

Addendum #1

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

February 14, 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.”

- **QUESTIONS AND ANSWERS** - The Agency received the following **1** follow-up question to a question addressed in “addendum 1”. Answers are provided in **red** text:

❖ **Lot # 1 – Parkside Inn**

1. Just to be certain the 16 new units will not be included, correct?
 - a. There was a unit count discrepancy in the project description. All aspects shown on the plans, including both the rehabilitation of units and the new construction, are part of the scope. The chart below, from the plans in the RFP exhibit, show the breakdown between the new building and the existing*

BUILDING TYPE BREAKDOWN :

BUILDING #1	1st	2nd	TOTAL
'A' UNITS (712 S.F.)	3	7	7 (4,984 S.F.)
'B' UNITS (1,069 S.F.)	4	4	8 (8,552 S.F.)
'C' UNITS (356 S.F.)	6	6	12 (4,272 S.F.)
SUBTOTAL			27 (17,808 S.F.)

LAUNDRY ROOM: 341 S.F.

STORAGE ROOMS: 331 S.F.

MECHANICAL ROOMS: 465 S.F.

ANCILLARY UNCONDITIONED SPACE:
LOWER FLOOR - 4,847 S.F.
UPPER FLOOR - 4,847 S.F.

BUILDING #1 TOTAL AREA: ± 28,639 S.F.

BUILDING #2	1st	2nd	TOTAL
'D' UNITS (825 S.F.)	1	1	2 (1,650 S.F.)
'E' UNITS (1,153 S.F.)	4	4	8 (9,224 S.F.)
'E1' UNITS (1,194 S.F.)	1	1	2 (2,388 S.F.)
SUBTOTAL			12 (13,262 S.F.)

STORAGE: 214 S.F.

ANCILLARY UNCONDITIONED SPACE: 1,042 S.F.

COMMUNITY ROOM:
(INCL'S OFFICES / RESTROOMS / KITCHEN) 2,300 S.F.

BUILDING #2 TOTAL AREA: ± 16,818 S.F.

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