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ADDENDUM #1

Date: May 3, 2018

Bid Date: May 16, 2018
at 3:00 P.M. (Local Time)

Bid Name Home Builder Contractors for Heartwood
Residential Development

Bid No. CRAX-180072-GD

NOTE: This Addendum has been issued only to the holders of record of the specifications and to the attendees of the mandatory pre-bid conference held on May 2, 2018.

The original Specifications remain in full force and effect except as revised by the following changes which shall take precedence over anything to the contrary:

1. Any questions shall be submitted in writing to the City of Gainesville Purchasing Division by 3:00 p.m. (local time), May 9, 2018. Questions may be submitted to: dykemangb@cityofgainesville.org
2. Please find attached:
 - a) Copy of the black out period information (Financial Procedures Manual Section 41-423 Prohibition of lobbying in procurement matters) distributed during mandatory pre-bid meeting.
 - b) Copy of the Pre-Bid sign-in sheet for your information.
3. Gayle Dykeman, Procurement Division, discussed bid requirements.
 - a. Sign-in Sheet is circulating. Failure to sign will result in bid not being accepted.
 - i. Submitted bid to match business name as signed in at pre-bid.
 - b. Bids are to be received by the Purchasing office no later than 3:00 p.m. on May 16, 2018. Any bids received after 3:00 p.m. on that date will not be accepted.
 - c. Send questions in writing to Gayle Dykeman via email.
 - i. All communication through Gayle Dykeman only. Do not communicate with other City staff.
 - d. Discussed bid due date, time and delivery location.
 - i. Deliver (or have delivered) to Purchasing by 3PM on May 16, 2018.
 - e. Various forms (i.e. Tabulation of Subcontractor and Material Suppliers) are to be completed and returned with your bid.
 - i. Sign, date and return all Addenda
 - f. Discussed that bid form must be signed
 - g. Discussed minimum requirements, page 7 of the bid package

- h. Scope of work on page 14
 - i. Bid information form – if not bidding, please complete
4. Shawn Moss, CRA, discussed the project history and scope and marketing of the project.
5. Chip Howe, Department of Doing, indicated that the Permitting process will be expedited for these homes.

The following are answers/clarifications to questions received at the mandatory pre-bid conference:

6. Question: Are the list of 340 parties interested in building in Heartwood prequalified?
Answer: No
7. Question: Does the City have any programs for qualifying potential buyers?
Answer: Not at this time.
8. Question: Will specs be provided for the building of the houses?
Answer: Yes, see Appendix E and Appendix F in the bid document.
9. Question: Will GRU give builders a break on the impact fees (tap fees)?
Answer: Currently the fees are anticipated to be between \$4,000 and \$5,000, and the permitting will be the full fee. However we are in discussions with GRU for potential breaks.
10. Question: Will the lots be pad ready?
Answer: Yes, the pads will be at “final grade”.
11. Question: The house that is built may not necessarily be built to the initial specs. Is this a concern?
Answer: It is up to the builder and the buyer to handle the building after the award; however the exterior specs of the homes should be consistent with the specs.
12. Question: Will there be an architect on-site?
Answer: Building plans have been provided by a design company. CRA will most likely hire the same/similar design company to manage construction processes and review modification during the build phase.
13. Question: Is there a benefit to hiring a design/build company?
Answer: No the design is already complete; we just need the homes built.
14. Question: Is everything detailed in the build specs?
Answer: Yes, you want to bid to the specs. We need to have the ability to compare identical specs. If you have alternative ideas on how to build these homes, provide that information in a separate section of your quote.
15. Question: How many builders are you looking for?
Answer: No more than 2

16. Question: Are you evaluating on base bid?
Answer: Base bid is one portion of the evaluation; your responses to the entire RFP will be considered in the evaluation process.
17. Question: How many lots are there?
Answer: There are 34 lots; if 2 builders are selected they will each have the opportunity to build on 17 lots.
18. Question: When are the funds due for the price of the lots?
Answer: Lot cost is to be remitted to the City of Gainesville upon the closing of the home with the buyer. Lots are appraised in a range from \$10,000 - \$20,000.
19. Question: Are we 'stuck' with the price we submit in our proposals or can we do upgrades when we build?
Answer: You can do upgrades, but keep in mind our goal is to create an affordable housing community. Also, if your buyer qualifies for more financing and the appraised values permit you are welcome to entertain upgrades.
20. Question: The cost of the home is not the same as the sale price of the home, what are you looking for in this proposal?
Answer: You will have the opportunity to identify both in your proposal on the second page of the "Heartwood Builder Estimate Page". However, sales prices should be consistent with current market values.
21. Question: Do we need to maintain the bid price when we build the homes?
Answer: Your buyer will likely drive the price of the homes via the finishes they select.
22. Question: Are we responsible for landscaping?
Answer: Yes, there is an allotment for landscaping in the budget provided in your bid package on the first page of the "Heartwood Builder Estimate" page.
23. Question: The building site will not be ready until 2nd quarter next year, the pricing in our proposals will be outdated. Is there room for a variance for time/cost?
Answer: Pads may be ready sooner, however, the target pricing for these homes is between \$160 and \$210K, depending on square feet of the home. Builders should keep these buy prices in mind when developing their bids and when building homes next year.
24. Question: Are there appraisals on all 8 houses? What protection do the builders have against low appraisals?
Answer: An appraisals for the "Heartwood Model 5B_Bid Set" will be ordered this week and be included in the bid package as an Addendum that can be accessed through demandstar.com. "Appendix E" has more market analysis information for the original Heartwood models. If the selected builder(s) identifies a threat to the project, the CRA is available to work toward solutions.
25. Question: Do the builders need to carry the cost of the lot?
Answer: No, the cost of the lot is not due until closing with the home buyer.

