9000 Town Center Parkway
Lakewood Ranch, FL 34202
purchasing@mymanatee.org

Solicitation Addendum

Addendum No.:	1
Solicitation No.:	26-TA006513JK
Solicitation Title:	Manatee County Transit Fleet Maintenance Facility Roof Replacement
Addendum Date:	July 13, 2026
Procurement Contact:	Julie Kovacs, Procurement Agent III

IFBC 26-TA006513JK is amended as set forth herein. Responses to questions posed by prospective bidders are provided below. This Addendum is hereby incorporated into and made a part of IFBC 26-TA006513JK.

The deadline to submit all inquiries concerning interpretation, clarification or additional information pertaining to this IFBC was July 2, 2026 at 4:00PM ET.

CHANGE TO:

ADVERTISEMENT, DATE, TIME AND PLACE DUE

The Due Date and Time for submission of Proposals in response to this Invitation to Bid Construction (IFBC) **is ~~July 16, 2026~~ July 28, 2026 1:00 P.M. ET.** Bids must be delivered to the following location either in-person or express mail (UPS / FedEx) to **Manatee County East-Campus, 9000 Town Center Parkway, Lakewood Ranch, Florida 34202** prior to the Due Date and Time.

SECTION A, INFORMATION FOR BIDDERS

A.01 BID DUE DATE

The Due Date and Time for submission of Proposals in response to this Invitation to Bid Construction (IFBC) **is ~~July 16, 2026~~ July 28, 2026 1:00 P.M. ET.** Bids must be delivered to the following location either in-person or express mail (UPS / FedEx) to **Manatee County East-Campus, 9000 Town Center Parkway, Lakewood Ranch, Florida 34202** prior to the Due Date and Time.

A.52 SOLICITATION SCHEDULE

The following schedule has been established for this Solicitation process. Refer to the County's website (www.mymanatee.org > Business > *Bids & Proposals*) for meeting locations and updated information pertaining to any revisions to this schedule.

Scheduled Item	Scheduled Date
Non-Mandatory Site Tour	June 26, 2026, 8:30 AM ET
Question and Clarification Deadline	July 2, 2026
Bid Response Due Date and Time	~~July 16, 2026~~, July 28, 2026, 1:00 PM ET
Projected Award	September 2026

QUESTIONS AND RESPONSES:

Q1. Could you please clarify if Berridge is the only acceptable manufacturer for this project? Additionally, I would like to know if we are permitted to offer other systems for consideration.

R1. The Basis of Design is Behlen Building Systems. Other manufacturers that meet the specified performance criteria, Florida Product Approval requirements, structural design requirements, and warranty requirements may be considered as approved equals in accordance with the Contract Documents.

Q2. Soffit Scope and Panel Profile:
There is one small overhang section at the front of the main building that currently has existing soffit, and it is PBR panel. This is the only section of the building with existing soffit; the remaining building overhangs do not currently have soffit and are to receive new soffit under this contract.

Please confirm:

Existing PBR soffit section: Is the existing PBR soffit at the front overhang to be removed and replaced with new under this contract, or is it to remain as-is?

R2. Existing soffit shall remain. Removal and replacement of existing soffit is not included in the Base Bid.

Q3. Soffit panel profile (remaining overhangs): For the new soffit being installed on the remaining building overhangs, is the PBR profile (matching the existing soffit) acceptable, or is a specific soffit panel profile required?

R3. Provide the manufacturer's standard soffit system compatible with the proposed roof system as part of the Add Alternate. Panel profile shall match the manufacturer's standard soffit assembly.

Q4. Lightning Protection System:
The written specifications and scope of work do not contain any provisions addressing the existing roof mounted lightning protection system. The existing building appears to have a lightning protection system (air terminals, conductors, and bonding) attached to the current roof, which will be disturbed when the existing metal roof panels are removed.

Please confirm how the lightning protection system is to be handled under this contract:

(a) Not in this contract's scope - to be handled by Owner or others (Contractor excludes); OR

(b) Detach and reset - Contractor removes the existing system and reinstalls it on the new roof assembly; Reinstallation shall be performed by a qualified lightning protection installer and maintain the existing UL/LPI listing; OR

(c) Full replacement - Contractor furnishes and installs a new UL-listed / LPI-certified lightning protection system.

