

**JUNE 27, 2023
ADDENDUM #1
RFQ 2023-002**

***ADULT DAY HEALTH CARE BUILDING
CDBG CAPITAL IMPROVEMENT PROJECTS***

QUESTIONS AND ANSWERS

Question #1

I hope this email finds you well. I wanted to reach out to clarify some important points regarding the bidding process for the subject project. As there are no plans set in place yet, it is essential that we establish a clear direction for proceeding with our bid.

Firstly, I want to make it clear that due to the unknown requirements from the city, we will not be able to provide a final bid cost at this stage. However, we are more than capable of offering a budgetary proposal to give you an initial estimate and an understanding of the project's financial scope. Could you please confirm if this aligns with your expectations for the bidding process? If you have any specific preferences or requirements in this regard, please let me know.

We understand the significance of accurate cost projections and will make every effort to provide you with the most comprehensive budgetary proposal possible. However, it is important to note that as the project develops, there may be additional factors and details that could affect the final cost. Our aim is to work closely with you to ensure transparency and clarity throughout the process.

Thank you for your attention to these matters. If you have any further questions or if there are any specific areas you would like us to address, please do not hesitate to reach out. We value the opportunity to collaborate with The Neighborhood House Association and look forward to working together on this project.

Answer #1

CDBG protocol and regulations require that only a sealed quote accompanied by all the submittals listed on the RFQ constitutes a valid response to the RFQ. So, our expectation is that general contractors present a “final bid”. As stated in the RFQ, the maximum contract amount is \$740,000. NHA first posted an RFQ for this very same project back in January 2023. That posting was not successful in attracting prospective vendors, as many general contractors expressed concerns over the size of the scope of work and the uncertainties involved due to lack of plans. NHA has since gone through great lengths to adjust the scope of work by eliminating some aspects of the project. For example, plumbing work was significantly reduced, work involving demolition and expansion of structural wall was kept to a minimum, and we've eliminated the construction of a conference room. NHA feels that the new scope of work fits the budget and allows for some contingency plans. NHA asks that prospective vendors use a reasonable approach and assumptions when it comes to estimating and formatting the cost of the project. In the event of unforeseen developments/issues during permitting and/or construction phases, NHA will work with CDBG project managers at The City of San Diego for advice and solutions. Thank you.