

ADDENDUM No. 2

**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:
HANSON PROFESSIONAL SERVICES INC
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WEST PALM BEACH, FL. 33406
(561) 471-9370

ADDENDUM NUMBER: 2

DATE OF ISSUANCE: May 7, 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: Five (5) 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. The plans indicate 2 switches on the existing wall to be demoed and replaced. Field conditions do not have 1 switch on both the front or the back walls. The 2 switches are in the existing concrete demising walls. Are we to move the switches from the concrete walls to new framed walls? There is confusion on the purpose of the 2 new switches. Please advice.

Response:

There are five (5) building types. The existing location of the light switches and electrical devices differs from building type to building type.

It is the responsibility of the General Contractor to verify existing conditions. The existing window and doors assembly shall be removed as required to install new framing, door and window products as specified in the construction documents. All misc. existing electrical devices shall be removed and replaced with new. If necessary, extend existing circuit as required to the new location shown in the plans.

One switch shall service the exterior lighting, and the second switch shall service the interior lighting.

RFI - Comment

2. Please provide the desire slope of the tapered insulation, 1/8", 1/4" or whatever.

Response:

The General Contractor shall install the specified roofing system with a slope of 1/4" per foot.

RFI - Comment

3. There are numerous metal types as well as surface coatings listed for the roof flashing. Can you please select one?

Response:

Furnish and install prefinished sheet metal steel for the roof flashing, downspouts and scuppers.

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RFI - Comment

4. Nowhere in the sheet metal specification is there any mention of a gauge or thickness of the different metal flashings. Please advice.

Response:

- New cleats shall be 18 gauge
- New metal cap flashing shall be 20 gauge

RFI - Comment

5. I thought wood mechanical curbs were not allowed because of their possible flammability. Please advice.

Response:

Furnish and install prefabricated roof curbs at each RTU where indicated in the bid documents. Prefabricated curbs shall be of box section design, constructed using minimum 18 gauge galvanized steel, (14 gauge for curbs supporting HVAC units or as required) with fully mitered and welded corners, 3" cant. Roof Curbs shall be internally reinforced on any side longer than 3' 0" and shall have factory internal base plate. Roof Curbs to be insulated with 1 1/2" thick 3lb. density fiberglass insulation, and factory installed wood nailers fastened from underside with TEK screws. Height to be 8" above the finished roof.

The roof curbs shall be prefabricated curbs as manufactured by Pate, Mason, VMI or Roof Products & Systems Corporation, Bensenville, IL. Contractor fabricated Roof Curbs will not be accepted.

RFI - Comment

6. Twin Lakes Sheet A3.1 - Detail 2 shows 6" R-19 Insulation in a 3 5/8" metal framed wall. Is 4" R-13 Batt insulation acceptable?

Response:

The general contractor shall furnish and install 4" R-13 batt insulation in the Kitchen/Dining infill framing area.

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RFI - Comment

7. Twin Lakes Sheet A3.1 - Detail 2 calls for 16 ga metal framing for the Kitchen walls. Is there a reason that metal framing is desired? Is wood framing acceptable? If wood is not acceptable is it necessary to use a 16 ga metal stud?

Response:

The Kitchen/Dining floor's edge is typically not aligned with the beam above. In order to obtain the proper wind pressure resistance, the framing was designed with 16ga metal stud. Wood framing for the kitchen openings is not acceptable.

RFI - Comment

8. Addendum #1, Response 12 - The response in the addendum requests a PGT C-640 for egress at the Twin Lakes Development. C-640 is a non-impact window. C-740 is the impact version of that window. Are we to use impact resistant glass?

Response:

All five (5) building types shall receive one (1) PGT CA-740 Outswing Aluminum Casement Window, FL#245.2, NOA#08-0117.11 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.

RFI - Comment

9. Addendum #1, Response 12 - The response in the addendum requests a PGT C-640 for egress at the Twin Lakes Development. Window type A from Building E has a rough opening 3'-8 1/2" wide. The largest single casement window that PGT makes is 3'-1" wide. In this situation we would have to use a double casement window with a bar in the middle which will not meet egress requirements. What solution would be acceptable?

Response:

All five (5) building types shall receive one (1) PGT CA-740 Outswing Aluminum Casement Window, FL#245.2, NOA#08-0117.11 in all bedroom rooms.

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For Building type E where the width is 3'-8 1/2", infill as required in order to install a 37" width PGT CA-740 Outswing Aluminum Casement Window, FL#245.2, NOA#08-0117.11. One (1) per unit.

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.

RFI - Comment

10. Colony Oaks A1.1 - The specification for the entry door at Colony Oaks is for Armaclad FL-13031. If you look up this product approval number it is for a flush (not panel as shown) aluminum skinned door. Is this what you want? Would you prefer a steel door as specified for the Twin Lakes project?

Response:

The basis of design for the exterior door assembly is Florida product approval No. FL-13031, single – out – swing "impact" as manufactured by Armaclad Inc. The door shall be solid wood core with raised panels as specified and illustrated in A1.1 of the construction documents.

RFI - Comment

11. 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:

This response has been revised as a requirement from HCD. 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: Only the MBE/WBE Participation form needs to be returned complete as part of bid package in addition to the Non-collusion Affidavit of Prime Bidder, the Anti-kickback Affidavit, the Certification of Eligibility of General Contractor, the Certification of Non-segregated Facilities and the Workforce Projection. The submission of the Contractual Obligations and MBE Report is required at a later date by the successful bidder.

End of Addendum No. 2