



## SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

### ADDENDUM NO. 2, PRE-BID CONFERENCE MINUTES

June 10, 2020

#### INVITATION FOR BIDS

IFB B20017

#### GENERAL CONTRACTORS: STUCCO, PAINT, STAIRS, LANDINGS AND DECKS REPAIRS JONES GARDENS, AIDA BRENTS, HAMPTON COURT, HARRY LEVY GARDENS AND VILLA CAPRI

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 Virtual Pre-Bid Conference via Webex.com and a Site Visit was scheduled on Wednesday, June 10, 2020, at 11:00 AM at Jones Gardens and 12N at Aid Brents; additionally Site Visits are scheduled for Thursday, June 11, 2020 beginning at 8AM at Hampton Court, 9:30AM at Harry Levy Gardens and Villa Capri at 10:30AM. This document serves as the Minutes from that meeting and the following were in attendance:

1. Linda Simpson, SNRHA, [procurement@sivrha.org](mailto:procurement@sivrha.org)
2. Wanda Beckett, SNRHA, [procurement@sivrha.org](mailto:procurement@sivrha.org)
3. Johnny Shaw, SNRHA, [procurement@sivrha.org](mailto:procurement@sivrha.org)
4. Laura Morgan, SNRHA, [lmorgan@sivrha.org](mailto:lmorgan@sivrha.org)
5. Deena Williams, SNRHA, [dwilliams@sivrha.org](mailto:dwilliams@sivrha.org)
6. Kevin Meniur, SNRHA, [kmeniur@sivrha.org](mailto:kmeniur@sivrha.org)
7. Eugene Ortega, SNRHA, [eortega@sivrha.org](mailto:eortega@sivrha.org)
8. Casey Exley, SNRHA, [cexley@sivrha.org](mailto:cexley@sivrha.org)
9. Duwanda Campbell, SNRHA, [dcampbell@sivrha.org](mailto:dcampbell@sivrha.org)
10. Paula Forgette, SNRHA, [pforgette@sivrha.org](mailto:pforgette@sivrha.org)
11. Tim Samaniego, Garland Industries, SNRHA's Consultant, [tsamaniego@garlandind.com](mailto:tsamaniego@garlandind.com)
12. Mike Oday, B & H Construction, [mike.oday@bhcnv.com](mailto:mike.oday@bhcnv.com)
13. Ricardo Montilla, J & J Contracting, LLC, [ricardojjcontracting@gmail.com](mailto:ricardojjcontracting@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, June 10, 2020 and end on Friday, June 19, 2020, 5:00 PM and the Bid submission deadline date of Monday, June 29, 2020, 10:00 AM. Due to the COVID-19, a Public Bid Opening will not be held, however Bid Results will be posted on the applicable websites following the deadline date

and time. She mentioned that she was the primary contact regarding this solicitation and contact with any other employee, staff, residents or commissioners would cause your bid to be deemed non-responsive. All questions must be provided to her on the [ha.economicengine.com](http://ha.economicengine.com) website; she also stressed that during the Site Visits all questions must be put in writing and submitted to her as well and requested of Kevin Meunier and Tim Samaniego to provide a synopsis of questions and answers following the site visits with contractors on both days.

She followed the Agenda which was provided via [ha.economicengine.com](http://ha.economicengine.com) website 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 mentioned Liquidated Damages is \$100 per day, per dwelling for delays of work and this info could be found within form 5370 of the bid document. She expressed that each unit's cost must be broken down using HUD Form 51000 and 5 forms were included to be used one per unit and the total cost of all 5 properties must equal to the total bid amount on the Bid Form. 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 Deena Williams, Davis Bacon Coordinator provided an overview of the Davis Bacon requirements, also included in the solicitation and Laura Morgan provided an overview of the Section 3 Program as well. 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. Submitting their two hard copy bids without the pricing input on the [ha.economicengine.com](http://ha.economicengine.com) website will deem their bids non-responsive and she also cautioned against waiting until the a few minutes before the deadline to enter pricing into the website because it will close at the deadline date and their bid will be deemed non-responsive. Providing the 2 hard-copy bids and not electronic pricing (one without the other), deems the bid non-responsive).

Linda 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 expressed to the contractors not to get overwhelmed or discouraged regarding the volume of paper of the Solicitation and offered assistance in putting their packages together.

She also expressed to the contractors that they must register first register their companies on the required [ha.economicengine.com](http://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.

