



North Carolina Department of Public Safety

Purchasing and Logistics

Roy Cooper, Governor
Erik A. Hooks, Secretary

Cassandra Skinner Hoekstra, Chief Deputy Secretary
Douglas Holbrook, Chief Financial Officer
Joanne B. Rowland, Director

Purchasing & Logistics

IMPORTANT IFB ADDENDUM

May 28, 2020

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

RFP Number: 19-IFB-015055-DAD
ADDENDUM Number: 01
PURCHASER: Angie Dunaway

COMMODITY/SERVICE: Manufactured Housing Units
USING AGENCY: NCORR
OPENING DATE/TIME: **June 16, 2020, 2:00 pm**

INSTRUCTIONS:

1. Changes to the Invitation to Bid:

4.8 DELIVERY

CHANGED FROM: paragraph 1, DEFAULT AND PERFORMANCE BOND, in the North Carolina General Contract Terms and Conditions

CHANGED TO: paragraph 1, PERFORMANCE AND DEFAULT, in the North Carolina General Contract Terms and Conditions

2. Below are the responses to questions submitted for the above Invitation for Bid:

	Reference	Question	Answer
1	Sec 1, Page 4	Over what period of time does NCORR estimate the 300-3000 homes will be ordered? Is that for base year of contract or base plus extension periods?	Base year plus possible extensions.

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	Reference	Question	Answer
2	Sec 2.5, Page 5	To make certain, multiple proposals can be submitted from the same vendor?	See IFB, Section 2.5.
3	Sec 3.3, Page 8	Does NCORR anticipate requesting oral presentations for this IFB?	See IFB, Section 3.3.
4	Sec 4.2, Page 9	Are the prices submitted "firm fixed price" for the one year contract and two option years?	Correct.
5	Sec 4.2, Page 9	Prices on manufactured homes fluctuate due to cost of material, fuel, and other factors. If the State requires a FFP for a period of three years the prices are going to be high because the vendor will have to build in that risk. Would the State consider allowing for price adjustments, up and down, depending on fluctuating cost? This would likely benefit the State over the term of the contract.	The cost that is submitted in response to this IFB is solely up to the vendor.
6	Sec 4.3, Page 9	This section outlines that invoices can be submitted once per month. Is that invoice to include all the homes delivered to site the previous month?	The invoice that is submitted should include all projects the vendor is requesting payment for.
7	Sec. 4.8, Page 10	What is the expected rate of order? That will be critical in determining if the homes can be delivered within 21 days. It will be difficult for a manufacturer to commit to build a home to this spec and provide it within 21 days when they have no idea how many will be ordered or when they will be ordered. If a rate of order could be provided, a vendor could then see how they could adjust their facilities production schedule to help meet demand.	See Section 4.8, which details required delivery timelines.
8	Sec. 4.8, Page 10	What is the expected rate of order for singlewides per week/month?	See answer to Question 7.
9	Sec. 4.8, Page 10	What is the expected rate of order for multi sections per week/month?	See answer to Question 7.
10	Sec. 4.8, Page 10	It is unlikely that any retailer carries the homes described in the State specs. Due to that, all homes will have to be built when the PO is issued. If the order rate is too great, no one plant can keep up with the States orders and it's regular "retail" customers. Due to this, can the vendor propose one product at one price at a maximum rate of orders and propose another product if another plant is required? This is because another	See answer to Question 5.

	Reference	Question	Answer
		manufacture (location) will have to be added to provide the product if the rate of orders exceed one plants capacity.	
11	Sec. 4.8, Page 10	If COVID-19 affects the manufactures ability to obtain material or operate it's facility safely, will time delay consideration be given if the delays are verifiable and properly documented?	See IFB, Section 5.6.
12	Sec. 4.8, Page 10	What bonds will be required on this contract?	Performance bond.
13	Sec. 4.8, Page 10	How will bonds be required to be submitted? Example: One each home ordered, on each group of homes ordered, by some other method?	A separate bond will be required for each group of homes ordered.
14	Sec. 4.8, Page 10	If the vendor is found in default and unable to perform, what are examples of "excess cost" the state could charge the vendor?	The State does not have this information at this time.
15	Sec. 4.8, Page 10	Can the State please provide a copy of the contract that will be issued to the awarded vendor?	See IFB, Section 3.5 and Attachment C: Paragraph 6.
16	Sec. 4.11, Page 11	Once the unit is installed, how will warranty issues be relayed to the vendor?	NCORR will notify the vendor via NCORR's Construction Manager.
17	Sec. 4.11, Page 11	Warranty - Will the occupant be responsible for calling the manufacture like a normal "retail" sale?	No, the occupant will reach out to NCORR. NCORR will notify the vendor via NCORR's Construction Manager.
18	Sec. 4.11, Page 11	Is there timeframe in which the warranty issues must be addressed?	The State does not have this information at this time.
19	Sec. 4.11, Page 11	What if a warranty is issued to the vendor and it's determined to be a installer issue and not a manufacture warranty issue. Will the vendor be reimbursed for its site visit?	No, the vendor will not be reimbursed for site visits.
20	Sec. 4.14, Page 11	Can one vendor offer several options in one proposal? Example: Price of homes is X up to this many order per week. Price of homes will be Y if homes increase over that rate per week. This will be because the rate of orders is to much for one plant and another plant will have to be used to fulfil the rate per week order.	See answer to Question 5.
21	Sec. 5.1, Page 14	Because homes can't be built to an exact SF, will the State be allowing some slight variation in the SF requirements?	All Deliverables must conform to the specifications of the IFB.
22	Sec 5.2, Page 14	To be certain, all homes must be constructed to Wind Zone III and Exposure D requirements?	See IFB, Section 5.2, Minimum Construction Standards.

