

Question #	Section	Paragraph Number	Page Number	Text of Passage	Question	Answer
1	Scope of Work 3.2, Cost Proposal 2.2	2.2	12,32	Orange County will develop a group of standardized floorplans and specifications to accommodate the most common lot dimensions to be encountered and incorporate the bedroom/bathroom configurations. Respondent shall submit reconstruction floorplan sets of single-family homes, including options for Stick-Built, for consideration by the program for use in the reconstruction phase of the program. The Contractor must obtain permission from the designers for free and unlimited reuse by the program by any contractor selected by the Program.	In Scope of Work Section 3.2, the solicitation states Orange County is going to develop a group of standardized floor plans but the Cost Proposal section 2.2 says the GCs are expected to submit the floor plans. This is contradictory. Why are the GCs required to submit floor plans when the County is already developing these floor plans?	HORNE has provided three sample sets of housing floorplans (2-bedroom, 3-bedroom, and 4-bedroom), attached hereto as Exhibit D. Respondent must provide Cost Proposals for each of the sample floorplans (AND ONLY THE SAMPLE FLOORPLANS) for reconstructions. These sample floorplans will only be used for developing Program pricing per square foot. Actual homes to be constructed will be those submitted by the contractors and approved by HORNE for construction. Respondent shall submit reconstruction floorplan sets of single-family homes, including options for Stick-Built, for consideration by the program for use in the reconstruction phase of the program
2	Selection Criteria 4.4	1	37	Cost Proposal (up to 20 points) The lowest reasonable cost proposed by a responsible, responsive and qualified Respondent will be awarded maximum points. Respondents who are responsible, responsive and qualified, who propose reasonable prices greater than the lowest reasonable price will receive fewer points, with points assigned in descending order from lowest reasonable price to highest reasonable price, with lowest reasonable price receiving maximum points and highest reasonable price receiving 5 points. Proposed prices that are determined to be unreasonable or irresponsible may receive 0 points.	Do the submittal of floor plans affect the scoring of the Cost Proposal?	Respondent <i>shall</i> submit reconstruction floorplan sets of single-family homes, including options for Stick-Built, for consideration by the program for use in the reconstruction phase of the program. The submittal of these floorplan sets are considered when scoring the respondent proposal response.
3	Selection Criteria 4.4	1	37	Cost Proposal (up to 20 points) The lowest reasonable cost proposed by a responsible, responsive and qualified Respondent will be awarded maximum points. Respondents who are responsible, responsive and qualified, who propose reasonable prices greater than the lowest reasonable price will receive fewer points, with points assigned in descending order from lowest reasonable price to highest reasonable price, with lowest reasonable price receiving maximum points and highest reasonable price receiving 5 points. Proposed prices that are determined to be unreasonable or irresponsible may receive 0 points.	How is the pricing in a Cost Proposal determined to be a "Reasonable Cost" and what metrics are used to determine a cost is reasonable or unreasonable?	Cost reasonableness is determined utilizing market research for new home construction.
4	3.4 Additional Requirements	2	23	Provide an LBP clearance exam for all rehabilitation projects where LBP was detected during the risk assessment	Will there be a preferred company for the LBP clearance exam or is it the choosing/preference of the contractor?	No, it is the responsibility of the Respondent to provide a LBP clearance certification prepared by an appropriately licensed professional, when needed
5	3.4 Additional Requirements	3	23	Provide an ACM clearance report for all rehabilitations where ACM was detected	Will there be a preferred company for the ACM clearance report or is it the choosing/preference of the contractor?	No, it is the responsibility of the Respondent to provide a ACM clearance certification prepared by an appropriately licensed professional, when needed
6	3.4 Additional Requirements	7	23	Assist homeowners in vacating their damaged home, if necessary	Would this be a covered expense that is reimbursable? Are there any determining factors/rules that would deem assisting homeowners as necessary vs. not or ineligible?	The program will determine if an applicant requires moveout assistance; the Respondent will utilize Xactimate to determine a reasonable cost associated with moveout activities to submit via cost estimate or change order for program approval.
