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Solicitation Addendum

Addendum No.: 1
Solicitation No.: 26-R089709PH
Solicitation Title: Water and Mold Damage Remediation
Addendum Date: March 25, 2026
Procurement Contact: Paul Huddleston

Invitation to Quote (ITQ) 26-R089709PH 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 ITQ 26-R089709PH.

The deadline to submit all inquiries concerning interpretation, clarification or additional information pertaining to this ITQ was March 18, 2026, at 3:00 P.M ET.

CHANGE:

ADVERTISEMENT PAGE, DATE, TIME AND PLACE DUE:

The Due Date and Time for submission of Proposals in response to this ITQ is ~~March 25, 2026~~ **April 3, 2026, by 3:00 PM ET.** Quotes must be delivered to the following location: ~~Manatee County Administration Building, 1112 Manatee Ave. W., 7th Floor, Suite 705, Bradenton, FL 34205.~~ Manatee County East-Campus, River Conference Room at 9000 Town Center Parkway, Lakewood Ranch, Florida 34202 or emailed to the Designated Procurement Contact shown below.

ADD:

TABLE OF CONTENTS, ATTACHMENTS, ATTACHMENT I, PROCUREMENT OFFICE RELOCATION NOTICE:

Attachment I, Procurement Office Relocation Form Notice, is hereby incorporated into the ITQ.

CHANGE TO:

SECTION 4.0 ITQ SCHEDULE

4.0 ITQ SCHEDULE

<u>Scheduled Item</u>	<u>Scheduled Date No</u>
Solicitation Information Conference	N/A
Question and Clarification Deadline	March 18, 2026, at 3:00 P.M. ET
Offer Response Due Date and Time	March 25, 2026 , April 3, 2026, at 3:00 P.M ET
Projected Award	April 2026

QUESTIONS AND RESPONSES:

Q1. Pertaining to the ITQ referenced in the subject, Attachment H, Bid Form: Was item no. 1 meant to represent Before Business Hours (8 a.m.–5 p.m.), while item no. 2 meant to represent After Business Hours (after 5 p.m.)?

R1. Yes

Q2. Contract Intent for Large Loss / Catastrophic Events

Can the County please clarify whether this contract is intended to be utilized for large-scale or catastrophic events, including hurricane response, or if it is primarily intended for routine and moderate water and mold remediation within County facilities?

R2. Both

Q3. Administration of Work for Large or Complex Losses

For larger or more complex losses that extend beyond the typical scope represented by the bid line items, please clarify how the County intends for work to be authorized and billed.

R3. Quotes of service(s) will be provided to County prior to execution of service

Q4. Will work generally be performed on a time and materials basis using the contract rates for labor and listed equipment?

R4. Yes

Q5. For services and equipment not specifically listed in the bid form, can those items be incorporated into the scope of work and approved by the County prior to use?

R5. Yes, labor rates must be identical to Attachment H, Items 1 and 2

Q6. Does the County anticipate reviewing and approving scopes of work, or individual components of work, as conditions are identified during the project?

R6. Yes

Q7. To ensure proper execution of services, please clarify how pricing should be handled for items not included in the bid form.

R7. Quotes of service(s) will be provided to County prior to execution of service

Q8. For equipment and services not specifically listed, can the Contractor bill for those items as part of the project scope with prior County approval, using standard industry unit pricing where applicable?

R8. Yes, quote must be provided to County prior to execution of service

Q9. Does the County expect such items to be billed at cost, cost plus markup, or at the Contractor's standard rates?

R9. Rates set per Attachment H, any other service(s) must have quote must be provided to County prior to execution of service

Q10. If the Contractor maintains a standard rate schedule for restoration services, can that schedule be used as a reference for pricing non-listed items when reviewed and approved by the County? Alternatively, should Contractors submit their full rate sheets along with the solicitation for reference?

R10. Yes

Q11. The solicitation states that third-party rental equipment will be reimbursed at contractor cost with no markup. Please clarify:

R11. Rental invoices will be paid as a pass through.

Q12. Does this provision apply only to equipment not included in the bid price sheet?

