

**Indian River County
Purchasing Division
1800 27th Street
Vero Beach, FL 32960
Phone (772) 226-1416**



ADDENDUM NO. 2

Date: **April 16, 2021**

Project Number: **IRC-1764**

Project Name: **INDIAN RIVER COUNTY COURTHOUSE ROOF REPLACEMENT**

Bid Number: **2021036**

Bid Opening Date: **Thursday, APRIL 29, 2021 at 2:00 p.m.**

This addendum is released to provide the minutes from the Pre-Solicitation Conference and answer questions received to date.

All information provided herein is hereby incorporated into the bid documents.

The information and documents contained in this addendum are hereby incorporated in the bidding documents. **This addendum must be acknowledged where indicated on the bid form, or the bid will be declared non-responsive.**

Additions to Bid Documents:

Replace the previously provided Itemized Bid Schedule with the one listed in the attachments at the end of this addendum.

Questions:

Question: **Would Soprema be an acceptable manufacturer for this project?**

Answer: **Yes**

Attachments:

1. Pre-bid Meeting minutes
2. Itemized Bid Schedule



Board of County Commissioners

***1801 27th Street
Vero Beach, Florida 32960-3365
Telephone: (772) 567-8000
Fax: (772) 778-9391***

PRE-BID MEETING MINUTES

APRIL 14, 2021 10:00 A.M.

INDIAN RIVER COUNTY ADMINISTRATION BUILDING

Room A1-303 Building A

INDIAN RIVER COUNTY COURTHOUSE ROOF REPLACEMENT

PROJECT NO. IRC-1764

The following meeting notes set forth our understanding of the discussions and decisions made at the subject meeting. If no objections, questions, additions, or comments are received within three (3) working days from issuance of the meeting notes, we will assume that our understandings are correct. The project will move forward according to the bid plans and specifications and the understandings herein.

Project Name: INDIAN RIVER COUNTY COURTHOUSE ROOF REPLACEMENT
Project Number: IRC-1764
Bid Number: 2021036

INTRODUCTIONS / SIGN IN SHEET

This meeting is being recorded.

The meeting was called to order by Michael Heller. See attached sign in sheets for a list of attendees.

This is a Mandatory Pre-bid meeting Indian River County Courthouse Roof Replacement, Bidders must sign in before 10:00 A.M. to receive credit for attending.

PROJECT DESCRIPTION:

The project involves the replacement of the low slope roofing assemblies of the Indian River County Courthouse, located at 2000 16th Avenue, Vero Beach, FL 32960. The project includes the removal and disposal of the existing roof system (approximately 48,750 square feet) including flashings and sheet metal down to the existing light weight insulating concrete deck. The existing roof system will be replaced with a new modified bitumen roofing assembly to provide a complete, watertight, 20-year warrantable roof system. Included with this project will be the replacement of the three (3) standing seam metal roofing assemblies located at three corners of the walkway entrances to the Indian River County Courthouse. Plans and specs are included in Addendum #1 of the bidding documents.

CONTRACT DETAILS

Bid opening: Thursday, April 29, 2021 at 2:00 PM
Contract time: 150 days to substantial completion
180 days to final completion
Engineer's Estimate: \$1,587,304.00
Liquidated Damages: \$1,690.00 per day

CONTACTS BIDDING PROCESS

All communications concerning this bid shall be directed to Indian River County Purchasing Division at purchasing@ircgov.com.

PROJECT CONSULTANTS:

Jay Ammon Architect, Inc.

UTILITIES

Electrical: ***Craig Hansen, Jay Ammon Architect: Light fixtures on the soffit side of the walkway canopy will be removed and replaced.***

Mechanical System: ***Craig Hansen, Jay Ammon Architect, 2 chillers on the roof will need be broken down to do the flashing. One (1) chiller at a time will be taken out of service and will require weekend work.***

OTHER ISSUES

- Bidders to review plan documents and provide comments/questions to Indian River County Purchasing Department as soon as possible. No further comments or questions will be addressed from end of business, Monday, April 19, 2021.
- All areas disturbed by the Contractor will need to be restored to original conditions or better.
- The building will remain open throughout the construction period. Contractor shall take all necessary precautions to contents and occupants.
- The building shall be weathertight at the end of each day and when inclement weather threatens.
- The Contractor shall take all necessary precautions to protect the building, exterior and grounds within the project area.
- The Contractor shall have someone on call and ready to respond within 30 minutes if any leaks occur during the day.
- The sequence of work shall minimize construction traffic on the new work.
- The construction limits are within 10 feet maximum of buildings unless indicated otherwise.
- The construction staging area shall have 8'-0" high chain link perimeter fencing. Location shall be coordinated in the field with the Owner's representative. (COVB ROW permit may be required) ***Southeast corner of Courthouse on street diagonal parking spots can be utilized for laydown area and dumpster or area south of parking garage. Contractor will be responsible for looking at and becoming familiar with Courthouse grounds to determine the best place for staging.***

