

QUESTIONS AND ANSWERS - FINAL

IFBs 26-01 THRU 26-17 1400 HENRIETTA PROJECT

As of September 16, 2026, the following list of Questions were received, and answers provided. As the answers to all received questions were not provided to interested bidders by 4:30pm on September 17, 2026 as initially-intended, ***the WPBHA will be issuing an Addendum to all solicitations (Invitations for Bid), extending the due date for bids to October 8, 2026 at 4pm EST.***

This document will be posted on our website (www.wpbha.org), by 4pm on Tuesday, September 29, 2026. The document can be found by hovering your cursor over the “business” tab along the top of the homepage, and clicking on “Solicitations”, finding the project Name and the associated Q&A Document therein.

Q1: Please clarify, is the West Palm Beach Housing Authority buying and overseeing each trade or are you looking for a General Contractor to oversee each trade and construction of the entire project?

ANSWER: The WPBHA, as a licensed building Contractor, will be acting as the Prime/Building Contractor for the project, and soliciting the work by trade. With that being said, we expect licensed General Contractors will bid some of the trades, especially the very significant Shell portion of the work, but also Lath and Stucco, Flooring and Wall Tile and Cabinetry and Counters

Q2: Is any type of bond required to bid the 1400 Henrietta Project (Bid Bond, Payment and Performance Bond)???

ANSWER: As it applies to 1400 Henrietta Project, any sealed bid valued over \$250,000 requires a bid bond/surety bond. If awarded the Contract, a 100% P&P Bond will be required. If the bid price is \$250,000 or less, no bid/surety bond will be required, and no follow-on P&P Bond will be required.

Q3: Is there an SBE (Small Business Enterprise) participation requirement for this project?

ANSWER: NO, there is no small business enterprise REQUIREMENT for this project, though small businesses are highly-encouraged to submit sealed bids. \

Q4: Please review your energy calculations for exterior masonry walls. It is calling for R10 and VR Plus only achieves an R7.1.

ANSWER: The RFI comment is acknowledged. FI-FOIL VR Plus Shield is rated R-7.1 when installed within the 1-1/2" to 1-5/8" enclosed cavity shown in the wall assembly. The R-10 noted in the energy calculations represents the insulation value identified for the wall assembly and is not the manufacturer's rating of the VR Plus product. No change to the specified insulation is authorized at this time.

Q5: I came across this opportunity on DemandStar. I have never bid on a project of this nature before but looking at the website for the plans I have some questions. Are you looking for a GC to bid the whole project for vendors per sub category? If a GC can bid the whole job are we required to use the subs from the "Certified Contractors" list?

ANSWER: See Question and Answer #1.

Q6: Do I need to apply for anything. Website has a "Subcontractor Certification Form" but not a contractor form which leads me to believe you only want sub vendors

ANSWER: As it pertains to this project, subcontractors are welcome to bid any of the 17 trades for which they are licensed, or have contracted with subs to do-so. All licensing required of the trade, as described in the trade solicitation, will be required to be submitted with the sealed bid, along with the other required items. You are not required to use the "certified contractors" list. That link is not related to this Project.

Q7: Is the project team considering any sustainability goals or green building standards for the development? Even if formal certification is not currently planned, incorporating practical sustainability criteria during design and construction could provide meaningful long-term benefits — including reduced utility and operating costs, improved resident health and comfort, greater social well-being and equity, and support the long-term durability and resilience of the property.

ANSWER: Though the project is designed to be very energy-efficient as it pertains to the building envelope, roofing system and appliances, there are no specific Green Building or LEED requirements stipulated in the solicitations.

Q8: The construction plans indicate a construction manager is "to be determined". The IFBs indicates 17 individual bid solicitations. Please advise if there is an option for a general contractor (construction manager) to submit a comprehensive bid with all the solicitations, and if so, provide the instructions to submit/respond accordingly.

ANSWER: See question and answer #1. There is no solicitation which includes all of the construction trades, rather they are broken-out by trade. Bidders could submit sealed bids to each of the 17 solicitations, as long as they meet the requirements of each solicitation, and in fact, we expect we may receive sealed bids from licensed certified General, Building or Residential Contractors for several of the solicitations.

Q9: Please advise if the Section 3 Act of 1968 applies to the General Contractor if there is no direct labor force.