26. Question: How long will it take to complete the Procurement process?

Answer: From today to contract, approximately 6 months – this includes gaining approval from City Commission and the CRA board, and negotiating a contract.

ACKNOWLEDGMENT: Each Proposer shall acknowledge receipt of this Addendum No. 1 by his or her signature below, **and a copy of this Addendum to be returned with proposal.**

CERTIFICATION BY PROPOSER

The undersigned acknowledges receipt of this Addendum No. 1 and the Proposal submitted is in accordance with information, instructions, and stipulations set forth herein.

PROPOSER: _____

BY: _____

DATE: _____

CITY OF _____ FINANCIAL SERVICES
GAINESVILLE PROCEDURES MANUAL

41-423 Prohibition of lobbying in procurement matters

Except as expressly set forth in Resolution 060732, Section 10, during the black out period as defined herein no person may lobby, on behalf of a competing party in a particular procurement process, City Officials or employees except the purchasing division, the purchasing designated staff contact. Violation of this provision shall result in disqualification of the party on whose behalf the lobbying occurred.

Black out period means the period between the issue date which allows for immediate submittals to the City of Gainesville Purchasing Department for an invitation for bid or the request for proposal, or qualifications, or information, or the invitation to negotiate, as applicable, and the time the City Officials and Employee awards the contract.


Lobbying means when any natural person for compensation, seeks to influence the governmental decision making, to encourage the passage, defeat, or modification of any proposal, recommendation or decision by City Officials and Employees, except as authorized by procurement documents.

CITY OF GAINESVILLE
GENERAL GOVERNMENT PURCHASING DIVISION
MANDATORY PRE-BID CONFERENCE
Home Builder Contractors for Heartwood Residential Development
DATE: May 2, 2018 @ 11:00 AM LOCAL TIME
BID #CRAX-180072-GD
DUE DATE: May 16, 2018, AT 3:00PM

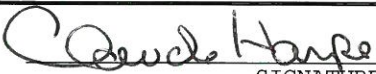
YOUR COMPANY'S LEGAL NAME, DBA NAME
& ADDRESS

YOUR SIGNATURE, PRINTED NAME,
PHONE NUMBER & EMAIL ADDRESS


1) Legal Name: Moderca Home Builder's LLC
DBA: _____


SIGNATURE
Travis C. Williams
PRINTED NAME
PHONE # (352) 672-8948
E-MAIL: Travisw@Moderahomes.net

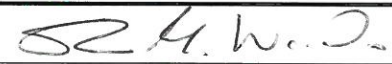
2) Legal Name: HARPE CONST INC
DBA: _____


SIGNATURE
CLAUDE HARPE
PRINTED NAME
PHONE # (352) 258-3949
E-MAIL: CLAUDEHARPE@G.MAIL.COM

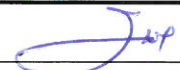
3) Legal Name: E. Scott Robinson
DBA: Robinson Renovation and Custom Homes Inc.


SIGNATURE
E. Scott Robinson
PRINTED NAME
PHONE # (352) 333-9566
E-MAIL: srobinson@rrchinc.com

4) Legal Name: Shaun Wasdo
DBA: Wasdo Construction and
Restoration, Inc.


SIGNATURE
Shaun Wasdo
PRINTED NAME
PHONE # (352) 256-8505
E-MAIL: gatongc11@gmail.com

5) Legal Name: WPJ Construction, LLC
DBA: WPJ Construction, LLC
Jeffery Williams, GC
Edwin Dix, CM


SIGNATURE
Edwin B. Dix
PRINTED NAME
PHONE # (352) 494-6420
E-MAIL: edwin.dix@gmail.com

Please PRINT Clearly