SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

ADDENDUM NO. 1, PRE-BID CONFERENCE MINUTES
March 5, 2020

INVITATION FOR BIDS
IFB B20013

REHAB OF FIRE DAMAGED UNITS
JONES GARDENS, 1750 MARION DRIVE, LV, NV 89115
UNITS 25B, 25C & 25D

All Contractors bidding the project are hereby advised to incorporate the following changes and/or clarifications and related dollar amounts in their bids for the above-referenced project. All conditions described in the project SOW and Specifications shall apply in full force.

The SNRHA provided a Pre-Bid Conference and a Site Visit on Wednesday, March 4, 2020 at 9:00 AM at Jones Gardens, 1750 Marion Drive, Las Vegas, NV 89115, Units 25B, 25C and 25D. This document serves as the Minutes from that meeting and the following were in attendance:

1. Linda Simpson, SNRHA, procurement@snvrha.org
2. Wanda Beckett, SNRHA, procurement@snvrha.org
3. Doreen Guerra, SNRHA, dguerra@snvrha.org
4. Genie Calma, SNRHA, gcalma@snvrha.org
5. Frank Stafford, SNRHA, fstafford@snvrha.org
6. Flora Valles, SNRHA, fvalles@snvrha.org
7. Dan Rusu, Ruiter Construction, ruiterconstruction@embarqmail.com
8. Daniel Merritt, danieljjcontracting@gmail.com

Linda Simpson conducted the administrative portion of the meeting, explaining the procedures of submitting the Bid including its various due dates such as the Q & A Period which began on Wednesday, March 4, 2020 and end on Wednesday, March 18, 2020, 10:00 AM and the Bid submission deadline date of Tuesday, March 31, 2020, 10:00 AM with a Public Bid Opening to follow on Tuesday, March 31, 2020, 10:15 AM. She mentioned that she was the primary contact regarding this solicitation and Wanda Beckett was her backup and contact with any other employee, staff, residents or commissioners would cause your bid to be deemed non-responsive.

She followed the Agenda which was provided and included the above-stated information as well as Bid Guarantee and its requirement of 5% of the total bid, Payment and Performance Bond requirement of $100% if awarded the contract as well as the completion time frame of 90 days for all units from the date of the Notice to Proceed. She also expressed that each unit's cost must be broken down using HUD Form 51000 and 3 forms were included to be used one per unit. She further stated that it is responsibility of the Contractors to review the IFB document in its entirety, including the Attachments and that Davis Bacon and Section 3 was applicable to the project of which Doreen Guerra, Davis Bacon Coordinator provided an overview of the Davis Bacon requirements, also included in the solicitation. Linda informed contractors that all Bids must be provided to the SNRHA in a sealed envelope or box with Contractor's return address. The SNRHA will not accept bids that are not sealed and or late.

Linda Simpson explained the preparation of the Bid Submittal by recommending following the Bid Submission and Format Checklist, Attachment A of the IFB package – to include each document as noted for each of the 11 Tabs, checking off the documents as they were inserted in the bid submittal. She also stated that the SNRHA need two complete Bids: one marked “original” and one marked “copy" to include the required tabs, provided in sealed boxes or
envelopes and the SNRHA would not accept late submittals. She also stated that the cost must be provided online at
ha.economicengine.com by the deadline date and time as well.

Laura Morgan, Section 3 Coordinator was not available, therefore Linda provided an overview of SNRHA’s Section 3
Program as the SNRHA is required by HUD to implement this Program and it is done via our contractors - such that, if
the Contractor has a need to hire someone due to the award of this contract, the SNRHA ask that its pool of residents
get the first look. If the Contractor does not have a need to hire due to the award of the contract, simply complete the
Section 3 Contractor Initial Response Form and return it with the Bid Submittal and that all questions must be directed to
Laura Morgan, lmorgan@snvrha.org regarding Section 3 (documents also included in the solicitation). She expressed to
the contractors to first register their company on the required ha.economicengine.com website in order to download and
respond to the solicitation and that all questions must be asked and answered via the above-stated website.

An additional site visit of the units is scheduled for Tuesday, March 10, 2020 from 8am – 5pm. Please contact Eugene
Ortega, eortega@snvrha.org, 702-210-0276 or Juan Salas, jsalas@snvrha.org prior to your visit.

The Scope of Work was explained by Frank Stafford and he stated the following:

1. Clarified that Liquidated Damages will be $100 per unit per day for each day exceeding the completion date.
2. Scope Changes:
   a. Remove supply and install garbage disposal;
   b. Remove supply and install dishwasher
   c. It was previously mentioned to remove language for water supply for refrigerator because the
      refrigerator would not be have the water dispenser and ice maker. After some thought, we will leave this
      item. If the refrigerator has an internal ice maker, this item would still be needed.
   d. The SNRHA will provide appliances for the contractor to install for final check for unit turnover.
   e. The contractors will also install range hoods in units
   f. Upon the contractor receiving the unit for construction, they will need to remove the SNRHA's locks and
      turn them over the SNRHA Management. The contractor will install their own construction locks on the
      units. If the SNRHA's locks are not turned over to staff the contractor will be charged for replacing them.
   g. Shingles Type: 30 Year Shingles and the Scope of Work is included with this Addendum

The Conference and Site Visits concluded at 9:50am.

