



Roy Cooper, Governor  
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Douglas Holbrook, Chief Financial Officer  
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## Purchasing & Logistics

# IMPORTANT BID ADDENDUM

July 27, 2021

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

RFP Number: **19-IFB-015374-DAD**

COMMODITY/SERVICE: **Modular Homes**

ADDENDUM Number: 01

USING AGENCY: NCORR

PURCHASER: Angie Dunaway

OPENING DATE/TIME: **August 16, 2021 at 2:00 pm ET**

### **CHANGES TO RFP:**

Replace Section 5.1 GENERAL with the following language:

#### **5.1 GENERAL**

NCORR is seeking to procure the services of a vendor to deliver turnkey modular housing and/or elevation of modular eligible structures in compliance with local, Federal, and State statutory requirements for grants.

Vendor must have the ability to **begin work on work orders** no later than **60 calendar days from award** (which shall include obtaining consent to perform the work, permitting, surveying, temporary utilities, etc.) and complete assigned construction projects within the contracted time (subject to environmental remediation). Construction shall not exceed **105 calendar days** from issuance of Work Order to issuance of Certificate of Occupancy ("COO") from AHJ and final programmatic approval by CM/NCORR for Modular housing without elevation. Construction shall not exceed **115 calendar days** from issuance of Work Order to issuance of Certificate of Occupancy ("COO") from AHJ and final programmatic approval by CM/NCORR for modular housing plus elevation.

Vendor will be bound to specific terms and conditions which are subject to change prior to the execution of any contract that may result from this Solicitation. However, it is the intent and goal of NCORR and the State of North Carolina to make every HRP home project successful, so Vendor is encouraged to work proactively with NCORR, its construction manager(s) and grant eligibility Vendor(s) to identify and resolve all issues and problems immediately to minimize delays in completing construction projects.

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**QUESTIONS AND ANSWERS:**

Below are the responses to questions received by the 2:00 PM ET July 26, 2021 deadline for questions.

Question #	Reference	Question(s)	Answer(s)
1	1.0 Purpose and Background, Page 7	Does the State have a general idea of the areas of operation? Can those areas be provided?	The following counties are eligible for ReBuild assistance, but not limited to: Anson, Beaufort, Bladen, Brunswick, Carteret, Chatham, Columbus, Craven, Cumberland, Dare, Duplin, Greene, Harnett, Hoke, Hyde, Johnston, Jones, Lee, Lenoir, Montgomery, Moore, New Hanover, Onslow, Pamlico, Pender, Pitt, Richmond, Robeson, Sampson, Tyrrell, Wayne and Wilson.
2	1.0 Purpose and Background, Page 7	Can work orders for the same geographical area be issued at the same time?	Yes, NCORR will do its best to group homes with work orders to geographical areas, but cannot always be guaranteed.
3	1.0 Purpose and Background, Page 7	Did the State consult with a modular home manufacture when designing these plans?	The State consulted a licensed engineering firm to design the 26 house plans.
4	1.0 Purpose and Background, Page 7	If yes, can the State provide the name of that manufacture?	See answer to question 3.
5	1.0 Purpose and Background, Page 7	Does the State know if there are modular home manufactures within the region willing to build these homes?	NCORR cannot answer this question. See Section 4.0.
6	1.0 Purpose and Background, Page 7	If yes, can the State provide that information?	See answer to question 5.
7	1.0 Purpose and Background, Page 7	Will variances be allowed if a modular builder can not be identified that is willing to build these exact homes?	<p>A variance is a request to deviate from current zoning requirements. Variances will not be allowed.</p> <p>NCORR is unclear of the context of your question, if you are asking about editing the housing plans, NCORR has the ability to have the plans edited, if NCORR chooses.</p>

8	1.1 Contract Term, Page 7	Does the State have a criteria for determining if the contract will be extended after the first year?	Yes, it will be based on performance and will be at the sole discretion of NCORR.
9	4.1 Pricing, Page 13	Should pricing include demo of the existing home?	Yes, see Sections 4.1 and 5.3(c) and (d).
10	4.1 Pricing, Page 13	If yes to above, how should this be determined since existing home information is not provided?	Vendor must take all pricing within Section 4.1 into account when determining pricing.
11	4.1 Pricing, Page 13	Considering this is a 1-3 year contract and that the current cost of material (homes) is extremely volatile. Will change order be allowed to cover the increase if home prices increase?	As per Section 4.1 Pricing; Construction Costs for Change Orders: The Vendor will have to agree to pricing in the Bid Book, for materials while proposing pricing for appropriate items of the Bid Book which lack values and giving profit and overhead percentages. The Bid Book will be provided by NCORR to assess changes in construction costs due to the nationwide construction materials increase. Any changes to Bid Book prices will be used for future projects and will not be retroactive for projects which already have signed Notices to Proceed.
12	4.1 Pricing, Page 13	If the answer above is yes, how will those increase need to be documented and submitted to the State for approval?	This would be at the sole discretion of NCORR taking in to consideration market and programmatic analyses.
13	4.1 Pricing, Page 13	Does sales taxes need to be included in our price?	See Section 4.1 and Attachment C, Paragraph 6.
14	4.1 Pricing, Page 13	Is sales tax reimbursable from the State?	See answer to question #13.
15	4.1 Pricing, Page 13	Are there "caps" on the allowable price per square foot?	No, see Section 4.1 when determining pricing.
16	4.1 Pricing, Page 13	If yes, what are those caps?	See answer to question #15.
17	4.1 Pricing, Page 13	If no, the contract will be awarded no matter the price per square foot to the lowest bidder technically acceptable?	See Section 3.3 and Attachment B, Paragraphs 11 and 12.

18	4.1 Pricing, Page 13	Is the State willing to make a "progress payment" of 50% once the home is delivered to the site?	Progress payments will be addressed with the awarded vendor.
19	5.1 General, Page 15	Does the 105 and 115 days to complete the work include the time for the home to be made and delivered to site?	Yes, see amended 5.1 language at the top of this Addendum.
20	5.1 General, Page 15	If no, how many days will be allowed for home production?	See answer to question #19.
21	5.1 General, Page 15	60 days to complete the "admin" work. 105/115 days to complete "construction". When should the home be ordered? How many days will be allowed for home production?	The 60 days to complete admin work is for the awarded vendor to become ready to receive NTPs and Work Orders. Once the NTP or Work Order is issued, then the applicable construction timeline must be followed. See updated Section 5.1 above.
22	5.1 General, Page 15	If assumptions above on "admin" and construction" are incorrect, please explain?	See answer to questions #19 and 21.
23	5.5 Additional Requirements h, Page 19	Is the NTP the same time as when the work order is issued?	Yes.
24	5.5 Additional Requirements h, Page 19	Are the final inspection and key turn over the same as COO?	No. Key turn over happens after a COO is issued and key turn over occurs after CM/NCORR approves that the scope has been fully performed pursuant to the contract. See amended Section 5.1 above.

**Execute Addendum:**

VENDOR: \_\_\_\_\_

**AUTHORIZED SIGNATURE:** \_\_\_\_\_

NAME and TITLE (Print or Typed): \_\_\_\_\_