



Invitation for Bids (IFB) 26-009 ~ Q&A

Television and Internet Services

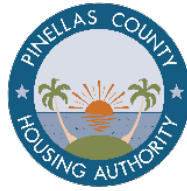
September 02, 2026

Q1	The IFB specifies "Modem and wireless router" per unit. Please clarify: is this a basic in-unit router providing standard Wi-Fi coverage for that single unit, or does PCHA expect a managed, whole-unit (or whole-property) Wi-Fi mesh solution with guaranteed coverage standards? This materially changes both the equipment and pricing, and bidders should price the same scope.
A1	In unit wifi.
Q2	If a managed Wi-Fi mesh solution is expected, does PCHA have minimum coverage, speed, or number-of-access-point requirements per unit or per square footage?
A2	Not applicable.
Q3	Is in-unit Wi-Fi equipment expected to be installed inside each of the 869 units individually, or is common-area/building-wide Wi-Fi also in scope in addition to in-unit service?
A3	We would expect the ISP to provide a router that provides wireless access to that individual unit.
Q4	Can PCHA provide the street address for each of the 4 properties (Crystal Lake Manor, Lakeside Terrace, Norton Apartments, Palm Lake Village)? None are listed in the IFB packet, and they're needed for carrier serviceability and plant review.
A4	Crystal Lake Manor - <u>4100 62nd Avenue N, Pinellas Park, FL 33781</u> Lakeside Terrace - <u>4200 62nd Avenue North, Pinellas Park, FL 33781</u> Norton Apartments - <u>1450 S M.L.K. Jr Ave, Clearwater, FL 33756</u> Palm Lake Village - <u>1515 County Road One, Dunedin, FL 34698</u> Note: All PCHA's properties addresses are listed on PCHA's website. Addendum No. 1 stated that Palm Lake Village has been removed from this IFB.

Q5	Is there an incumbent television/internet provider currently serving these properties? If so, who, and when does that agreement expire?
A5	Not available.
Q6	What is the existing in-building wiring type at each property (coax, Cat5/6, fiber), and is it available for reuse, or should bidders assume a new build is required?
A6	Coax and or Cat5/6 depending on the property. We would expect to use the existing wiring.
Q7	Who currently owns/maintains the in-unit and in-building wiring — PCHA or the incumbent provider?
A7	PCHA
Q8	Will a site visit or walkthrough be made available before the bid deadline, given none was mentioned in the released packet?
A8	No
Q9	The IFB references a "Scope of Work" for prescribed completion timeframes, and Item 7 ("Sample Contract") as a required attachment — neither document was included in the released packet. Can PCHA provide both?
A9	Completion timeframe will be determined during contract negotiations. Sample contract attached.
Q10	What is the intended contract term length (e.g., 3-year, 5-year bulk agreement), and are there renewal options?
A10	This will be determined during contract negotiations.
Q11	What specific insurance coverage types and dollar amounts, and what bonding (if any), will be required at contract execution?
A11	This will be determined during contract negotiations.
Q12	Is a specific channel lineup required (e.g., local broadcast affiliates, specific sports/news tiers), or is "more than 150 channels" the full extent of the programming requirement?
A12	No

Q13	Is a specific make/model required for the streaming device or set-top box, or is bidder's choice acceptable as long as it supports the listed streaming platforms?
A13	No
Q14	Are residents billed anything directly (e.g., premium tiers, on-demand), or is the entire service bundled into the bulk rate PCHA pays?
A14	Residents would be billed for any services above and beyond the bulk agreement. For example, phone service or premium channels.
Q15	The solicitation is captioned "IFB 26-009" on the cover, but the Application Instructions page and one page footer reference "IFB #26-008." Please confirm 26-009 is the correct and only valid solicitation number for submission.
A15	Confirmed that 26-009 is the correct and only valid solicitation number for submission.
Q16	Given PCHA may request additional information from bidders within 48 hours of the deadline per the IFB, what is the expected response turnaround time for such requests?
A16	Within 48 hours unless additional time is needed.
Q17	Is the term of this contract 60 months?
A17	This will be determined during contract negotiations.
Q18	Is Lakeside Terrace an assisted living facility? On Google earth it shows up as Magnolia Gardens Assisted living facility. Wondering if we have wrong address - 3802 62nd Avenue North, Pinellas Park, Florida 33781
A18	Correct address for Lakeside Terrace below. <u>Lakeside Terrace - 4200 62nd Avenue North, Pinellas Park, FL 33781</u> <i>Note: All PCHA's properties addresses are listed on PCHA's website.</i>
Q19	Under services include, it states "Access to supported streamline applications" Was this supposed to be streaming services? Please clarify what access and services are required.
A19	Yes, streaming services
Q20	Is Pinellas looking for fiber services or utilizing existing coaxial infrastructure to support requested services?
A20	PCHA is seeking TV and internet services and does not have a specific infrastructure preference. Please propose the most suitable and cost-effective solution.