R12. No

Q13. For large-scale events requiring specialty equipment, are associated costs such as delivery, mobilization, fuel, setup, and demobilization reimbursable?

R13. Labor rates start at arrival and departure of job site, no trip/fuel/mobilization charges are applicable

Q14. Can labor associated with setup, operation, and monitoring of such equipment be billed under the contract labor rates?

R14. Yes, if personnel are on the job site, these hours are billable

Q15. In the event of a large loss or disaster response requiring mobilization of additional personnel or resources: Can costs such as travel, lodging, per diem, and logistical support be treated as reimbursable expenses?

R15. No

Q16. Should these costs be billed under the materials or expenses provision, or are they expected to be included within labor rates?

R16. Labor rate can only be charged when on job site

Q17. The solicitation provides unit pricing for certain equipment and states that third-party rental equipment will be reimbursed at contractor cost with no markup. To ensure consistent billing practices across varying project conditions, please clarify:

R17. If Contractor rents equipment from a 3rd party, the 3rd party invoice must be submitted for reimbursement.

Q18. When the Contractor utilizes equipment of the same type and function, regardless of whether it is contractor-owned or rented due to capacity constraints, should that equipment be billed at the Contractor's standard unit rates or contract unit rates, where applicable?

R18. Yes

Q19. For standard restoration equipment not specifically listed in the pricing sheet, can such items be billed at the Contractor's standard rates when incorporated into the project scope and approved by the County?

R19. No

Q20. Does the rental equipment provision apply only to equipment that is not part of the Contractor's standard restoration inventory or rate structure?

R20. Yes

Q21. Please clarify how the County distinguishes between materials, equipment, and reimbursable expenses under the contract.

R21. Any materials/equipment/reimbursable expenses not listed on Attachment H, will be reviewed and approved by quote to the County prior to execution of project/service

Q22. Specifically, should consumables such as poly, filters, fuel, and similar items be treated as materials subject to the markup limitation, or as part of equipment or operational costs?

R22. Operational cost

Q23. For materials billed at cost plus markup, how should partial usage of consumables be handled?

R23. Any materials/equipment/reimbursable expenses not listed on Attachment H, will be reviewed and approved by quote to the County prior to execution

Q24. For example, if a container is opened but not fully used, should the Contractor bill for the full unit or prorate based on usage?

R24. Prorate

Q25. For projects requiring significant upfront costs or extended durations, including large loss or catastrophic event scenarios, can the County confirm standard payment timelines and whether progress billing or other interim payment mechanisms are available?

R25. See 6.03

Q26. Can the County confirm whether it intends to make a single award or multiple awards under this solicitation?

R26. Multiple

Q27. Historical Usage and Volume

Can the County provide any historical information regarding prior usage of similar services, including approximate annual spend, number of service calls, or typical project size ranges?

R27. Historical information is available via a Public Records Request

Q28. Is there a current or previous contract for similar services, and if so, can the County provide any general information regarding its usage or structure?

R28. Current contracts are available via a Public Records Request

Q29. Does the County require the bidding entity to hold a valid Florida Mold Remediator License at the time of bid submission, or is it required only upon contract award?

R29. Must be acquired prior to contract award

Q30. Does the County mandate that all remediation work follow ANSI/IICRC S500 and S520 standards? Will proof of individual technician certifications (e.g., IICRC WRT or AMRT) be required for on-site staff?

R30. See Scope 1.02

Q31. Regarding the Public Contracting and Environmental Crime Certification mentioned in the ITQ, is this required to be submitted concurrently with the bid response on March 25th? If so, does the County provide a specific sworn statement form, or should we provide our own notarized affidavit?

R31. Yes, Attachment C Public Contracting and Environmental Crimes Certification Form must be completed and submitted with the bid

Q32. Exhibit 1, Section 1.03(F) notes that several facilities require background checks. Will the County facilitate and cover the costs of these checks, or is the Contractor responsible for those expenses? (p. 27)

R32. Contractor responsible when applicable

Q33. Section 1.03(I) states the County will provide roll-off dumpsters, yet the Bid Form (Item 7) includes a line for "debris disposal." Please clarify if the Contractor is responsible for any landfill or tipping fees, or if Item 7 refers strictly to the labor and materials for loading County-provided containers. (pp. 26, 28)

R33. County will cover if using a county trash receptacle

Q34. Is this contract currently fully funded within the existing fiscal budget, or is the award contingent upon future budget approvals?

