their proposals comply with applicable laws and regulations, including labor and wage requirements (i.e., the Offeror is responsible for making sure they comply with wage laws).**
2. The solicitation shows that the work would be in various locations, but I did not see any maps. Is there a chance I could get a list of addresses for the sites that would be required to bid as part of this project? **Maps and addresses are included in the Fee Submittal Form.**
3. Can I have a list of the current contractors' rates. **See below for the average rates of last season's contractors.**

Baldwin Grove

Mowing - Per Service	\$279.45
Turf and Weed Control - per service	\$310.50

1627 WESTERN AVENUE, CINCINNATI, OHIO 45214

Phone: (513) 333-0670 Fax: (513) 977-5606 TDD: (513) 977-5807 Website: www.cintimha.com

Equal Opportunity Employer, Equal Housing Opportunities

	Spring Cleanup (with mulch)	\$5,175.00
	Monthly Maint - 6 services	\$1,676.70
	Fall Cleanup	\$2,235.60
Cary Crossing		
	Mowing - Per Service	\$258.75
	Turf and Weed Control - per service	\$388.13
	Spring Cleanup (with mulch)	\$5,796.00
	Monthly Maint - 6 services	\$3,726.00
	Fall Cleanup	\$2,070.00
Evanston		
	Mowing - Per Service	\$139.73
	Turf and Weed Control - per service	\$155.25
	Spring Cleanup (with mulch)	\$3,105.00
	Monthly Maint - 6 services	\$2,794.50
	Fall Cleanup	\$1,449.00
Horizon Hills		
	Mowing - Per Service	\$207.00
	Turf and Weed Control - per service	\$362.25
	Spring Cleanup (with mulch)	\$2,691.00
	Monthly Maint - 6 services	\$2,173.50
	Fall Cleanup	\$1,242.00
Marianna Terrace		
	Mowing - Per Service	\$465.75
	Turf and Weed Control - per service	\$543.38
	Spring Cleanup (with mulch)	\$5,796.00
	Monthly Maint - 6 services	\$4,036.50
	Fall Cleanup	\$1,863.00
Park Eden		
	Mowing - Per Service	\$87.98
	Turf and Weed Control - per service	\$103.50
	Spring Cleanup (with mulch)	\$3,622.50
	Monthly Maint - 6 services	\$1,863.00
	Fall Cleanup	\$1,345.50
Pinecrest		
	Mowing - Per Service	\$165.60
	Turf and Weed Control - per service	\$362.25
	Spring Cleanup (with mulch)	\$2,587.50
	Monthly Maint - 6 services	\$1,242.00
	Fall Cleanup	\$1,656.00

1627 WESTERN AVENUE, CINCINNATI, OHIO 45214

Phone: (513) 333-0670 Fax: (513) 977-5606 TDD: (513) 977-5807 Website: www.cintimha.com

Equal Opportunity Employer, Equal Housing Opportunities

Reserve at South Martin

Mowing - Per Service	\$181.13
Turf and Weed Control - per service	\$207.00
Spring Cleanup (with mulch)	\$2,794.50
Monthly Maint - 6 services	\$2,484.00
Fall Cleanup	\$1,552.50

Suterview

Mowing - Per Service	\$516.47
Turf and Weed Control - per service	\$414.00
Spring Cleanup (with mulch)	\$7,244.99
Monthly Maint - 6 services	\$2,477.79
Fall Cleanup	\$5,749.99

West Union Square

Mowing - Per Service	\$126.27
Turf and Weed Control - per service	\$362.25
Spring Cleanup (with mulch)	\$4,347.00
Monthly Maint - 6 services	\$2,484.00
Fall Cleanup	\$1,345.50

City West Lots

Mowing - Per Service	\$232.88
----------------------	----------

HCAH

Mowing - Per Service	\$610.65
Turf and Weed Control - per service	\$1,143.68
Spring Cleanup (with mulch)	\$2,126.93
Monthly Maint - 6 services	\$5,992.65
Fall Cleanup	\$1,593.90

West End Properties

Mowing - Per Service	\$776.25
----------------------	----------

Riverview

Mowing - Per Service	\$77.63
Turf and Weed Control - per service	\$77.63
Spring Cleanup (with mulch)	\$1,242.00
Monthly Maint - 6 services	\$1,242.00
Fall Cleanup	\$879.75

San Marco

Mowing - Per Service	\$31.05
Turf and Weed Control - per service	\$77.63
Spring Cleanup (with mulch)	\$1,035.00

1627 WESTERN AVENUE, CINCINNATI, OHIO 45214

Phone: (513) 333-0670 Fax: (513) 977-5606 TDD: (513) 977-5807 Website: www.cintimha.com

Equal Opportunity Employer, Equal Housing Opportunities

Monthly Maint - 6 services \$1,242.00
Fall Cleanup \$414.00

4. What are the current rates that are not site-specific (i.e., on Attachment B, being charged for additional services under the current contracts)? **See below averaged costs proposed last season.**

Section	Description of Additional Services To Be Provided On An As-Needed Basis		Material Cost	\$/Hour per Person
1.4.1 and 1.4.1.1	General Mulching (Material Cost for mulch - per CY)		\$37.00	\$55.67
1.4.1.2	Mulch spreading service (per CY)		\$30.33	\$53.80
1.4.2	Seeding and Placement of Straw on Bare Spots (Material Cost for seed and straw)		\$11.28	\$63.50
1.4.3	Flower Bed Maintenance (Material Cost for pre-emergent - per SF)		\$5.38	\$49.80
1.4.4	Pruning			\$58.50
1.4.5	Installation of New plantings (Material Cost for markup over wholesale cost)		\$0.24	\$53.50
1.4.6	Removal of Leaves and Debris			\$57.80
1.4.7	Removal of Dead Shrubs			\$57.80
1.4.8	Removal of Trees	Small Trees - < 1 foot in diameter		\$74.80
		Medium Trees - < 2 foot in diameter		\$96.25
1.4.9	Watering of flowers,trees and lawns	Connecting to Hose Bibs on CMHA's Property		\$53.33
		Utilization of Treegator or equivalent - per tree	\$67.50	
		Utilization of watering truck and delivery of water		\$100.00
1.4.10	Pressure Washing Sidewalks, Driveways, Houses			\$89.00

1627 WESTERN AVENUE, CINCINNATI, OHIO 45214

Phone: (513) 333-0670 Fax: (513) 977-5606 TDD: (513) 977-5807 Website: www.cintimha.com

Equal Opportunity Employer, Equal Housing Opportunities

1.4.11	General Mowing and Trimming Services/		\$57.50
1.4.12	Snow Removal Services (\$_____ per 25 lb bag or per _____ lb bag)	\$7.75	\$100.00
1.4.13	Landscaping Fabric - per SY	\$4.87	\$57.25
1.5.1	Graffiti Removal		\$59.00
1.5.2	Fence Installation and/or Repair (Material Cost for markup over wholesale cost for fence materials)	\$0.30	\$80.00
1.5.3	Fence Painting		\$50.00
1.5.4	Concrete work (small scale)		\$68.33
1.5.5	Erosion Control (per cubic yard)	\$29.67	\$57.25
NA	Other Services related to Grounds Maintenance		\$51.20

END OF ADDENDUM TO DATE 12/29/25

1627 WESTERN AVENUE, CINCINNATI, OHIO 45214

Phone: (513) 333-0670 Fax: (513) 977-5606 TDD: (513) 977-5807 Website: www.cintimha.com

Equal Opportunity Employer, Equal Housing Opportunities