

KIMBERLY A.
DELLASTATIOUS, P.A.

A R C H I T E C T

Addendum #1

Date: 04.27.21

To: All Bidding Contractors

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Cc: Owner

From: Kimberly A. Dellastatious, PA

RE: PBCHA Drexel Senior Building Flat Roof HVAC #KD-20719

Priority: High

SUBJECT: Addendum No. 1 to the Construction Documents and Specifications
the PBCHA Drexel Senior Building Flat Roof HVAC #KD-20719

1. The pre-bid meeting was held on April 11, 11 AM, at the Drexel Senior Building. Items discussed were the front-end documents concerning: Davis Bacon Wage Rates, Weekly Certified Payroll and Weekly required pay checks for all employees (contractor and sub-contractors). Submittal of Certified Payroll, Payment Applications and Release of Liens was discussed, Bid submittal requirements was discussed, Discussion of additional Section 3 letter requirement addressing how the Contractor shall submit a letter stating how he/she intends to procure Section 3 workers was discussed. The **10%** ORIGINAL Bid bonds with 90 day active period, **100%** payment and **100%** performance bonds, liquidated damages, contractors' insurance requirements, and the project's timeline was discussed as well as the assessment of liquidated damages and penalty damages were discussed. Definition of Calendar Days vs Workdays was discussed and contractors were given clarification that the job is bound by calendar days for penalty damages, but work is only permitted on work days, M-F, 8am to 5pm, with PBCHA holidays and Federal Holidays as CLOSED (no work allowed) site days. Submittal requirements were discussed as to quantity and type (hard copies and pdf flash drive). All of this information is contained in the bidding project manual. Bid Bonds shall remain in effect for 90 days after the date of the Bid Opening.

2. A General Contractor will be the prime contractor for this project. The General Contractor will be the entity that will sign the contract with the PBCHA and will be the entity responsible for submitting the bid and for providing the required bonds, and for submitting all certified payrolls on the project.
3. Discussion was had about the means and methods of doing the demolition work of the flat roof and existing HVAC and of the transporting of the old and new materials to the flat deck. Due to this work, a crane will be necessary to transport materials to and from the roof. A crane is allowed on this project. The contractor must set up an approved area for the crane. If there are any storm warnings during this project, the crane must be broken down and secured.
4. At no time will any materials or equipment be allowed to rest on the newly installed shingles on the sloped roofing areas. No exceptions.
5. Sheet E2.2 notes have been revised.
6. There was a typo on the HVAC Equipment Schedule on sheet M3.0. The outdoor unit model number is incorrect. The correct model number is CA14NA01800G.
7. The contractor shall set up and install a portable HVAC unit in each apt unit prior to the HVAC unit will being shut down. At NO time will an apt unit be allowed to not have HVAC functioning in the unit. We are assuming that 4 apt. units at a time will be shut down due to the stacking geometry of the building. Thus, we will require that you have 5 portable HVAC units available for the project. The contractor is to set up the portable unit which includes securing full height 3/4" window plywood panel with duct opening to outside to exhaust the hot air. The unit must be capable of cooling the apt. At the end of the project, the contractor is to turn over these units to the housing authority. **This scope of work is an addition to the original bid docs.**
8. A mobile boom lift will be allowed on this project. The boom lift must be attended by a worker on a continuous basis and must be locked up in the secured staging area when it is not being attended to.
9. Discussion of all broken curbs and cracked sidewalks caused by any contractor equipment, demo trucks, or trash dumpsters, shall be repaired by the contractor prior to project closeout.
10. No Contractor equipment shall be parked in parking spaces without approval of the PBCHA. Notice may be properly given to the PBCHA so that tenant cars are not to be parked during an 8-5 timeline if the building you are working on my cause a site safety issue for that time period during that day.
11. Accepted 10 year all parts and labor warranties extended service agreements by Trinity and by JB & Associates Extended Warranties, LLC. T-stat is to be included in the parts section. No deductible. Any other service agreements must be submitted for approval.

- 11.
12. There are 12 HVAC compressors on the roof that are to be returned to the PBCHA. South Building Units: 130,326,124,324. North Building Units: 309,208,410,306,103,403,303,200. If any of the interior AHU of these units are matching units to the condenser units, the AHU shall also be turned over to the PBCHA.
13. **The advertised Davis-Bacon Wage Determination has been modified. The NEW wage as of April 9, 2021 is FL2020079 Modification 2 04/09/2021. This will affect bid prices as some rates that will be used on this project have increased.**
14. The Contractor may set up an approved Staging Area on-site. This area MUST be properly secured by lockable gates and fencing. This Staging Area must be brought back to its original site condition prior to closing out the project. The Contractor is 100% responsible for the security of this Staging Area.
15. Any contractor who wishes site visits and building access shall contact Jessica Canedo, Manager Drexel House Apartments, 561.689.5365(o), 561.718.2872 (c)
16. **The bids shall be turned into the Main Palm Beach County Housing Authority Office at 3432 West 45th Street, WPB, FL 33407 no later than by the advertised bid submittal date.** Bidders were instructed that the PBCHA is generally closed due to COVID-19 although Ms. Pace of the PBCHA said she would be in the office the day of and the day before the bid due date. If possible, bidders were asked to FEDEX their executed bid documents to arrive at the PBCHA main office prior to the bid submittal timeline. Bidders are requested to email Ms. Pace at LPace@PBCHAFL.org for an appointment to submit the executed bid documents if delivering them by hand.
17. **SITE SAFETY NOTE** The General Contractor is solely responsible for means and methods of construction, and for initiating, maintaining, and supervising all safety precautions and programs in connection with the work. KIMBERLY A. DELLASTATIOUS, P.A. and its Professionals, Consultants, Inspectors, and Employees, NOR the PBCHA, are not responsible for the means and methods of construction or for related safety programs. The General Contractor is responsible for providing a Safety Monitor personnel to the project to control and monitoring of the site safety.

Please attach this Addendum #1 cover sheet to your bid proposal package and be sure to use the revised bid sheet 00200 issued with addendum #1.

THANK YOU, KIMBERLY DELLASTATIOUS

ATT: Sheet E2.2, Sheet M3.0, Wage Rate Mod2, prebid sign in sheet.