



HOUSTON
HOUSING AUTHORITY

Transforming Lives & Communities

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Houston Housing Authority Board of Commissioners: LaRence Snowden, *Chair* | Kristy M. Kirkendoll, *Vice Chair*
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The Houston Housing Authority ("HHA"), has issued this Amendment No. 8 to IFB 23-47 Roof Replacement and Various Repairs at Heatherbrook for the purpose of:

1. Answering the following Questions submitted to HHA in writing by the specified due date.

Question 1: I have a question regarding Sec.01 10 00, Summary, paragraph 1. – it states that All subs are to be section 3. Is that correct?

Answer 1: That's Correct.

Question 2: Is there an estimated budget or construction cost range available for this project?

Answer 2: Yes, But HHA does not share that information.

Question 3: Is there an anticipated start and completion date for when this work should begin and end?

Answer 3: December and project should take approximately 6 months.

Question 4: What is the estimated project cost for the Roof Replacement and Various Repairs at Heatherbrook?

Answer 4: Not available for Prebid or bid.

Question 5: Is any perimeter fencing needing to be painted?

Answer 5: Not in this phase.

Question 6: Underlayment such as stormguard for whole roof or just vulnerable areas like valleys?

Answer 6: We are changing the entire roof. See specs and drawings for underlayment application.

Question 7: Roof nailing says hand nail only, no nail guns allowed?

Answer 7: Absolutely, for shingles and underlayment; to ensure nail caps/washers are applied properly.

Question 8: Are gutters to be removed and replaced or removed and reset?

Answer 8: Please refer to specs and general notes on drawings for gutters and other roof members. Gutters and Downspouts should be replaced as required. If gutters and downspouts are in good condition, then reset, clean, & paint as required.

Question 9: If replaced, project docs ask for 6x6 gutter with 5x4 downspout correct?

Answer 9: Yes. Match existing gutter or better. Provide total linear foot of gutters/downspouts to be replaced prior to construction.

Question 10: Can we get more detail on what is needed for the building 5 depression repair?

Answer 10: If relative to Breezeway depression, not included in this solicitation.

Question 11: To confirm, building 1 has a new roof and will not be included in this scope of work for roof replacement, but we need to include buildings 2-9, maintenance shop, mail center, and office?

Answer 11: Please include all buildings as noted. If building 1 has a new roof, have it marked as 0 or N/A in scope. However, ensure all roof components are marked as complete or incomplete. Also, ensure that all non-roof scope relative to building 1 are also marked (sidings, downspouts etc).

Question 12: On the scope of work page there are many items to do "as required". Can we get an allowance of quantities for each item or clarification? Items such as front porch columns, windows, window screens, LED lighting, etc.

Answer 12: You are required to conduct a proper assessment of all scope of works required, and such will be inspected and confirmed or verified. However, windows, window screens, LED lighting are not in this solicitation.

Question 13: Does any traffic/stripping paint work need to be included on this project?

Answer 13: Yes, see the SOW.

Question 14: If step flashing is in good condition does it need to be replaced? If so we may need to remove siding/wall finishes and replace where step flashing would be replaced.

Answer 14: No.

Question 15: Does siding painting need (2) separate dry coats or (2) wet coats? PPG Sunproof can get up to 2.1 mil dry film thickness for a (2) wet coat application.

Answer 15: Yes, see the specs.

Question 16: Amendment 1 page 6 notes in scope of work ADA restroom and kitchen Fixtures and appliances to be updated. Is that part of this project?

Answer 16: Not included in this solicitation.

Question 17: Is security camera or lighting posts work part of this project?

Answer 17: Not included in this solicitation.

Question 18: What is the Shingle Manufacture Make and Model for the field shingles, and the hip and ridge?

Answer 18: Acceptable Manufacturer: See part 2 section 2.1-2.3

1. GAF Roofing Products.
2. CertainTeed.
3. Or approved equal.

Heavyweight Impact resistant design, granule surfaced, self-sealing laminated asphalt shingle with a strong fiberglass reinforced core and algae-resistance protection, meeting UL 790 Class A rated with UL 997 Wind Resistance Label; ASTM D 7158, Class H; ASTM D 3462; Passes UL 2218, Class 4 Impact Test; Texas Dept of Insurance Approved; such as "Timberline HD" Shingles by GAF; "Landmark" by CertainTeed; or approved equal.....

Question 19: Ice and Water barrier is a leak preventative and industry best practices dictate it should be installed on the vulnerable areas of the roof (valleys, sidewalls, and penetrations). Do y'all only want it to be installed in the valleys, to help y'all's bottom line- or will you ask everyone to submit their estimate to include it to be installed around all vulnerable areas (valleys, sidewalls, and penetrations)?

Answer 19: All vulnerable areas relevant to scope.

Question 20: What are the plans for the existing enclosures? Do we need to make them bigger, or tear them down to make new ones?

Answer 20: No additional construction is requested except where indicated. Dumpster construction is not in this solicitation.

Question 21: What type of brick is on the main buildings? Do we need to match that brick with the enclosures for aesthetic purposed, or does color of the brick on the enclosures matter in this case? Do you want these enclosures to have a power source? This would allow cameras, outlets, etc.

Answer 21: Use existing brick classifications if necessary. No brick replacement is required, except where it is damaged or requires cleaning.

Question 22: We noticed there stands a "Maintenance Shop" in the corner of the complex. Should this roof be included into the estimate?

Answer 22: No. Not in scope.

Question 23: We had a hard time determining this exact issue under the labeling of "Saggy breezeway" although we saw a few things that could reflect this description. Could we please receive a photo to determine this exact issue that needs rectifying so we may be accurate in our scope to repair?

Answer 23: Not in this solicitation, see Question 10.

Question 24: I was wondering if there are any specific shingles this bid is asking for to be installed? do you have any details that refer to the roofing only portion? I see that the roofs are all a full replacement.

Answer 24: 30 years, per the specs provided.

All other terms and conditions in the solicitation shall remain the same.

10-18-2023

Date

Austin Crotts

**Austin Crotts
Procurement Manager
Houston Housing Authority (HHA)**



A Fair Housing and Equal Employment Opportunity Agency. For assistance: Individuals with disabilities may contact the 504/ADA Administrator at 713-260-0353, TTY 713-260-0547 or 504ADA@housingforhouston.com