ANSWER: The requirements of Section 3 will apply to each of the individuals or companies which perform the required work. For Owners, supervisors and others who are NOT performing the work as defined by the Act, the requirements of Section 3 will not apply.

Q10: For the Davis Bacon Wages, are there additional submissions that need to be reviewed if a classification is not listed on the Wage Determination Form?

ANSWER: If a bidder feels that a proper and applicable wage classification is not listed on the Wage Decision for the work that it performs, then yes, there is a process for adding a work classification with an associated, proposed wage and fringe. The form is: Standard Form 1444 (Request for Authorization of Additional Classification and Rate). This form, however, can only be submitted post bid-out. Bidders are encouraged to request assistance from the West Palm Beach Housing Authority if it has a question on specific classifications, prior to submitting sealed bids.

Q11: Question: Please confirm that the Split Air Handling System Schedule on sheet M-3.01 governs equipment selection: 1.5-ton AHU/CU-A for unit Types A and B, and 2.0-ton AHU/CU-B for unit Type C. The Energy Calcs, show higher cooling capacities for Types B and C.

ANSWER: All equipment sizing/selections should be based on the schedules and information provided in the Contract Document drawings and not based on the Energy Code Compliance certificate.

Q12: Please confirm the condensing unit model for the 1.5-ton system AHU/CU-A.

ANSWER: It appears that the AHU and Condensing Unit model numbers listed in the Split Air Handling System Schedules on sheet M-3.01 for the Apartments and M-2.01 for the clubhouse have been transposed. The model number for AHU-A and CU-A should be 5TEM4B02AC21 and 5TTR5018A1 respectively. The model number for AHU-B and CU-B should be 5TEM4B02AC21 and 5TTR5024A1 respectively. For the Clubhouse, the model number for AHU-1 and CU-1 should be 5TEM4B02AC21 and 5TTR5024A1 respectively.

Q13: (a) What is the required size of the Schedule 40 PVC sleeve for underground refrigerant piping — 6" or 4"? (b) Which contractor performs trench excavation, bedding, backfill and compaction for the refrigerant piping sleeves?

ANSWER: Provide 6" Schedule 40 PVC sleeves for underground refrigerant piping. The responsibility of trenching, bedding, backfill, compaction, and all other required earthwork is within the Site Contractor package (IFB 26-01).

Q14: Are the kitchen range hoods ducted to the exterior or recirculating? If ducted, which contractor furnishes and installs the exhaust duct, wall cap and any required makeup air?

ANSWER: Kitchen hoods are intended to be recirculating type residential hoods.

Q15: Please confirm where remote cable-operated volume dampers ("Young Regulator" or equal) are required: at every branch take-off, or only where the take-off is not accessible (first-floor units), with manual volume dampers with extractors at take-offs in the second-floor attic.

ANSWER: The intent is for cable operated volume dampers to be provided at air terminal devices where a manual volume damper at the branch take-off would be otherwise inaccessible. If manual dampers with extractors are intended to be provided, they shall be review and approved in the shop drawing phase.

Q16: (a) Please confirm that blower door testing of all 18 dwelling units is part of the Mechanical-HVAC scope. (b) Is duct leakage testing also part of this scope? (c) Has WPBHA engaged an energy rater for Energy Code compliance testing? (d) If a unit fails the blower door test due to air barrier deficiencies, which contractor performs the corrections and pays for the retest?

ANSWER: The intent is for the Mechanical Contractor to perform the blower door test as outlined in the Mechanical drawings and as required to meet the requirements of the 2023 edition of the Florida Building Code, Energy Conservation chapter R402.4.1.2. Perform duct leakage testing meeting the requirements of the 2023 edition of the Florida Building Code, Energy Conservation chapter R403.3.3. The responsibility for corrections and any additional testing due to failed tests shall be the responsibility of the installer.

Q17: Which subcontractor furnishes and installs the interlock relays, low-voltage control wiring and conduit for the following sequences, and the line-voltage power to the fans: (a) VF-A ventilation fan interlocked with the condensing unit compressor; (b) EF-C controlled by a room thermostat at 85°F; (c) Clubhouse motorized damper (Ruskin CD-50) interlocked with CU-1; (d) Clubhouse EF-A interlocked with room lights?

ANSWER: The intent would be for the low voltage equipment to be provided by the mechanical contractor to ensure proper operation of the equipment as indicated in the drawings. Line voltage power and associated conduit and connections are by the Electrician. Mechanical contractor shall coordinate equipment with the Electrician to ensure their breakers, wiring, conduit, etc. are sufficient for the equipment being supplied.