She expressed that the scheduled Site Visits were the only times allotted to review the properties and recommended the contractors plan accordingly and that she hoped it would not pose any problems.

An overview of the Scope of Work was provided by Tim, and he stated that any questions and answers would be best explained at the sites.

The Conference concluded at 9:27am.

Following are the questions and answers pertaining to this IFB during the Pre-Bid Conference and Site Visits held on Wednesday and Thursday and also see actually site visits sign in sheets:

**Q&A during Pre-Bid Conference:** Are there any plans for Robert Jones Gardens Development?

Answer: See attached PDF



**LEGEND AND NOTES**

Symbol	Description	Buildings	Units
--- --	FIRE TRUCK 500FT RADIUS		
▨	FIRE TRUCK ACCESSABLE PATH		
▤	VEHICULAR PATH	1	4-2BR
▥	PARKING LOT - 75,500 SF. - 120 SPACES	2	2-3BR/1-4I
▦	ADA ACCESSABLE PATH	3	3-2BR
▧	PAVED WALKWAYS - 34,600 SF.	4	3-2BR/1-3I
▨	REFUGE ENCLOSURE	5	4-2BR
▩	LANDSCAPING	6	4-2BR
▪	FIRE HYDRANT	7	3-2BR
▬	OFFICE/COMMUNITY CENTER	8	2-3BR/1-4I
▭	MAINTAINANCE SHOP	9	3-2BR
▮	HANDICAP BUILDING	10	3-2BR/1-3I
▯	DWELLING UNITS	11	2-3BR/1-4I
▰	PLAYGROUND	12	4-2BR
▱		13	3-2BR
▲		14	2-3BR/1-4I
△		15	4-2BR
▴		16	2-3BR
▵		17	4-2BR
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**LEGEND AND NOTES**

LEGEND AND NOTES		DWELLING UNITS TOTAL =
---	FIRE TRUCK 500FT RADIUS	
▨	FIRE TRUCK ACCESSABLE PATH	
▨	VEHICULAR PATH	<b>BUILDINGS</b>
▨	PARKING LOT - 24,000 SF. - 94 SPACES	1 10-0BR
▨	ADA ACCESSABLE PATH	2 10-1BR
▨	PAVED WALKWAYS - 25, 700 SF.	3 10-1BR
▨	REFUGGE ENCLOSURE	4 10-2BR
▨	LANDSCAPING	5 10-2BR
▨	FIRE HYDRANT	6 10-2BR
▨	OFFICER/RESIDENT COUNCIL	7 10-3BR
▨	MAINTAINANCE SHOP	8 10-3BR
▨	BUILDINGS WITH HANDICAP UNITS	9 10-3BR
▨	DWELLING UNITS	10 4-1BR / 6-3B
▨	BOYS AND GIRLS CLUB	11 OFFICE/COMMUNITY
▨	PLAYGROUND	12 RESIDENT COUNCI
▨	STORAGE	13 STORAGE
▨	COVERED CIRCULATION SPACE	14 MAINTAINANCE SH
		15 BOYS AND GIRLS C
		<b>HANDICAP</b>
		BUILDING 1 ..... G AND I-
		BUILDING 2 ..... E - 1BR
		BUILDING 10 ..... C AND E-
		<b>SENIOR RESIDENCE</b>
		BUILDING 1
		BUILDING 2
		BUILDING 3

**HAMPTON COURT**

1030 Center Street Henderson NV, 89015



NOT A PART

NOT A PART

E. WARM SPRINGS RD

CENTER ST

**Q&A'S: JONES GARDENS JOB WALK: 1750 Marion Avenue, LV, NV 89115**

1. Who paints the address numbers and letters back on the stucco after the project is complete?

**ANSWER:** The Contractor

2. Are the entrance doors and door trim included in the project? **ANSWER:** Yes

3. Who replaces the dry rot wood fascia, roof project or stucco paint project? **ANSWER:** Stucco is currently out to bid.

4. Are the metal hand rails included in the project? **ANSWER:** Yes, to keep everything the same and uniform.

5. Is the trash enclosure included in the project? **ANSWER:** Yes, to keep the property uniform.

6. Has the SNVRHA picked a color for the buildings and the trim? (See Deexelent Color Chart, attached) **ANSWER:** Sandstone on the building goodies and Newport Blue on the facials, doors/door frames, railings and building numbers.

