

ADDENDUM No. 1

**Project Name: West Palm Beach Housing Authority
Colony Oaks – Window, Door and Roof Replacement &
Twin Lakes – Windows and Door Replacement.
Project No. 09G0050 & 09G0051**

WEST PALM BEACH HOUSING AUTHORITY WEST PALM BEACH, FLORIDA

PROJECT NAME: West Palm Beach Housing Authority Replacement Project



ARCHITECT OF RECORD:
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ADDENDUM NUMBER: 1

DATE OF ISSUANCE: May 5, 2010

TO: Prospective Bidders

This addendum forms a part of the contract documents, modifies the original bidding documents and shall be as binding as if contained therein. Acknowledge receipt of this addendum in the space provided on the "Bid Proposal Form". Failure to do so may subject the Bidder to disqualification.

This Addendum consists of: Eight (8) Pages.

Contractors are advised to check our website at www.wpbha.org for further instruction and addenda. For information call Joel Hatcher at 561-676-8442.

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RFI - Comment

1. What is the timeframe for submittal of question and how can we access the responses?

Response:

The bid schedule will be as follows:

- April 26th @ 10:00am – Pre-Bid meeting
- April 27th @ 10:00am – Site Visit for both Colony Oaks and Twin Lakes
- May 5th – Addendum No.1 will be posted on-line www.wpbha.org
- May 7th @ 10:00am – Last day to receive comments
- May 7th @ 5:00pm – Addendum No.2 will be posted on-line www.wpbha.org
- **May 12th @ 10:00am – Bids due**
- May 12th @ 10:15am – Bids open

Note:

WPBHA will post responses to all RFI comments and questions through the web site until May 12th @ 10:00am. Check the WPBHA web site www.wpbha.org.

RFI - Comment

2. (Roofing) The drawing sheet A2.0 on the roof plan reads: Install new JM APP Mod Bit. Roof System over 3" MINIMUM Thick Tapered Insulation.....and the spec section on sheet A3.0 in the APP Roofing spec reads: 1.5" MINIMUM Thick Base Insulation.

Please confirm MINIMUM 1.5" or 3" in either event, the Building will receive an average R-Value that exceeds standards.

Response:

Install new Johns Manville APP Modified Bitumen Roof System over 3" minimum thick tapered insulation to accommodate slope as required under Sheet A2.0 #1-Roof Plan.

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RFI - Comment

3. Could you please send us the physical address of these units so the West Palm Beach Building Dept can answer questions regarding permitting. Thank you for your help.

Response:

The physical addresses of all units, which are part of the scope of work for both Twin Lakes and Colony Oaks, have been included in each individual project Cover Sheet.

RFI - Comment

4. The drawings indicate that no work (except for shrouds) is required at the rooftop air conditioning equipment. A walk through inspection revealed that during the re-roofing activity, most RTU curbs will need to be raised to achieve code compliance.

Response:

Roof Top Unit on Existing Curbs:

There are twenty-two (22) existing RTU and ductwork shrouds which are positioned directly on top of the existing curbing and ductwork penetrations. These RTU's are supported by an existing equipment curb and in most cases include a ductwork shroud.

As part of the scope of work, the General Contractor shall include the following:

- Removal, storing on site and the re-installation of roof top units and ductwork shrouds.
- Remove the existing roof curb around RTU and duct penetration in its entirety
- Furnish and install a new 8" minimum (from top of new roof to top of new curb) non-structural roof curb.
- Re-roof around the new curbing
- Re-installed the existing RTU, waterproof existing sheet metal shroud and properly attached to the new non-structural roof curb per manufacture's instructions.
- Re-installation of electrical disconnects, conduit and miscellaneous piping.
- Install new PVC condensate lines (attached to roofing system) for each RTU. Refer to sheet A2.0 for locations.

All roof penetrations to accommodate the work described above shall be made waterproof and shall be installed in accordance with the requirements, specifications and applications methods consistent with the approved product manufacturer and roofing system.

Refer to sheet A2.0 Detail #2 for new non-structural RTU curbs detail.

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Some of the existing living units are occupied. The General Contractor shall implement a work plan that ensures that air conditioning is maintained in each occupied living unit. It should be the intent of the contractor to remove each RTU and re-install and make functional, prior to the end of each work day. The removal and re-installation of the existing RTU shall be included in the sequencing plan, submitted by the General Contractor and approved by the WPBHA.

RFI - Comment

5. RTU N43 located on the roof of the building used for the walk through inspection is mounted on a roof rack and not a curb; therefore, detail #2 shown on sheet A2.0 can not be applied. Please furnish the appropriate detail for this condition.

Response:

RTU on Existing Metal Equipment Supports:

There are twenty-two (22) existing RTU and ductwork shrouds (as noted on sheet A2.0) installed on existing (elevated) metal equipment supports. These RTU's and equipment supports shall remain or re-installed to accommodate proper attachment. Some RTU's support stands are supported by and attached directly to the existing concrete decking, in some cases the existing RTU's and supports stands are "loose" applied to the top surface of the existing roofing membrane. To achieve proper attachment, these "loose" applied support stands shall be reworked.

