

BROWARD HEALTH MEDICAL CENTER WEST WING ROOF RFP**FORMAL REQUEST FOR PROPOSAL****ADDENDUM NUMBER: THREE (3)****JANUARY 7, 2021**

THIS ADDENDUM IS ISSUED PRIOR TO THE ACCEPTANCE OF THE FORMAL RFPs. THE FOLLOWING CLARIFICATIONS, AMENDMENTS, ADDITIONS, DELETIONS, REVISIONS, AND MODIFICATION FORM A PART OF THE CONTRACT DOCUMENTS ONLY IN THE MANNER AND TO THE EXTENT STATED.

NOTIFICATION

- Broward Health has engaged an outside vendor to perform the core test. Once the reports are provided Broward Health will issue a subsequent addendum with them. Once this additional information is shared we will assign a new due date.
- Broward Health will be holding a secondary non-mandatory site visit on Wednesday, January 13, 2021 to begin promptly at 10:00AM. Vendors should meet in the West Wing Lobby.

Q&A

1. Will there be any reason to remove and set any HVAC equipment (i.e. - AHU, CU, Etc.)? **This is dependent on the vendor who would determine the necessity for curb replacement and to properly adhere the roof material. It is possible that some of the curbs are damaged.**
2. Will temp cooling be required? If so how much temp cooling will be required? **If fans or air handlers must be shut down, they are required to be restored to service the same day if not otherwise approved by Broward Health. Broward Health will be responsible for climate control for the effected areas during shut down.**
3. Please confirm the new roof is to be TPO. **Confirmed.**
4. Will on site management be required? **The vendor will be responsible for daily on-site supervision and communicating with Broward Health staff.**
5. Who pays for permit owner or contractor? **Vendors to submit an estimated permit contingency. If the permit price is above the estimate, the additional cost will be from the project contingency.**
6. Will low voltage scope of work be completed by owner or contractor? **Any electrical that must be disconnected shall be included as part of the scope of work and City of Ft. Lauderdale Building Department shall be made aware of such work. All electrical work must be permitted and considered as part of the scope of work.**

7. It appears that the lightning protection will need to be removed and reinstalled. Once this is done will the lightning protection need to be re-certified? Broward Health will be responsible for removal of the lightning protection system from the West Wing Roof. The vendor is expected to properly ground any necessary pieces of equipment with attachment TPO pads, adhesive and cable clamps. The roofing vendor will supply the materials to Broward Health. Broward Health will contract a separate vendor to restore lightning protection on the roof.
8. Is painting or paint touch up to the building excluded from this project? Painting is not included as part of the scope of work for this project. If paint must be scraped off at points of attachment, Broward Health will be responsible for restoring paint.
9. Are there any testing requirements for this project? Broward Health will conduct a core sample test of the existing roof materials. The purpose of this sampling is to determine type of material for disposal, thickness of material for substrate replacement and to determine asbestos content of existing material.
10. Will the owner provide storage area on the premises for equipment and material? Will this area need to be fenced in with temp fencing? Broward Health Medical Center will provide an area to house material or an area where the vendor can deploy a storage container. Broward Health will not provide power or plumbing for the container. Be advised that the location of any storage or storage container drop spot may not be on the same side of the hospital as the work area. The area will need to be fenced in.
11. Is the contractor required to fix or repair any existing defects? Such as, but not limited to water and condensation drainage, dry rot, structural defects and existing code violations? The vendor is required to replace or repair the following items when found to be defective. This is part of the of the roof and therefore part of the contract:
 - Roof drain covers
 - Drain scuppers
 - Replacement roof curbs as needed. The condition of some curbs will not be known until the existing material is removed. Broward Health will provide a change order accordingly.
 - Any known Mechanical, Electrical or Plumbing (MEP) repairs should be observed during walk through and included in the proposal. Unforeseen issues will be addressed via change order or by an outside contractor assigned by Broward Health.
12. Will dumpsters need to be fenced in with temporary fencing? Broward Health Medical Center will cordon off space in the West Wing Parking Lot to house dumpster(s) for trash removal. The contractor will provide dumpsters for this purpose. Please consult the City of Fort Lauderdale as to their regulations about fencing in dumpsters. Broward Health will not provide additional security to provide against unauthorized use.
13. What are the insurance requirements for this project? The insurance requirements for this project are in the RFP document Section IV.17.
14. Is a hazardous material report available? The issue of hazardous material on the existing roof will be covered in the core sample report.
15. What is the schedule duration of the project? Broward Health's expectation is that this project should be completed prior to the rainy/hurricane season (June through September).

