



Randy Burns/Purchasing Manager
Office of Purchasing

September 28, 2021

To: All Known Prospective Proposers

ADDENDUM NUMBER 3:

Re: PD 20-21.070, Hurricane Sally Building Repairs Downtown Complex

All:

Your firm recently received a Request for Proposals for the above-mentioned specification.

This Addendum Number 3 provides for answers to submitted questions, provides information concerning LOT 1 and provides replacement pages of the solicitation:

General:

- 1) Are there any as-built drawing or other supplemental drawings for the conditions scheduled to be repaired/reconstructed?
 - a. Issued in Addendum 1
- 2) There are several instances in the scope of work specifications that request unit costs for replacing unforeseen damaged materials; however, there are not any places on the bid form to list these unit costs. Will the bid from be modified or the requirement for unit costs dismissed?
 - a. The bid form has been modified. In addition to the lump sum bid, the contractor should include a unit price for lumber to accommodate for unforeseen deck conditions. All unit costing requirements in the SOW shall be ignored.
- 3) There are several references in the bid specifications for manufacturers' warranties but there is not a term specified. Please provide the expected number of years for the warranties.
 - a. Please refer to page 37 of 43 in the ITB for specifics regarding warranty time relating to materials and/or workmanship.

- 4) There is no listing of and/or for the different requested scope of work for the multiple pieces within the Lots for bids. Can the requested scopes/Lots of work be parceled out, or is it an 'All or No Award' bid?
 - a. The bid is intended to be an "All or None Bid"
- 5) Will supplements be available for billing outside of the outlined scope of work?
 - a. There is currently no supplemental funding available for additional work outside the scope. If additional damaged are discovered during construction, the contractor would be required to immediately notify the County, or their representative, for guidance on this issue.
- 6) Will work inside the building(s) be limited to certain hours or other restrictions?
 - a. Only if there is a meeting being held in the Commission Chambers.
- 7) Due to the volume of materials needed for the repair/replacement, a crane will need to be employed. Can West Government Street in front of the buildings be closed off for multiple days?
 - a. Closing of West Government Street would be determined through the city, not the County, since the project lies within the Pensacola City Limits.
- 8) Will Escambia County be responsible for coordinating this closure? If not, can you provide us with the correct permitting individual(s) to coordinate the time needed?
 - a. Contractor would need to coordinate any closures through the City of Pensacola.
- 9) Where will materials and dumpsters be available to stage?
 - a. The contractor will be responsibility for coordinating staging and storage locations.
- 10) As an experienced commercial roofing provider, the complete replacement of the roof should be covered by the insurance carrier. We can base this off the number of slate tiles that were damaged on all sides of the roof.
 - a. The drone footage provided was submitted to the insurance company for review and full replacement was not granted.

Lot 1:

- 1) There was no listing of replacement for the TPO flat roofing at the base of the slate tile roof. It would be justifiable to agree that if tiles fell from the roof, that subsequently there would have been penetrations that would have occurred as those tiles were flying/falling off?
 - a. Repair/replacement of the TPO roof has not been approved by the insurance company.
- 2) Are there forms for tracking the disposal/storage of historical materials removed from the project?
 - a. There are no known forms required.

