

January 30, 2023

This addendum to Request for Proposal (RFP) serves to notify all interested proposers of clarifications and or changes to RFP No. P23001, and becomes part of this RFP. Proposers are required to acknowledge receipt of this addendum in their proposal. If not acknowledged, the proposal may be considered “non-responsive.”

➤ **BONDING REQUIREMENT ANNOUNCEMENT:**

- Although we are not requiring a bond to be submitted with the proposal, we are **requiring that a bonding capacity letter** from your surety to be included with your proposal for the capacity of **\$25 million**. Any issues or questions on this, please make sure to reach out to myself, Marian Mikhael, before the RFP due date.

- **QUESTIONS AND ANSWERS** - The Agency received the following 5 questions. Answers are provided in red text:

❖ **General**

1. See section 5.03 and the two “lots” where we submit pricing offers for each project. We would like you to propose adding a third “lot” for a proposal for both of the jobs combined. Lot 1 or 2 could be quoted individually or not but the third option would allow us to propose both jobs if one or the other by itself wasn’t attractive. An all or nothing type option.
We recommend bidding on both lots as currently setup, separately. If your interest is contingent on receiving both awards, we recommend making that known in the interview portion of the evaluation.
2. Will the special inspection and materials testing for this project be contracted by the Housing Authority or will this scope fall under the CM/GC responsibility?
The special inspections will be contracted separately under the Housing Authority. The Agency recently completed a procurement to identify firms capable of conducting these inspections.
3. If a firm has not completed a new construction multi-family project but, has done similar work (i.e. single-family new construction, design rehab, etc.), would this disqualify them from being considered?
If a firm can provide an analysis of relevant experience, prove capability to take on this type and capacity of work, and can provide all required licensing/bonding/all required materials requested in this RFP, it would warrant them for consideration.

Addendum #1

RFP No. P23001 GCCM for Parkside Inn & San Joaquin Adaptive Reuse and New Construction

4. The RFI deadline is stated as 1/26 on p. 6 of the RFP and 2/2 on p. 7. What's the correct RFI deadline?

The correct RFI or Q&A deadline is February 2nd, 2023. Do note that if a vital question which we feel needs to be addressed is received after that due date, we may post an addendum for clarification.

5. We would like to bid any siding and painting of this project as we are a siding and painting contractor located here in Fresno, CA. I take it plans are not available yet as you are looking to pre-qualify General Contractors first? There are no real plans to bid any of the siding so, should we wait for plans to be populated first?

Yes, that is correct. There are yet to be any firm plans pertaining to the items in question and the GCCM (yet to be determined) will be responsible for assessing and hiring on their subcontractors. You can reach out directly to the GCCM once the successful proposer it is announced.

❖ Lot # 1 – Parkside Inn

1. The notice said it has 48 existing converted motel units. The scope of work said it will end up with 64 units including a manager's apartment. Does this mean that we are remodeling 48 units and building 16 (64-48) new units?

***Correction:** The current converting motel has 48 rooms. Once conversion is complete, the new project will have a total of 39 apartment units.*

➤ **SEE ATTACHED REPORTS FOR PARKSIDE INN (AS LISTED BELOW):**

- Appendix I - Parkside Inn Report for "Phase I Environmental Site Assessment"
- Appendix II - Parkside Inn Asbestos Report
- Appendix III - Parkside Inn Termite Report

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