



ADDENDUM NO. 3

Nevada County Homekey+ Scattered Site Project Invitation to Bid

This addendum consists of six (6) pages including the cover page.

Addendum Release date: July 21st, 2026

Careful Note of this Addendum shall be taken by all parties of interest so that the proper allowance may be made in all computations, estimates and contracts, and all trades affected shall be fully advised in the performance of the work which will be required of them. **Failure to acknowledge this addendum may deem your proposal non-responsive.**

Revised Bid Form added to website. Failure to acknowledge revised form shall deem your proposal non-responsive.

Due Date: The deadline for responding to this Invitation to bid has been changed to the following: July 31, 2026, 2:00pm.

Questions:

Several questions have been received for this RFP and are answered below. Because these responses may be beneficial to all prospective proposers, the responses are hereby provided as an addendum. In cases where this addendum may conflict with the original Bid, this addendum shall prevail.

	Site	Question	Response
1.	All	Is underlayment required on wood substrates for the Luxury Vinyl Plank flooring.	Contractors should use Mannington Commercial Parkland 20 USA Luxury Vinyl Plank (LVP), White Oak. No underlayment is required.
2.	All	Follow up to RFI 10: Response places excessive risk of interpretation error on contractor. Please identify, by drawing sheet and note number, every general note, keynote, and specification note that we are to "disregard". The contractor cannot determine which portions of contract docs are contractually enforceable. *Any note not specifically excluded will be assumed to be included in contract sum.	CGBSC sheets have been updated to show the applicable sections to be included in the scope of work.

3.	All	Follow up to RFI 13: Public works job walks do not define ambiguous scope; only the contract bid docs constitute basis of bids. Please identify each "repair as required" location by quantity, limits, or measurable scope, or establish owner allowances for these building exterior items. Contractor pricing cannot be based upon interpretive field observations. *Any unidentified repairs beyond what is shown in bid docs will be considered Not In Contract.	Additional inspection reports have been added to the website to assist in identifying repair areas.
4.	All	Follow up to RFI 14: Response is too vague and potentially shifts design responsibility to contractor. Please clarify whether contractor is expected to verify existing field conditions or is responsible for re-engineering electrical distribution.	No re-engineering is expected. Contractor to verify field conditions prior to installation of new equipment.
5.	All	Follow up to RFI 17: Response creates risk of contractors being responsible for undisclosed conditions of final approval. (a) Please provide all conditions of final approval issued by any authority having jurisdiction over project sites. Or respond to original question, (b) Please confirm all conditions of approval related to permit final have been incorporated into the contract documents. *Any undisclosed conditions of final approval will be considered Not In Contract.	It is the awarded Contractor's responsibility to review the approved plans.
6.	All	Follow up to RFI 24: Contractors cannot prepare a responsive bid without time to review the contract. Please provide contract or date it will be published.	A DRAFT contract has been added to the website.
7.	All	Follow up to RFI 25: Please provide LD terms and amounts.	A DRAFT contract has been added to the website.
8.	All	Follow up to RFI 29-31: A BRI policy requires substantial owner provided information to be accurately quoted. The contractor will be spit-wadding this cost at best and as original question proposed, it would be a substantially lower cost to ownership	AMIH will not carry builder's risk insurance. The BRI will be contractors' responsibility and should be included in your total price for the project for each location. AMIH will not be providing an allowance.

		if they procured BRI themselves. If contractor is required to provide BRI, it is recommended the owner provide a \$15k to \$20k allowance in bid docs. Please confirm ownership plan to address BRI as an equitable bid line item for bidding contractors.	
9.	All	Follow up to RFI 33: The response is too vague and does not address original questions. There is not enough information provided to include costs for monitoring services. Please confirm septic (and any) monitoring IS NOT in bid scope or provide fully detailed monitoring schedule with agency requirements.	It is the responsibility of the Septic installer to finalize the permits. If the monitoring obligation is required to finalize the permit, they shall support AMI Housing with putting agreements in place. AMI Housing will pay for any such agreements. The amount for the monitoring services does not need to be included in the bid, however, contractor will help and support AMI Housing with the agreements required.
10.	All	Follow up to RFI 36: If phasing is required, it must be clearly spelled out before bid, otherwise it will likely cause post-award dispute and cost impacts. Please provide phasing schedule or confirm phasing is at the contractor's discretion.	Phasing is at the contractor's discretion, but the timeline must be addressed on the proposed schedule.
11.	All	Follow up to RFI 48: Per ITB award schedule and routine start-up protocol, it is likely work will not commence until late Sept. Given late season start and using normal working days/hours, the February 2027 final completion may be unrealistic for winter construction. Please provide the anticipated Notice to Proceed (NTP) date prior to bid so contractors can accurately price any required overtime, weekend work, or schedule acceleration.	A Notice to Proceed will be given to contractor once all insurance, bonds, and the contract have all been executed. AMI Housing will work with the contractor so that these items can happen as fast as possible.
12.	All	I am attempting to procure the bid bond for this project and there are a few items that when I go to look for them, it references the "contract." I am looking for the liquidated damages amount and the Warranty Period/Term. These items are not in the bid set that I can find. Can you please provide this? Thank you.	A DRAFT contract has been added to the website.
13.	All	Please clarify daily rate of Liquidated Damages.	A DRAFT contract has been added to the website.