Q18: (a) Is each trade subcontractor required to provide its own temporary generator? (b) For what period is the site expected to be without temporary or permanent power? (c) Will WPBHA provide temporary

construction power at any stage of the project?

ANSWER: This item to be coordinated with the General Contractor/WPBHA. Section II "Specifications", Section A SUBCONTRACTOR REQUIREMENTS, paragraph 3, reads that the Subcontractor shall furnish a "temporary gas-operated electric power generator". The WPBHA will attempt to provide temporary construction power at some point of the project, but each subcontractor should assume that its own power generation is necessary.

Q19: Which classification of General Decision FL20260079 applies to installation of refrigerant piping and condensate final connections? If no listed classification applies, will WPBHA process a conformance request?

ANSWER: Wage Decision FL20260079 Mod 1 (05/18/2026), has a classification for "Laborer: pipe layer", with an Hourly rate of \$11.79 with no fringe benefit. Based-on Department of Labor conformance request replies in the past, this would be the proper classification for the refrigerant piping work and condensate final connections.

Q20: (a) Does the Exhibit A requirement "all material shall be new and of U.S. manufacturer" mean products manufactured in the United States under the BABA test, or products of a U.S.-based manufacturer? (b) Please confirm that BABA certifications for HVAC equipment and air devices are required after award (Exhibit L "After Award") and not with the sealed bid.

ANSWER: As the BABA requirement is limited on this project to just iron and steel, the intent here was to insure that all material items which meet that definition, also meet the BABA requirement for iron and steel, which is that "all iron and steel items must be produced in the U.S., including all manufacturing processes from melting to coating". Iron or steel products is defined in 2 CFR 184.3 and means articles, materials, or supplies that consist wholly or predominantly of iron or steel or a combination of both.

Q21: Please confirm that all mechanical insulation is included in IFB 26-06 Mechanical-HVAC and not in IFB 26-10 Insulation: external wrap on exhaust air and outside air ducts, refrigerant suction line insulation, and insulation at condensate final connections.

ANSWER: Confirmed, as stated.

Q22: Please confirm the required insulation R-value of flexible ducts: R-8 in the second-floor attic and R-6 within the thermal envelope, per Detail 1/M-4.01, or R-6 throughout, per the Duct Construction Schedule. Please also confirm the R-value for the Clubhouse flexible ducts.

ANSWER: Provide R-8 flexible duct in attic spaces and all other un-insulated spaces. R-6 flexible duct is acceptable within the thermal envelope.

Q23: Is fire-stopping of mechanical penetrations through fire-rated assemblies (refrigerant piping, ducts, dryer vents) by the mechanical subcontractor or by another trade? Please identify the locations where UL Systems C-AJ-5091 and C-AJ-1226 apply.

ANSWER: Subcontractors shall fire-stop their respective piping, conduit, penetrations, etc.

Q24: Which contractor provides the openings (framed, cut or core-drilled) and lintels in CMU and brick walls for mechanical wall caps, louvers LV-1/LV-2 and the Clubhouse refrigerant piping sleeve?

ANSWER: This item to be coordinated with the General Contractor/Shell Contractor, to insure that necessary penetrations are properly placed and do not negatively affect the integrity of the concrete shell of the structures. For bidding purposes (cost and equipment needs), assume that the cost and work-effort will be part of your scope of work.

Q25: Please identify the space or system served by the 12"x12" outside air ducts connected to louvers LV-1 on sheets M-1.01 and M-1.02, and where these ducts terminate.

ANSWER: These spaces are storage rooms. Rooms are exhausted to provide a means for mechanical ventilation to meet the minimum ventilation requirements for a storage space. 12"x12" OA louver plenum to be open to storage space.

Q26: Please confirm the material for the condensate final connection and P-trap at each air handler.

ANSWER: Type L hard copper with 1/2" Armaflex insulation (or equal) is acceptable

Q27: Please confirm the suction line insulation wall thickness: 3/4" per General Note 18, or 1/2" per the pipe hanger details.

ANSWER: 3/4" insulation on suctions lines is acceptable

Q28: Are turning vanes required in fiberglass duct board elbows and tees?

ANSWER: It is acceptable to provide fibrous glass ductwork without turning vanes, and to include turning vanes where sheet metal elbows are used.