- 3) A request for replacement of approximately fifty (50) 12" x 12" slate tiles. A subsequent drone flight revealed that there are AT LEAST 50 tiles that are missing and does not account for those that are chipped. How do we account for a number greater than 50 slate tiles, with breakage?
 - a. The insurance company has approved 85 (20"x12") tiles with a quantifier of (4) for additional damages. The total tiles accounted for are 340. The bid form has been modified to reflect the changes.
- 4) Replacement of the missing slate tiles, if requested to match the existing placement pattern, would require complete removal from the ridge line to the subsequent lost tile area due to the overlap and fastening that would need to occur. Is a bonding adhesive suitable for the replacement of the missing tiles?
 - a. A bonding agent has not been approved by the Engineer.
- 5) How do we account for surrounding slate tiles and possible breakage that could occur with the bonding of the slate tiles?
 - a. It shall be the responsibility of the contractor to ensure slate are replaced without additional damages to surrounding slate tiles. In the event additional tiles are damaged during construction, the number of tiles to be replaced has been increases to 300 (75x4), to account for any additional tiles and those that might be damaged during construction efforts.
- 6) If requested to remove and repair, does this removal not justify the replacement of the entire roof with all sides of the building being affected?
 - a. Replacement has not been approved.
- 7) There is no listing of replacement for the TPO flat roofing at the base of the slate tile roof. It would be justifiable to agree that if tiles fell from the roof, that subsequently there would have been penetrations that would have occurred as those tiles were flying/falling off?
 - a. Repairs to the TPO roof were made utilizing in-house labor. Therefore, the TPO roof will not be replaced at this time.
- 8) Fabric awnings and frames – will they be replaced?
 - a. The County is awaiting a decision from the Architectural Review Board (ARB) about replacement of the awnings. Lot 1 shall be bid as described in the ITB. Lot 1 Alternate shall be bid as described in the ITB except, with no awning replacement to the East Face and awning removal only to the South Face.

Lot 2:

- 1) Poly ISO insulation is scheduled for the roof replacement. Currently, if an order for this material were placed today delivery would be scheduled for 3rd quarter 2022. This is way beyond the 115 days allocated for this work. Will the time

allotted be adjusted for this delay? There may also be unforeseen delays in the delivery of other materials, will future time adjustments be allowed for these delays?

- a. The time allowed in the contract is construction time only. If documentation is provided showing a delay in materials delivery, either we will give a time extension to the project or the contractor can request to use an alternate material that has been approved by the EOR.
- 2) Who will be handling the removal of the high tensile fencing?
 - a. The façade will have to be demolished below the coping cap as well due to the severity of the moisture damage to the substrate board and the internal metal studs. The removal of the cable will be needed. The cable will have to be cut, moved during work, and then spliced back following the completion of work. The contractor would be expected to account for that in his bid or, the contractor can explore an alternative options and submit to the County and A/E for approval.
 - 3) It was observed on the pilings that there are several cracks in the stucco that may have resulted from the loss of the high parapet wall cap. What is the termination point of the repair both for the interior walls of the parking garage and the exterior walls on both S Baylen Street and W Intendencia Street?
 - a. There is a linear footage in the scope that roughly specifies the start and stop points. Its either concrete column to concrete column, or concrete column to a control joint in the wall. The pilings are cracking and are not in good shape, we agree. However, we cannot contribute this to sally damage as there is cracking all throughout the façade that is not adjacent to known sally damages.
 - 4) Active leak on Ordon's/Orvis Building. There is an active leak in the roof of the Ordon's/Orvis building that has been exasperated from Hurricane Sally. There is an existing modified bitumine roof that was walked and observed to have areas where water was being allowed to permeate under the roof, pool, and leak through the substrate into the office building. Will this become an additional consideration under these Hurricane Sally repairs to bid the work, or are estimates only going to be gathered?
 - a. This project is specific to Hurricane Sally damages and therefore would not be reimbursable through insurance or FEMA. However, additional damages discovered during the constructor review walk-through, or during construction, that are determined to not be Hurricane Sally related would be addressed through a change order, if pre-approved by the County.

Statement 1: Attached to this addendum are replacement pages for:

- Page 4 - Solicitation and Offer Form
- Page 16
- Page 17
- Page 18
- Page 20

These replacement pages take precedence over the originals.

Note: Per Florida Statute 119.071, General exemptions from inspection or copying of public records 2. Sealed bids, proposals, or replies received by an agency pursuant to a competitive solicitation are exempt from s. 119.07(1) and s. 24(a), Art. I of the State Constitution until such time as the agency provides notice of an intended decision or until 30 days after opening the bids, proposals, or final replies, whichever is earlier.

