



COUNTY OF IMPERIAL

RFP 1009-24 DESIGN AND CONSTRUCTION GENERAL CONTRACTOR SERVICES

December 18, 2023
ADDENDUM #3 - Additional Question & Answers

Q 1. Would the homes have to include a garage?

A. Yes, please include a two-car garage.

Q 2. Would the homes have to include a covered patio?

A. No

Q 3. Will the winning bidder be given upfront funds to work on the project(s) or will there be a reimbursement method at different stages of construction after the County has proof of completion?

A. No upfront funds will be given to the contractor for this project. The reimbursement method will be as follows: a quarterly report will be submitted to the construction manager (CM) stating costs and work completed in that quarter for approval. After CM approval, those costs will be submitted to the County for payment.

Q 4. Lot sizes – Reference attached.

- a. 206 E. 3rd St., Niland, CA (Ass Description = Lots 29 & 30 of BLK 10)
- b. 113 E. 3rd St., Niland, CA (Ass Description = Par 2 COC Lots 11 & 12 of BLK 14)
- c. 110 4th St., Niland, CA (Ass Description = Lots 29,30,31,32 BLK 14)
- d. 111 E. 3rd St., Niland, CA (Ass Description = Lots 13 & 14 BLK 14)
- e. 112 4th St., Niland CA (Ass Description = Lots 33 & 34 BLK 14)

Q 5. Does the square footage in the RFP of 1300-1500 square feet include a garage?

A. No. A garage is not included in the square footage requested.

Q 6. Will permit fees be waived?

A. There are some waivers on fees established at the County of Imperial for these homes. This will be looked at with the departments.

Q 7. Just to confirm, prevailing wages will not apply even though the funding is from CDBG?

A. Correct, prevailing wages is not applicable with this project, but Section 3 will be applied and will require monitoring.

Q 8. Will the planning process be expedited to meet the October deadline?

A. The County of Imperial will do its best to help expedite this project.

Q 9. How long is the turnaround time for payments once the County receives the expenses?

A. All expenses submitted to and approved by the Construction Management Team will be then submitted as "RUSH" to the County Auditor for check payment. A 1-2 week turnaround is expected.

Q 10. Being that there will be no funds till the quarterly report is submitted, is it expected for the contractor to front the cost?

A. Yes

Q 11. Will payment terms be reconsidered once the project is awarded or is the reimbursement method set for the whole project?

A. Reimbursement after CM approval will always be used but the frequency can be looked at.

Q 12. Will the construction of the homes be simultaneously, or may we begin a home after we finish the construction on another home.

A. We would like to see the project completed safely, efficiently, and quickly as possible.