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Solicitation Addendum

Addendum No.: 1
Solicitation No.: 25-R086958RB
Solicitation Title: Manatee County Property Appraiser Building Roof Replacement
Addendum Date: April 10, 2025
Procurement Contact: Ryan Blackmer

IFBC No. 25-R086958RB is amended as set forth herein. Responses to questions posed by prospective bidders are provided below. This Addendum is hereby incorporated in and made a part of IFBC No. 25-R086958RB.

The deadline to submit all inquiries concerning interpretation, clarification or additional information pertaining to this IFBC is April 11, 2025.

QUESTIONS AND RESPONSES:

- Q1. Can you please advise where the contractor staging area will be provided for this project?
R1. The contractor staging area will be provided at the northeast end of the parking lot for daily activities. Additionally, materials may be staged at the Central Energy Plant as needed.
- Q2. Can you please advise if any work on the project will be required outside of normal working hours (Monday to Friday 8 AM to 5 PM)?
R2. Special hours are not required. Contractors may work beyond normal working hours (Monday to Friday, 8 AM to 5 PM) at their discretion. However, additional pay will only be awarded for mandatory off-hours work if previously negotiated.
- Q3. Due to the discussions of tariffs with the current administration, can you please advise how any unforeseen material price increases will be handled?
R3. This project is a hard bid. Any cost increases due to unforeseen material price changes will only be considered if the contractor provides supporting documentation and justification.
- Q4. Can you please advise if Davis Bacon Wages, Certified Payroll or Prevailing Wages apply to this project?

R4. Not Applicable

Q5. Can you please advise if MBE/DBE participation is required for this project?

R5. Not required.

Q6. Will there be any required daily security check ins or outs?

R6. While this is not a secured building, a supervisor or superintendent must sign out an access badge daily and ensure the site is clean and secure. Failure to comply may result in mandatory daily check-in/out procedures.

Q7. Does the system specified meet a 200 mph wind rating? If not, is this required?

R7. Yes, it is designed for 200mph and yes, it is required. The roofing system must meet Miami-Dade County wind load requirements in accordance with the Florida Building Code (FBC).

Q8. A 35 year warranty is listed in the spec. A 10 year warranty and a 15 year warranty are listed on plans. What is the required manufacturer's warranty for this project? A 35 year warranty cannot be attained.

R8. An amendment will be issued to clarify that a 20-year manufacturer's warranty is required.

Q9. Bid form says to extend vents 18" above the roof. What is a "vent" referring to? Building code only requires an 8" minimum for penetrations and curbs.

R9. See attached picture for reference. Note not all vents are show but all are similar.



Q10. Can you please advise if the bidding contractors are to include for raising of any existing HVAC stands or curbs as required to achieve the code approved height after the new roof installation or will this be by others if required?

R10. The awarded contractor is responsible for ensuring all HVAC stands and curbs meet code-compliant heights.

Q11. The bidding documents indicate that metals are to be prefabricated. Can you please advise if another manufacturer that is ES-1 Certified may fabricate the metals in lieu of them

being prefabricated?

R11. Alternative manufacturers that are ES-1 Certified may fabricate the metals, provided they integrate with the approved chosen roofing system and comply with all code requirements.

Q12. Where plans and specifications contradict, which is to prevail?

R12. If contradictions arise between the plans and specifications, the contractor must submit a Request for Information (RFI) for clarification. CPH will assess the discrepancy and provide further guidance accordingly.

Q13. Where plans and details provided contradict, which is to prevail?

R13. Details take precedence. However, roofing details in the drawings are schematic, and the contractor must follow manufacturer specifications and installation requirements as outlined in the Detail Notes #2 on Sheet A-510.

Q14. Plans indicate that asbestos containing materials are present on this roof. Please provide the asbestos survey. Without an asbestos survey, removal cannot be accounted for in the base bid.

R14. The plans do not indicate the presence of asbestos. Please refer to Demolition Notes #9.

Where it states the following:

“AN ASBESTOS SURVEY HAS NOT BEEN PERFORMED. THE CONTRACTOR SHALL INFORM THE OWNER AND ARCHITECT IF ANY MATERIALS THAT IS SUSPECTED OF CONTAINING ASBESTOS ARE ENCOUNTERED. DO NOT REMOVE THE SUSPECTED MATERIAL UNTIL IT HAS BEEN TESTED AND VERIFY THAT IT IS FREE OF ASBESTOS.”

Q15. Is the elevator penthouse roof part of this project? Plans do not show a scope of work for this area.

R15. Yes. Full Roof. The elevator penthouse is included in the project scope.

Q16. The FL Approvals provided do not match the scopes of work on plan pages. For example, FL Approval G-7 says to adhere the membrane in Alpha-Tite adhesive whereas the plans say to adhere with FTR-190e. Please provide clarity.

R16. Plans Prevail – See below:

Gypsum Deck Areas: FL4930.R23 System G-7

-Adhere ISO and coverboard with FTR-601 foam adhesive at 12,6, & 3 bead spacing.

-Adhere smooth membrane with FTR-190e.

Steel Deck Areas: FL4930.R23 System S-316

-Gang fasten ISO and coverboard with 6 #14 fasteners per 4x8 board.

-Mechanically attached 100” wide smooth membrane with #15 fasteners and R275 plate with fasteners spaced at 6” o.c. in field. Perimeter and Corner enhancements per Florida Building Code High Velocity Wind Zone.

Concrete Deck Areas: FL4930.R23 System C-6

-Adhere ISO and coverboard with FTR-601 foam adhesive at 12,6, & 3 bead spacing.

-Adhere smooth membrane with FTR-190e.

Q17. Detail 12 on page A510 says to “waterproof coating for concrete deck”. This is not

indicated anywhere else, please provide additional information regarding this.

R17. The waterproof coating specified applies only to the concrete canopy, where the membrane will be directly attached. It is not required for the concrete roof deck, where the membrane is adhered to insulation.

Q18. Multiple details mention a mechanically attached 50" wide membrane. Are we allowed to use rolls of other sizes?

R18. If the chosen roofing system is approved for this project, 48" wide rolls may be used. Other sizes require prior approval before installation.

Q19. Where wood nailers are shown in details, are we to assume these are existing and to refasten and reuse? Or are new nailers required?

R19. All wood nailers must be brand new and cannot be reused or refastened from existing materials.

Q20. Are we to install entirely new cast iron drain assemblies? Or are we to only replace the clamping ring and strainer?

R20. Remove and replace all.

Q21. Will we be required to relocate any roof hatches?

R21. No.

Q22. There are currently no parapet walls at the Northeast and Southeast roof sections. When we add the tapered system, the highest point will be at the open edges which will either require several stacked nailers or an ARBS wall be installed to match the insulation thickness. This could also require a drip edge extension piece to cover the stacked nailers if that is the approach taken. Is it possible to provide a new detail for how you want to handle these areas? Plans call for detail 5-A510 to be installed here but that detail will not work for these areas.

R22. Where these conditions exist, the contractor shall:

"PROVIDE NAILERS AS REQUIRED TO FACILITATE THE SPECIFIED HIGH POINT."

"ALUMINUM FIBERCLAD EDGE FLASHING OF SUFFICIENT LENGTH TO CONCEAL NAILERS."

A new detail will not be provided; however, the existing details will be updated to reflect this language, and an amendment will be issued accordingly.

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