Q29: Please confirm: (a) the device labeled "LV-5, 30 CFM" on sheet M-2.01, Second Floor Type A, is diffuser SD-1; (b) the 120 CFM device on sheet M-2.03, labeled "SD-1" on the first floor and "SD-2" on the second floor, is SD-2; (c) the face size of Clubhouse diffuser SD-2, shown as "8" X86"" on sheet M-2.01.

ANSWER: On sheet M-2.01, in the Second Floor Type A plan, diffuser labeled LV-5 and 30 CFM in the unit bathroom should be a type SD-1 diffuser. On sheet M-2.03, in the First Floor Type C plan, the diffuser labeled as SD-1 and 120 CFM in the kitchen should be a type SD-2 diffuser. For the Clubhouse, SD-2 should be a size 8"x8" diffuser.

Q30: The interior coating specification includes spot priming for drywall and ceilings. Should we prepare our submission as indicated, or does that need to be revised to a standard prime coat?

ANSWER: Please prepare the bid to include the requirement to spot prime as needed. There will always be imperfections, no matter how good the drywall screwing, taping and patching/mudding is applied. Finish levels are specified in scopes of work.

Q31: Please confirm the face size and mounting of diffuser SD-3 where it is drawn as a square ceiling device of approximately 10"x10" on the unit plans, including second-floor locations with ceiling radiation dampers. (b) Please confirm that the scheduled size governs for Clubhouse return grille RG-1.

ANSWER: For the Apartments, all SD-3 supply diffusers should be 12"x8" as scheduled, for both ceiling and sidewall mounted applications. For the Clubhouse, RG-1 should be provided as scheduled.

Q32: Note 1A calls for two layers of underlayment meeting ASTM D226 Type II, ASTM D4869 Type III, or Type I. Note 1B calls for a self-adhering ASTM D1970 membrane installed "directly over the 2 layers specified in Item 1."

Read together, that is two layers of felt with a full self-adhered membrane over the whole deck. Please confirm that note 1B is in addition to note 1A and not in place of it.

This is one of the larger cost items in our bid. It also goes beyond the underlayment options in FBC-R R905.1.1, each of which is met by either the two layers of felt or the self-adhered membrane alone, and because the membrane would not be applied directly to the sheathing, the assembly as drawn would not qualify as Secondary Water Resistance under Florida's wind mitigation form. If the Owner's intent is the sealed-

deck protection, a single layer of ASTM D1970 direct to the deck achieves it at lower cost.

ANSWER: The code reference made for R905.1.1 is incorrect as this project falls under the jurisdiction of the commercial building code, not the residential building code. The note to be followed is Note 1A. Note 1B is not to be followed and will be deleted in subsequent iterations of the plans. Note 1A meets the requirements for underlayment per FBC 1507.1.1.1 (3)

Q33: Sheet A-1.02 in the posted set is stamped SUPERSEDED across the face of the drawing. Please issue the current revision, or confirm that the sheet as posted is the one to bid.

ANSWER: The sheet before the SUPERSEDED sheet is the most current revision.

Q34: Sheet A-1.04, ASPHALT SHINGLES ROOF SYSTEM notes 1A and 1B; Sheet A-1.02

Exhibit A says that "any items not specifically mentioned in this scope but included on the plans shall be a requirement of this scope." The roof details show several items that carpentry normally handles, and on a new construction project we would not usually install any of them. Please confirm which of the following belong to the roofing subcontractor:

- (a) plywood roof sheathing; (b) 1x sub-fascia; (c) 2x clear smooth-face cedar fascia; (d) cellular PVC trim, PVC louvers and decorative brackets; (e) 6" continuous white PVC soffit vent, approx. 793 LF; (f) stucco finish over metal lath at the soffit and eave returns.

ANSWER: This is part of the Roofing Contractor's scope.

Q35: Exhibit H, WD FL20260079 Mod 1; Exhibit A

Exhibit A puts gutters in the roofing scope. The wage determination lists ROOFER at \$14.50 with no fringe and SHEET METAL WORKER at \$29.10 plus \$14.68 in fringes.

Which classification should seamless aluminum gutter and downspout work be reported under? It is roughly a three-to-one difference in labor cost for that part of the job, and every bidder should be using the same one.

