



2640 Fountain View Drive, Houston, Texas 77057 | 713.260.0600 | David A. Northern, Sr., **President & CEO Houston Housing Authority Board of Commissioners:** LaRence Snowden, *Chair* | Kristy M. Kirkendoll, *Vice Chair*
Dr. Max Miller, Jr. | Stephanie Ballard | Andrea Hillard Cooksey | Kris Thomas | Guillermo “Will” Hernandez

The Houston Housing Authority (HHA), has issued this Amendment No. 2 to IFB 23 – 48 Replacement of Roofs @ Bellerive Senior Living Apartments for the purposes of,

1. Answering the following questions that was submitted to HHA by the specified due date:

Question 1: Considering the duration of the roof replacement on this property, are we going to be allowed to access the roof using the interior elevators, and or existing stairway?

Answer 1: Existing stairway to be made available for personnel access to roof

Question 1a: Or do we have to include an outside temporary stairway from the ground to the roof?

Answer 1a: See 1

Questions 1b: This project will generate some noise, that will affect specifically the top floors during the tear-off; are there any special working hours to start the demolition of the existing roof in the morning, and finish the installation of the new roofing materials at the end of the day?

Answer 1b: Work is anticipated to be performed during normal working hours; 7am to 5pm; Monday – Friday, unless approved in advance by HHA and Property Management.

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

Answer 2: HHA does not provide that information during an open bidding process. That information will be provided to the successful Bidder and or will be discussed to the successful Bidder.

Question 2a: Is there an anticipated start and completion date for when this work should begin and end?

Answer 2a: This information will be provided at the post-conference meeting with the successful bidder.

Question 3: Just wanted to inquire if it is possible to obtain the Pre-bid sign in sheets?

Answer 3: HHA does not provide that information during an open bidding process. After the solicitation has closed, anyone may request solicitation related information through the Request for Information listed on the HHA website.

Question 4: RFI: On Taper Plan, page R2.03 the insulation panels AA, A, B and C are part of the 1/8" slope per foot tapered panels group; the panels depicted on this taper plan will provide 1/8" slope per foot. Do you want us to provide 1/4" sloped tapered panels X, Y, Z, ZZ, etc. in lieu of the AA, A, B and C.?

Answer 4: **Tapered insulation should provide 1/8"/ft slope in field and 1/4"/ft slope in crickets**

Question 5: For this bid can you confirm the budget?

Answer 5: HHA does not provide that information during an open bidding process. After the solicitation has closed, anyone may request solicitation related information through the Request for Information listed on the HHA website.

Question 6: Requesting a for a copy of the Pre-Bid Conference video of IFB 23-48 Replacement of Roofs at Bellerive Senior Living Apartments?

Answer 6: Unfortunately, due to technical difficulties, HHA is unable to provide a copy of the Pre-Bid Conference audio recording.

Question 7: Could we get a copy of the Pre-bid sign in sheets?

Answer 7: We do not provide this information during the open bidding process. After the bid opening, you may request this information through the Texas Information Act on the HHA website.

Question 8: Is this a PVC or TPO System?

Answer 8: **Reference Section 075400 for PVC/KEE specifications.**

Questions 9: In section 01 11 00, 1.01, A-2 says: Remove and reinstall lightning protection system. And on the plan in the general notes 9 says: existing lightning protection system not depicted on plans for clarity. Remove lightning protection system and install new system after new roof installation. The question is: Should the existing one be reinstalled or replaced with a new lightning protection system?

Answer 9: **The existing lightning protection system can be removed, salvaged, and re-installed if it meets the applicable industry certification requirements.**

Question 9a: There are power vents whose covers are damaged but to make the replacement you have to replace the entire power vent. Please note images attached. The question is: Is complete replacement allowed? (See Figure 4 and 5)

Answer 9a: It is the intention that the power vent hood is removed and reinstalled to facilitate the new roof installation.

Question 10: There are power vents whose covers are damaged but to make the replacement you have to replace the entire power vent. Please note images attached. The question is: Is complete replacement allowed?

Answers 10: Same as 9

Question 11: Specifications call for ¼” Tapered insulation system + 2 layers of 2” polyisocyanurate insulation boards + ½” Cover board, all installed over the existing concrete deck. FYI – ¼” slope per foot will reach approximately 20 ½” thickness on top of the existing concrete deck at the high side of the roof. (See figure 3)

Questions 11a: Do we add nailers to match the top of the new insulation?

Answer 11a: Wood nailers to be installed to match thickness of insulation at applicable locations.

Question 11b: And should we maintain the same elevation around the entire perimeter wall?

Answer 11b: The height of the parapet wall shall be consistent around perimeter of roof.

Question 11c: Or do we remove existing wood nailers and start from the deck and build new wall?

Answer 11c: Existing wood nailers can remain in place if in good sound condition and properly secured.

