

Dear NAHMA Members,

Below, please find an update from REAC regarding physical inspections in certain demonstration areas under **the Uniform Physical Condition Standard (UPCS) Indefinite Delivery Quality (IDIQ)**:

Good afternoon Industry Partners:

As you may have heard, the Real Estate Assessment Center (REAC) has launched a demonstration project called the Uniform Physical Condition Standard (UPCS) Indefinite Delivery Indefinite Quality (IDIQ) project or simply the "UPCS IDIQ" that is necessary to facilitate timely property physical inspections. The purpose of the UPCS IDIQ is to streamline the procurement and ordering process for physical inspection services by qualifying four contractors (small businesses) to service the following demonstration states: Illinois, Indiana Michigan, Minnesota, Ohio, Wisconsin, Arkansas, Iowa, Kansas, Louisiana, Missouri, Nebraska, New Mexico, Oklahoma, and Texas. The UPCS IDIQ adheres to the same REAC inspection standards and protocol. We anticipate that the UPCS IDIQ will be an added procurement tool to enhance REAC's ability to ensure that all inspections are conducted timely and will benefit HUD as well as you, our business partners.

Inspections on Multi-family and Public Housing properties located exclusively in the aforementioned demonstration states that were previously auctioned through the reverse auction process (RAP) will now be solicited for bids among four qualified UPCS IDIQ contractors. To date, REAC has issued one task order per contractor under the UPCS IDIQ contract that includes public housing properties only. Future task orders will include both multi-family and public housing properties within the specified regions.

Properties located outside of the demonstration states will continue to be procured under RAP. This new UPCS IDIQ eliminates the administrative burden of conducting several auctions per month and managing the work product of over 65 RAP contractors. **As stated earlier, UPCS IDIQ contractors are required to inspect using the current UPCS Protocol without any modification and must utilize REAC-Certified Inspectors; therefore, the inspection process will remain the same for property owners and managing agents.** An assessment of this demonstration will be conducted during and at the conclusion of the demonstration to determine if it adds value and increases efficiency to the inspection program.

If you or your members have questions or concerns, please contact Michelle Gray, the UPCS IDIQ Program Manager, at michelle.c.gray@hud.gov or 202-475-8976.

Thank you.

Delton Nichols

Thanks,
Juliana

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NAHMA is the leading voice for affordable housing management, advocating on behalf of multifamily property managers and owners whose mission is to provide quality affordable housing.