

Hualapai Planning & Economic Development Department

**Request for Proposals from Manufactured Home Manufacturers/Installers**

February 15, 2023

**ADDENDUM NO. 1**

**Response to Questions**

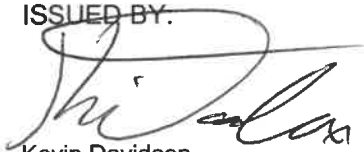
- 1. *What is the exterior size of the manufactured units?*** The exterior size has not been specified, however, we envision a conventional double-wide rectangular structure. The square footage for the three-bedroom unit should be in the 1,200 sq. ft. range and the four-bedroom unit in the 1,400 square foot range.
- 2. *Can the four-bedroom home's square footage be enlarged?*** Yes, the four-bedroom home can be enlarged a reasonable amount above the 1,400 sq. ft. limit to allow the design to work.
- 3. *What is the desired number of bedrooms and bathrooms for each home?*** The three, 1,200 sq. ft. units will have three-bedrooms and two bathrooms. The single 1,400 sq. ft. unit will have four-bedrooms and two bathrooms.
- 4. *Is the tribe requiring the homes be built to meet 2018 edition of International Residential Code (IRC) or the HUD standard (24 CFR 3280, et. al.)?*** The manufactured homes will be constructed to meet HUDs standard. On-site structures, namely foundation, ramps, steps and porches will be designed to meet the 2018 IRC.
- 5. *Please verify the thickness of the plywood sub-floor?*** The specification is calling for 1 1/8" (1.25") thick plywood subfloor or two layers of 5/8" plywood. This may be reduced to 3/4" plywood provided joist spacing is adjusted.
- 6. *May interior, non-load bearing walls be of 2x3 construction instead of 2x4 construction?*** Yes.
- 7. *Will the interior doors need to meet ADA standards?*** Yes – 36" in width with lever hardware.
- 8. *Is there any flexibility on the 120 sq. ft. minimum bedroom size?*** Yes, bedrooms may be reduced or enlarged in size somewhat to make the design work.
- 9. *Is the 60 sq. ft. minimum bathroom with transfer shower (ADA) required?*** This is the preferred standard; however, the tribe will entertain an alternate design.
- 10. *Is the free-standing wood stove optional?*** The free-standing wood stove is a requirement.
- 11. *Will these units be ground set or above ground?*** The units will be ground-set. The foundation design is at the discretion of the builder.
- 12. *Can we use engineered treated wood skirting if the homes are ground/pit-set?*** Treated wood is acceptable provided it meets American Wood Protection Association (AWPA) U1-21.

- 13. Does the tribe have a third-party contractor who can do the pads and or dig outs (lot prep)?**  
*The tribe will be demolishing two existing structures to make way for two of the units. Please include in your quote the cost estimate of preparing the site for a ground set unit which includes a foundation and utility stub outs for water and sewer. The tribe will solicit a third-party contractor to install the site utilities and use Mohave Electric Cooperative for the electric service.*
- 14. Is there existing power on site?** *Three sites have access to over-head power. The site at 1519 Buck and Doe will require a line extension from the existing across the street.*
- 15. Do you have site plans available?** *Site Plans are in development. Those attending the pre-submittal meeting on February 21, 2023, at 2:00 PM, will be taken on a tour of the sites afterward.*
- 16. When do you need a completed estimate?** *March 10, 2023 at 2:00 PM. This is a design-build RFP which means your proposal will be ranked and the top scoring proposer will be awarded the project which is then subject to contract negotiations with the tribe to set the guaranteed maximum price.*

Should you have any questions regarding this Addendum, please contact me at (928) 769-1310.

Except as modified herein all other specifications, terms, conditions and special provisions shall remain the same.

ISSUED BY:



Kevin Davidson  
Planning Director

cc: File