



Round 2 ADDENDUM 1

January 25, 2026

Community Development Block Grant – Disaster Recovery
Request for Proposals (RFP) Individual Housing Program Construction Services
In Support of the Pasco County CDBG-DR Individual Housing Program Management and
Implementation

THIS ADDENDUM shall become as fully a part of the above-named Request for Proposal (RFP) as if therein included and shall take full and complete precedence over anything contained to the contrary.

ACKNOWLEDGMENT: Each proposer shall indicate acknowledgment of receipt of this addendum in its proposal. Each proposer shall be responsible for reading every item in this addendum to ascertain to what extent and in what manner it affects the work being proposed. There are 2 parts to the Addendum. The following is hereby made part of the solicitation:

1. Technical Assistance Presentations

The program has uploaded two (2) technical assistance presentations to the pascobetterfuturecontractors.com website to provide additional information and resources to Respondents regarding the RFP and CDBG-DR Programmatic information. The Better Future team hopes this additional guidance assists prospective Respondents with successful proposals and program knowledge.

2. Questions regarding RFP and IEM responses

The following questions were received by the RFP questions deadline noted in the RFP. IEM provided the following response to those questions.

<p>1.</p>	<p>I have reviewed the solicitation in the Pasco County Bidding Portal, specifically the Notice of Availability (NOA) and the Directions for Proposals(attached documents below). While I followed the links provided in those documents(screenshots below), I have been unable to locate the specific application or directions for submitting our credentials as an interested contractor.</p> <p>Could you please provide information on the process to become a qualified General Contractor for the Better Future Individual Housing Program?</p>
<p>Answer</p>	<p>A prospective general contractor for the program should submit a comprehensive proposal package that includes all required information and attachments outlined in the RFP. The submission must be sent using the Google Drive link posted to the RFP webpage https://pascobetterfuturecontractors.com/.</p> <p>All proposals will be reviewed and scored based on the scoring criteria listed in the RFP.</p>



2.	Paragraph 4, Page 76 of RFP doc, “The combined overhead and profit (O&P) rate is not to exceed 28%.” Question is = this differs from the provided Q&A from the initial RFP. The Q&A references 30% is the O&P that cannot be exceeded – which is correct? (See question #22 and answer)
Answer	Based on the findings of RFP 1 submissions, IEM has determined a cap for O&P. The O&P rate is not to exceed 28%. This is in line with the awarded proposals in Round 1.
3.	Paragraph 2, Page 32 of RFP doc, “Contractors who intend to perform reconstruction projects must submit reconstruction plan sets of single-family homes, including options for stick-built and CMU block.” Question is = Are CMU block plans required at time of proposal submission, or may they be submitted later if selected?
Answer	All required documents must be submitted with the proposal package prior to the RFP response deadline.
4.	<p>Unit supplier for multiple proposers + supporting documentation.</p> <p>Is it permitted for the same manufacturer to be listed as the unit supplier for multiple proposals? If yes, can proposers rely on manufacturer-provided documentation—such as quotes/pricing sheets, lead-time letters, and capacity/availability statements—as supporting documentation in their submissions?</p> <p>If allowed, we can also provide a standardized “Proposer Support Packet” (specs + pricing + logistics + letter of availability) for proposers to attach—please confirm this is acceptable.</p>
Answer	<p>Yes, multiple proposers can list the same manufacturer as their unit supplier, as long as each proposal is prepared independently. What matters is that each proposer prepares their offer independently and without coordination.</p> <p>It will not be allowed if using the same manufacturer leads to coordinated pricing, shared strategy, or other anti-competitive behavior.</p>
5.	<p>MHU Replacement structure: manufacturer + local GC install team.</p> <p>For the MHU Replacement category, would a proposal be considered responsive/competitive if structured as “Local Florida GC/install team + Unit supplier (manufacturer) where the GC performs demolition, site prep, foundation, utilities, set/installation, and permits/inspections—rather than the manufacturer acting as the prime? Please confirm whether this approach is acceptable and how it will be evaluated.</p>



