



County of El Paso Purchasing Department
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ADDENDA 1

To: All Interested Vendors
From: Oscar Avila, Procurement Data Analyst
Date: March 10, 2020
Subject: Bid 20-019 Purchase of Four (4) New Energy Star Certified Single Manufactured Homes for the Colonia Self-Help Center Program

The Purchasing Department has received the following questions:

1. Will sites be issued new compliance certificates and be graded with retention ponds prior to delivery of the homes?

RESPONSE: Project sites currently have valid Certificates of Compliance and on site ponding is not required for any of these project sites.

2. It is assumed the bidder will not be responsible for utilities and connections. Is that correct?

RESPONSE: Yes this is correct, the awarded bidder will not be responsible for utility connections. Please refer to BID page 28 under "Fitting and Coordination of Work".

3. 3 Bedroom units list approximately 950 sq. ft. not to exceed 1200 sq. ft. The units provided for the last bid measure 902 sq. ft. Would that fall under the "approximate" size or would there be a need to quote a larger model? A 1039 sq. ft. model available.

RESPONSE: The manufactured housing unit shall not measure less than 950 sq. ft. and can measure up to 1200 sq. ft. in size for a 3 bedroom/2 baths. Therefore, a 1039 sq. ft. unit is acceptable.

4. Same as question 3. 2 Bedroom units provided on last bid were 820 sq. ft. Does it need to fall into the 850-1000 sq. ft. category or does 820 sq. ft. meet the "approximate" definition?

RESPONSE: The manufactured housing unit shall not measure less than 850 sq. ft. and can measure up to 1000 sq. ft. in size for a 2 bedroom/2 baths. Therefore, a 820 sq. ft. unit is not acceptable.

5. Would it be acceptable to bid a 3 bedroom unit in lieu of a 2 bedroom unit?

RESPONSE: Yes, this is acceptable.

6. Vinyl skirting, as provided for previous bid, is self-ventilating and provides continuous access without a door (any panel may be removed for access). The skirting is not designed for a door. Is this acceptable?

RESPONSE: Vented vinyl skirting with access door. Skirting is acceptable as long as the skirting is ventilated and with some type of access door or panel.

7. Fiberglass steps, as provided on previous bid, are available with a 24" x 36" landing. No 24"x24" landing steps are available to my knowledge and would not be wide enough for the doorway. Is this acceptable?

RESPONSE: Yes, fiberglass steps with a 24" X 36" landing is acceptable.

8. Preferred location for ramps is directly adjacent to the home with no hand rail on the house side. Is this acceptable?

RESPONSE: Yes, a ramp installed directly adjacent to the unit with a hand rail on the opposite side is acceptable.

9. If sites are not graded for new compliance certificates, how much area is the bidder responsible for?

RESPONSE: The awarded bidder will be required to grade and level the area where the manufactured housing unit will be placed, as required by the Texas Department of Housing and Community Affairs Manufactured Housing Administrative Rules, 10 Texas Administrative Code, Chapter 80.

10. Bear in mind that an ADA compliant ramp will be 28-30 ft. long and extend approx. 15 ft. in front of the home. Typical residential ramps are 2:12 and are half that length. The ramp will terminate at the bottom of the storm door (threshold) and will have to have approx. 1-2" rise into the home. Is this acceptable?

RESPONSE: Yes, a 2:12 slope ramp is acceptable.

11. Most homes in the most affordable category do not come with showers. They contain tub/shower combinations. Are you requesting a shower? What type and size? Is a tub/shower acceptable as long as grab bars are included?

RESPONSE:

For 630 Lata Pl., El Paso, TX 79928

Yes, requesting an accessible standard shower unit with grab bars that meets ADA requirements. A tub/shower combination will not be accepted for this Project Site.

For all other remaining Project Sites.

Yes, tub/shower combination is acceptable.

Please refer to BID pages 47 to 52 for Specifications and Special Instructions for each Project Site.

12. Floor covering is not specified on any of the homes. Carpet/Lino is the standard. For customers with limited mobility, typically full lino can be done throughout. This is available at extra cost but will not be included in the bid unless specified though an addendum.

RESPONSE: Yes, standard Carpet/Lino is acceptable.

13. How big of a manufactured home do you need?

RESPONSE: Please refer to Bid pages 47 to 48 for minimum to maximum sizes acceptable for each Project Site. (See questions #3 and #4 of this documents for more responses on square footage).

14. Does the County need any other specifications other than a Certified Energy star home?

RESPONSE: Please review specifications thoroughly and refer to BID pages 47 to 52 for Specifications and Special Instructions for each Project Site.

15. Where do the homes need to be located?

RESPONSE: Existing dilapidated manufactured housing units will be demolished at each Project Site and the new manufactured housing units will be placed within the same footprint.

16. Will the County accept a home that has all the energy requirements of an energy star home without having the home stamped as energy star? As far as this vendor knows, no manufacturer in Texas stamps.

RESPONSE: Manufactured Housing Units must be Energy Star Certified, please refer to BID pages 9 and 10. Everything necessary for compliance can be found at the following EnergyStar webpage:

https://www.energystar.gov/index.cfm?c=bldrs_lenders_raters.pt_manufactured_plants_produce

Example;



This ENERGY STAR Certified Home Built By

Quality by Design

This home meets the ENERGY STAR guidelines established by the U.S. Environmental Protection Agency and was built and installed in compliance with the Systems Building Research Alliance ENERGY STAR quality control procedures. To qualify as ENERGY STAR, this home must have a blue ENERGY STAR Certified Home label and this **Quality Assurance** label must be signed by the manufacturer's field representative at the time of site inspection.

Installation Certification

Verify that this home was installed in compliance with the ENERGY STAR for Homes specifications.

Manufacturer's field representative
Signature: _____ Date: **9-13-18**



CERTIFIED NEW HOME

ENERGY STAR

ENERGY STAR Climate Region: _____

Manufacturer: _____

Plant Name/Location: _____

Manufacturer's Serial #: _____

Date Manufactured: **July 27, 2018**

This home has been independently verified to meet ENERGY STAR guidelines for energy efficiency.

Learn more at energystar.gov