7	1 - Qualifications of Firm	3	25	The location of company headquarters and any field office(s) that may provide services for any resulting contract under this Solicitation, including subcontractors.	Will the contractor(s) be required to have a physical store front office within Orange County if awarded?	No, but local offices are preferred.
8	3.2 Reconstruction Services	1	13	Orange County will develop a group of standardized floorplans and specifications to accommodate the most common lot dimensions to be encountered and incorporate the bedroom/bathroom configurations	Since Orange County/Program will be providing the standardized plans, would the contractors request RFI's directly with Orange County/Program or with the Engineer of Record? If it is the Engineer of Record, has that Engineer been determined?	It is the Respondent's responsibility to provide full architectural and engineering plans needed to meet the municipality and HOA requirements.
9	3.3.1 Size and New Unit Configuration	1	19	If the storm damaged MHU was a singlewide, the applicant will receive a singlewide	Will a Double-Wide be allowed if HOA/ARC regulations within the MHU Park (Assuming it is in a park) have changed since the original MHU (Single-Wide) was placed and now require ONLY Double-Wide units to be placed as part of their revised regulation(s)/prospectus?	The Respondent will follow all HOA/MHU Park requirements including MHU sizes.
10	3.1 Rehabilitation Services	Bullet Point 2	9	Provide storage containers on site or off site at container company's storage location	Will program cover cost for offsite storage when construction efforts or HOA will not allow on site storage?	The program will determine if an applicant requires offsite storage; the Respondent will utilize Xactimate to determine a reasonable cost associated with offsite storage to submit via cost estimate or change order for program approval.
11	3.1 Rehabilitation Services	Bullet Point 23	11	Address special needs accessibility requirements (The Contractor will not move walls to expand the size of an existing bathroom or reconfigure the bathroom to install accessibility accommodations except for relocating drain lines for roll in showers). Because rehabilitation projects are largely constrained by the size of existing rooms, there are no standard width/length size requirements for tub/shower compartments	Scope states tub/showers will be replaced with like for like. Will this remain true when HC adaptation is required and will program approve of structural changes required if needed?	As stated the program will not make structural changes for rehabilitation projects and will provide reasonable accommodations to the best of our ability.
12	3.1 Rehabilitation Services	Bullet Point 1	9	In Rehab/Recon scope of work	If HOA is present, will program/GC/applicant deal with HOA in order to obtain approvals?	The Respondent will be required to satisfy all HOA and municipality requirements.
13	Section 3.3 Replacement of MHUs	Bullet point 20	17		Will replacement of utilities cost be standard per item or site specific bid when utilities are required to be made code compliant or municipal utilities are to be used? Well/Septic/City Water/City Sewer	Connection to existing municipality city/water should be included in price per square foot. Site specific items such as well or septic may be utilized when needed.
14	Section 3.3 Replacement of MHUs	First Paragraph	17	MHU Installation height will be up to a standard 5' above existing grade	Are all MHUs to be installed to 5' above grade? Will there be a cost deduction or increase if lower or higher as determined necessary by a preliminary EC?	MHU Installation height will be <i>up to</i> a standard 5' above existing grade. No, there will not be a cost adjustment for installation height.
15	Section 4.0, Insurance and bond requirements	Second Paragraph	40	Contractor must maintain performance and payment bonds in an amount equal to the value of the active construction projects issued under the awarded contract	Will blanket bonds be allowed to be utilized in this program	Blanket bonds will be accepted for projects within the Orange County Recovers Program.
16	Section 3.2, Reconstruction Services	First Paragraph	12	Throughout the guidelines, the reconstructions are referred to as "stick built/block	Is the intent of the program to default to wood frame and only use block if mandated by an HOA	The intent of the program is for all Reconstruction projects to be stick frame unless determined by program or required by municipality or HOA.
17	Section 3.2.1, Size and new Unit Configuration	Paragraph after bedroom configuration chart	15	Attached garages are allowable when required by code or HOA requirements	Will Horne be collecting HOA documentation during the application process?	The Respondent will be required to satisfy all HOA and municipality requirements.