	Reference	Question	Answer
23	Sec 5.7, Page 18	Is it the intent of the State to charge the vendor \$200 per day for each unit that is not delivered within the 21 day time frame no matter what the rate the State orders homes?	Vendor is reminded of IFB, Section 5.6 and Attachment D, Paragraph 25.
24	Attachment D, Page 25	Availability of funds - If the State issues an PO for a home(s), can the vendor assume the funds available to pay for the home(s)?	Vendor is reminded of IFB, Attachment D, Paragraph 3.
25	Attachment D, Page 25	Taxes - To be certain, sales tax will need to be included on the price of the home?	See IFB, Attachment D, Section 4.
26	Attachment H, Page 35	Section 3 Clauses - Since this contract is for the purchase of manufactured homes. Will the manufacturing facility be required to practice Section 3 on all open positions?	Vendor must follow all Federal and State Laws and Regulations in the performance on this Contract.
27	Page 10, Sub Section 4.8 Delivery	The IFB requires that delivery of the units be made within 21 days following receipt of order. Will NCORR consider extending the 21-day timeline if multiple large quantity orders are issued by NCORR with overlapping delivery deadlines? If so, what would NCORR consider a large quantity?	The State cannot answer this question at the time, but Vendor is reminded of IFB, Attachment D, Paragraph 25.
28	Pg 10 Section 4.8 Delivery	Will consideration be given to delays outside of the vendor's control (i.e. weather, DOT restrictions, storage lot restrictions, etc.)? If these delays occur, what timeline would NCORR consider a timely notification?	See IFB, Attachment D, Paragraph 25.
29	Pg. 11, Sub Section 4.12 Licensing	Please clarify dealers/ manufacturers located outside of North Carolina that hold an active certificate of authority to sell homes in North Carolina can bid.	Any Vendor who fulfills requirements of this IFB may submit a bid.
30	Pg 22, Attachment C Statement 9	Does this section clarify out of state vendors are required to have a Certificate of Authority and not a physical license location in the state of North Carolina?	See answer to Question 29.
31	Pgs. 14-15, Sub Section 5.2 "Minimum Construction Standards"	Please clarify: Are all requested homes (ADA & Non- ADA Compliant) required to comply with Wind Zone III, Exposure D? If not, what is the breakdown of Wind Zone requirements needed?	See answer to Question 22.
32	Pgs. 14-15, Sub Section 5.2 "Minimum	Will ADA specifications in the IFB supersede all other specifications such as UFAS? i.e. curbless shower with flexible water dam	Correct.

	Reference	Question	Answer
	Construction Standards"		
33	Pgs. 14-15, Sub Section 5.2 "Minimum Construction Standards"	Would a porcelain/ceramic tub insert be considered a Deviation under section 5.4?	Yes.
34	Pgs. 14-15, Sub Section 5.2 "Minimum Construction Standards"	Would a porcelain/ceramic sink be considered a Deviation under section 5.4?	Yes.
35	Pgs. 14-15, Sub Section 5.2 "Minimum Construction Standards"	Would a porcelain/ceramic shower be considered a Deviation under section 5.4?	Yes.
36	Pgs. 14-15, Sub Section 5.2 "Minimum Construction Standards"	Will 2 sets of keys per home meet the needs of NCORR?	Yes.

INSTRUCTIONS:

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

IFB has already been mailed. Changes resulting from this addendum are as follows:

IFB has already been mailed. NO CHANGES resulted from this addendum.

IFB has NOT been mailed and ANY CHANGES resulting from this addendum are included in our response.

Execute Addendum:

VENDOR: _____

ADDRESS (CITY & STATE): _____

AUTHORIZED SIGNATURE: _____

NAME and TITLE (Typed): _____