



**Memphis Housing Authority**  
**Capital Improvements Department**  
700 Adams Street, Room 107  
Memphis, Tennessee 38105-5029

**ADDENDUM NO. 2**  
**Issued: March 11, 2024**

This addendum shall become and form a part of the following solicitation:

**Solicitation #CI 24 B 00678**

**Roof and HVAC Systems Replacement at 990 College Park the  
Renaissance Building for Memphis Housing Authority, Memphis,  
TN**

**TO ALL POTENTIAL OFFERORS:**

This Addendum, including all articles and corrections listed below, shall become a part of the original solicitation package, and shall be considered in preparing your proposals.

To ensure that all firms are given an equal opportunity to submit a competitive bid, copies of the Pre- Bid Conference meeting minutes, vendor's questions and responses and clarifications regarding Solicitation # CI 24 B 00678; for the Roof and HVAC Systems replacement at 990 College Park the Renaissance Building for Memphis Housing Authority Memphis, Tennessee are included herein.

**Please acknowledge receipt of this addendum by signing, dating, and including a copy of this addendum cover sheet in your proposal.**

Name of Firm:

\_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Title: \_\_\_\_\_

**REVISIONS:**

1. Bid and Q&A dates has been pushed back to.
  - a. THE BID DATE SHALL MOVE FROM MARCH 21, 2024, TO APRIL 4, 2024
  - b. THE Q&A DATE SHALL MOVE FROM MARCH 25, 2024, TO MARCH 26, 2024
  
2. The following document has been revised.
  - a. M-601 MECHANICAL SCHEDULE

The above document shall be attached:

**QUESTIONS FROM POTENTIAL BIDDERS:**

26712.00 - MHA – 990 College Park Reroof		Issue Date: 3/11/2024	
BID QUESTIONS	DATE REC.	RESPONSE	DATE RESP.
Is this job needing to be phased out?	2/29/2024	It is possible the building will be closed during the construction period, so phasing is not needed at this date.	3/11/2024
If it isn't phased, are we to supply temporary Heating and Air and Power while we are replacing the units and the roof?	2/29/2024	If the building is not closed, MHA will provide temp heating/ air as needed.	3/11/2024
Can Bird-X stainless steel spikes be accepted as an equal product and used for this scope of work?	2/29/2024	This product is not equal to what has been specified, so cannot be used as an approved equal substitution	3/11/2024
The specs state the work is to be done 60 days from notice to proceed, with \$425/day liquidated damages. With the current market, lead times for equipment are about 17 weeks and material could be more than that. Will consideration be given to extending the schedule with no liquidated damages?	3/7/2024	The notice to proceed will not be issued until all mechanical equipment, and any other long lead items, have been received. The 60 days will not start until the notice to proceed has been issued. The contract for the work and the notice to proceed are two separate items. A contract will be issued allowing the successful GC to order all equipment.	3/11/2024
General Notes Note 8 on E-151 mentions owner-furnished equipment. The mechanical drawings and specs do not indicate that the equipment is owner furnished. Please confirm that the equipment is furnished by the mechanical contractor.	3/7/2024	There is no owner furnished equipment at this time. General note 8 on E-151 is to be ignored unless noted at a later date	3/11/2024
Sheet A-120, Demolition Note 7. Note 7 is shown on the flat roof in the center of the building, and note 7 is also shown on the Mansard roof sloped roof. Is the intent to replace all roof insulation on the flat & sloped roof?	3/7/2024	The only roof insulation that is to be replaced is at the low slope roof (TPO) roof area	3/11/2024
What r value is required for the roof system?	3/7/2024	Minimum of R-25ci - this is to be attained using a layered approach with all joints staggered. The tapered insulation is above and beyond the R-25ci requirement. All flashing at equipment curbs is to be a minimum of 8" above the roof membrane measured at the curb.	3/11/2024
Will any decking replacement require be taken from the overall project allowance? I do not see a spot on the bid form for units costs.	3/7/2024	MHA will provided an updated bid sheet adding a line to allow for unit costs for replacement of 35% of the wood roof deck. Please note, it is our understanding the roof deck is a Structural Insulated Panel system (SIP) that is presumed to be 6-1/2" thick.	3/11/2024
Does mechanical renovation in rooms on the 1st and 2nd floors need ceiling repairs? If yes, provide ceiling plans for the type of ceilings present so we can replace them.	3/8/2024	The mechanical rooms have exposed structure.	3/11/2024



## BID FORM

Memphis Housing Authority  
700 Adams Avenue  
Memphis, Tennessee 38105

**RE: ROOF AND HVAC SYSTEMS REPLACEMENT AT 990 COLLEGE PARK THE RENAISSANCE BUILDING FOR MEMPHIS HOUSING AUTHORITY, MEMPHIS, TN**

To all prospective bidders:

The undersigned have familiarized himself/herself/themselves with the local conditions affecting the cost of the work, and with the Contract Documents which are on file in the office of the Memphis Housing Authority, hereby proposes to furnish all labor, materials, equipment and services required to undertake the above referenced project in accordance with the Contract Documents. **Please note: MHA reserves the right to not award a contract for this solicitation. MHA also reserves the right to award the contract in its entirety or partially to one or more bidders.**

Having become completely familiar with local conditions affecting the cost of work at the place where work is to be executed, and having carefully examined the specifications for such work and other related "Contract Documents" entitled Solicitation # CI 24 B 00678: Roof and HVAC System Replacement at 990 College Park The Renaissance Building, Memphis, TN the undersigned hereby proposes and agrees to provide all services, labor, and materials required by them to execute all of the work described by the aforementioned documents for a lump sum price.

