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## ADDENDUM NO. 01

**PROJECT:** On Call Emergency Roof Repair  
**DATE:** July 22, 2024

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### TO ALL BIDDERS OF RECORD:

#### A. This RFI includes questions and answers submitted by the RFI date:

##### a. Questions:

- I want to try to clarify our position on the "Project Cost Breakdown" portion of the roof bid for PHA. You are asking for per square foot pricing for repairs on shingles and EPDM roofs. The range you give for each, example 1-20 S.F., can be so wide ranging. The 20 sq. Ft. Price, with multiple shingles missing on a steep pitched roof, could take two men 4 hrs. each, with \$100-150.00 dollars in materials, times the MPA 15% markup for T&M, would be a cost of apr. \$2,100.00, divided by 20 S.F., would force us to bid \$106.38 for that 1-20 S.F. Item. If you called us to do a 1 S.F. Job, going to pick up the materials needed, travel time, and doing the actual job, we would lose money. This would force us to put in for a real high per S.F. price to cover ourselves. The EPDM part would be even higher because the potential costs of those materials are higher.
- The unit pricing range for repair is also unpredictable, except for the plywood repair. Soffit, fascia, gutter replacement is so much harder on a, let's say 3<sup>rd</sup> story roof that needs staging, vs. a one story building that can be done off step ladders.
- The State roofing MPA does not work this way. They ask for bids/proposals, and accept or reject as they see fit. Emergency or semi emergency work is then done on a per Time and Materials basis
- If nothing is changed, we will be forced to submit per S.F. Pricing which will be higher than we would normally charge PHA, only to protect ourselves when we are forced to invoice on the lower end of the S.F. Price range.

##### b. Answers:

- Please bid as described. I understand the way it was positioned may cause some noise and we will look at the responses and adjust the bid package if necessary. Moving forward the jobs will be quoted just as they have been in the past (per job and job situation) and looked at on an individual basis, if this contract is awarded the way it is written.
- Please write your concern on the bid you provide.

#### **NOTICE TO ALL CONTRACTORS**

Failure to acknowledge receipt of this addendum on the proposal/bid form may, at the sole discretion of the Owner, serve as justification for proposal/bid rejection.

**END OF ADDENDUM NO.1**

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