1. How many assets does the Fulton County Land Bank acquire?

   **Answer:** Fulton County/City of Atlanta Land Bank Authority (FCCALBA) periodically acquires property from donations and purchase. Initiatives are currently being planned to increase the number and pace of properties acquired. The timing and scale are currently indefinite. Our assets held consist of LBA owned property and assets from City and local Non-For-Profit(s) entities that we service for asset maintenance under the Land Banking Depository Program.

2. If a vendor has a pool of assets, 30-40, is that pool of assets solely assigned to that one vendor for the period of their contract, or is that pool of assets shared with the other vendors?

   **Answer:** When a pool of assets is assigned to our contractor/vendor(s) by FCCALBA, the pool is specifically for the contract/vendor only.

3. What does the Asset Manager use to determine how many assets a vendor can service?

   **Answer:** The Asset Manager looks at a contractor/vendor’s capacity of personnel and equipment to determine the amount of assets a vendor can carry for adequate and timely maintenance service.

4. Are the assets awarded to vendors by zip codes, if so, how many assets does a vendor get by zip codes?

   **Answer:** No. Assets will be awarded to successful contract/vendors by client(s) group and vendor availability.

5. Are these assets Freddie Mac or Fannie Mae?

   **Answer:** NO. Our assets are owned by the FCCALBA, as well as City and local Non-For-Profit(s).
6. When assets are assigned to a vendor, are the vendors working in the same area?
   **Answer:** Not necessarily. The assets we maintain are typically assembled through our clients by neighborhoods, communities and some scattered site assemblage for the purpose of neighborhood revitalization. Some neighborhood may be near one another.

7. Once a vendor is awarded an asset pool at the price the vendor quoted for service, will the Fulton County Land Bank pay more for that service?
   **Answer:** The prices outlined in the RFQ on page 5 are the maximum fee the FCCALBA will pay for Asset Maintenance Services and Board ups. Additional “One off” maintenance task cost is put out to bid for the Qualified Asset Maintenance Pool and those cost are negotiable on a case by case basis.

8. Why does the vendor have to pay for their own signs? $3.00 per tire is low considering we must haul the tires away and dispose of the tires. Is that price negotiable?
   **Answer:** Posting of the “No Trespassing” signs is a nominal fee given the overall site maintenance task. The $3.00 per tire fee is an industry standard cost per junk tire. However, in the event there are an excessive number of tires on a site at the time of service, the FCCALBA is open to discussing removal cost adjustments on a case by case basis.

9. What is “real time” reporting?
   **Answer:** “Real Time” Reporting is a new process the FCCALBA is incorporating in contractor/vendor maintenance services. If there is a problem that is discovered at the time of service that is outside of your standard maintenance practices, the contractor/vendor should contact the Asset Manager (AM) to discuss the issue, allowing real time decisions on how to address the issue. This in turn can reduce off cycle return visits to a service site.

10. How are the “net” thirty (30) vendors paid, what method of delivery?
    **Answer:** Contractor/vendors are paid by paper check via mail to address provided on the “Asset Maintenance Service Agreement”.

11. What does the vendor need to get paid once work is complete?
    **Answer:** Contractor/vendor(s) need a complete package. Package includes all asset information uploaded to the eProperty system, i.e. before and after photos, description of service, comments (if applicable) and end of the month Invoice for bi-weekly service. All requested documents must be submitted at time of payment request for review and approval of payment.
12. Why do we need to be bonded, instead of just licensed for Asset Maintenance/yard work? Stated per participant-most Bonding Company’s wont bond on contracts less than $50,000.00

Answer: As a quasi-governmental entity, governed by a Board, many of our service offering and associated task for our clients, require contractors and vendors to be Licensed and Bonded to participate. However, with these tasks not requiring such a high threshold of Bond coverage, we will only require Qualified participants to be licensed and carry the required amount of General Liability Insurance necessary to complete the Asset Maintenance Service.

13. What amount of bond? What type(s)?

Answer: Please see #12 Answer.

14. How are we notified if we are awarded to be apart of the approved Asset Maintenance vendor pool?

Answer: The successful awardees of the Qualified Asset Maintenance Vendor pool will be notified via email on the award date of June 28, 2019. Page 8

**Important dates and action item reminders**

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>May 27, 2019</td>
<td>LBA issues responses to questions</td>
</tr>
<tr>
<td>June 3, 2019</td>
<td>Proposal submission deadline</td>
</tr>
<tr>
<td>June 28, 2019</td>
<td>Notification of Award</td>
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</tbody>
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PROPOSALS WILL BE ACCEPTED UNTIL 4:30 PM (EDT), June 3, 2019

They should be addressed to:
Mr. Christopher Norman – Executive Director
Fulton County/City of Atlanta Land Bank Authority, Inc.
c/o Griffin & Strong, P.C.
235 Peachtree Street Suite 400
Atlanta, Georgia 30303