- Work area is to remain clean and all debris to be disposed of properly.
- Obtain all required Indian River County Building Department Permit(s) and inspections. ***Building permit has been applied for, Contractor will need to pick it up and pay for it. (See Appendix "A" for fees)***
- Standard work hours for this project will be **5 p.m. and 7 a.m. Monday through Friday**, and weekends as needed, Saturday 10 a.m. to 7 p.m. and Sunday 7 a.m. to 5 p.m. Contractor must submit a request to the County Project Manager for proposed weekend or night work. Charges for County Staff time may apply. ***Weekends are available if work needs to be done on weekend chargeback for staff time will not apply. This will be reviewed on a case by case basis.***

PROJECT REQUIREMENTS:

- Subcontractors – per Contract Documents requirements “Section 00458 – List of Subcontractors” must be completed.
- Summary of required Contractor form submittals checklist (Section 00300 – Bid Package content)
- Invoicing shall be submitted on monthly basis and must include release of liens and Surety’s consent.

SPECIFIC IRC COURTHOUSE - CONTRACTOR SITE REQUIREMENTS

- Contractor must successfully pass a background check prior to authorization to work on the premises. Background must reveal no active warrants to be out on bond.
- Criminal history will be evaluated on a case by case basis.
- Contractor, and Contractor employees once approved, will be issued a site badge and must check in with the site supervisor or designee at the beginning and end of each workday. ***This will be addressed in an Addendum.***
- Contractor will complete a tool inventory at the beginning and end of each workday. Security deputy assigned to the detail for that day will verify tool inventory. Account for approximately 30 minutes daily to conduct tool inventory.
- Contractor will have no communication with incarcerated persons unless approved by security deputy. Any violation of this rule will be grounds for having site badge revoked.
- All work will be completed during hours specified above. A minimum of 48 hours notice must be given to site supervisor, project manager or designee when project work will interfere with facility operations.
- Contractor will provide a project supervisor to be present anytime work is being completed.
- Indian River County Sheriff's office will have a supervisor available anytime project work is being performed.

DISCUSSION

Craig Hansen, Jay Ammon Architects discussed the general scope of the project with special mention of the standing seam roofs added as Addendum #1.

Questions & Answers

Question: *Is there a preferred Contractor to be used for the shut down of the chillers?*

Answer: James Ennis Assistant Public Works Director – Trane is who the County so they would be recommended, however, bidders can use whoever they find to be most qualified to the work. The cost of this work shall be included in bid.

Question: Will there be availability to visit site outside of this meeting?

Answer: Yes, contact the Purchasing Division to schedule site visits.

Question: What does the main roof consist of?

Answer: Concrete deck, isoboard, 2 ply, and modified bitumen.

Questions: Are we adding crickets?

Answer: No. Deck is sloped.

Question: What is the building height?

Answer: 55' main roof area.

Question: Can roadway be closed for crane loading of materials?

Answer: 16th Ave. can be temporally closed at night for crane, if during the day, access to parking garage will need to be maintained. Contractor is responsible for submitting a Maintenance of Traffic (MOT) plan to the City of Vero Beach for approval, prior to any closure.

Question: Do we need to account for the mechanical scope of work in our bids?

Answer: Yes

Question: Lightweight concrete is on the bid form.

Answer: Itemized Bid Schedule have been revised and is attached to this Addendum

Question: Is Contractor to pour new pad for chillers?

Answer: Yes.

Question: Is there roof system that this designed too?

Answer: Yes, Listed on the plans.

Question: Is there a list of approved manufacturers'?

Answer: Yes, In the specifications.

Question: Does existing precast coping remain in place?

Answer: Yes, warranty stops at termination. Precast joints to be waterproofed.

Question: Do chillers need to come off the roof?

Answer: No.

Question: Is skylight include with scope?

Answer: Yes, just waterproofing.

Question: What profile is the standing seam panel? And is there a manufacturer?