**ALLOWANCES: All unused allowances shall be deducted from the contract value at the end of the project. Work performed without authorization from the owner will not be acknowledged as extra work. Therefore, a change request for such work will not be considered.** Instructions and specified materials in the Construction Documents shall be applicable toward all authorized allowance work. All allowances shall include general conditions, bonds, permits, overhead profit, all direct and indirect costs, etc. The Contractor is to include a \$180,000.00 (One Hundred -Eighty Thousand dollar and Zero cents) General Allowance amount in the Base Bid for construction services for unforeseen conditions not covered in the Contract Documents.

**UNIT PRICES:** The unit price is an amount proposed by bidders, as per unit price per unit of measurement for materials or services added to or deducted from the Contract Sum by appropriate modification, if the estimated quantities of Work required by the Contract Documents increased or decreased. Unit costs shall include all direct and indirect costs necessary to complete the unit of work. Therefore, if necessary, to complete the work, the unit cost shall include, but is not limited to; labor, material, equipment, supervision, GC&P, permitting fees, removal of unwanted materials and transportation.

**BASE BID: Removal and installation of Roof and HVAC System** – (See project manual and construction drawings for the detailed scope of work.) including but not limited to removal of the roof and the existing HVAC System and components. All costs shall include all direct and indirect costs, general conditions, profit, bonds and permits.

BID FORM					
Item	Task Description	Unit	Quantity	Unit Cost	Total Cost
1	MOBILIZATION	LS	1		
2	REMOVE ENTIRE ROOF AND ROOF MOUNTED HVAC SYSTEMS	SQFT	28,532		
3	NEW TPO ROOF AND INSULATION	SQFT	10,944		
4	NEW SHINGLE ROOF	SQFT	17,588		
5	REPLACEMENT OF BACK SIDE OF MANSARD ROOF	SQFT	4,032		
6	PLUMBING	LS	1		
7	ELECTRICAL	LS	1		
8	ROOF TOP MECHANICAL WITH CURBS	PER	15		
9	SHINGLE ROOF DECKING ALLOWANCE	SQFT	6,156		
10	METAL DECKING ALLOWANCE	SQFT	3,830		
11	ALLOWANCE	LS	1	180,000.00	

**BASE BID TOTAL:**

\$ \_\_\_\_\_

(Sum of General Conditions, General Allowance, Mobilization, Equipment rentals, all materials and labor)

Bid Guarantee in the sum of \_\_\_\_\_ dollars

(\$ \_\_\_\_\_ )

in the form of \_\_\_\_\_

is submitted herewith in accordance with the Instructions to Bidders.

The undersigned acknowledges the receipt of the following Addenda and has included them in this bid.

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**NOTICE TO PROCEED**

The undersigned agrees to commence actual work on the site with an adequate force & equipment within seven [7] business days of the date of “Notice to Proceed.”

**CONSTRUCTION TIME**

The undersigned agrees to complete all of the work described by the aforementioned “Contract Documents” by **the time as listed below**.

**BASE BID: Sixty [60] consecutive calendar days (Monday – Friday)** from the Notice to Proceed.

**LIQUIDATED DAMAGES**

The undersigned agrees to pay, as liquidated damages, the sum of **Four hundred Twenty-Five dollars and zero cents (\$425.00)** per day for work per day per uncompleted contracting beginning day one after completion date.

**PERFORMANCE & PAYMENT BOND**

For bids greater than \$25,000.00, upon receipt of a written acceptance of this bid, Bidder shall deliver performance & payment bond in accordance with HUD 5369 [10/02], “Instructions to Bidders for Contracts, Public & Indian Housing Programs, page 3, clause 10.

**BID BOND**

For bids greater than \$25,000.00, the bid bond or security attached in the sum of \_\_\_\_\_ dollars [\$ \_\_\_\_\_] is to become the property of the Owner in the event of the Contract and bond are not executed with the time set forth, as liquidated damages for the delay and additional expense to the Owner, who is entitled to the difference between the amount of this bid and the amount for which a contract for the work is subsequently executed. The check shall be made payable to the Memphis Housing Authority.

**PAYMENT**

Payment at the lump sum price bid herein shall include replacement of identified damaged components within the scope of work. Additional items included herewith as appurtenant and incidental to these work items are all ancillary items associated with said work.

SUBMITTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
[Signature]

NAME & TITLE: \_\_\_\_\_  
[Please print]

**END OF ADDENDUM NO. 2**