

#### IFB #17-002

#### RESIDENTIAL HOME REMODEL

Pre-Bid Conference

April 26, 2017 at 10:00 a.m.

# Location: 12065 134th Place N, Largo, FL 33778

### Pre-Bid Minutes

Attendees: Daniel Currea, John J. McKenna, Architects, PA

Erin Ellis, Project Manager, Construction Services

Danielle Leishman, Contract Administrator

Hope Olda, Purchasing Staff Assistant

1. Ms. Ellis gave an overview of the project.
2. Mr. Currea reviewed the Scope of Work.
3. Ms. Leishman reviewed the IFB solicitation requirements and the due date and time for the submission of Bids.
4. Ms. Leishman reviewed the following: Section H-1, Submission Requirements and indicated which documents were required to be submitted as part of the Bid.

PLEASE NOTE: Exhibit P, M/WBE Utilization Summary is a required form regardless of the level of participation. Please refer to the instructions included in Exhibit P for further detail, or contact Danielle Leishman to discuss. It is not a requirement for the prime contractor to be a certified M/WBE, nor is subcontracting with a M/WBE, but the form is required to be submitted with your bid (refer to instruction page if no participation is anticipated). Please be sure to sign and date the form.

1. Attendees will be allowed until 3:00 p.m. on Friday, May 5, 2017 to submit additional questions in writing regarding the scope of work which will be answered in writing and distributed to all prospective bidders no later than 5:00 p.m. on Friday, May 5, 2017, unless bidders are notified otherwise.

Please note the following:

**PCHA reserves the right to request additional information and/or submission of documents concerning any and/or all bids submitted. A request for additional**

**information will be faxed to Offerors within 48 hours of the deadline established by PCHA for submission of additional information. Bidders are strongly encouraged to be prepared to respond.**

Bidders may contact the Pinellas County Housing Authority at (727) 443-7684, extension, #3025, if assistance is needed with the completion of required forms.

Attachments:

Questions and Answers

**QUESTIONS AND ANSWERS**

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| **Q-1** | **What are the working hours?** |
| Q-2 | Monday through Friday, 8:00 a.m. to 5:00 p.m. May arrive on site prior to 8:00 a.m. to set up for the day, but no noise is to occur before 8:00 a.m. |
| **Q-2** | **What is the cost estimate for this job?** |
| A-2 | The preliminary cost estimate is $117,515.09. |
| **Q-3** | **Are permit fees to be included in bid amount?** |
| A-3 | Yes. Permit fee is $914.92. However, the Habitat application is not complete.  Per the Habitat Desk, the application for Habitat is incomplete and the selected contractor will need to come in and complete the application and get the inspection scheduled. The Building permit cannot be issued until the Habitat inspection is complete. |
| **Q-4** | **Can we come back later to take measurements?** |
| A-4 | Yes, anytime between 8:30 a.m. and 4:30 p.m. Contact Danielle Leishman at 727-443-7684 ext. 3025 to make arrangements. |
| **Q-5** | **Is the 15% plywood allowance to be built into the bid?** |
| A-5 | Yes. |
| **Q-6** | **Is there specific native landscaping in the site plan?** |
| A-6 | Yes, but we are open to substitutions if they are an approved equal. |
| **Q-7** | **Is the sprinkler system from a well or city?** |
| A-7 | Sprinkler to be connected to city. We are not aware of existing well or its condition. |
| **Q-8** | **Are the windows to be impact resistant?** |
| A-8 | Refer to S-1.0 for wind design criteria for all openings and zones. |
| **Q-9** | **Is the paint to be Sherwin Williams?** |
| A-9 | Refer to G-2 for paint specifications – basis of design is Sherwin Williams, however we are open to substitutions if they are an approved equal. |
| **Q-10** | **Are there any warranty items?** |
| A-10 | Yes, please refer to G-1, G-2, G-6 , A.1.1, and A-1.3 for warranty requirements. |
| **Q-11** | **Will the HVAC system be replaced? Will we need to vacuum it out?** |
| A-11 | Yes. |
| **Q-12** | **The bid documents/prints show different for bid alternates for elevation?** |
| A-12 | Refer to A-2.0 – design is to be included in the base bid. Break out line-item pricing/allowances in Schedule of Values. |
| **Q-13** | **How are we to track weather days?** |
| A-13 | Print out weather reports from NOAA.gov and submit them to project manager at progress meetings for change order to extend the time for completion by the number of weather days. |
| **Q-14** | **Treat studs for termites? Spray Tin Board in addition to tenting?** |
| A-14 | Contractor to provide unit pricing for wood stud treatment as well as specification for owner’s review. |
| **Q-15** | **Who will be the project manager on this job?** |
| A-15 | To be determined at a later date. |
| **Q-16** | **Are electronic records acceptable for record retention requirements?** |
| A-16 | Contractors are required to maintain, with reasonable accessibility (within a week of request), original hardcopies of contract documents for three (3) years following final payment. Electronic records will be acceptable following the 3 year requirement through the ten year requirement. |
| **Q-17** | **Do you want a separate line item for mobilization on the schedule of values?** |
| A-17 | This is up to the bidder when formulating their SOV. The 10% mobilization draw will simply be based on 10% of the contract amount. |
| **Q-18** | **Should the electrical lines and box be included in the bid?** |
| A-18 | Duke Energy will take care of this. |
| **Q-19** | **Is the funding for this renovation from Pinellas County?** |
| A-19 | Pinellas County deeded the house to PCHA. The home will be public housing. |
| **Q-20** | **Page A-2.1 shows a cut through the house (3 S-3.0) but there is no cut on that page. Please clarify.** |
| A-20 | The wall section is part of the drawings; refer to page S-3.0 #3 on far right. |