7. Who removes and reinstalls the signs that are mounted to the stucco walls?

**ANSWER:** The Contractor.

8. Is the Maintenance Building included in the stucco/paint project? **ANSWER:** Yes, to keep the property uniform.

9. Is the Community/Office Building included in the stucco/paint project? **ANSWER:** Yes, to keep the property uniform.



# Urethane Polymers International

20 Standard Colors Available for the Dexcelent and Dexcelent II Fire Retardent Walking Deck and Roof Covering

Ash Brown



Gunmetal



Padre Brown



Slate Gray



Cape Cod Gray



Desert Tan



Rain Forest



Spanish Brown



Daybreak



Navajo White



Castle Gray



Terra Cotta



Misty Gray



Newport Blue



Sandstone



Tumbleweed



Monterey Sand



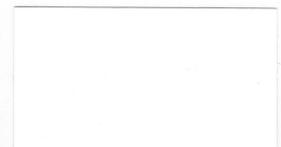
Sand Dune



Sidewalk Gray



White



Applied colors may vary due to differences in surface texture, lighting and method of application. This color chart approximates actual colors and is as accurate as production limitations allow. It is necessary that we reserve the right of reasonable variation. Install a sample area before proceeding with entire job.

## Urethane Polymers International

10880 Poplar Avenue • Fontana, CA 92337 • Phone: (909) 357-7200 • Toll Free: (800) 560-0230 • Fax: (909) 357-7215

Website: [www.urethanepolymers.com](http://www.urethanepolymers.com)

04/11/2014

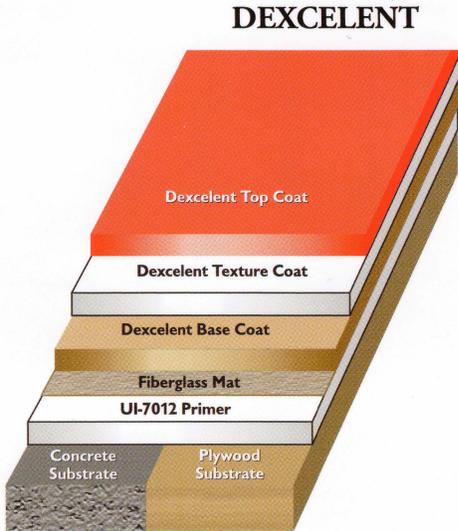
# UPI –Your Partner In Waterproofing Solutions

Urethane Polymers International, Inc. has over thirty years experience in manufacturing high performance coatings that provide proven solutions to waterproofing challenges. UPI designs systems with a complete understanding of the factors that will affect their performance out in the environment. The UPI uniquely formulated product line of modern, high strength, synthetic materials provides economical, practical, and viable solutions to prevent the migration of water into substrates and occupied structures.

## Traffic Bearing System Selection Guide

UPI traffic bearing acrylic waterproofing systems are designed for application onto concrete or plywood substrates. The advantages to using the UPI technology for your polymer modified cement and acrylic resin coatings include simple installation, excellent adhesion, enhanced toughness and abrasion resistance, and ease of maintenance. The standard foot traffic top coat is a high performance 100% pure acrylic composition that improves resistance to the sun's ultraviolet rays and enhances the systems' natural resistance to premature chalking or deterioration. The advantages to using Dexcelent™ Permashield™ and Texcrete™ water-based pure acrylic coatings include simple installation, low odor, rapid drying time, excellent color retention and ease of maintenance.

ACRYLIC SYSTEM	DESCRIPTION	USE
<b>DEXCELENT</b>	Environmentally friendly, water-based acrylic plus fiberglass reinforced system for concrete or plywood substrates.	Sundecks, balconies, elevated walkways, courtyards, and stairways subject to pedestrian traffic.
<b>DEXCELENT II</b>	Class-A fire retardant, weather resistant pedestrian deck and roof waterproof system over plywood substrates.	Special construction plywood roof decks subject to pedestrian traffic.
<b>DEXCELCRETE Underlayment</b>	Acrylic polymer modified cement underlayment for polyurethane or acrylic coating systems.	Special duty roof top deck surfaces over new plywood substrates, or existing urethane/plywood systems.
<b>TEXCRETE</b>	Decorative, acrylic polymer modified, cementitious, textured system designed for the repair of concrete substrates.	To repair and subsequently protect and beautify concrete surfaces such as swimming pool decks, courtyards, and walkways.