R4. (b) Detach and reset - Contractor removes the existing system and reinstalls it on the new roof assembly; Reinstallation shall be performed by a qualified lightning protection installer and maintain the existing UL/LPI listing.

Q5. Insulation Scope: Area of Work:
At the June 25 site visit, bidders were directed that only the warehouse / work-area section of the roof is to receive insulation replacement, and that the main building section is NOT to receive new insulation.

The written documents do not clearly limit the insulation scope to the warehouse section. To ensure all bidders price the same footprint, please confirm via written Addendum: Insulation replacement is required ONLY over the warehouse / work-area section (approximately 24,806 SF), and the main building section is excluded from insulation replacement. Correct?

Insulation R-value (Written Spec vs. Site Direction)
For the section receiving insulation, there is also a conflict between the written specification and the site direction:

Written Specification (current energy code): CPH Specification Section 07 21 00, v Part 2.2 (complying with FECC Table C402.1.3, Climate Zone 2) requires a DOUBLE-LAYER system - First Layer R-19 (6") fiberglass batt over purlins, plus Second Layer R-11 (3-1/2") continuous perpendicular over the first - for a Total R-value of R-30, stated as the minimum for low-slope metal roofs.

Site Direction (like-for-like): At the site visit, bidders were directed to provide like-for-like replacement. The existing assembly contains a single 6" layer (approximately R-19), which appears to have been installed under a prior energy code and does not meet the R-30 requirement in the current spec.

Please confirm which governs: (a) full double-layer R-30 system per Spec 07 21 00, or (b) like-for-like single 6" R-19.

R5. Provide the double-layer insulation system consisting of R-19 plus R-11 (minimum total R-30) as indicated in the Contract Documents.

Q6. Roof Insulation Requirement (Written Spec vs. Site Direction)

There is a conflict between the written specification and the direction given at the June 25 site visit regarding the required roof insulation:

Written Specification (current energy code): CPH Specification Section 07 21 00, Part 2.2 (Roof Insulation Configuration, complying with FECC Table C402.1.3, Climate Zone 2) requires a DOUBLELAYER system - First Layer R-19 (6") fiberglass batt over purlins, plus Second Layer R-11 (3-1/2") fiberglass batt installed perpendicular and continuous over the first layer - for a Total R-value of R-30, stated as the minimum required for low-slope metal roofs.

Site Direction (like-for-like / existing condition): At the June 25 site visit, bidders were directed to provide a like-for-like replacement. The existing roof assembly contains a single 6" layer of insulation (approximately R-19), which appears to have been installed under a prior energy code and does not meet the R-30 double-layer requirement in the current specification.

Request: Please confirm via which requirement governs for bidding and construction:

(a) The full double-layer R-30 system per Specification Section 07 21 00 (R-19 + R-11), in compliance with current FECC Climate Zone 2 requirements; OR

(b) Like-for-like single 6" R-19 layer matching the existing assembly.

The difference between these two options carries a material and labor cost impact. To ensure all bidders price the same scope, we respectfully request written clarification via Addendum.

R6. See R5.

Q7. We also note that the IFBC lists the Bid Due Date as July 1, 2026 at 1:00 PM ET, while the Deadline for Questions and Clarification Requests is listed as July 2, 2026 one day after bids are due. Because responses are issued only by written Addendum

(per Section A.10), bidders cannot receive answers to timely questions before the bid deadline. We respectfully request the County clarify these dates and consider extending the Bid Due Date so that responses to clarification requests (including Item 1) can be issued to all bidders prior to bid submission.

R7. As noted in this Addendum, the Bid Due Date has been extended to July 28, 2026, at 1:00 PM ET.

NOTE:
Deleted items will be ~~struck through~~, added or modified items will be underlined. All other terms and conditions remain as stated in the IFBC.

INSTRUCTIONS:
Receipt of this Addendum must be acknowledged as instructed in the solicitation document. Failure to acknowledge receipt of this Addendum may result in the response being deemed non-responsive.

END OF ADDENDUM

AUTHORIZED FOR RELEASE

Brent Sargent, CPPO, CPPB, NIGP-CPP, FCCM, FCCN

Digitally signed by Brent Sargent, CPPO, CPPB, NIGP-CPP, FCCM, FCCN
Date: 2026.07.10 16:04:20 -04'00'