This Addendum is provided to you as a courtesy. It is the contractor's sole responsibility to review and retrieve all
Addenda from SNRHA's websites at ha.economicengine.com and/or http://www.snvrha.org and make the appropriate
adjustments to your Bid Submittal if necessary.

Thank you for your time and consideration in providing a bid for these services and please acknowledge receipt of this
Addendum via reply email at procurement@snvrha.org.

Attachments: Scope of Work for 30-Year Shingles Roof.
   Bid Conference Sign-in Sheet

END OF ADDENDUM NO. 1
PART 1 - GENERAL

1.01 RELATED DOCUMENTS

A. Provide all labor, equipment, and miscellaneous material to properly install a new asphalt shingle roofing system over the properly prepared substrate for the Southern Nevada Regional Housing Authority.

B. Scope of Work:

1. Properly remove and dispose of the existing roof system down to the wood deck.

2. Replace failed wood decking and facia board with same like and kind. Include lineal foot price for replacement of both decking and facia along with your proposal.

3. Remove all wood shingle molding on the rake and eave.

4. Install underlayment per specification

5. Install a new drip edge metal, color to be selected by the SNVRHA

6. Install new metal flashing

7. Install new gutters and downspouts, color to be selected by the SNVRHA

8. Install new ridge vents or slant back vents per specification

9. The fasteners along the metal base flashing shall be 3.5” per foot.

10. No staples shall be used on this project.

11. Install shingles per specification, color to be selected by SNVRHA

12. Contractor to give proper notice to SNVRHA before beginning work, contractor to clean all debris from the job site during and at the end of the project.

1.02 SECTION INCLUDES:

A. Granular surfaced glass fiber mat reinforced shingle roofing.
B. Moisture shedding underpayment, eave, valley and ridge protection.
C. Associated metal flashings.
D. Ridge and suffix vents.

1.03 REFERENCES

A. ASTM B209 - Aluminum-Alloy Sheet and Plate
D. ASTM D4586 - Asphalt Roof Cement, Asbestos Free.
E. ASTM D3161 - Wind Resistance of Asphalt Shingles
F. ASTM D3018 - Class A Asphalt Shingles Surfaced with Mineral Granules.
G. ASTM A361 - Sheet Steel, Zinc Coated (Galvanized) by the Hot-Dip Process for Roofing and Siding.
H. ASTM B370 - Copper Sheet and Strip for Building Construction.

1.04 SUBMITTALS

A. Submit under provisions of application section.
B. Product Data: Provide data indicating material characteristics, performance criteria, and limitations. Material must be pre-approved 5 days prior to bid opening.
C. Manufacturer's Installation Instructions: Indicate preparation required and installation procedures.
D. Any material submitted as equal to the specified material must be accompanied by data sheets. This report shall show that the submitted equal meets the Design and Performance criteria in this specification. Substitution requests submitted after bid opening will be rejected.
E. Samples: Submit two (2) samples of the following: shingles style/color, metal color, underlayment.

1.05 QUALITY ASSURANCE

A. Manufacturer: Company specializing in manufacturing the roofing system products specified in this section.
B. Applicator: Factory-certified steep-slope roofing contractor.

1.06 REGULATORY REQUIREMENTS

A. Conform to all applicable State on local codes.
B. UL 790, Class A; UL 997, Wind Resistance.
1.07 DELIVERY, STORAGE, AND HANDLING

A. Roofing material shall be delivered with labels intact in quantities required to assure continuity of application.
B. Storage at the job site should be in a covered, ventilated area - maximum temperature 110° F. Store on a flat surface, to a height per pallet as recommended by the manufacturer. Do not store near steam pipes, radiators, etc., or in sunlight. All rolls must be stored on end.
C. In accordance with good roofing practice, bundles should not be dropped on edge nor should attempt be made to separate shingles by "breaking" over ridge or other bundles. This is particularly important at temperatures of 40° F or below.
D. Handle carefully. Shingles can be broken in cold weather or their edges damaged in hot weather.

1.08 WARRANTY

A. Provide manufacturers standard shingle warranty.
B. Provide (2) year contractor warranty.

PART 2 - PRODUCTS

2.01 MANUFACTURERS - ASPHALT SHINGLES: 30 YEAR
A. Owens Corning - Oakridge or pre-approved equal

2.02 ASPHALT SHINGLES: 30 YEAR

A. Asphalt Shingles: UL Class A Rating and Wind Resistance Label, glass fiber mat base, mineral surface, color selected by SNVRHA

2.03 UNDERLAYMENTS

A. Underlayment—Roof Deck Protection: UDL Pro Grade SA underlayment as manufactured by Viking Products Group. (800)-350-2142 or pre-approved equal.

