



AMI Housing, Inc.
A California Non-Profit Corporation

ADDENDUM NO. 1

Nevada County Homekey+ Scattered Site Project Invitation to Bid

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

Addendum Release date: July 9th, 2026

Bid Walk 7/6/26 10am, 13668 Auburn Rd, Grass Valley, CA

Attendees

Alex Sirisute Anderson septic andersonseptic@yahoo.com	Bryan Tarwater Grimes heating and air bryan@grimesac.com	Louie Freschi Freschi construction louie@freschiconstruction.com Jeremy McCracken Jeremy@freschiconstruction.com
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Jennifer Price, CEO, AMI Housing
Des Belding, Deputy Purchasing Agent, Nevada County
Eric Zibbel, Housing Project Manager, Nevada County
Tyler Barrington, Director of Housing - HHSA, Nevada County

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.**

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.	Auburn	Tree Removal	Include trimming or removal of two grey pines behind the house in the proposed septic area in the bid proposal.
2.	Auburn	Fireplace	Include removal of hearth and wood stove on upper floor in the bid proposal.
3.	Rattlesnake	Tree Removal	Include removal of 4 dead pines at entrance of property. Include removal of 6 dead pines at proposed Advantix leach field and septic area at the rear of the house in the bid proposal.
4.	All	Bid Requirements – Disadvantage Business	DBE/MBE/WBE is NOT required for this project. Forms do not need to be completed and submitted with your Bid.
5.	All	Will the contractor be responsible for utility use charges?	No.
6.	All	Will the contractor be responsible for any building permit fees?	Contractor will provide well destruction permit. All other permits and fees will be paid by project owner.
7.	All	Will the contractor be responsible for providing a separate office trailer for the inspector of record?	No.
8.	All	The septic permit card indicates inspections are required by the designer. Please confirm that the owner will pay for these inspections.	The owner will pay for septic designer inspections and any special inspections. Contractor to schedule inspections.
9.	All	Please confirm that the contractor is not responsible for providing or installing any furniture.	Contractor is not responsible for providing furniture.
10.	All	Please confirm that all required changes have been designed into the drawings as they relate to the general architectural notes (G1.0, G2.0, G2.1). Many of these notes are not relevant to our scope of work (example: no modifications to foundation are shown in the drawings for Auburn Road, but this section of the notes is still included on G1.0).	Disregard notes that aren't relevant to the scope of work.
11.	All	Are there any technical specifications available for this project?	There is not a spec manual. Refer to plans for all technical specifications as required.
12.	All	Roof Plan Note 1, A1.6, indicates "THE CONTRACTOR SHALL HAVE PRESENT AT INSPECTIONS A COPY OF THE ICC-ES EVALUATION REPORT ON THE ROOFING SYSTEM." Please provide a copy of this report.	Report added to website. GAF Timberline HDZ.
13.	All	Many notes indicate to "repair as required" as it relates to siding, roofing, gutters, lath and plaster, etc.	A bid walk was conducted for contractors to review scope of repair

		Please either indicate the extent of the repair required or provide an owner-dictated allowance that we should carry for these items. These notes are extremely subjective (when comparing what contractors will include) and not conducive to a design-bid-build public works contract.	work provided in plans. Exterior conditions were visible during job walk.
14.	All	Note 6 on sheet M0 indicates we are to confirm power supply to accommodate new equipment. However, we are not selecting new equipment, that has been specified for us. Please confirm that appropriate power testing has already been completed.	No power testing has been completed. It is contractor responsibility to make sure that power supply is sufficient for new equipment.
15.	All	Please confirm that the owner is responsible for all permit fees.	Contractor will provide well destruction permit and pay applicable fees. All other permits and fees will be paid by project owner.
16.	All	Is the contractor responsible for providing or installing any appliances? If yes, please provide a specification.	All appliances will be installed by contractor. Include a \$25,000 allowance across all 4 properties to be split as contractor deems fit.
17.	All	Please confirm that all conditions of approval related to permit have been integrated in the drawings, as they relate to the contractor's responsibility. For	It is the awarded Contractor's responsibility to review the plans and determine what conditions of approval are necessary to finalize the permits.
18.	All	Please confirm that all tests and inspections will be provided by owner, as is industry standard.	All special inspections will be paid for by owner. Owner to provide special inspectors information to Contractor. Contractor to schedule and conduct all inspections.
19.	All	Please confirm that all buildings are non-sprinklered, and are to remain as such.	Confirmed.
20.	All	Please confirm that the contractor is not responsible for alterations to existing security systems at any of the sites.	Confirmed.
21.	All	Please clarify if this project is subject to DBE goals. Our good faith efforts can't be started until we receive confirmation.	See question 4.
22.	All	Please clarify if this project is subject to Skilled and Trained Workforce Requirements.	Yes, Skilled and Trained workforce IS required for this project.
23.	All	Please clarify which documents from Adams Ashby are due with our bid.	No documents from the Adams Ashby are due with the bid.
24.	All	Is there a proposed contract available for review? This is listed in the documents, but not provided.	A proposed contract is not ready for review.

