



## **ADDENDUM 1**

**5 May 2021**

**ITB GM 39-21**

### **New Roofs for Rolling Pines Townhomes in Crestview Florida**

This Addendum is hereby made a part of the Contract Documents and Specifications of the above referenced project. All other requirements of the original Contract Documents and Specifications shall remain effective in their respective order.

The purpose of Addendum No. 1 is to incorporate and provide the following information, contract provisions and answers to contractor questions, referenced herein:

#### **I. SITE VISIT**

The statement on Page 10 within the original solicitation regarding that the County will host a tour of the facility and hold a pre-bid meeting is now retracted. The County will not host a tour or pre-bid meeting.

The work sites are accessible for the public to drive by and view the roofing of each unit. **Bidders are strongly encouraged to visit each site and take a visual look at the roofing units, so that they understand the nature of the proposed contract.** The town home addresses are as follows: 190, 194, 196, 285, 297 Swaying Pine Court and 320, 326, 328, 330, 332, 360, 362, 364, 366, 422, 424, 426, 430 Crooked Pine Trail, Crestview FL, 32539

#### **II. ROOFING MATERIAL**

Tamko Oxford Grey dimensional shingles are required and no alternatives will be accepted due the Rolling Pines Townhomes' Home Owners Association (HOA) rules and regulations.

#### **III. ADDITIONAL CONTRACT PROVISIONS**

**SYSTEM OF AWARD MANAGEMENT.** All respondents must be registered with the Federal System of Award Management (SAM) and be up to date on all registration requirements at the time of submitting a response to this Request for Bids. Failure to do so will result in respondent's submittal being deemed as unresponsive.

**PROCUREMENT OF RECOVERED MATERIALS.** All respondents must comply with section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds \$10,000 or the value of the quantity acquired during the preceding fiscal year exceeded \$10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

**DOMESTIC PREFERENCE.** Although the County has no local preference, in accordance with 2 C.F.R. 200.322, the County may consider preference for the use of products and materials produced in the United States.

**CONTRACT WITH THE ENEMY.** In accordance with 2 C.F.R. 200.215, it is acknowledged that no services under this contract are to be performed outside the United states and its territories nor in support of a contingency operation in which members of the Armed Forces are actively engaged in hostilities.\_

**MISC. FEDERAL REQUIREMENTS.** All respondents must comply with all applicable Federal Requirements as set forth in Exhibit “A” and “B” attached to this Proposal.

#### **IV. CONTRACTOR QUESTIONS AND ANSWERS**

**Question:** The ITB mentions a Pre-bid meeting with a tour to follow but no date is given. What is the date, time, and location of the pre-bid meeting?

**Answer:** The statement on Page 10 within the original solicitation regarding that the County will host a tour of the facility and hold a pre-bid meeting is now retracted. The County will not host a tour or pre-bid meeting.

**Question:** ITB calls for Tamko Oxford Grey shingles to be used. May we submit for a greater or equal shingle substitution or are substitutions not allowed?

**Answer:** This is an HOA requirement so it cannot be changed.

**Question:** ITB notes that at least 2 units per month are to be completed and all within 1 year. It notes that costs will be paid from “rent proceeds”. If we exceed the rate per month and complete the project in a matter of weeks, will funding of our pay application be an issue?

**Answer:** The scheduling is established based on the needs of the NSP program. The successful bidder must adhere to rate of 2 units per month.

**Question:** ITB requires that 2 sheets of plywood replacement are included per unit. Typically, we find additional wood rot or damage to fascia, siding at flashings, and some possible structural damage. Will the Owner’s representative Mr. Mark Bethea

have authority to inspect and authorize additional repairs in the field as they are uncovered so that areas can be “dried in” quickly or will the County need to authorize any changes which incur additional costs?

**Answer:** The County will authorize changes, but the contractor should bring the issues to Mr. Mark Bethea’s (contractor’s point of contact) attention and he will present them to the County for approval.

**Question:** What is number of square feet total being re-shingled?

**Answer:** The estimated average square footage of the 18 roofs is 14 squares, which will ensure to cover each roof. Once the contract is awarded, the contractor shall verify the approximate square footage of each roof.

**Question:** What is the number of floors in the buildings?

**Answer:** 2 floors (townhouses)

**Question:** How many buildings are there?

**Answer:** The amount for the area is not available because the County owns the individual units and not whole buildings. The scope of work is to place new roofs on the 18 properties listed on the Bid Sheet.

**Question:** What is the payment schedule?

**Answer:** The contractor is paid for each unit after the unit’s roof has been inspected and accepted by the County representative. (2 units per month)

**Question:** Are there blue prints, pictures of the buildings, we can look at.

**Answer:** No

**Question:** Some of the units listed for replacement share roof areas that are in the same plane with units that are not listed for replacement. That would require “weaving” new shingles in with old shingles. Florida Building Code states that if 25% or more of a roof is being repaired or replaced, then the entire roof is required to be replaced. With these roofs sharing the same structural plane, it should be deemed that the entire building would need to be re-roofed since the 25% rule would apply. Please explain how you foresee the new roofs being integrated with existing roofs while not re-roofing the entire building (i.e.: #326 replaced but not #324)?

**Answer:** The building code does state that, however, townhomes are considered (zero lot line) individual units and therefore the 25 % rule does not apply. This has been confirmed with the County and City of Crestview building officials.

**Question:** If the roofing contractor is currently Workers Comp exempt, will he still be required to purchase workers compensation insurance for the job in question?

**Answer:** If the contractor is in fact exempt, then the contractor shall provide proof of

the exemption. Without proof of exemption, the contractor would have to show proof of workers compensation.

**Question:** Will the contractor need a builders risk policy, or is the General Liability insurance acceptable to use in place of builders risk policy?

**Answer:** Commercial General Liability is required. The Builders Risk really covers the contractor and is not required.

**Note: The ITB Opening Date & Time remains unchanged.**