Question 11d: Can we install 1/8” Tapered insulation in lieu of the ¼” slope requested?

Answer 11d: Tapered insulation should provide 1/8”/ft slope in field and ¼”/ft slope in crickets.

Question 12: The existing parapet wall configuration do not match the roof detail 1/R5.01 – the existing wall width is 4.5” and only 9” high +- from the top of the existing concrete deck the entire perimeter wall. – can we keep the components of the existing wall configuration? (See Figure 1 and 2)

Answer 12: The width of the existing parapet walls vary from 4”/5” +/- to 11”+/-.

Questions 13: Have you decided on a new Bid-Due date?

Answer 13: HHA updated this solicitation under Amendment 1. Please monitor HHA website for any and all updates to the designated solicitation.

Questions 14: Can Elevates PVC KEE roof membrane be considered one of the manufacturers for this project. Elevate is very familiar with the project, elevates insulation and adhesive is called out in the spec and helped develop the taper plan/layout?

Answer 14: Holcim/Elevate PVC KEE 60-mil single ply membrane can be an acceptable manufacturer for bidding purposes if the system meets the project requirements.

Question 14a: Didn't know if it was an oversight. As a follow, up I wanted to include the Substitution Request. I verified its 60 Mil KEE PVC Minimum Thickness and that we meet the uplift requirements for both systems at the steel and concrete decks. Please see attachment for Substitution Request Form.

Answer 14a: Same as 14

Question 15: On behalf of our customers who are contractors & suppliers, we request updated plan-holder, bid tabulation and contract award information as it is available on the following solicitation.

Answer 15: HHA does not provide this information during the open bidding process, however, HHA regularly updates the HHA website under the designated solicitation. We recommend to monitor the HHA website for any and all updates to the designated solicitation.

Question 16: Are all equipment curbs, parapet walls and base walls will be required any type of plywood sheathing or gypsum board to avoid any further tar bleed out since the existing roof system is mod-bit and the new system will be single ply PVC?

Answers 16: Please refer to Project Documents and respective manufacturer's requirements.