Q21	Can you elaborate on what infrastructure exists in each unit at each facility? Any drawings or information would be helpful.
A21	Not available.
Q22	Does every unit currently have a cable modem with integrated Wi-Fi router?
A22	No
Q23	Do you wish to offer voice services to the residents?
A23	No
Q24	Who is the current provider for television and for internet?
A24	The current provider for television and internet services varies by property/unit. Each unit is different, and there is not one current provider serving all units.
Q25	Can you provide the current channel lineup(s) at Crystal Lake Manor, Lakeside Terrace, Norton Apartments and Palm Lake Village?
A25	Not available.
Q26	Are the televisions in each of these locations' pro idiom or hospitality grade televisions? If so, can you provide the makes and model numbers?
A26	Not available.
Q27	Is PHCA looking for a streaming-only solution for these properties?
A27	No
Q28	Can you please define what the Door Fee to PHCA on the cost proposal of the RFP is?
A28	Generally refers to a fee a provider charges per unit or dwelling to have the right or ability to provide service to that property.
Q29	Will PHCA be open to providing a walkthrough of each property for potential bidders?
A29	Not at this time.



**CONTRACT BETWEEN
THE PINELLAS COUNTY HOUSING AUTHORITY
AND _____
FOR _____
_____ SERVICES**

CONTRACT # 26-009

THIS CONTRACT is made as of _____ day of _____ 2026, by and between the **Pinellas County Housing Authority**, a public body corporate and politic organized under the laws of the State of Florida, with its principal place of business located at 11479 Ulmerton Road, Largo, Florida 33778 (PCHA) and _____ with its principal place of business located at _____, hereafter referred to collectively as "Provider" (individually, "Party," collectively, "Parties").

WITNESSETH, that the Provider and PCHA for the consideration stated herein mutually agree as follows:

ARTICLE 1. Statement of Work. Provider will deliver _____ services. The work is further described in IFB # 26-009 as Attachment A and Provider's proposal attached hereto as Attachment B.

ARTICLE 2. Term. Services provided by Provider hereunder shall commence on _____

ARTICLE 3. Contract Price. PCHA shall pay Provider for the performance of the Contract in per Attachment C.

ARTICLE 4. Payment. PCHA will pay Provider for services performed hereunder within thirty (30) days of receipt of approved invoice(s).

ARTICLE 5. Venue, Jurisdiction and Attorneys' Fees. In the event that a cause of action arises, either at law or in equity, from or in reference to this Agreement (including those documents incorporated by reference and attached hereto) both parties agree that such action shall be filed and pursued only in the appropriate state or federal court located in Pinellas County, Florida, or the nearest venue thereto if not located directly as specified herein. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. The prevailing party in any action brought pursuant to this Paragraph shall be entitled to recover reasonable costs and attorneys' fees from the other party.

ARTICLE 6. Insurance. Provider agrees to provide insurance certifications as stated in IFB# 26-009 prior to commencement of services as prescribed in Article 1. Should the insurance lapse or terminate, Provider agrees to acquire new coverage within ten (10) days of such lapse or termination.

ARTICLE 7. Indemnification. To the extent allowable by applicable Florida laws, the Provider agrees to protect, defend, keep, save, and hold the PCHA, its officers, officials, employees and agents, free and harmless from and against any and all liabilities, losses, penalties, damages, settlements, claims, costs, charges, or other expenses or liabilities of every kind, arising out of or as a result of this Agreement.

ARTICLE 8. Termination. PCHA shall have the right to terminate this Agreement, with or without cause in accordance with the General Conditions of the Contract for Non-Construction, attached hereto and incorporated herein by reference.

ARTICLE 9. No Duty Except as Expressly Stated. There shall be no duty owed by either party to this Agreement except those that are expressly stated herein.

ARTICLE 10. Retention of Records. Provider agrees to the retention of all records pertinent to this Contract for five (5) years after PCHA makes final payment hereunder and to provide PCHA a copy of said records upon demand.

ARTICLE 11. Personnel. A list of personnel who shall be employed by Provider to perform the services described herein, and who were named in Provider's response to IFB# 25-004, is attached hereto as Part B. Provider shall not terminate and replace approved personnel and/or sub-providers without notification to and approval by PCHA, which approval shall not be unreasonably withheld. Provider shall state in its subcontracts that the subcontracts are assignable to PCHA at PCHA's discretion. Provider shall not employ or otherwise incur an obligation to pay other specialists or experts for services in connection with services herein without prior approval of the PCHA Board of Commissioners and/or Executive Director.