16. When is the project scheduled to start? Project can commence upon contract execution, ideally by mid-March to complete prior to rain/hurricane season.
17. Are there any liquid damages? Broward Health suspects there could be some as this project was prompted by continuous leaks. Unforeseen repairs will come from the Owners Contingency.
18. Engineering calculation are by owner or contractor? Broward Health is looking for a roofing contractor who will provide the engineering specifications for this roof. Proposals shall include a line item to cover this expense. It should be noted, the load calculation will be much less than those submitted for the tar and gravel roof that is going to be removed.
19. Are there any special safety requirements? Yes. Broward Health adheres to very stringent set of safety standards that must always be followed.
 - The vendor is responsible for erecting a temporary perimeter barrier designed to prevent anyone from accidentally stepping off the roof. This precaution must be taken given the parapet wall is approximately 8 inches high. Our Safety Officer and Facilities Management will review the specs and final installation for efficacy.
 - Workers outside of the perimeter fence must wear a safety harness.
 - The vendor and their representatives are responsible for exercising the proper precautions to minimize the risk of COVID-19 spread while on the roof. While inside the building, the vendor's employees must always wear a surgical mask or equivalent.
20. Who repairs unforeseen structural damage owner or contractor? Unforeseen damage will be addressed via change order or by Broward Health's selected outside contractor.
21. Who repairs unforeseen damage to HVAC duct, curbs or equipment? Unforeseen issues will be addressed via change order.
22. Please provide details as to which equipment will require hurricane strapping and the NOA required to complete this scope of work. All exhaust and supply fans must be strapped in accordance with NOA guidelines. This will also apply to any air handlers on the west roof. Since this is a TPO roof, the vendor for this project will be responsible for installing hurricane tie downs.
23. Please advise if the scope of work includes for the contractor to replace the existing rooftop HVAC equipment including the ductwork & piping with new or only remove and reinstall. There is not a plan to replace any rooftop equipment at this time.
24. Please advise if the scope of work includes for the contractor to replace the penthouse (AHU rooms) roofs. Yes, penthouse (AHU rooms) roofs and the elevator machine room roofs are included in the scope of work.
25. Please confirm if a roofing survey has been performed recently. If yes, please provide the report.
26. The most recent survey appears to have been done in 2003. Report is unavailable at this time.
27. Please advise if a roofing contractor can also submit as a prime contractor or is this RFP only for general contractors. Yes, a roofing contractor can submit as the primary contractor for this project and will be responsible for the work of other trades they would subcontract.

