



North Carolina Department of Public Safety

Purchasing and Logistics

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Purchasing & Logistics IMPORTANT RFP ADDENDUM

January 3, 2020

**FAILURE TO RETURN THIS ADDENDUM IN ACCORDANCE WITH INSTRUCTIONS
MAY SUBJECT YOUR PROPOSAL TO REJECTION ON THE AFFECTED ITEM(S):**

RFP Number: 19-RFP-014914-GSX

COMMODITY/SERVICE: Prequalification for Residential Construction Services

ADDENDUM Number: 02

USING AGENCY: Office of Recovery & Resiliency

PURCHASER: Sherri Garte

OPENING DATE/TIME: **February 28, 2020 2:00 PM ET**

INSTRUCTIONS:

1. Below are the responses to questions submitted for the above Request for Prequalification:

| | Reference | Questions | Answers |
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| 1. | General Liability | <p>It states that we must have 5 million g/l coverage. I have spoken with my agent. We currently have 1 million in general liability and an umbrella policy with coverage of 9 million for a total of 10 million. My agent says that the mobile home g/l policies all are topped out at 1 million general liability and the only way to increase it is by obtaining an umbrella policy which is just more liability coverage. Is that going to work?</p> <p>Also, who do we put down as the certificate holder?</p> <p>Last question for now, The application says on Page 21 to get a letter from the surety company stating their willingness to provide sufficient coverage for this project. Not knowing the amount of a project, is it safe to say that a letter from the bonding company stating how much we will qualify for bonding?</p> | <p>Yes, this umbrella policy will be sufficient.</p> <p>The certificate holder is the Department of Public Safety, North Carolina Office of Recovery and Resiliency.</p> <p>Yes, this is acceptable.</p> |

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| 2. | 4.1, Page 6 | What is the bid factor the GC is being asked to accept for project under \$30,000? | The bid factor has already been set at 1.30. |
| 3. | 4.1, Page 6 | Section 4.1 states the bid factor will now include overhead and profit. Please clarify the ECR provided for rehabilitation projects will no longer include 27.5% overhead and profit. | The total bid factor will include the 27.5% already included within the ECR. |
| 4. | 4.1, Page 6 | Please clarify that bids for rehabilitation work at or above \$30,000, the GC is to bid a factor to include overhead and profit. | See the answer to question 3. |
| 5. | 4.1, Page 7 | Lead based paint, Asbestos, or Environmental Abatement - What are the parameters for negotiating change orders? | A bid factor will be negotiated with NCORR, and shall not exceed the awarded bid factor. |
| 6. | 4.1, Page 7 | Abatement - What will be negotiated with NCORR, base pricing? Overhead and profit? | All of the above should be included in the negotiated price. |
| 7. | 5.1, Page 9 | When does contract time initiate? | As soon as the NTP has been issued. |
| 8. | 5.1, Page 9 | When are Notice to Proceed issued? | After the signing event and initial walkthrough has occurred. |
| 9. | 5.1, Page 9 | When will the program move eligible applicants from the home in order for work to commence? | This is solely based on the schedules provided by the GC's. |
| 10. | 5.1, Page 9 | How will the program process ineligible applicants unable to move out of their home without assistance? | The applicants project will be put on hold until the applicant can moved out. |
| 11. | 5.4 (b), Page 13 | Will "architectural and housing plan renderings", when required, be a line item included in the ECR for Rehabilitations? | No. |
| 12. | 5.4 (b), Page 13 | Should "architectural and housing plan renderings", when required, be included in GC bid factor for Rehabilitations? | Yes, this should be included in the GC's bid factor. |
| 13. | 5.4 (a-p), Page 12,13 | Please identify which items, (a) thru (p), for rehabilitation projects will be itemized and priced in the ECR and which are to be included in the GC's bid factor? | This cannot be determined since every applicants scope of work can vary. |
| 14. | 5.6 (b), Page 14 | Please clarify POD management; Is the GC to include cost of POD in their bid? | No, this should not be included within your bid. |
| 15. | 5.6 (f), Page 14 | Will MHU applicants needing ADA compliance be identified in the RFB prior to bidding? | Yes. |
| 16. | 5.6 (f), Page 14 | Currently manufacturers of MHU do not conform to ADA. MHU are labeled as "wheelchair friendly", or "accessible units" by the manufacturers. Exterior, site built ramps will be built to ADA standards. Please acknowledge acceptance of these criteria. | That is correct. |
| 17. | 5.6 (g), Page 14 | GC's do not have access to properties prior to bid. Please clarify "servicing or repairing of Wells and Septic Systems, and in ground/above ground storage tanks" will be handled thru change orders. | No this is incorrect. This should be anticipated and included within your bid. |
| 18. | 5.6 (i), (l), (m), (n), (o), Pages 14, 15 | Please clarify section 5.6, items (l, l, m, n, o), when required, will be handled thru change orders | No, this should be included within your bid. |
| 19. | 5.8 (b), Page 16 | Please provide M/WBE regulation utilized for compliance. | 10% M/WBE, Section 3 – 30% of all new hires have to be low-income resident, 10% to construction related activities, and 3% to administrative duties. |