This Addendum Number 3 is furnished to all known prospective bidders. Please sign and return one copy of this Addendum, with original signature, with your bid as an acknowledgement of your having received same. You may photo-copy this form for your records.

Sincerely,



Randy Burns
Purchasing Manager

Acknowledgement of Receipt of Addendum 3:

SIGNED: _____

COMPANY: _____

SIGN AND RETURN THIS FORM WITH YOUR BID*

<p><u>SOLICITATION AND OFFER FORM</u> SUBMIT OFFERS TO: Randy Burns Purchasing Manager Office of Purchasing, 2nd Floor, Room 11.101 213 Palafox Place, Pensacola, FL 3250 Phone: 850-595-4918 Email: srburns@myescambia.com Or Via Vendor Registry Upload</p>	<p>ESCAMBIA COUNTY, FLORIDA</p> <p>Invitation to Bid</p> <p>ELM, Old Courthouse, Parking Garage Complex, Ordon's/Orvis Building Hurricane Repairs</p> <p>Solicitation Number PD 20-21.070</p>
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Solicitation

POSTING DATE: 8/27/2021

PRE-SOLICITATION CONFERENCE: A Non-Mandatory Pre-Solicitation Conference will be held online via Microsoft Teams and will be hosted in the Office of Purchasing at 213 Palafox Pl. Pensacola, FL 32502, at 10:00 AM CDT, September 9, 2021.

OFFERS WILL BE RECEIVED UNTIL: 4:00 PM CDT, October 12, 2021, and may not be withdrawn within **90** days after such date and time.

POSTING OF SOLICITATION TABULATIONS

Solicitation tabulations with recommended awards will be posted for review by interested parties at the Escambia County Office of Purchasing and will remain posted for a period of two (2) business days. Failure to file a protest in writing within two (2) business days after posting of the solicitation tabulation shall constitute a waiver of any protest relating to this solicitation. All protests must be filed with the Escambia County Office of Purchasing. Protests will be handled according to the Escambia County Purchasing Ordinance.

OFFER (SHALL BE COMPLETED BY OFFEROR)

<p>Delivery Date will be _____ days after receipt of purchase order</p> <p>Person to Contact Concerning this Bid: _____</p> <p>Vendor Name: _____</p> <p>Address: _____</p> <p>City, ST. & Zip: _____</p> <p>Phone: (____) _____</p> <p>Toll Free: (____) _____</p> <p>Fax: (____) _____</p> <p><small>I certify that this offer is made without prior understanding, agreement, or connection, with any Corporation, firm or person submitting an offer for the same materials, supplies, or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this offer and certify that I am authorized to sign this offer for the Offeror and that the Offeror is in compliance with all requirements of the solicitation, including but not limited to certification requirements. In submitting an offer to Escambia County Florida, the Offeror agrees that if the offer is accepted, the Offeror will convey, sell, assign or transfer to Escambia County Florida all rights title and interest in and to all causes of action it may now or hereafter acquire under the Anti-trust laws of the United States and the State of Florida for price fixing relating to the particular commodities or services purchased or acquired by Escambia County Florida. At the County's discretion, such assignment shall be made and become effective at the time the County tenders final payment to the Offeror.</small></p>	<p style="text-align: center;">Reason for No Offer</p> <p style="text-align: center;">_____</p> <p style="text-align: center;">Bid Bond Attached:</p> <p style="text-align: center;">\$ _____</p> <p style="text-align: center;">_____ <small>(Name and Title of Person Authorized to Sign Offer)</small></p> <p style="text-align: center;">* _____ <small>Signature of Person Authorized to Sign Offer (Original Signature Required)</small></p> <p style="text-align: center;"><i>* Failure to execute this Form binding the Bidder's offer shall result in the Bid being rejected as non-responsive.</i></p>
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Bid Form

Lot 1 w/Awning Replacement Lum Sum Total \$ _____

Lot 1 Alternate (see Addendum 3, Lot 1, 8a) Lump Sum Total \$ _____

Lot 2 Lum Sum Total \$ _____

Unit Price per SF of lumber for roof decking (see Addendum 3, General, 2a)\$ _____

Contractor shall supply, receive, off-load, and maintain all materials and equipment needed to support and achieve the work described above.