ANSWER: This is part of the Roofing Contractor's scope. Any metal work will need to be installed by laborers who are minimally paid the labor rate plus any associated fringe for sheet metal working, for that portion of the job. Individuals can be listed twice on any weekly payroll, if they are performing different classifications of work. This portion of the work, like any other, is subject to inspection and interviews, to insure workers are properly and accurately paid for each portion of the work.

Q36: Exhibit E, Form of Contract, Article 2.2

Article 2.2 says the Work "shall be substantially completed no later than XX days from the Commencement Date," and the number is blank. We also could not find Exhibit B, the Construction Schedule, in the posted package.

Can you provide the completion duration and the schedule, or at least the window when roofing is expected on site? The roofing itself goes quickly, but Section II.A.4 requires a superintendent on site for the full duration, and that is what drives the cost.

ANSWER: Exhibit E is a sample Contract for awarded subcontractors. The WPBHA will provide a Construction Schedule to awarded Subcontractors, include the estimated commencement of each trade's scope, once subcontractors are selected, and the elements affecting Project Commencement are better known.

Q37: *Sheet A-6.01 details 2, 4, 5 and 6*

The details show formed sheet metal at the eave, in the open valleys, at the counter-flashing and at the step flashing, but we did not find a material, gauge, finish or color for any of it. Pre-finished aluminum, galvanized and painted steel are priced very differently, and this metal will be visible against the cedar fascia and stucco.

What does the Architect want here, and are shop drawings or samples required before we fabricate?

ANSWER: Recommended material: prefinished aluminum, gauge per manufacturer recommendations and color to match shingles. Shop Drawings will likely be required by the City of West Palm Beach as a condition of permitting. Bidders should assume that when preparing bids.

Q38: *Mechanical sheets M-1.01 through M-4.03; IFB 26-06 Exhibit A*

The mechanical sheets show bathroom exhaust fans and dryer vents throughout the building but do not show where they exit. The finish requirement for dryer vents in IFB 26-06 Exhibit A suggests they come out through walls or soffits, though it does not say so.

Do any bathroom exhausts or dryer vents go through the roof? If so, how many, where, and who supplies the roof cap, mechanical or roofing? There could be as many as eighteen additional roof penetrations, so it matters to our count.

ANSWER: All residential unit bathroom and dryer vent terminations will be side wall via exhaust wall cap with backdraft flapper. We do not show any going through the roof. They can refer to the enlarged unit plans on sheets M-2.01, M-2.02, and M-2.03 for size, quantity, and location of the vents and terminations. Please note that the exact locations of the terminations must maintain a minimum 3'-0" separation for operable openings or outside air intakes. Our drawings should reflect this requirement but it will need to be kept in mind during the shop drawing and installation process.

Q39: *Sheet A-1.04 ROOF VENTING note; A-1.02; A-6.01; S-1.03*

Sheet A-1.04 sets the ventilation design as 6" continuous PVC soffit vent and shows it meets FBC 2023 §1203.2 on intake alone: 743 LF of soffit vent gives 13,374 sq. in. against 12,154 sq. in. required. We did not find any exhaust ventilation on A-1.04, A-6.01 or A-1.02. We may have missed it, which is why we are asking now rather than after bid.

If the design really is intake only, GAF Technical Bulletin R-120 wants a balanced system with about half the airflow leaving through the ridge or upper hip, and both R-120 and the GAF warranty exclude damage from inadequate ventilation. Attic ventilation is also required for GAF's Golden Pledge warranty (see RFI-09). Without it the roof qualifies for Silver Pledge, which meets §24.5, so the drawings as they stand can be bid.

Questions

- 8.1** Is the lack of exhaust ventilation intentional, or was it meant to be there and we should expect it to be added?
- 8.2** If the Owner wants to add exhaust ventilation, would the Architect accept GAF Cobra Exhaust Vent for Roof Ridge (18 sq. in. NFA per LF, Florida approved) on the roughly 261 LF of available ridge, or some type of off-ridge vent? If so, please issue it by addendum, with any direction from the Structural Engineer on the ridge slot, so we can price the project accurately.

ANSWER: 8.1: The current roof design is intentional. 8.2: The roof, as designed, meets GAF's Silver Pledge Warranty. The Roofing warranty provided should minimally meet the warranty for the Silver Pledge level.