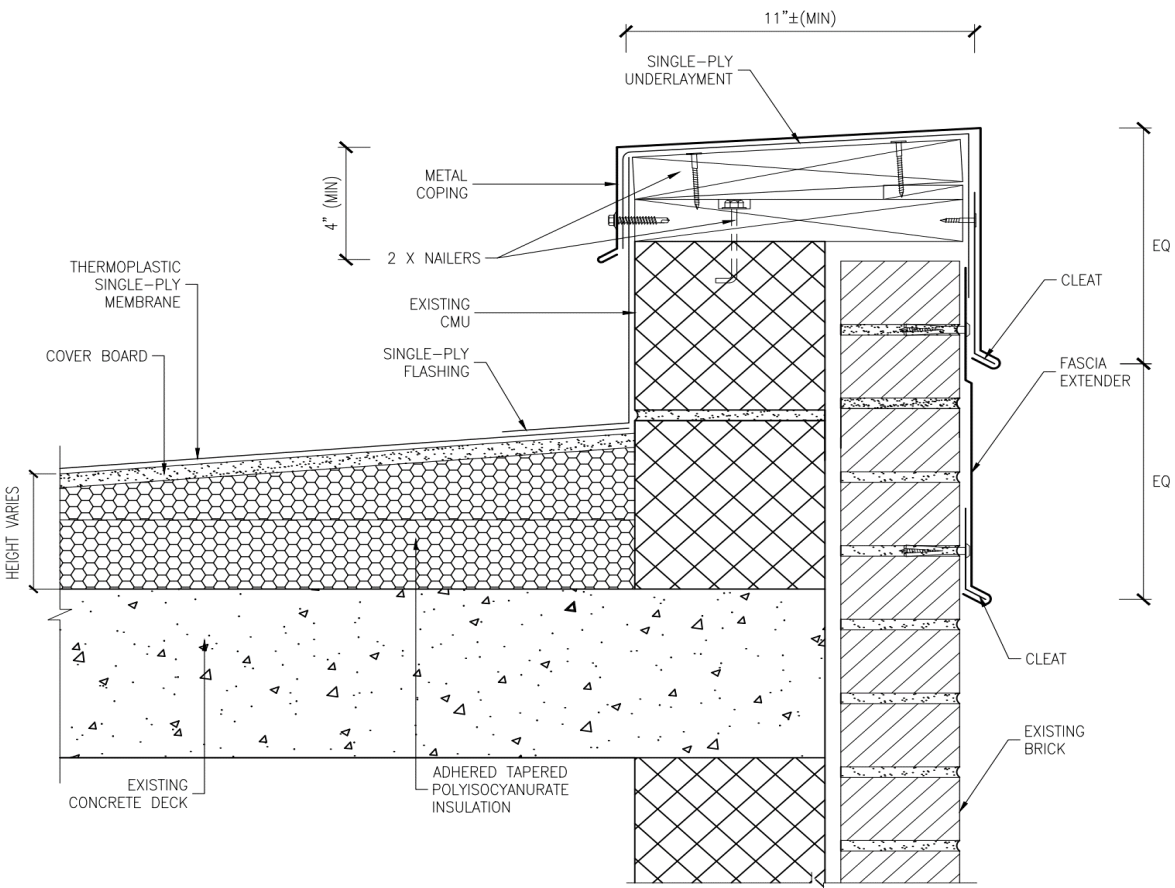
Date

Julinda Turner, J.D.
Contract Administrator ,
Houston Housing Authority



A Fair Housing and Equal Employment Opportunity Agency. For assistance: Individuals with disabilities may contact the 504/ADA Administrator at 713-260-0353, TTY 713-260-0574 or 504ADA@housingforhouston.com

Figure 1



1
R5.01

PARAPET

SCALE: NOT TO SCALE

Figure 2



Figure 3

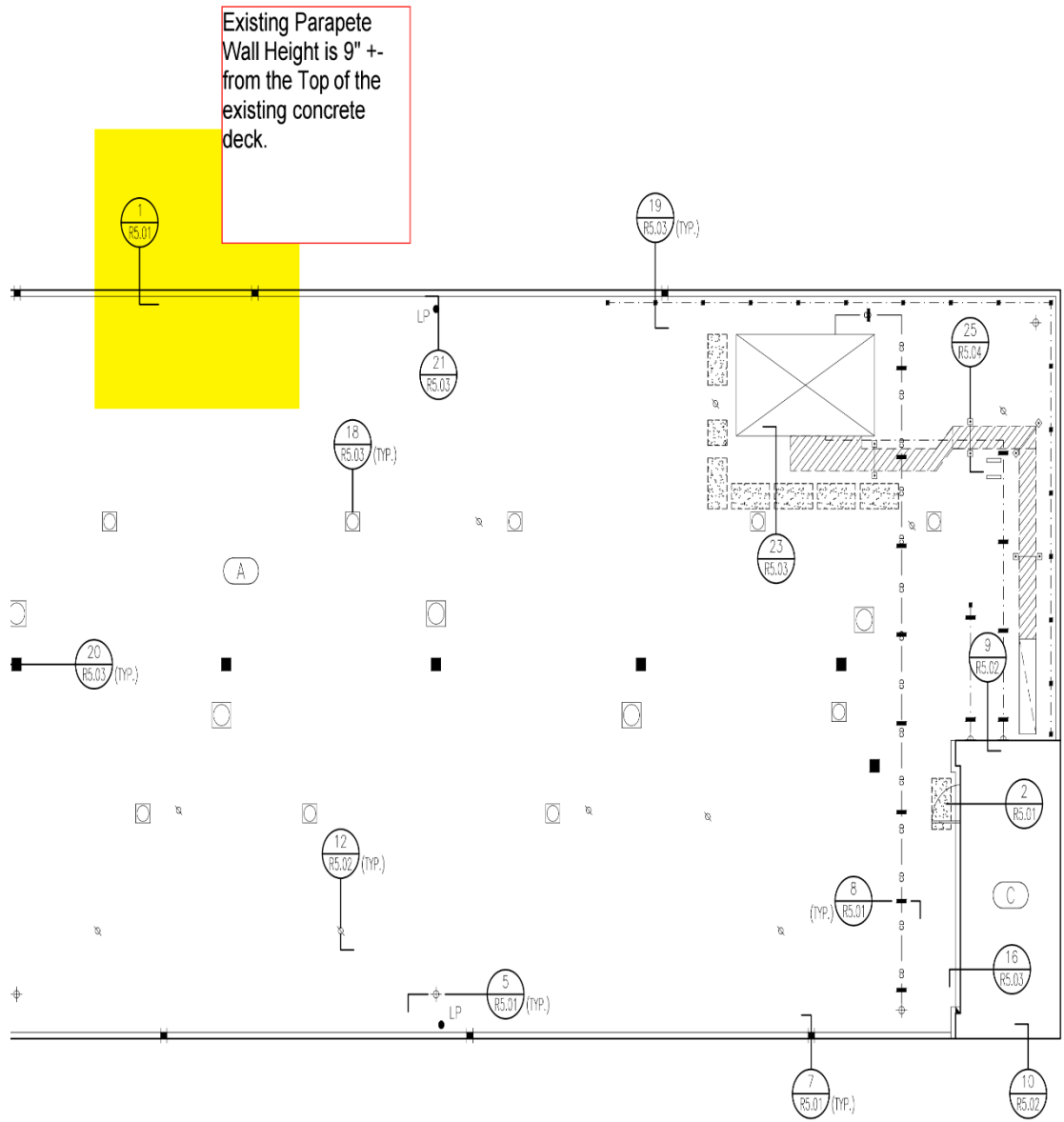


Figure 4



Figure 5