ARTICLE 12. Warranties, Representations and Special Conditions. In connection with the execution of this agreement, the Provider warrants and represents:

That the Provider has carefully examined and analyzed the provisions and requirements of this Agreement including the attachments and exhibits hereto, and that it understands the nature of the services required hereunder;

That, except for those representations, statements, or promises expressly contained in this Agreement, and any exhibits or attachments hereto, no representation, statement or promise, oral or in writing, or of any kind whatsoever, by PCHA, its officials, agents, or employees, to induce the Provider to enter into this Agreement or has been relied upon by the Provider;

That the Provider and, to the best of its knowledge, its subcontractors if any, are not in violation of any laws of the State of Florida;

That the Provider acknowledges that PCHA in its selection of the Provider to perform the services hereunder materially relied upon the Provider's supplied information to select it for the performance of these services;

The Provider understands and agrees that any certification, affidavit or acknowledgement made under oath in connection with this Agreement is made under penalty of perjury and, if false, is also cause for termination of this Agreement;

That it is financially solvent, that it and each of its employees, agents, contractor or any of them is competent to perform the services required under this Agreement; and that the Provider is legally authorized to execute and perform or cause to be performed this Agreement under the terms and conditions stated herein;

That no officer, agent, or employee of PCHA is employed by the Provider or has a financial interest directly or indirectly in this Agreement or the compensation to be paid hereunder except as may be permitted in writing by PCHA and that no payment, gratuity or offer of employment shall be made in connection with this Agreement by or on behalf of any subcontractors to the Provider or higher tier subcontractors or anyone associated therewith as an inducement for the award of a subcontract or order of goods or equipment; and the Provider further acknowledges that any Agreement entered into, negotiated or performed in violation of any of the provisions set forth herein shall be voidable as to PCHA;

That the Provider shall not knowingly use the services of any ineligible subcontractor or consultant for any purpose in the performance of its services under this Agreement;

That the Provider and its subcontractor, if any, are not in default at the time of the execution of this Agreement, or deemed to have, within ten (10) years immediately preceding the date of this Agreement, been found to be in default on any Agreement awarded by PCHA or the U. S. Department of Housing and Urban Development (HUD), and/or discharged by PCHA or HUD from its employ in the past ten (10) years;

That the Agreement is feasible to perform in accordance with all of its provisions and requirements and the Provider can and shall perform, or cause to be performed, the services in accordance with the provisions and requirements of this Agreement.

ARTICLE 13. Business Documents. To the extent applicable, the Provider shall provide copies of business licenses, applicable permits, its latest articles of incorporation, by-laws and resolutions, and evidence of its authority to do business in the State of Florida, including, without limitation, registration as a foreign corporation or registrations of assumed names or limited partnerships and certifications of good standing with the Office of the Secretary of the State of Florida, at the request of PCHA at any time during the term of this Contract.

ARTICLE 14. Public Records To the extent applicable, the Contractor shall provide access to public records in accordance with the requirements of Florida Statutes § 119.0701. The Parties acknowledge and agree that the statement and provisions below are required by Florida Statute to be included in this Agreement. The inclusion of this statement and provisions below shall not be construed to imply that the Contractor has been delegated any governmental decision-making authority, governmental responsibility, or governmental function or that the Contractor is acting on behalf of the PCHA as provided under Section 119.011(2), Florida Statutes, or that the statement or provisions are otherwise applicable to the Contractor. As stated below, the Contractor may contact the PCHA'S Custodian of Public Records with questions regarding the application of the Public Records Law; however, the Contractor is advised to seek independent legal counsel as to its legal obligations. The PCHA cannot provide the Contractor advice regarding its legal rights or obligations.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:

- i) Michelle Lampley
- ii) (727) 443-7684 Ext. 3066
- iii) mlampley@pinellashousing.com
- iv) Pinellas County Housing Authority, 11479 Ulmerton Road, Largo, Florida 33778

If, under this Agreement, the Contractor is providing services and is acting on behalf of the PCHA as provided under Florida Statutes Section 119.011(2), the Contractor shall comply with public records laws, and specifically shall comply with the following:

- i) Keep and maintain public records required by the PCHA to perform the services.
- ii) Upon request from the PCHA's custodian of public records, provide the PCHA with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119 Florida Statutes or as otherwise provided by law.
- iii) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and following completion of the Agreement if the Contractor does not transfer the records to the PCHA.
- iv) Upon completion of the Agreement, transfer at no cost to the PCHA, all public records in possession of the Contractor or keep and maintain public records required by the PCHA to perform the service. If the Contractor transfers all public records to the PCHA upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the PCHA, upon request from the PCHA'S custodian of public records, in a format that is compatible with the information technology systems of the PCHA.

Failure of the Contractor to comply with Chapter 119, Florida Statutes, and/or the provisions set forth above, where applicable, shall be grounds for immediate unilateral termination of this Agreement by the PCHA.

ARTICLE 15. Contract Documents. The Contract shall consist of the following component parts:

This Instrument and:

Attachment A. IFB # 26-009 and all exhibits and addenda

Attachment B. Provider's Response dated _____

In the event of a conflict between the General Conditions for Non-Construction Contracts and any part of this contract, the General Conditions will prevail.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed as of the day and year first above written.

SIGNED this _____ day of _____, 2026.

**PINELLAS COUNTY
HOUSING AUTHORITY**

BY: _____
NAME: Neil Brickfield
TITLE: Executive Director

BUSINESS ADDRESS:
11479 Ulmerton Road
Largo, FL 33778

ATTEST:

Signature

Print Name

BY: _____
NAME: _____
TITLE: _____

BUSINESS ADDRESS:

ATTEST:

Signature

Print Name