2.04 ACCESSORIES

A. Nails: Standard round wire shingle type, Zinc coated steel or aluminum, 10-12 gauge, barbed or deformed shank, with heads 3/8" (9.5 mm) to 7/16" (11 mm) in diameter. Nails must be long enough to penetrate into solid wood deck at least ¾" (19 mm) or just through plywood and oriented strand board decks.
B. Plastic Cement: ASTM D4586 Type I or Type II.
C. Ridge Vent: Deco vented ridge cap or pre-approved equal.
D. New, non-corrosive, metal step flashing, minimum 24 gauge (or equivalent) to be used as step flashing around chimneys, dormers, and side walls.
E. New lead boots to be used around all plumbing vents.
PART 3 - EXECUTION

3.01 EXAMINATION

A. The old roof system must be torn completely off down to the roof deck.
B. Verify that the rafters are dry, sound, clean and smooth, free of depressions, waves, or projections.
C. Replace all damaged wood fascia
D. Replace the decking with new same like and kind.

3.02 PREPARATION

A. Fill knot holes and surface cracks with latex filler at areas of bonded eave protection.
B. Broom clean deck surfaces under eave protection and underpayment.

3.03 INSTALLATION - EAVE METAL

A. Place eave edge metal flashings tight with fascia boards. Weather lap joints 2 inches or 51 mm and seal with roof cement. Secure flange with nails.
B. Apply UDL Pro Grade SA Underlayment for all eaves

3.04 INSTALLATION – PROTECTIVE UNDERLAYERMENT IN VALLEYS

A. Install full width of UDL Pro Grade SA Underlayment directly to deck, and in all valleys. Shield end laps 6 inches or 152 mm and press firmly to seal.

3.05 INSTALLATION - PROTECTIVE UNDERLAYERMENT TO ROOF DECK

A. (For slopes 2"-4") Place one ply of UDL Pro Grade SA underlayment as manufactured by Viking Products Group over the entire deck, with edges lapped a minimum of 4" inches over itself and eave protection, and have ends lapped a minimum of 4 inches or 102 mm over itself. Stagger end laps of each consecutive layer a minimum of 3 feet. In valleys, run Shingle Mate minimum 6 inches or 152 mm over valley protection. Nail in place per manufacturer’s requirements.

B. At all vent pipes, install a 2 square foot piece of UDL Pro Grade SA Underlayment.

3.06 INSTALLATION OF RAKE METAL

A. Place rake edge metal flashings over eave protective underpayment and tight with rake boards. Weather lap joints 2 inches or 50 mm and seal with roof cement. Secure flange with nails. All sheet metal will be Kynar coated.
3.07 INSTALLATION - VALLEY PROTECTION

A. Run the first and only the first course of shingles from the higher sloped roof surface across the valley a minimum of 12 inches or 305 mm. Then extend all shingles from the lower sloped roof surface across the valley and nail not closer than 6 inches or 152 mm from the center of the valley. Trim all subsequent courses of shingles from the higher slope roof surface 2 inches or 51 mm from the valley center line to achieve a closed cut valley.

3.08 INSTALLATION - ASPHALT SHINGLES :30 YEAR

A. Install shingles in accordance with manufacturer's instructions.
B. Install 4 or 6 nails per shingle, as recommended by local building codes.
C. Install Hip and Ridge shingles per manufacturer's instructions.

3.09 INSTALLATION OF RIDGE VENT

A. Cut a 2 inch or 51 mm slot along ridge, 1 inch or 25 mm on each side. Leave an uncut closed sheathing area of 6 inch or 152 mm at each end of the ridge. Cut through sheathing only, avoiding roof trusses. On houses with a ridge board, cut 3½ inch or 89 mm slot, 1¾ inch or 44 mm on each side.
B. Vent along the entire length of ridge, covering the uncut 6 inch or 152 mm sheathing areas on both ends. Shorter lengths can be joined by caulking and butting the ends.
C. Install ridge shingles directly over ridge vent. Use roofing nails of sufficient length to penetrate a minimum of ¾ inch or 19 mm into wood boards or just through plywood or oriented strand board decking, on centers recommended by the shingle manufacturer. Do not drive nails home; leave a ¾ inch or 19 mm nominal step between the ridge shingles and the roof shingles.

END OF SECTION
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<tr>
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<td>Susan Brown</td>
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Jones Gardens: 1750 Marion Drive, S 250, 252, D Ly, N 69445
March 4, 2019, 8:00 AM
Rehab of Fire Damaged Units, FB 230013
Pre-Bid Conference Sign in Sheet
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