Q40: *Exhibit E, Article 24.5; Sheet A-1.04 (GAF Timberline HDZ); GAF Golden Pledge Limited Warranty for Commercial and Multi-Family Properties (form RESWT214L)*

Article 24.5 requires a manufacturer extended warranty of at least 20 years. GAF offers several levels, and the real difference between them is what the Owner is protected against and who pays if something goes wrong. The figures below are GAF's published terms for the Timberline HDZ shingle on A-1.04 installed on a multifamily property.

As noted in RFI-08, the roof as drawn qualifies for **Silver Pledge**. That meets §24.5 and covers both defective materials and installation errors. **Golden Pledge** is GAF's highest level and would require the attic ventilation discussed in RFI-08. With Golden Pledge the Owner holds one warranty from the manufacturer that covers the products and the installation:

ANSWER: Exhibit E is a sample form of contract, and is not part of the deliverables of the sealed bids. Contract terms will be generated for the awarded subcontractors, using the sample contract as a guide. Please ignore any mention of a specific manufacturer warranty for roofing. The roofing system that is specified shall be installed and come complete with a written 20-year warranty from the manufacturer. All bidders will provide a 1-year warranty against workmanship issues that may cause problems within that 1-year period. The cost of that warranty must be included as part of any sealed bid by roofing bidders.

Q41: Wood Structure in Shell: Wood floor trusses at 24" on center, wood roof trusses at 24" on center with overframing, 3/4" tongue-and-groove floor sheathing, 5/8" plywood roof sheathing and the HVHZ hurricane connectors are carried in IFB 26-02 Shell as part of the structure. They represent approximately 27% of that package. Confirm that IFB 26-02 Shell includes the wood structure, together with the delegated truss engineering and signed and sealed layout drawings required by S-2.00 section 062, or identify the package that carries them.

ANSWER: The items noted are part of the Shell (IFB 26-02) package.

Q42: Wood Bucks at Openings: Pressure-treated wood bucks are required in contact with concrete or CMU, and Prosoco R-Guard FastFlash fluid-applied flashing is required at all exterior openings. Confirm whether the bucks and the opening flashing are carried by IFB 26-02 Shell as part of the masonry work, or by the separate doors and windows package. They are not currently priced in IFB 26-02.

ANSWER: The requirement is part of the Shell Package (IFB 26-02). The purchase and installation of the windows is part of Exhibit A to the Shell Invitation for Bid.

Q43: Termite Soil Treatment: Under-slab termite soil treatment is required by code before the slab on grade is placed, but it does not fall within any of the seven packages as titled. It has been removed from our estimate. Confirm whether it is to be carried by IFB 26-02 Shell, by the site contractor, or directly by the Owner.

ANSWER: This scope is included in the Shell package (IFB 26-02), under "formwork" within Exhibit A.

Q44: PVC Trim and battens: PVC banding and trim, applied board-and-batten over smooth stucco, decorative louvers, decorative cellular brackets and the PVC screen wall read as carpentry rather than lath and stucco, and have been removed from our IFB 26-11 estimate. Confirm whether the supply and installation of these items belongs to IFB 26-11 Lath and Stucco or to a separate package. IFB 26-12 Painting carries finish painting of

these items either way

ANSWER: This scope is included in the Lath & Stucco Package (IFB 26-11).

Q45: Decorative Entry Columns: The entry light pole and decorative column detail shows smooth stucco (9000), PVC banding (9002), a painted concrete column (7700) and architectural masonry (8011). Confirm whether the stucco and the painting of these columns fall within IFB 26-11 and IFB 26-12, and provide the quantity of columns. They are not currently priced.

ANSWER: There are (4) entry decorative columns with lights.

Q46: Porch Floor Coating: The room finish schedule assigns "epoxy paint with grit" as the porch floor finish, approximately 1,296 SF across 18 porches. Confirm whether this is bid under IFB 26-12 Painting or under IFB 26-13 Flooring and Wall Tile. It is currently carried once, under IFB 26-12.

ANSWER: This scope is included in the Painting Package (IFB 26-12).

Q47: Sealed Brush Concrete: Note 1 requires the exterior concrete egress balconies and covered walkway slabs at both floors, approximately 4,796 SF, to be sealed brushed concrete. Confirm which package carries the brushed finish and the sealer: IFB 26-02 Shell or IFB 26-13 Flooring and Wall Tile. It is currently carried once, under IFB 26-13.

ANSWER: This scope is included in the Shell Package (IFB 26-02).