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Website: [www.urethanepolymers.com](http://www.urethanepolymers.com)

Q&A's: AIDA BRENTS JOB WALK, 2120 Vegas Drive, LV, NV 89106

1. Is the storage unit included in the project? **ANSWER:** Yes
2. Has the SNVRHA chosen a color for the building and trim? (See Deexelent Color Chart, attached)  
**ANSWER:** Spanish Brown
3. Are the doors and trim included in the painting? **ANSWER:** No.
4. Does the SNVRHA want the gas meters painted? **ANSWER:** No.
5. Does the SNVRHA want the loose metal vents correctly installed? **ANSWER:** Yes
6. What should be installed where there are gaps in the roof drip edge and stucco detail? **ANSWER:**  
One component non-sag urethane caulking



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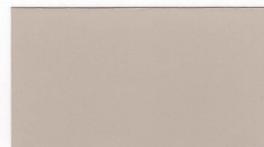
Misty Gray



Newport Blue



Sandstone



Tumbleweed



Monterey Sand



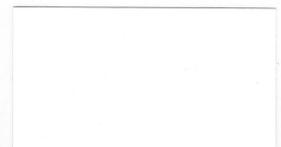
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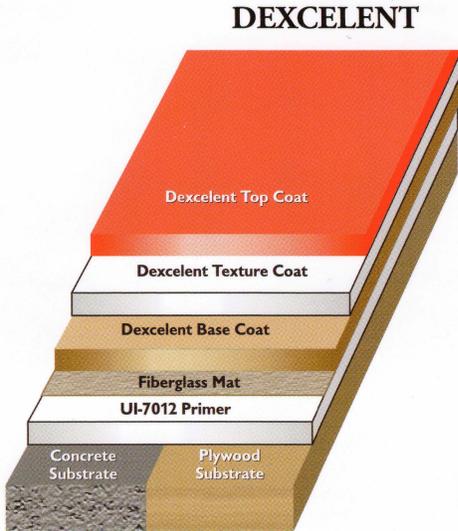
# UPI –Your Partner In Waterproofing Solutions

Urethane Polymers International, Inc. has over thirty years experience in manufacturing high performance coatings that provide proven solutions to waterproofing challenges. UPI designs systems with a complete understanding of the factors that will affect their performance out in the environment. The UPI uniquely formulated product line of modern, high strength, synthetic materials provides economical, practical, and viable solutions to prevent the migration of water into substrates and occupied structures.

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**Q & A's: HAMPTON COURT, 1030 Center St., Henderson, NV 89015**

1. Are the stairs being painted? **ANSWER:** Yes.
2. Are the railings and post being painted? **ANSWER:** Yes.
3. Is the stucco being cut to install new flashing and plywood? **ANSWER:** Yes.
4. How far up the wall does the contractor paint the stucco? **ANSWER:** 12 inches
5. Does contractor cut and replace the wood panel behind the flashing? **ANSWER:**Yes.
6. Is SNVRHA relocating upstairs residence? **ANSWER:** Yes.
7. Does contractor add a weep screen to Building #4? **ANSWER:** Yes
8. Has SNVRHA picked a color? (See Deexelent Color Chart attached)  
**ANSWER:** Railings - Plush Suede and Stucco - Satin Blush



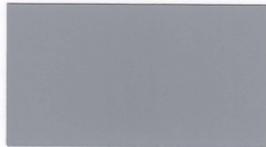
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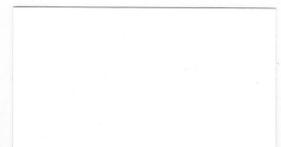
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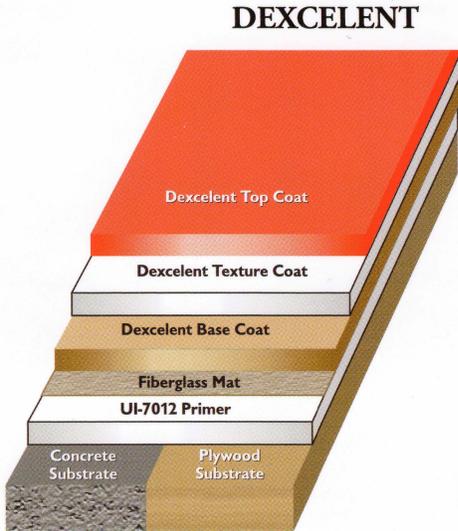
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UPI traffic bearing acrylic waterproofing systems are designed for application onto concrete or plywood substrates. The advantages to using the UPI technology for your polymer modified cement and acrylic resin coatings include simple installation, excellent adhesion, enhanced toughness and abrasion resistance, and ease of maintenance. The standard foot traffic top coat is a high performance 100% pure acrylic composition that improves resistance to the sun's ultraviolet rays and enhances the systems' natural resistance to premature chalking or deterioration. The advantages to using Dexcelent™ Permashield™ and Texcrete™ water-based pure acrylic coatings include simple installation, low odor, rapid drying time, excellent color retention and ease of maintenance.