28. Please confirm if the contractor is responsible for preparing a design (Drawings and Specifications) after the successful award or will the owner provide design drawings and specifications. **The contractor is to provide design documents.**
29. Please confirm if the contractor is to remove and reinstall the existing lightning protection or provide new lightning protection including recertification of the system. **Broward Health will be responsible for removal of the lightning protection system from the West Wing Roof. The vendor is expected to properly ground any necessary pieces of equipment with attachment TPO pads, adhesive and cable clamps. The roofing vendor will supply the materials to Broward Health. Broward Health will contract a separate vendor to restore lightning protection on the roof.**
30. Please confirm if the contractor is to remove and reinstall perimeter coping or provide new. If new, please advise the type of gauge needs to be used. **Broward Health is not requesting that the perimeter coping is changed.**
31. Existing lightning protection system require to remove, reinstall & re-certify? **Broward Health will be responsible for removal of the lightning protection system from the West Wing Roof. The vendor is expected to properly ground any necessary pieces of equipment with attachment TPO pads, adhesive and cable clamps. The roofing vendor will supply the materials to Broward Health. Broward Health will contract a separate vendor to restore lightning protection on the roof.**
32. Roofing contractor cannot take responsibility to provide hurricane strap and/or upgrade to any equipment. A structural engineer will be required to provide all engineer and design as required.
33. **Broward Health is seeking a one ply TPO material. We do not have the ability to penetrate the roof material after the fact. Engineering and installation of hurricane tie downs or other means of meeting NOA requirements is part of the scope of this project and cannot be removed.**
34. Existing scuppers are tie-in existing drainage connection inside the mansard parapet, please provide means and methods to access interior side of mansard to make connection to new scuppers. **There are hatch access points cut into the mansard parapet. Broward Health will have one available at the second site visit.**
35. Roofing contractor to provide new roof insulation to match existing slope and thickness? **There are various TPO systems and Broward Health is unsure which suits this application best. Pictures obtained from the last installation reveal the thickness of the substrate material to be approximately two inches. The core sample will reveal the thickness and layers of material. The expectation is for contractor to strip the roof to the deck, replace substrate material, apply one ply TPO material.**
36. During walkthrough yesterday, it was discovered that most of the AC/Blower stands were too low. Are we to include new stands as required in our roofing price or does the hospital have an AC company that will do this work? **Include new stands and installation as part of the scope of work where existing stands do not meet height requirements.**
37. The RFP indicates to provide audited financial statements for the past three (3) fiscal years. *Vendor XYZ* is planning to include the completed audited financials for 2017-2019 (3 years), and also include the 2020 statement up to June 30th, which gives a total of three and a half years. Please confirm this is sufficient. **Yes, this would be sufficient.**

38. RFP has multiple references regarding Permit applications. Please advise which drawings will be submitted in order to pull the permit and clarify if the contractor is responsible for producing these drawings. **The vendor is responsible for the drawings and pulling all permits.**
39. Page 25 of the RFP includes a "Pricing Proposal". Since the design and drawings have Not been finalized yet, please confirm that this Price submitted will only be a measure of reasonableness and Contractor's accuracy and that this Price will Not be the final contract price. **Due to the nature of this project, Broward Health understands change orders may be required.**
40. Pages 21 and 22 of the RFP mention about the replacement of roof curbs during re-roofing. The RFP also states that the drawing only shows 13 curbs but there are in fact 43 curbs on the roof. Please advise if the intent is to replace all these 43 curbs with new. Also, it is not possible for the Roofer to complete the replacement of these curbs since there are Roof Top Mechanical equipment that will require a HVAC and an Electrical Subcontractor to disconnect, store and reconnect this equipment. Please advise how this portion is to be priced and where this price should be included in the Pricing table provided. **Broward Health wants this roof replacement to be as turnkey as possible, including management of any issues that need to be mitigated during the process. Vendors submitting a proposal must have access to subcontract HVAC Mechanics, Electricians and Plumbers if needed. The roof has suffered water damage and Broward Health is unsure how many curbs need to be replaced. If a fan needs to be shut down for removal, Broward Health staff will schedule the shutdown for vendor's mechanic. Note there are four floors of active, fully functioning space below the roof. The equipment cannot be inoperable for long periods of time and all shut downs must be planned in conjunction with Broward Health Facilities Team.**
41. Page 2 of the RFP includes a Supplier Diversity Enhancement section. Please advise how this preference will be applied for this RFP. Per the RFP document, up to 10% points will be assigned as a Supplier Diversity enhancement. **Certified Diverse Vendors (as defined in the RFP document) will receive the full 10% points, non-Certified Diverse Vendors will receive up to 10% points based on the information submitted as requested in the RFP document.**
42. Will walk pad installation be required? **Broward Health will require approximately 400ft. of walkway pad installed. Facilities management will provide the layout.**

END ADDENDUM THREE