Q48: MDF Baseboard: The finish schedule calls for 4" MDF baseboard, approximately 4,172 LF, in all rooms other than baths. Confirm whether supply and installation belongs to IFB 26-13 Flooring and Wall Tile or to a separate carpentry package. It is currently carried under IFB 26-13, with painting under IFB 26-12.

ANSWER: The MDF Baseboards are part of the Trim Carpentry Package (IFB 26-15).

Q49: Existing Site walls and mural: The existing 5'-0" high concrete wall on the west property line and the 8'-0" high concrete wall on the south line are to remain and be cleaned, repaired and painted, and the sheet note assigns that work, and the treatment of the existing mural, to the site contractor. Confirm this scope is excluded from IFB 26-17 Fencing and IFB 26-12 Painting. If it is not, provide the wall condition assessment and the mural treatment requirement so it can be priced.

ANSWER: The existing site wall repairs are part of the Site Contractor's package (IFB 26-01), but the pressure washing and painting of the final product is in the Painting package (IFB 26-12).

Q50: Steel Stairs: The foundation plan notes "steel stairs by delegated engineer." Confirm that the steel stair fabrication, erection and delegated engineering are excluded from IFB 26-02 Shell. Our estimate carries only the two cast-in-place 8" concrete stairs with #6 reinforcement shown on S-1.01.

ANSWER: All stairs, to include exterior stairs, are part of the Shell package (IFB 26-02).

Q51: Masonry Vertical Reinforcement: Note 1 is for the building wall reinforcing. The note stating "8" masonry wall w/ #5 @ 16"oc" shown on the Foundation Plan-Dumpster is the wall reinforcing for the Dumpster enclosure.

ANSWER: Note 1 is for the building wall reinforcing. The note stating "8" masonry wall w/ #5 @ 16"oc" shown on the Foundation Plan-Dumpster is the wall reinforcing for the Dumpster enclosure.

Q52: Horizontal Joint Reinforcement: The masonry general notes reference the galvanizing requirement for joint reinforcement, wall ties, anchors and inserts per ASTM A153 Class B, but no type or vertical spacing of horizontal joint reinforcement appears on the drawings reviewed. Confirm whether ladder-type or truss-type joint reinforcement is required and at what spacing. None is currently priced; at 16" on center this adds approximately 18,900 LF to IFB 26-02.

ANSWER: See Structural Notes, 040 Masonry, Note 7.

Q53: Gable and Soffit Stucco Areas: The roof plan shows twenty roof areas at 5:12 and 7:12 slopes with over-framing, and the elevations show stucco continuing above the T.O. wall elevation of 20'-0" at the gable ends.

Please confirm the gable end and exterior soffit areas to receive stucco over metal lath, or confirm that bidders are to take these off from the elevations. Our estimate carries 1,500 SF of gable and 800 SF of soffit as an allowance.

ANSWER: Confirmed, gable ends and exterior soffit to receive stucco over metal lath.

Q54: Shower and Tub-Surround Tile Height: The enlarged bathroom elevations call for "porcelain wall tile shower surround over liquid applied waterproofing" but give no finish height above the finished floor. Confirm the tile height at showers and at tub-shower combinations, and whether tile runs full height to the ceiling. Our estimate assumes 7'-0" above finished floor at all 30 bathrooms.

ANSWER: 1. Wall tile in shower is 6" A.F.F. to bottom of finished ceiling, total height of 7'-6 1/2" (Refer to sheet A-4.06, detail #2C). 2. Wall tile in bathtub is 1'-3" A.F.F. to bottom of finished ceiling, total height of 6'-9" (Refer to sheet A-4.06, detail #2D).

Q55: Tile Beyond Wet Walls: The room finish schedule shows porcelain floor tile and 4" porcelain tile base at bathrooms only. Confirm that no kitchen backsplash tile, wainscot or accent tile is required elsewhere in the units or in the common areas. None is currently carried in IFB 26-13.

ANSWER: Refer to sheet A- 4.05, detail #2B. The plans include Kitchen backsplash tile, which was made part of the scope of the Flooring and Wall Tile package (IFB 26-13).

Q56: Finish Material Specifications: Note 2 states that the schedule represents generic materials only and that not all finishes are shown, and finishes appear on the deferred submittal list. For competitive bidding, please issue the basis of design for luxury vinyl tile (manufacturer, series, wear layer, plank size), porcelain floor and wall tile (manufacturer, size, grade), grout, and the MDF baseboard profile, or confirm a per-square-foot allowance that all bidders are to carry.