As part of the scope of work, the General Contractor shall include the following:

- Remove the existing metal shrouds (where they exist) and dispose
- Remove the existing roof curb around duct penetration in its entirety
- Replace with new 8" minimum (from top of new roof to top of new curb) non-structural roof curb as illustrated on sheet A2.0 detail #2.
- Install new metal shrouds for each unit as noted on sheet A2.0 detail#2.
- Install new "Lockin" (or equal) pitch pocket at each equipment support leg that is currently attached to the structural decking and any other roof penetration that currently has a pitch pocket.
- Remove and hold for re-installation, all RTU's and metal support stands that are currently "not attached" to the structural decking. These existing stands shall be re-installed and anchored to the concrete decking with four (4) 1/4" x 2" L.
- Upon re-installation, the clear dimension from the top of the new roof to the underside of the support stand shall not be less than 18 inches. Tap-Cons per leg. Each leg shall be made waterproof with the appropriate pitch pan system.

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- Install new PVC condensate lines (attached to roofing system) for each RTU. Refer to sheet A2.0 for locations.

All roof penetrations to accommodate the work described above shall be made waterproof and shall be installed in accordance with the requirements, specifications and applications methods consistent with the approved product manufacturer and roofing system.

Refer to A2.0 detail #2 for listing of RTUs that will be receiving new metal shrouds.

Some of the existing living units are occupied. The General Contractor shall implement a work plan that ensures that air conditioning is maintained in each occupied living unit. It should be the intent of the contractor to remove each RTU and re-install and make functional, prior to the end of each work day. The removal and re-installation of the existing RTU shall be included in the sequencing plan, submitted by the General Contractor and approved by the WPBHA.

RFI - Comment

6. Is the replacement of any existing dimension lumber, siding or soffit (other than new work shown) due to rot and decay included in the scope of this work?

Response:

The scope of work does not include the replacement of any wood framing members, siding or mansard roof areas.

Provide a unit cost of four (4) 4x8x5/8 exterior grade plywood sheathing per building. Remove existing damaged sheathing and replace with new.

Include the unit cost for the above mentioned allowance under the schedule of values #3 carpentry.

RFI - Comment

7. Who is Responsible for moving furniture and window treatments in occupied units?

Response:

Once the contractor's sequencing schedule has been submitted to and has been reviewed and approved by the WPBHA, all proper notice will be given. The WPBHA property managers will have their maintenance staff move furniture, window treatments and A/C window units in the occupied units as required.

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RFI - Comment

8. Page 10; section VI, paragraph 1(b) of the INVITATION FOR BIDS requires the submission of “two (2) hard copies of the entire solicitation”. Page 11; section VII of the INVITATION FOR BIDS states “Twin Lakes Project and Colony Oaks Project will each require separate Proposals, one Proposal for Twin Lakes Window and Door Replacement, and one Proposal for Colony Oaks Window and Door and Limited Roof Replacement”. The bid documents are for both projects as one grand total. Please clarify the number of bid submittal required

Response:

All instructions related to bid requirements are outlined within and throughout the Invitation For Bids package

RFI - Comment

9. Page 1; Section 2 of the REQUIREMENTS FOR FEDERALLY FUNDED PROJECTS requires the submission of an MBE/WBE Participation form. Is there a participation goal for MBE/WBE that must be achieved for this project? None is indicated.

Response:

All instructions related to the Requirements for Federally Funded Projects are outlined within and throughout the Invitation For Bids. Note specifically but not limited to: NOTICE OF REQUIREMENT FOR AFFIRMATIVE ACTION TO ENSURE EQUAL EMPLOYMENT OPPORTUNITY (EXECUTIVE ORDER 11246)

RFI - Comment

10. Please confirm if the MBE/WBE Participation form and the Contractual Obligations and MBE Report need to be returned complete as part of bid package, or whether these forms will be submitted upon award of contract.

Response:

All instructions related to the Requirements for Federally Funded Projects are outlined within and throughout the Invitation For Bids. Note specifically but not limited to: NOTICE OF REQUIREMENT FOR AFFIRMATIVE ACTION TO ENSURE EQUAL EMPLOYMENT OPPORTUNITY (EXECUTIVE ORDER 11246)

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RFI– Comment

11. The cover page on the plans for Twin Lakes has a chart showing 24 model C buildings and 4 model D buildings. The shaded area to the left, showing an overview of the neighborhood, shows 26 model C's and 2 model D's. Which is it?

Response:

The Unit Address matrix included in the drawings is correct.

There are:

- Twenty-four (24) model C building types
- Four (4) model D building types.

RFI– Comment

12. The new single-hung windows called out as egress do not meet current egress codes. Can you please confirm whether or not this is a level one alteration for residential in the existing code, which allows changing a window as long as its the same size and allowing up to a 5% reduction in the clear opening? Did the building dept. address this in their review of the plans?

Response:

All five (5) building types shall receive one (1) PGT C-640 Outswing Aluminum Casement Window, FL#245-R5, NOA#08-0117.12 in all bedroom rooms.

As in the case of all other windows and doors, before ordering or purchasing, the General Contractor shall verify the actual rough opening dimensions required for all new window and door products.

The General Contractor shall also contact the architect to verify the location of new casement window.

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RFI– Comment

13. Just to confirm what was said at the pre-bid, we are to base our bids on the products specified and any substitutions will be entertained after bid award

Response:

The General Contractors bids proposal shall be based on the details and products specified in the bid documents and drawings. Once the contract has been awarded, the General Contractor must issue shop drawings for all products. At this time, substitutions may be presented for approval by the architect and the WPBHA.

RFI– Comment

14. Sheet A2.0 detail 2 "non-structural RTU Curb" requires an HVAC Contractor, Electrical Contractor and a crane in order to perform the work required. Please advice.

Response:

The General Contractors shall provide all necessary means, methods and procedures required to complete the work. Refer to this addendum for general clarification of the scope of work, construction documents and specifications.

End of Addendum No. 1