R34. Fully funded

Q35. Section 7.07 mentions the potential for multiple awards. If multiple vendors are selected, how will work be distributed (e.g., on a rotational basis, by geographic district, or based on the lowest price for that specific task)? (p. 6)

R35. Distributed as needed and lowest price

Q36. Please provide the applicable Wage Determination for this project (e.g., Davis-Bacon or Service Contract Act). If none applies, are there local Manatee County prevailing wage requirements or should we use industry standard of Xactimate?

R36. None applies, no local Manatee County prevailing wage requirements

Q37. What is the initial contract term, and are there renewal options? Does the contract allow for annual price adjustments tied to a Consumer Price Index (CPI) or other inflation metric?

R37. See 6.01

Q38. The Bid Form (Item 5) specifies dehumidifiers with an AHAM rating of 110- 160 pints. If a specific project requires larger industrial LGR units or high-capacity dehumidifiers not listed, how should those costs be captured in the Quote? (pp. 26, 29)

R38. Rates set per Attachment H, any other service(s) quotes will be provided to County prior to execution of service

Q39. Section 1.04(V) mentions reimbursement for third-party rentals at cost. Is there a specific threshold (e.g., over \$1,000) that requires the Contractor to provide multiple competitive quotes to the County for approval before renting? (p. 29)

R39. No, contractor(s) should consider ethically and cost to taxpayer when rental equipment is used

Q40. Security Clearances: Who bears the cost of required background checks for high-security facilities (Jail/Public Safety), and what is the typical approval turnaround time?

R40. Contractor responsible when applicable

Q41. Disposal Fees: Please clarify if the "debris disposal" line item on the Bid Form refers to landfill/tipping fees or strictly the labor for loading County-provided dumpsters.

R41. Both

Q42. If a project reference is unreachable via email during the County's verification process, will the County attempt a follow-up via phone, or will the Bidder be disqualified?

R42. Upon non-response from reference in the time provided, buyer will reach out to bidder to provide another reference.

Q43. What is the initial term of this contract (e.g., 36 months), and how many renewal options does the County anticipate?

R43. Initial term is 3 years with two additional 1 year renewals.

Q44. Given the volatility of material and labor costs, does the contract allow for annual price adjustments or escalation tied to a specific Consumer Price Index (CPI)? If so, what is the process for requesting such an adjustment?

R44. See 1.07

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

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

ATTACHMENT I- PROCUREMENT OFFICE RELOCATION NOTICE
RFQ No. 26-R089709PH

Effective Monday, March 30, 2026, the Manatee County Procurement Division will relocate to:

9000 Town Center Parkway
Lakewood Ranch, FL 34202

All in-person bid and proposal deliveries must be delivered to this new address beginning March 30, 2026.

In-Person Bid & Proposal Delivery Instructions:

1. Arrive at 9000 Town Center Parkway, Lakewood Ranch, FL.
2. Upon entering the lobby, use the central phone located at the lobby desk.
3. Dial extension 3014.
4. A member of the Procurement team will come to the lobby to receive and time stamp your bid or proposal.

Mailing Options:

1. USPS Delivery Address:

P.O. Box 1000
Bradenton, FL 34206

2. Courier Delivery (Required for Physical Location):

The 9000 Town Center Parkway CANNOT accept United States Postal Services (USPS) Mail, including USPS Express and Priority Mail. Vendors must use a common carrier such as FedEx or UPS for deliveries to this address.

Important Notice:

It is the responsibility of the vendor to ensure compliance with all timelines established by Procurement. Vendors are strongly encouraged to allow sufficient time for delivery to ensure submissions are received and time-stamped prior to the stated deadline.

We appreciate your cooperation during this transition period. If you have any questions, please contact Procurement at (941) 749-3014.

By signing below, the Proposer acknowledges receipt of this notice and agrees to comply with the updated submission requirements. This form must be returned with the proposal.

Signature

Title

Printed Name

Date