14.	Rattlesnake	Does the firewall in the attic need to be fire taped at Rattlesnake Rd.?	Yes. Tape and finish gypsum board joints.
15.	Empire	Please confirm E. Empire st ADU texture is med knockdown, square metal and 3-way window wraps.	Confirmed.
16.	All	Can Builders Risk Insurance ADD ALT be included on the bid forms?	Builders Risk should be included with the lump sum cost for each project site.
17.	All	Can owner apply and provide well destruction permit instead of GC?	No. The contractor will provide the permit for the well destruction.
18.	All	Please provide a copy of the contract before bid date.	A DRAFT contract has been added to the website.
19.	Slow Poke	At Slow Poke residence, is piano being salvaged, and if so, where will piano be moved to?	No, we are not salvaging the Piano.
20.	All	Specs call for engineered quartz countertops. Would owner allow the use of Corian or other solid surface option instead of engineered quartz?	Owner requires quartz.
21.	All	General notes mention " Flooring to be compatible with radiant flooring heat system". Please confirm if radiant flooring is found in any locations?	No radiant flooring occurs at any location.
22.	Auburn	Please confirm no ceiling heights change at the Auburn Rd residence.	No ceiling heights change
23.	Empire	It appears that the drawings for this location are locked. Please provide an unlocked version so that they can be input into subcontractor estimating software.	Unstamped plans added to website with highlights added to identify important areas.
24.	All	Septic drawings indicate we need a data wire from the owner's router to the septic controller. However, this is not included in the electrical drawings. Please include, so that we can determine the location of the router and the septic controller for each site, as well as how much sheetrock is being removed in order for us to get the wiring in place.	The required communication wiring is indicated on the septic drawings. No revision to the electrical drawings are required. Coordinate routing and installation in the field. Contractor shall determine the extent of drywall removal, trenching, and patching necessary to complete the work.
25.	All	Do new interior partitions receive insulation?	Yes.

26.	All	Regarding RFI 13 in Addendum 01, please define the extent of repair for each condition. As a public works project, all changes need to be designed into the plans. Practically, we do not have a method of quantifying this work, as we do not know what the conditions of acceptance are, even though we were able to observe existing conditions. Please consider making this an allowance item, with an owner-defined allowance, if it is to be included in our bid.	See Question 37.
27.	All	Please clarify your response to RFI 16 in addendum 01. Are we to include a \$25,000 allowance total, or \$25,000 per site (totaling \$100,000)?	\$25,000 total allowance to be split as contractor sees fit across all four properties.
28.	All	Please provide the manufacturers and model numbers for the plumbing fixtures. These are missing for all except for the thermostatic mixing valve, water closet, and hose bibb.	Faucets are shown in the schedules. Contractor may provide basins by Kohler, American Standard, Elkay, or approved equal products compatible with the specified faucets and accessories. Submit product data for Architect's review prior to procurement.
29.	All	Please provide a flooring specification. The plans state "Mannington", which is a manufacture with many product lines.	Contractors should use Mannington Commercial Parkland 20 USA Luxury Vinyl Plank (LVP), White Oak.
30.	All	Please provide signage details for any signs which are to be provided by the contractor.	See G3.1 for signage details.
31.	All	Please see attached substitution requests. Will Sierra Pacific Windows and/or Intus windows be accepted as alternates to the specified Andersen products?	Sierra Pacific windows are acceptable manufacturers in lieu of Andersen 100 Series, provided the proposed products meet or exceed the specified performance, operation, glazing, thermal performance, structural performance, dimensions, finish, and warranty requirements.
32.	All	Regarding RFI 17 in Addendum 01, please provide further clarification. The conditions are in conflict with our scope of work. For example, one condition of permit for Empire is vegetation management, but it was made clear at the job walk that this is not the contractor's responsibility. Please confirm that everything that is the responsibility of the contractor has been integrated into the drawings. Please confirm that the drawings supersede other documents as it relates to our scope of work.	It is the awarded Contractor's responsibility to review the plans and determine what conditions of approval are necessary to final the permits.

33.	All	Regarding RFI 25 in Addendum 01, please define the value of liquidated damages.	A DRAFT contract has been added to the website.
34.	All	Please clarify your response to RFI 31 in Addendum 01. Will Builder's Risk be required for the value of the existing properties, or only the value of our contract (this is typical). If the policy has to cover the existing properties, please provide the property values for each. Usually, the owner has their own property insurance that covers existing conditions.	The Builders Risk Policy for each site should be inclusive of the property site and the improvements. NOT the total contract award for all sites combined.
35.	All	Regarding question 40 in addendum 01; does this mean you would like an add alternate for a new water heater? If yes, please modify your bid form to reflect this.	Do not include as add alternate. Include price for new water heaters at each site.
36.	All	Please clarify RFI 51 in addendum 01. What does it mean to "include GAD on all units." Please provide architectural details and specifications.	GAF Timberline HDZ shingles to be used on all roofs that are to be new or replaced, ESR included in addenda 1.
37.	All	Basis for Bids	Invitation to Bid Form Revised and added to website. The amount of the bid for comparison purposes will be the total of all project sites AND allowances combined.

This addendum is required to be acknowledged with your proposal.

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END OF ADDENDUM