



Navajo Housing Authority
Procurement Department
P.O. Box 4980, Window Rock, AZ 86515

ADDENDUM NUMBER ONE (1)
Issued: May 21, 2019

Project Name: IFB #425 Exterior Upgrades for 60 Units in Navajo, NM

To All Interested Bidders:

This addendum forms a part of the contract Documents and modifies the Original Bidding Documents and any Subsequent addenda. Acknowledge Receipt of this addendum in the space provided on the bid form, failure to do so is subject to bidder disqualification by the NHA.

This addendum consists of: Section I, General Information. 5. Estimated Schedule of Activities has been revised to extend the bid due date and time to allow bidders additional time to review all inquiries; and 6. NHA's response to all bidder's inquiries. All responses will be made in writing to all firms who have an interest in this IFB.

I. Estimated Schedule of Activities:

- d. Invitation for Bid Due: **May 29, 2019 @ 2:30 PM, MDST***
NHA Development & Construction Services Division, Whiteshell Conference Room, Ft. Defiance, Arizona
- e. Tentative NHA-BOC Approval: June 21, 2019
- f. Execution of Contract/NTP: July 1, 2019

II. Bidders Inquiries:

- 1. I have been looking through all of these bid documents and it says there is site work. I was wondering if there is any asphalt or road repair that is needing to be done.
NHA Response: No, there is not asphalt or road repair to be done.
- 2. Will the deletion of ridge vents and adding in "mushroom" type attics vents that will be calculated to the correct Net Free Area be allowable?
NHA Response: No, all vents must be replaced with like material.
- 3. Will fiberglass doors be allowable?
NHA Response: No.
- 4. Will removal (if exists) and reinstall of security or screen doors need to be in the bid? Are new security doors required?
NHA Response: See Part 2 Products, 2.5 Accessories, A. Provide Security door and all related hardware, Model # 5SH202BLACK36 – Su Casa (Home Depot Product) or similar.

5. Since these are existing houses will a specific keyway be required?
NHA Response: Kwik set locks will be required.

6. Are there any details outlining what the contractor is supposed to do with the telephone, cable, Satellite, exposed wires? Work around them? Clean them up?
NHA Response: The telephone lines with boxes and cables will need to be removed and reinstalled. As for the Satellite cables and dish, the NHA will work with the family to remove and reinstall. The awarded Contractor will install a two (2) foot deep standard fencing pole, six feet in length, in concrete for the Satellite dish. The pole shall be located with a clear view of the southern skies and of sufficient distance from structure and others for Satellite TV provider to utilize to reinstall customer's service.

7. Satellite dishes, if on roof or side, will be removed. Do we leave them on the ground for tenant to reinstall?
NHA Response: See answer to #6 above.

8. Color schemes are not referenced in the project. The contractor usually makes them if needed. How many color schemes will be required?
NHA Response: Three different sets of three-color pallets/schemes for NHA to select from.

9. Are these public rental or homeowner units?
NHA Response: The units are all public rentals.

10. Upon site visitation it was noticed there appears to be abandoned vehicles and personal property as well as trash etc. at the fence line at many units. Who is responsible to remove these items, NHA or the contractor?
NHA Response: Tenant is required to remove all personal property ten feet away from unit.

11. Will bid form be changed for this project or will the unit prices still be required for Change Requests?
NHA Response: The unit prices will be required for any change requests.

12. Upon site visitation there is block stem walls and stairs with handrail going to each unit. Will exterior painting include the prep and painting of the handrails and the CMU block.?
NHA Response: Yes.

13. Upon site visitation there is block stem walls, some stem wall foundations are exposed. The scope says to grade around units for proper drainage. What is the extent of the grading since finish floor is 3' higher than the ground level and most of the area is a level grade? The amount of import could vary based on the given extent of the work. At what height above stem wall foundation does NHA expect the dirt level to be?

NHA Response: Contractor to complete grading for proper drainage away from units as allowed by surrounding finish grade.

14. During per bid meeting, we were told that the project duration was 365 days, but in the project manual HUD-5370-A page 9 indicate 120 days contract time and in SOW paragraph D. Contract Time indicate to complete project before November 27, 2019 so that will be 150 days plus contract time. Please advised.

NHA Response: The duration of the project will be 360 days from the date of the Notice to Proceed.

15. Wood Treatment: Where is this application applied?

NHA Response: It would be "as needed". NHA Pest Control shall be contacted to treat termites. If there is mold uncovered (unforeseen) in the exterior wall or in the decking it should be reported to NHA and NHA will proceed to be taken care of.

16. On the existing exterior sides of studs, existing OSB or over new OSB?

NHA Response: If it is discovered that there is no OSB, or is only Celotex, OSB shall be install in place of Celotex or if no existing OSB.

17. During site visit I notice that the foundation vents were missing and damage. Please advised.

NHA Response: Replace missing or damaged foundation vents.

18. Doors and Frames: Project spec call out for Hollow Metal frame and doors. Is this correct? If so all door opening need to be modified to fit. (New header, framing, patch drywall, paint and etc.).

NHA Response: Door openings do not need to be modified to fit.

All other provisions of this Invitation for Bid shall remain unchanged. Please ensure you acknowledge this Addendum on the Form of Bid, failure to do so is subject to bidder disqualification by the NHA.



Loreneita Salabye, Interim Procurement Manager
NHA Procurement Department