25.	All	Is this project subject to liquidated damages?	Yes.
26.	All	Please clarify bid submission requirements. Both in-person and email submission is listed in the bid packet.	Bids may be submitted via email or in person. Cashier's checks and Bid Bonds must be received in our office by the bid deadline.
27.	All	Please confirm that all accessibility requirements have been designed into the drawings, as they relate to page 8 of the Invitation to Bid.	Confirmed.
28.	All	Please confirm that the intent is to award all four project locations to a single prime contractor. If the projects are broken up, it will change the way we price staffing, overhead, etc.	Confirmed.
29.	All	Has the owner looked into procuring Builder's Risk themselves? They may receive better rates. We have procured Builder's Risk in the area for a similar project and the rates were extremely high due to wildfire risk.	These properties are owned by Nevada County. The County requires Contractors to obtain Builder's Risk Insurance. Contractor shall purchase and maintain property insurance (builder's risk) upon the work or equipment and supplies stored at the site to the full insurable value thereof (subject to such deductible amounts as may be agreed upon or required by laws and regulations.) This insurance shall include the interests of County and its agents, Contractor and subcontractors in the work. County shall be listed as an additional insured party. Said policy shall insure against the perils of fire, extended coverage, testing and shall include "all risk" insurance for physical loss and damage including theft, vandalism and malicious mischief, collapse and water damage, and such other perils as may be provided herein, and shall include damages, losses and expenses arising out of or resulting from any insured loss or incurred in the repair or replacement of any insured property (including but not limited to fees and charges of engineers, architects, attorneys and other professionals).
30.	All	Does the builder's risk policy require earthquake and flood endorsements?	See question 29.
31.	All	Please confirm that the builder's risk policy should be written to cover the full cost of our contract.	See question 29.

32.	All	Please remove the question related to "Place of Residence" on the bid form. Our bid is a public document, and therefore we'd prefer not to list our personal address.	For this section you can simply put the town and state you reside.
33.	All	Please confirm that monitoring services (for septic and otherwise) are not to be included in our bid. This is something that should be handled by the owner, post-construction through a service contract.	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.
34.	All	Are any existing geotechnical reports available?	No.
35.	All	Are any window coverings to be provided by the contractor? If yes, please provide locations and specifications.	Window coverings will be provided and installed by AMI Housing.
36.	All	Please clarify in writing any desired phasing or early occupancy requirements for this project.	This will be discussed with the project team and awarded contractor during contract negotiations. See Question 48.
37.	All	Please confirm that this project is not subject to any self-performance requirements (ie. The prime contractor must perform _% of the contract value with their own forces).	Confirmed.
38.	Auburn	A Moveable kitchen island is shown in note 12.07/A4.0, but there are no details. Will this be OFOI?	This is furniture that will be provided & installed by AMI Housing.
39.	Auburn	Please confirm that there are no modifications to existing restroom fixtures, accessories, mirrors, or showers/shower doors?	No modifications to restroom fixtures will occur at Auburn rd.
40.	Auburn, Rattlesnake, Slow Poke	P1, M1, and E1 shows existing water heater to remain, as well as a new water heater. Please clarify which we are to bid.	The plans specify that two options should be provided.
41.	Empire	Earthwork Note 1 on C2.0 indicates we are to retain the services of a geotechnical engineer. Is this a true requirement? This is typically covered by the owner.	If a geotechnical engineer is required, owner will pay the cost. Contractor to verify with civil engineer if this is necessary during construction.
42.	Empire	Regarding Erosion and Dust Control note 4 on C2.0, please confirm that street sweeping is only required as needed, not daily.	Contractor to use broom to sweep daily.
43.	Empire	Regarding Erosion and Dust Control note 3 on C2.0, will hydroseed be required on this project? I do not see a callout for this in the drawings.	Straw waddles and broadcasting straw are sufficient erosion control during rain.
44.	Empire	Will an expansion joint assembly be required between the existing building	No.

		and the addition? If yes, please specify and provide details.	
45.	Rattlesnake	There is a fuel modification note on C1.0. Is this the responsibility of the contractor? Again, based on the job walk, it was our impression that this was the responsibility of the owner.	Owner is responsible for landscaping.
46.	Rattlesnake	How much should we include for the costs of the well destruction permit? This is not quantifiable for the contractor at this time.	Nevada County Environmental Health lists a well destruction fee of \$600.88 at https://nevadacountyca.gov/1577/Fee-Schedules The cost of the permits may increase if permits are obtained after September 1 st , 2026. It is the responsibility of the bidding contractor to obtain costs for destroying the well and include the cost in their bid.
47.	Rattlesnake	Tree Removal was mentioned at the job walk. Please confirm which trees are to be removed.	See Question 3.
48.	All	Schedule/Timeline	The grant funding for this project requires all capital work to be completed by February 2027. Please provide a schedule that shows the completion of all work before this date including milestones and projected completion for occupancy at each site. All bidders who don't provide a schedule will be labeled as nonresponsive. Template added to website.
49.	Rattlesnake	Existing Bathroom Soffits	Remove soffits in both bathrooms and repair ceilings to match existing walls. Install recessed lighting.
50.	Auburn	Stair Railing	Remove interior stair railing at Auburn.
51.	All	Roofing	Include GAF on all units.
52.	Empire	Roofing	New roof for the ADU only.
53.	All	Will the Performance and Payment Bonds be required for the aggregate cost of all sites even if the contractor intends to leap-frog each site separately (meaning one house after the other and not working on all four sites at the same time)?	We will accept one bond per site as long as it does not affect the timeline and completion of all projects by February 2027.

This addendum is required to be acknowledged with your proposal.

Jennifer Price

CEO

AMI Housing

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END OF ADDENDUM