ACRYLIC SYSTEM	DESCRIPTION	USE
<b>DEXCELENT</b>	Environmentally friendly, water-based acrylic plus fiberglass reinforced system for concrete or plywood substrates.	Sundecks, balconies, elevated walkways, courtyards, and stairways subject to pedestrian traffic.
<b>DEXCELENT II</b>	Class-A fire retardant, weather resistant pedestrian deck and roof waterproof system over plywood substrates.	Special construction plywood roof decks subject to pedestrian traffic.
<b>DEXCELCRETE Underlayment</b>	Acrylic polymer modified cement underlayment for polyurethane or acrylic coating systems.	Special duty roof top deck surfaces over new plywood substrates, or existing urethane/plywood systems.
<b>TEXCRETE</b>	Decorative, acrylic polymer modified, cementitious, textured system designed for the repair of concrete substrates.	To repair and subsequently protect and beautify concrete surfaces such as swimming pool decks, courtyards, and walkways.



## Urethane Polymers International

10880 Poplar Avenue • Fontana, CA 92337

Phone: (909) 357-7200 • Toll Free: (800) 560-0230 • Fax: (909) 357-7215

Website: [www.urethanepolymers.com](http://www.urethanepolymers.com)

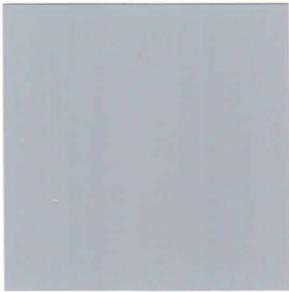
Q&A's: HARRY LEVY GARDENS, 2525 W. Washington Ave, LV, NV 89106

1. Are the metal rails on the handicap ramp being painted? **ANSWER:** Yes
2. Are the underside of the stairs being painted? **ANSWER:** Yes
3. Is the concrete on the handicap ramp being coated? **ANSWER:** No.
4. Is there lead paint on the existing staircase? **ANSWER:** That is possible since there are multiple layers in some spots.
5. What color are the stairs being painted? See UPI –Polyurethane Colors attached. **ANSWER:** Sidewalk Gray

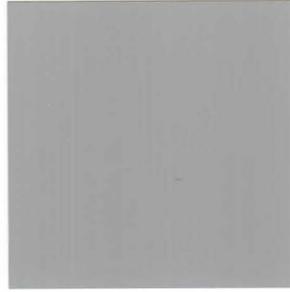


# COLOR CHART POLYURETHANE COATINGS

## STANDARD TOP COAT COLORS



**Pacific Gray**



**Sidewalk Gray**



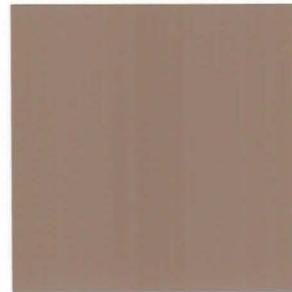
**Rocky Gray**



**Monterey Sand**



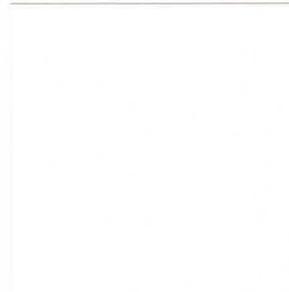
**Desert Tan**



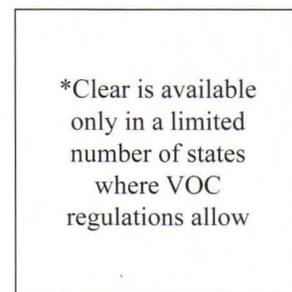
**Ash Brown**



**Brick Red**



**White**



**Clear\***

NOT ALL COLORS ARE AVAILABLE IN ALL PRODUCTS. Custom colors can be developed and are subject to minimum order quantities. This color chart approximates actual colors and is as accurate as reproduction limitations allow for UPI aliphatic urethane top coats. It is necessary that we reserve the right of reasonable variation. Applied colors may vary due to differences in surface texture, lighting and method of application.