All equipment necessary to perform the work shall be provided by the Contractor. The use of Escambia County's equipment and personnel are not permitted.

The Contractor shall protect the building components and surrounding property from any damage directly, or indirectly, related to the construction activities and provide all construction barriers required by this work to protect the Contractors and Escambia County's property and personnel. The Contractors bid shall be inclusive of all mobilization, safety, overhead equipment, materials installation equipment, personnel and profit fees to perform the work described.

The contractor is required to verify all existing conditions referred to in the document and take steps necessary for compliance with the recommendations and specific drawing details.

LOT 1 is registered with the Florida State Historical Preservation Office and construction shall comply with the Historic Preservation's latest requirements. The contractor shall keep accurate records of all materials removed, stored, and/or disposed of. The record shall have at least, but not limited to, a detailed description of the material, where the materials are stored/disposed of, and GPS coordinates of stored and/or disposed materials.

EXISTING CONDITIONS – ROOF

Central Sloped Roof – Approximately fifty (85) 20" x 12" square slate tiles were observed to be missing or damaged. A six (6) linear foot section of copper flashing was observed to be damaged and pulling away from its substrate.

West Facing Low-Slope Roof – Three (3) 5" x 5" single ply, TPO patches were observed in this area. *Work completed prior to observation.*

East Facing 2nd Floor Balcony – Twelve (12) 12" x 4" single ply, TPO patches were observed in this area. *Work completed prior to observation.*

WORK DESCRIPTION - ROOF

Work includes furnishing all materials, labor, and equipment necessary and required for the completion of the application of roofing as indicated on the construction drawings and specified herein. The scope of work includes, but is not necessarily limited to, the following items:

1. Proper staging of materials. Materials shall arrive onsite in their manufacturers labeling and be kept in a watertight/temperature safe environment prior to installation as per all manufacturers' recommendations that apply.

2. Removed components should be removed from the job site to be properly disposed of while keeping proper cleanliness on the job site.
3. Remove and replace all damaged or broken square slate tiles with like kind and quality. A historic slate tile specialist will more than likely be required for acquisition of material and proper removal and installation.
4. Remove and replace one (1) six linear foot section of copper ridge flashing with like kind and quality material. An iron rail is located atop this flashing, bid to detach and reset to properly access damaged flashing.
5. Central sloped roof appeared to exceed 10/12 pitch. Fall protection may be required in this area.

EXISTING CONDITIONS – VERTICAL ELEVATIONS

East Elevation – Fourteen (14) 3' x 3' x 5' fabric awnings were observed to be damaged. Eight (8) awnings have missing fabric, one of which has the metal frame missing as well; six (6) awnings have damaged fabric in place.

South Elevation – Eight (8) 3' x 3' x 5' and two (2) 3' x 6' x 5' fabric awnings were observed to be damaged. Three (3) 3' wide awnings were observed to be missing fabric and metal tube frame. Two (2) 6' wide awnings are missing fabric only. Three (3) 3' wide awnings have fabric in place which is damaged.

West Elevation – One (1) 3' x 6' lumber frame, double hung, historic attic window was observed to be damaged.

WORK DESCRIPTION – VERTICAL ELEVATIONS

1. Proper staging of materials. Materials shall arrive onsite in their manufacturers labeling and be kept in a watertight/temperature safe environment prior to installation as per all manufacturers' recommendations that apply.
2. Remove all moisture damaged components from the locations as specified in "EXISTING CONDITIONS".
3. Removed components should be removed from the job site to be properly disposed of while keeping proper cleanliness on the job site.

