

Fort Bend County Quote 2018-14

Q & A #1

Question 1: On the amended page in addendum 1 which has the specs and pricing, do we as the roofing contractor include in our bid the “23.7 vendor to provide crane...

Answer: If you need a crane to get your material on the roof then you are required to have a crane

Question 2: 23.12 Vendor to install any new supports to A/C condensing lines or any equipment”? If I am not mistaken, the gentlemen on the roof representing Fort Bend County told me that the units were already under contract with HVAC and HVAC will be responsible for removing the units on and off the roof and also provide supports, the roofing contractor should only provide flashing for the new units.

Answer: The roofing contractor will be responsible for the proper new supports on the A/C condensing lines and the equipment on the roof to protect the new roofing system per manufacturer’s specifications.

Question 3: 23.2 vendor to remove and dispose of ALL existing gravel on roof” Is it just loose excess gravel? Or would you all like to remove all gravel down to the existing roof membrane?

Answer: Remove all gravel to the existing roof membrane.

Question 4: Will I need to include in my quote a price to pull a permit or will the county be responsible for the fees? (From my experience, I do not believe a permit is necessary for a roof recovery/overlay system. Only if the entire roof is being torn off and re-roofed.)

Answer: 23.15 Vendor will be responsible for obtaining any required permits

Question 5:

Item 1.11 Bonds on Pg. 4 of the Bid Documents states "Quote submitted without the required Quote Bond or Cashier’s Check/s is not acceptable".
Question: Will a Bid Bond be required for this Project or will we simply need to figure providing a Payment and Performance Bond if Awarded?

Answer: No Bid bonds required , just requirement in 8.0 for awarded vendor

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Question 6: Item 2.10 Permits on Pg. 24 of the Bid Documents states "It shall be the sole Responsibility of the successful bidder to obtain all required permits in the name of F.B.C. Will the permit be a no fee permit since it is a County Owned Building or will all associated fees also need to be included?"

Answer: The roofing contractor will need to call and find this out

Question 7: Item 23.0 Specifications and Pricing on Pg. 25 of the Bid Documents line item 23.8 states "Vendor to verify roof is sloped properly to all roof drains and scuppers per manufacturer's recommendations / specifications. (This statement is wide open for interpretation by the various Roofing Contractors who may be looking at this Project as the roofing manufacturers will say it is ok to install a TPO roof system over an existing roof that ponds water because it is considered an existing condition and there will be no exclusion for ponding water. However the manufacturer would not recommend installing a TPO membrane roof system over an existing roof deck that does not have adequate drainage. After walking the roof this morning I came to the conclusion that the existing roof deck does not have adequate slope to drain as it stands right now and should be considered for a new taper insulation system to be installed during this roof replacement process. This of course would increase the cost of the project dramatically so if I figure it accordingly I will likely be the only Company that does and my bid will likely be overlooked simply due to the cost).+

Question 8: Would it be possible for you to clarify this statement to all pre-bid attendees so we all bid the same scope of work and no one gets stung on this project?

Answer: As stated the final roof slope must satisfy the manufacturer's requirements for proper installation. It is perfectly acceptable to add an alternate cost to provide tapered insulation so the County has the opportunity to make an informed decision on our options.

Question 9: Under Specifications and Pricing, it does not require any warranties. typically, there would be a requirement for a 20-year NDL (no dollar limit) Manufacturer's Warranty and a 2-year Installer's Warranty. Will this be required?

Answer: Vendor to provide 2 year workmanship warranty and a 20 year manufacturer's warranty No Dollar Limit