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Q&A's: VILLA CAPRI, 909 Doolittle, LV, NV 89106

1. Are the metal rails being painted? **ANSWER:** Yes.
2. Are the concrete steps being included in the project? **ANSWER:** Yes.
3. Are the metal landings included in the project? **ANSWER:** Yes.
4. Does contractor remove/replace all damage and dry rot, then install new system? **ANSWER:** Yes.
5. What color is the landings? (See Deexelent Color Chart) **ANSWER:** Cape Cod Gray



# Urethane Polymers International

20 Standard Colors Available for the Dexcelent and Dexcelent II Fire Retardent Walking Deck and Roof Covering

Ash Brown



Gunmetal



Padre Brown



Slate Gray



Cape Cod Gray



Desert Tan



Rain Forest



Spanish Brown



Daybreak



Navajo White



Castle Gray



Terra Cotta



Misty Gray



Newport Blue



Sandstone



Tumbleweed



Monterey Sand



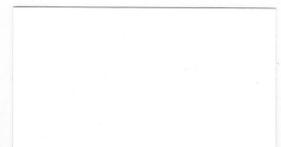
Sand Dune



Sidewalk Gray



White



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04/11/2014

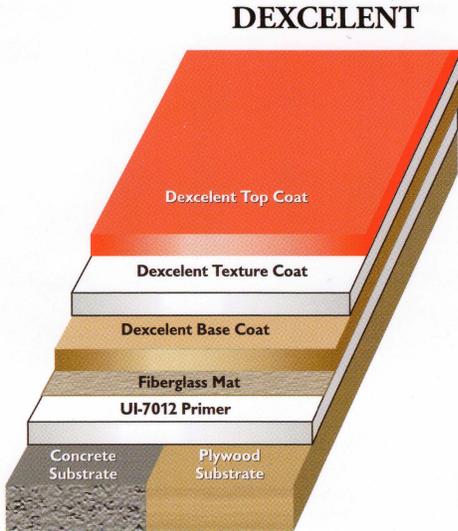
# UPI –Your Partner In Waterproofing Solutions

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## Traffic Bearing System Selection Guide

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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](http://ha.economicengine.com) and/or <http://www.snrha.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](mailto:procurement@snvrha.org).

Attachments: Contractors Site Walks Sign-in Sheets; SNRHA attendees, (see above) and **Jones Gardens Plans**

**END OF ADDENDUM NO. 2**

Southern Nevada Regional Housing Authority  
 Jones Gardens/Aida Brents Stucco  
 June 10, 2020

Organization	Name	E-Mail	Phone
Garland/DBS	Tim Samaniego	TSAMANIEGO@gmail.com	(775) 772-9822
UPI	Rudy Navarro	RNAVAREO@URETHANE POLYMERS, INC.	909 253-5804
UPI	Eric Lepp	eltorre@urthonepolymers.com	909 217-6293
B&H Const.	Kai Dedras	MunawarFca@yahoo.com	702-335-9353
Contracting	Ricardo Montal	ricardojcontracting@gmail.com	702-272-7518
<del>SNRHR</del>	Kara Meane	kmeane@snrhr.org	702-477-3204

Southern Nevada Regional Housing Authority  
 Hampton Court/Levy Gardens/Villa Capri Stairs-Landings-Decks  
 June 11, 2020

Organization	Name	E-Mail	Phone
GARDLAND/DBS	Tim Samaniego	TSAMANI@egp.netlandnv.com	(775) 772-9822
URI	Eric Lopez	ELopez@centralnevadapolymer.com	909 217-6297
NHF	Miles / KRISTIA	MILES@NVSPRAYCOAT.COM	(702) 969-5760
UPI	Rudy Navarro	RNAVARRO@Polymers	(909) 253 5804
TITAN	Alex Ramirez	Alex@ramirezinc.net	702-781-8877
Grand Coosfile	DAN WILKINS	DAN@WILKINSGRANDCOOSFILE.NET	702. 499.0054
TITAN ROOFING	Peter J. Peters	PJP@titanroofing.net	702-279-3719
SNRHA	Kevin Mearns	KMearns@snrha.org	702-477-3204
B&H Construction	Mike O'Day	mikeoday@bhcnv.com	702-564-8484
Unforgettable Coatings	Jeff Robinson	Jeff@unforgettablecoatings.com	801-815-9853