



REQUEST FOR QUOTATION CHARLESTON PLACE FLOORING REPLACEMENT

ADDENDUM NO. 3

Date: October 12, 2026, | RFQ Title: Charleston Place Flooring Replacement

Purpose of Addendum

This Addendum No. 3 provides responses to vendor questions, available reference materials, and an extended quotation deadline. Any photos, floor plans, dimensions, or other materials are for reference only and are not guaranteed as-built drawings, measurements, or quantity takeoffs. Vendors are solely responsible for verifying all dimensions, quantities, and site conditions before submitting a quotation.

Vendor Question and TGHA Response

No.	Question	Draft TGHA Response
1	Can a floor plan / Fire Escape plan be provided?	The floor plan is provided for as a reference purpose only. Vendors are responsible for verifying measurements, quantities, site conditions, transitions, stairwell conditions, furniture-moving requirements, access needs, and other conditions during the site walk-through before submitting a quote.
2	What is the intent of the alternate request for an underlayment system? Is the use for acoustical/sound suppression, water mitigation, or subfloor leveling?	Underlayment is requested as a separate alternate and is not automatically included in the base quote. Vendors shall identify the proposed underlayment product, intended purpose, and related cost if underlayment is recommended or required for manufacturer-compliant installation, warranty, acoustical/sound control, moisture mitigation, or subfloor condition reasons. TGHA will determine before award whether to accept the underlayment alternate.
3	What level floor is the work performed on?	The work is limited to the designated common areas, stairwells, and other approved scope areas identified in the RFQ/SOW. Apartment units are not included. Vendors shall verify the site conditions during the site walk-through.
4	How many bidders have scheduled a Site Visit?	TGHA will not disclose the number or identity of vendors that have scheduled or attended site visits during the RFQ process. Vendors interested in a site walk-through shall schedule access as instructed in the RFQ.
5	Can pictures be provided for the areas to receive new finishes?	Photos, provided by TGHA, are for reference only and do not replace the vendor's responsibility to verify measurements, quantities, and site conditions during the site walk-through before submitting a quote.

No.	Question	Draft TGHA Response
6	What is the subfloor?	The existing flooring to be removed is carpet. Vendors shall verify existing conditions during the site walk-through. The selected contractor shall inspect the subfloor/slab after carpet removal and before LVP installation. If subfloor damage, moisture issues, holes, gaps, uneven surfaces, or other hidden/latent conditions are identified, the contractor shall notify TGHA before proceeding with any additional work outside the approved scope.
7	What size is the Elevator Cab?	Vendors shall verify elevator cab dimensions and existing conditions during the site walk-through and identify the measured quantity used in the quote. TGHA is not providing a guaranteed elevator cab measurement.
8	What is the intended finish for the Elevator? (LVT, Rubber?)	The intended elevator cab finish is glue-down LVP consistent with the RFQ/SOW, unless otherwise approved by TGHA in writing. Vendors shall identify the proposed product and confirm that it is suitable for elevator cab use. Any required coordination with TGHA, property management, or elevator service personnel must be identified in the quote.
9	What is the intended finish for the Stairs? (Rubber Tread + Riser, LVT Tread + Riser with Rubber Nosing?)	The existing stair edging/nosing is believed to be in serviceable condition. Vendors shall inspect and verify its condition during the site walk-through and include in their quotation the cost to re-secure any loose existing edging/nosing, as needed, to provide a complete, safe, and finished installation.
10	There is mention of Shoe Molding needed, will all the Baseboard be Wood/Shoe molding?	The SOW requires installation of shoe molding, transition strips, trim, and related accessories required for a complete installation. The SOW does not require replacement of all existing baseboards. Existing baseboards and trim must be protected during the work.
11	What is intended to go at perimeter of the installed flooring - Rubber Cove base or Shoe molding?	The intended perimeter finish for the base scope is shoe molding/base shoe, transitions, trim, and related accessories necessary for a complete installation. Rubber cove base is not included as the intended base scope unless TGHA issues a written addendum stating otherwise. Vendors shall verify the perimeter condition during the site walk-through.
12	What is the Period of Performance for this project? RFQ only lists a start date as 'as soon as possible'.	The desired start date is as soon as possible after award/PO, but the final start date, work sequence, and installation schedule will be coordinated with TGHA and the selected contractor. Work shall be performed Monday through Friday, 9:00 a.m. to 5:00 p.m., unless otherwise approved by TGHA. Vendors shall include the earliest available start date and estimated number of working days in their quote.
13	There is mention of Restrooms to be included in this scope. Can pictures be provided of these areas?	The staff restroom is included in the scope. Photos, are provided for reference purpose only and do not replace field verification. Vendors shall verify staff restroom conditions during the site walk-through.

Deadline

The quotation submission deadline is hereby extended **October 16, 2026, at 12:00 PM EST**

No Other Changes

All other RFQ terms, conditions, scope requirements, and submission requirements remain unchanged unless modified by written addendum issued by TGHA.