Answer	This procedure will be permitted provided that no manufacturer warranties or builder warranties are altered, limited, or negatively affected in any way. All applicants must retain full and independent ability to contact the builder and/or manufacturer directly to submit warranty claims in accordance with the warranty requirements and processes outlined in the RFP.
6.	Future procurement approach (prequalified unit suppliers) Looking beyond the current solicitation, would the program consider a future procurement that prequalifies unit manufacturers (e.g., an RFQ/IDIQ or qualified vendor list for IRC homes/MHU replacement units), allowing local GCs/developers to bid site/install scopes using preapproved units? If potentially allowable, what procurement constraints or funding rules would govern that approach?
Answer	At this time, the Program is not considering additional solicitations for the Individual Housing Program. The County may at its discretion release future solicitation as needs are determined. Requirements for any future procurements will be released at that time.
7.	Interested parties list (if available / publicly shareable) If there is a list of plan holders / registrants / attendees / firms that have expressed interest (e.g., by requesting information or submitting questions), and it is permissible to share, could you provide it or direct us to where it is posted so we can provide specs/pricing to prospective proposers?
Answer	There is no list. Respondents who wish to bid for the reconstruction activity should provide plans and pricing, as outlined in the RFP.
8.	Our firm is currently a qualified contractor for several Florida counties and municipalities under the State Housing Initiatives Partnership (SHIP) Program and the Community Development Block Grant (CDBG). We would welcome the opportunity to work within your program as well. I have reviewed the documentation on your portal https://pascocountyfl.bonfirehub.com , but I am unclear whether I should only submit a statement of qualifications or if additional documentation is required before submitting a proposal. Could you please clarify the requirements and provide information on the process to become a qualified General Contractor for the Better Future Individual Housing Program?"
Answer	A proposal should include all required information and documents outlined in the RFP. This includes a cover letter, Proposal document narrative and Attachments A-U. There is no need to submit a statement of qualifications prior to submitting the full proposal package, please include the statement as Attachment D in your proposal.



<p>9.</p>	<p>Regarding qualifications, are you requesting additional information beyond what is included in the six pages of Attachment D, “Statement of Respondent Qualifications”? If so, please clarify the specific information. Additionally, if supplemental information is required, should it be submitted under Attachment R?</p>
<p>Answer</p>	<p>The Respondent must meet the minimum qualifications listed in Sections VIII.A.1 and VIII.A.2. Additionally, Section III outlines the proposal format requirements including page limit and Section IV lists the required information. Any additional information or documentation beyond the above may be included as Attachment R.</p>
<p>10.</p>	<p>IV. Required Information, B. Company Narrative, #6 Summary of Past Projects and References (Page 10) Are you requesting any information beyond what is outlined on Page 3 of Attachment D, “Statement of Respondent Qualifications,” and Attachment F (References)? If additional information is required, please clarify the specific details requested, including the number of projects and the applicable time frame. Additionally, should any supplemental information be submitted under Attachment R?</p>
<p>Answer</p>	<p>The Respondent must provide the required information listed Section IV as a complete package. Some required information may be included in both the proposal packet and the required attachments. Any additional information or documentation beyond the above may be included as Attachment R.</p>
<p>11.</p>	<p>Attachment S – Page 4 We are reading this as a company bidding on rehabilitation work would need to hand deliver a cashier’s check in the amount of \$59,375.00 made payable to IEM International, Inc. and would be due by 1/23/26. Please confirm. Also, in the event of a non-award, what is the timeline for returning that check?</p>
<p>Answer</p>	<p>A cashier's check is only required if the Respondent elects to submit one in lieu of a Bid Bond. If the Cashier's Bid Check is submitted, it should be mailed to IEM within 3 days of the RFP deadline and the signed Bid Check form in Attachment S should be included in the electronic proposal submission. The amount is based on the project type selections made in the proposal. Pages 4 and 5 of Attachment S include the amounts, which should be totaled to include any and all selected project types. In the event of non-award, the check will be returned as soon as possible.</p>