



SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

INVITATION FOR BIDS

IFB B20017

June 22, 2020

ADDENDUM NO. 6, QUESTIONS & ANSWERS

**GENERAL CONTRACTORS: STUCCO, PAINT, STAIRS, LANDINGS AND DECKS SERVICES
JONES GARDENS, AIDA BRENTS, VILLA CAPRI, LEVY GARDENS AND HAMPTON COURT**

- Under the Jones Gardens Scope of Work, it is mentioned that there are existing roofs with shingles and flashing damaged. It was mentioned at the site walk that the General Contractor may be required to remove/replace 5 of the existing roofs.

Is this correct and if so can you identify which roofs will need to be replaced?

ANSWER: NO

If the intent is to only repair damaged flashing and shingles can you please give us a list of which buildings we will need to figure in our base bid?

ANSWER: ONLY buildings with damaged flashing and shingle damage next to the flashing need to be repaired.

- Do the Railings need to be removed and re-installed at the Hampton Court project?

ANSWER: YES

The plywood will need to be removed and replaced under the existing waterproof deck. Some of the Railings were imbedded in the Stucco and some just had a mounting plate welded on for easy detachment.

If we need to remove the Railings, would it be easier to cut it and weld sleeves on the in lieu of doing a bunch of miscellaneous stucco patches?

ANSWER: YES

- Addendum 2 states to paint 12" up from the deck at the removed/replaced stucco at the Hampton Court site. Please note that the new painted areas will not match the existing areas. Also, there were miscellaneous area throughout the site that had holes up near the windows, doors, etc.,

Do we need to figure patching these areas as well?

ANSWER: YES

Should the General Contractor include an owner provided line item allowance amount per building for doing miscellaneous stucco patch and paint?

ANSWER: YES

4. Addendum 2 states the concrete steps are included in the Scope of Work for the Villa Capri project. It is unknown how many of these will need to have the concrete removed/replaced.

Should the General Contractors include an owner provide line item allowance amount per building for doing concrete step repair?

ANSWER: YES

5. Do the Site Light Poles need to be painted on the Jones Gardens Site?

ANSWER: NO

Do the Site Light Poles need to be painted on the Villa Capri Site?

ANSWER: NO

6. Do the mailboxes need to be painted on the Jones Gardens Site?

ANSWER: NO

Do the mailboxes need to be painted on the Villa Capri Site?

ANSWER: NO

7. Do the Site CMU Screen Walls need to be painted on the Jones Site?

ANSWER: YES

Do the Site CMU Screen Walls need to be painted on the Villa Capri Site?

ANSWER: NO

8. Can you please further clarify the Jones Gardens question #3 that was included in Addendum No. 2.

The question is: Who replaces the dry rot wood fascia or stucco paint project and the answer was that the Stucco is currently out to bid.

Is the dry rot at the wood fascia to be included in the Scope of Work for this project?

ANSWER: YES, it should be included

Finally, please be advised that the SNRHA is readily available to answer your questions however, we will not respond to questions that are already in the Scope of Work or previously issued Addenda.

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 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.

Stay Safe – Stay Well!

END OF ADDENDUM NO. 6