4. Remove and replace eight (8) fabric canvas, metal tube frame awnings on the South Face and replace fourteen (14) fabric canvas, metal tube frame awnings on the East Face, at the aesthetic choosing of the owner. Ensure proper sealant application as required at masonry façade abutments. Removed components should be removed from the work area and properly disposed of. This work area will require aerial equipment. Bid accordingly for overhead repair and safety. Remove all transportable Escambia County property from below the work area to prevent damage. Employee/pedestrian access should be rerouted or provide a temporary safety enclosure if directly below or toward the perimeter of work area(s).
5. Remove all damaged components from the historic attic window located on the West elevation. Damaged components shall be replaced with kiln dried lumber to match existing members and opaque single pane glass closest to match.

EXISTING CONDITIONS – INTERIOR FINISHES

Art Gallery (1st Floor) – Moisture damage was observed in the Northwest elevation to a 15' x 8' section of vertical gypsum wall and 10.5" x 8' section of lumber base board. Moisture damage was observed in Northwest elevation to an 8' x 12' section of gypsum ceiling. Moisture damage was observed in Northwest elevation to an 8' x 3' section of lumber tongue and groove flooring. Moisture damage was observed in the Northwest elevation to a 15' x 2.5' section of gypsum column chase.

WORK DESCRIPTION – INTERIOR FINISHES

1. Proper staging of materials. Materials shall arrive onsite in their manufacturers labeling and be kept in a watertight/temperature safe environment prior to installation as per all manufacturers' recommendations that apply.
2. Remove all moisture damaged components from the locations as specified in "EXISTING CONDITIONS".
3. Removed components should be removed from the job site to be properly disposed of while keeping properly cleanliness on the job site.
4. Once the existing components have been removed the adjacent structural components, such as light gauge framing, should be assessed for additional damages or areas of concern.
5. Remove 24 SF of moisture damaged tongue and groove flooring and replace with new tongue and groove flooring of like kind and quality per manufacturer recommendations in the Art Gallery.

The Contractor shall establish and maintain an inspection procedure to assure compliance of the work with the plans and specifications.

The Quality Control individual shall provide the Owner and Consultant with daily reports in numerical sequence for all calendar days worked during the project.

The reports shall be transmitted to the Owner and Consultant no later than 24hrs after each work shift. Each report should contain a minimum of:

1. Schedule and weather; shifts start/end time for the day; number, craft and skill level of workers on site.
2. Compliance of material verification before installation.
3. Inspection of substrates and equipment before application work.
4. Physical condition inspection of all internal components before application work.
5. Other comments or special occurrences.

Any work or material not in compliance with the plans, specifications, and change orders shall be marked and be immediately removed from the project.

QUALITY ASSURANCE

The Owner has the right to provide Quality Assurance Inspections. The Owner shall be fully responsible for the cost of Quality Assurance.

The contractor is responsible for providing a manufacturer's representative to observe the roof at substantial completion.

LUMP SUM COST FOR LOT 1 SHALL BE ENTERED IN APPLICABLE SPACE ON THE SOLICITATION AND OFFER FORM ON PAGE 7.

LOT 1 work shall be fully completed 90 calendar days after issuance of Notice to Proceed.

LOT 1 Alternate - Old Courthouse Building – 223 Palafox Place, Pensacola, FL

LOT 1 Alternate Bid shall have the same components as LOT 1, excluding replacement work associated with the Vertical Elevations (Window Awnings) on the exterior of the Old Courthouse. See Addendum 3, LOT 1, 8a for more information.

LOT 2 ELM Building, Parking Garage Complex, Ordon's/Orvis Building

A. Ernie Lee Magaha Building – 221 Palafox Place, Pensacola, FL

GENERAL

It is the responsibility of the Contractor to investigate to the fullest extent the existing conditions and scope recommendations associated with this project prior to submitting a