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| 20. | 5.8 (h), Page 16 | Please provide more detail as to how the GC is to "Assist homeowners in vacating their damaged home"? | This will be determined on a case-by-case basis. |
| 21. | 5.8 (i), Page 16 | When is it anticipated in the process that NTP will be issued to GC? | See the answer to question 8. |
| 22. | 5.8 (i), Page 16 | Please clarify the parameters to which "the homeowner accepts key turnover." | After the GC has passed all inspections by the CM & AHJ. |
| 23. | 5.8 (i), Page 16 | NCORR, through its CM, monitors, dictates standards of construction, and approves/disapproves work. Why does the homeowner have the ability to "accept key turnover?" | The construction contract is between the homeowner and the GC. |
| 24. | 5.12, Page 17 | Awarding Contracts under \$30,000 - What is the bid factor set by CM? | See the answer to question 2. |
| 25. | 5.12, Page 17 | Awarding Contracts under \$30,000 - What is the process for setting the bid factor by CM? | The composite bid factor is an evaluation completed by NCORR analyzing construction pricing, previous bid factor submissions, and evaluation of program funding. |
| 26. | 5.12, Page 17 | Awarding Contracts under \$30,000 - Is the bid factor set by CM used to calculate change orders? | All change orders are negotiated with NCORR, but the change order bid factor will never exceed the composite bid factor. |
| 27. | 5.12, Page 18 | Informal Bids for projects between \$30,000 and \$499,999.99 - "NCORR requires additional contractual requirements of N.C.G.S. 143-128, even if they fall under an exception." Please explain, why would exceptions not be applied? | NCORR has to protect its own interest for any work performed in the State of North Carolina under the CDBG-DR grant. |
| 28. | 5.12, Page 18 | Informal Bids for projects between \$30,000 and \$499,999.99 - Please clarify that the RFB will be issued with applicant ECR cost not including overhead and profit. The 27.5% is no longer include in the RFB issued ECR's? | NCORR will notify bidders in the RFB document regarding the 27.5% profit and overhead on a case-by-case basis. |
| 29. | 5.12, Page 18 | Informal Bids for projects between \$30,000 and \$499,999.99 - Please clarify that for rehabilitation bids, the GC is to bid a factor to include overhead and profit. | See the answer to question 3. |
| 30. | 5.12, Page 18 | Informal Bids for projects between \$30,000 and \$499,999.99 - Please provide parameters by which change orders will be negotiated between the GC and NCORR. | A bid factor will be negotiated with NCORR on a case-by-case basis, and shall not exceed the awarded bid factor. |
| 31. | 5.12, Page 18 | Informal Bids for projects between \$30,000 and \$499,999.99 - For rehabilitation projects, is the awarded bid factor used to calculate change orders? | No. A bid factor will be negotiated with NCORR on a case-by-case basis, and shall not exceed the awarded bid factor. |
| 32. | 2.2, Page 4 | Addendum #1 changes date on Page 20 to February 28, 2020. Please update table in section 2.2, page 4. | The addendum noted the closing date in the heading. |

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| 33. | Addendum #1 | Addendum states previously pre-qualified Contractors, by returning the signed questionnaire confirms continuing in the program. The closing date for this RFPQ is now February 28, 2020. Please confirm that until such time as closing of this RFPQ, current pre-qualified contractors may continue to participate in all RFB under the current parameters of 19-RFP-014364-WAX? | This is incorrect. In order to participate in new procurements Contractors must sign, and agree to RFPQ3. RFPQ3 and the updated RFB format replaces RFPQ2. |
| 34. | General | How will GC's be compensated for time spent, initial assessments during signings/walk throughs, initial change order development when applicant exits or withdraws from program. | GC's will not be compensated for administrative work. If an applicant exits the program, a project of similar pricing will be replaced. |

2. Check ONLY one of the following categories and return one properly executed copy of this addendum prior to the proposal opening time and date.

- Prequalification already been mailed. Changes resulting from this addendum are as follows:

- Proposal has already been mailed. NO CHANGES resulted from this addendum.
- Proposal has NOT been mailed and ANY CHANGES resulting from this addendum are included in our proposal.

Execute Addendum:

VENDOR: _____

ADDRESS (CITY & STATE): _____

AUTHORIZED SIGNATURE: _____

NAME and TITLE (Typed): _____

DELIVERED BY US POSTAL SERVICE

PROPOSAL NO. 19-RFP-014914-GSX

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