ANSWER: LVT FLOORING - ARMSTRONG PEMBROKE OAK LUXURY VINYL TILE, HONEY TAN, 6.5 IN WIDE X 48 IN LONG, LOW GLOSS, NO GROUT, 1/2" X 6" HIGH SQ. COLONIAL BASEBOARD MOULDING.

Q57: Fence Specifications and Gate: The site plan calls out a "proposed 6' aluminum fence" along the north and east property lines, but provides no fence detail, no manufacturer or style, and no gate schedule. The run can be scaled from the site plan; the product specification cannot. Please provide or confirm: (a) fence height,

picket style and spacing, color and basis-of-design manufacturer, together with the applicable Florida Product Approval or Miami-Dade NOA; (b) post size, spacing and footing detail; and (c) the quantity, size, swing direction and hardware for all gates, including any pedestrian gates.

ANSWER: TO MATCH EXISTING design - 6'-0" high 3/4" pickets, 4" OC, 2 horizontal rails 2" posts, black aluminum, Submit shop drawings for review and approval. Review Civil and Site Plans and price accordingly.

Q58: Add Alternate 2, Spray Foam: Add Alternate 2 calls for open cell spray foam insulation at R-38 in lieu of batt insulation. Confirm whether bidders must price this alternate under IFB 26-09 Framing and Drywall, and the required format for alternate pricing on the bid form. It is not currently priced. Add Alternate 1, the standing seam metal roof, falls outside our seven packages.

ANSWER: Insulation is part of the Insulation Package (IFB 26-10). Alternates are not required.

Q59: Acoustical Test Report: The deferred submittal list includes a floor acoustical test report, and the wall type notes require assemblies separating dwelling units to achieve STC 50 per ASTM E90. Confirm whether the field acoustical test and its report are to be carried by the bidder of IFB 26-09, and whether the test is required at the floor-ceiling assembly, the party walls, or both.

ANSWER: Yes, this requirement is to be carried by the Framing and Drywall package (IFB 26-09). The test is for both the floor-ceiling assembly as well as party walls.

Q60: Participation Goals: Confirm any MBE, WBE, DBE, SBE or local business participation goals applicable to these packages, and the documentation required with the bid.

ANSWER: Please refer to Exhibit G (Federal Requirements). There is no "set-aside" or bid preferences based solely on race or gender.

Q61: Schedule, Phasing and Liquidated Damages: Please provide the anticipated notice-to-proceed date, the required substantial and final completion dates, any interim milestones, the amount of liquidated damages, and the intended sequencing of the seven packages. Confirm whether a single Construction Manager will coordinate them; the cover sheet lists the Construction Manager as to be determined.

ANSWER: As the WPBHA, as Building Contractor, already has approved building permits for the project, the date of commencement of construction will depend heavily-upon the administration of the funding mechanisms and other matters out of its control. For planning purposes, we have estimated a starting date in January 2027, and a 14-16-month construction period. At this time there it's not possible to detail the sequencing of the specific trade you're bidding, though the WPBHA will coordinate the sequencing. At this time, there are no specific, daily liquidated damages, though each subcontractor may have to pay for the cost of work not otherwise contemplated, if after being properly noticed, it continues to fail to the standards and requirements of the Construction Subcontract.

Q62: Site Logistics and Temporary Facilities: Confirm who provides and pays for temporary power, temporary water, temporary sanitary facilities, the construction site fence and site security, and whether a staging and laydown area and parking are available on site. General note 25 requires the contractor to provide an on-site dumpster; confirm whether that is a single shared dumpster or one per package. Also confirm permitted working hours and any noise or access restrictions associated with the adjacent Florida East Coast Railroad right-of-way and 15th Street.

ANSWER: All bidders should assume that it will need to provide temporary gas-operated generators to power and perform its work. With that said, the WPBHA will endeavor to provide power to the site as early in the project as possible, and will bear the cost of the power from that point forward. Per Section II of each solicitation, the WPBHA, as Building Contractor, shall provide temporary water on-site, portable sanitary facilities for employees and subcontractors' employees assigned to the job only, and

also onsite, appropriately-sized dumpster/roll-off for trash and construction debris. ALL SUBCONTRACTORS are reminded to insure that all debris and trash is picked-up and properly disposed, prior to leaving each day.