18	Exhibit C	All Site Specific Cost	Row 43	Septic System Replacement	Does this line item include ATU septic systems?	Septic system replacement should include an all inclusive cost for standard replacements septic types in the area.
19	Exhibit C	All Site Specific Cost	Rows 10 through 14	Demolition - shed or carport	For this line item, is the concrete removal beneath the carport inclusive of this demolition pricing, or, is removal of concrete a separate line item?	Shed or carport demolition shall be an all inclusive cost for the activity listed.
20	Section: 3.4	5	Row 21	Mobilize to the Orange County area at the execution of a Contract;	Does mobilization include securing an office in Orange County?	No, but local offices are preferred.
21	Section: 3.3	1	18	Placement of 4 pallets of sod for erosion stabilization and all Contractor disturbed soil shall be stabilized at time of final program inspection	For sod requirements exceeding 4 pallets, can the site specific cost for sod (row 75) be utilized in a change order	Assuming sufficient documentation is provided, a change order may be submitted exceeding 4 pallets (utilizing row 75).
22					To confirm, will all reconstruction be done with stick-built?	Please refer to the response to question number 16
23					Are concrete block homes eligible? If so, will they be replaced with stick-built homes?	Please refer to the response to question number 16
24					Will Horne LLC (or Orange County) provide standard house plans for reconstruction, or will the contractors provide the floor plans for pre-approval by Horne LLC? (Pages 10 and 31 of the RFP appear to conflict.) a. If we develop our own house plans, will Horne LLC vet our architect? b. If we develop our own house plans, will they be pre-approved by Orange County?	Please refer to the response to question number 8
25					Clarification needed for this statement: "The contractor must obtain permission from the designers (of house plans) for free and unlimited reuse by the program by <u>any</u> contractor selected by the program." Are we required to permit other builders to use our plans?	Each Respondents will be required to permit their own projects.
26					Are scopes of work developed by the contractors or by Horne LLC?	Estimated cost of repairs are developed by Orange County recovers, additional work may be added with sufficient documentation provided by the Respondent.
27					Are contractors permitted to decline some projects they are offered?	Yes, bundles may be declined, however, this will affect future assignments.
28					What is the reimbursement timing and general procedure?	As stated in the subcontract on page 3 "Payment to SUBCONTRACTOR shall be made within ten (10) days of payment to HORNE by Orange County."
29					What is the requirement for bidding out subs, i.e., does each project require a separate bid process for subs if multiple projects fall within a certain time frame	Each project will require a cost estimate. See 3.4 Additional Requirements for each project timeframe.
30					Do all HUD procurement requirements also apply to subcontractors?	All Respondents may procure their own subcontractors and must follow Section 3: Technical Approach of the Narrative Proposal Submission regarding HUD forms.
31					What is the turn-around time to submit a cost estimate for each project offered?	Respondents are provided 10 business days to submit a Cost Estimate after assignment.
32					Regarding the time limits on repairs and reconstruction, is there a force majeure clause in the contract?	See RFP section 5.0 LIQUIDATED DAMAGES

33					Is the required cost schedule unchangeable throughout the entire contract period or are adjustments for inflation and/or other price increases possible?	The intent will be to not to make adjustments to the established pricing, but inflation will be monitored throughout the Orange County recovers program
34					Do contractors have to purchase Canopy software, or do they receive links to the software from Home LLC or Orange County?	Canopy will be provided to the awarded Respondents, at no cost.
35					If Canopy must be purchased, how much is the annual average total cost for it based on other similar contracts?	Canopy will be provided to the awarded Respondents, at no cost.
36					Do we need to show the ability to purchase the bond at the time of the application or do we need to have a bond in place at that time?	RFP section 4.0 states "Respondent must provide evidence of a minimum bonding capacity of Five Million Dollars (\$5,000,000) with the Solicitation Response."
37					Does the amount of the bond required change as the projects are assigned or is it \$5,000,000 for the term of the agreement?	Respondents will be required to bond every project over \$100,000 for the value of that project.