Answer: The profile is 200 and the recommended manufacturer is in the specifications.

Question: Can onsite fabrication be performed for standing seam roof panels?

Answer: Needs to be bid per specifications - alternatives will be considered after award of contract.

Meeting Adjourned.

Group released for site visit to courthouse roof.

ITEMIZED BID SCHEDULE

PROJECT NAME: IRC COURTHOUSE ROOF REPLACEMENT

IRC PROJECT NO. 1764 BID NO. 2021036

BIDDER'S NAME: _____

Item No.	Description	Quantity	Unit	Unit Price	Amount
1.1	MOBILIZATION - FOR CONTRACTS OF 120 CONTRACT DAYS DURATION OR LESS, PARTIAL PAYMENT WILL BE MADE AT 50% OF THE BID PRICE PER MONTH FOR THE FIRST TWO MONTHS. FOR CONTRACTS IN EXCESS OF 120 CONTRACT DAYS DURATION, PARTIAL PAYMENT WILL BE MADE AT 25% OF THE BID PRICE PER MONTH FOR THE FIRST FOUR MONTHS. IN NO EVENT SHALL MORE THAN 50% OF THE BID PRICE BE PAID PRIOR TO COMMENCING CONSTRUCTION ON THE PROJECT SITE	1	LS		
2.1	PERMITTING (SEE APPENDIX "A")	1	LS		
001	ROOF ASSEMBLY TYPE "A" LOW SLOPE ROOF AREAS: REPLACEMENT - REMOVE EXISTING ROOF SYSTEM AND INSTALL PRELIMINARY MEMBRANE, RIGID INSULATION, COVER BOAR KD AND 2-PLY MODIFIED BITUMEN MEMBRANE ROOFING ASSEMBLY. SEE ROOF AREA "A" PER PLANS SET	46,491	SF		
002	ROOF ASSEMBLY TYPE "B" RADIUS ROOFS WITH PLYWOOD DECKS: REPLACEMENT - REMOVE EXISTING ROOF SYSTEM AND INSTALL NEW COVER BOARD, 2-PLY MODIFIED BITUMEN ROOFING ASSEMBLY WITH REINFORCED PMMA REINFORCED LIQUID MEMBRANE COATING. SEE ROOF AREA "B" PER PLANS SET	1,979	SF		
003	ROOF ASSEMBLY TYPE "C" ELEVATOR PENTHOUSE WITH CONCRETE DECK: REPLACEMENT - REMOVE EXISTING ROOF SYSTEM AND INSTALL PRELIMINARY MEMBRANE, RIGID INSULATION, COVER BOAR KD AND 2-PLY MODIFIED BITUMEN MEMBRANE ROOFING ASSEMBLY. SEE ROOF AREA "C" PER PLANS SET	385	SF		
004	ROOF HATCH - REMOVE AND REPLACE - PER PLAN SET	1	EA		
005	ACCESS DOORS RESTORE - PER PLAN SET	3	EA		
006	COUNTERFLASHING STAINLESS STEEL - REPLACE - PER PLAN SET	1	LS		
007	EXPANSION JOINT COVER - INSTALL - PER PLAN SET	132	LF		
008	PRECAST CONCRETE PARAPET CAPS - RESTORE - PER PLAN SET	1	LS		
009	SKYLIGHTS - RESEAL - PER PLAN SET	1	LS		
010	GUARD RAIL FLASHINGS - REMOVE AND REPLACE - PER PLAN SET	1	LS		
011	CONCRETE CHILLER PAD MOTORS - TEMPORARILY DISCONNECT AND REMOVE - PER PLAN SET	1	LS		
	WALKWAY METAL ROOFS				
012	STANDING SEAM ROOF (REMOVE AND REPLACE)	1	LS		
013	PLASTER CEILINGS (REMOVE AND REPLACE)	736	SF		
014	CAN LIGHTS (REMOVE AND RESET)	15	EA		
015	FORCE ACCOUNT				190,000.00
TOTAL BID AMOUNT (INCLUDING FORCE ACCOUNT)					TOTAL

TOTAL PROJECT BID AMOUNT IN WORDS _____

NOTE: IF THERE IS A DISCREPANCY BETWEEN THE PLANS (SUMMARY OF PAY ITEMS) AND THE ITEMIZED BID SCHEDULE, THE BID DOCUMENTS WILL GOVERN.

LS = LUMP SUM SF = SQUARE FEET EA = EACH LF = LINEAR FOOT