



ADDENDUM TO IFB DOCUMENTS

INVITATION FOR BID: IFB NO. 26-002 Citrus Gardens Annex Re-roofing Project

ADDENDUM NO.: 1

DATE: 06/17/2026

To All Potential Bidders:

This addendum is issued to modify the previously issued bid documents and/or given for informational purposes and is hereby made a part of the bid documents. Please attach this addendum to the documents in your possession. ***Per the IFB, the proposer shall acknowledge receipt of any and all addenda, if any, listing the Addenda by number(s) and date(s) in their Bid Fee Sheet form.***

This Addendum consists of the following:

- Pre-Bid Meeting Clarifications
- Questions & Answers
- Pre-Bid Meeting Attendance Sheet
- End Addendum

I. CLARIFICATIONS:

- a. The scope includes priming and painting the soffit, as well as replacing any rotten decking or soffit. The roof decking is ½ Plywood.
- b. The project will be subject to certified payroll requirements; Davis Bacon wage rates will apply.
- c. Gutters will not be replaced.
- d. Contractors shall furnish their own licensed Structural Engineer and provide confirmation of WPI-1 and WPI-2 submittals.
- e. A Schedule of Values, including 10% contingency, shall be submitted with the bid. Please refer to SOW for SOV line items.
- f. The contractor shall provide its own dumpster(s); staging areas will be designated by HACB.
- g. PVC piping shall be used to replace the existing vent piping.
- h. A 5% Bid Bond shall be required with the bid submission. Upon award, Payment and Performance Bonds and Builder's Risk Insurance shall be required.
- i. All buildings, including axillary structures, are within the scope of work.
- j. Contractors shall provide a separate per-sheet price for replacement of any decking. The roof decking is ½ Plywood.
- k. All debris shall be disposed of properly and receipts shall be provided to HACB.

II. QUESTIONS & ANSWERS:

- Q1. Please confirm whether the base bid requires full removal and replacement of existing roof decking/plywood, or only replacement of damaged, rotted, or loose decking on a per-sheet unit price basis.

- A1. SOW states that only damaged, rotted, or loose decking shall be replaced on a per-sheet unit price unit price basis. Please stipulate that on your bid.
- Q2. Please confirm the existing roof assembly under the clay tile, including whether there is plywood decking, spaced decking, battens, or any other substrate condition that may affect installation of the new shingle system.
- A2. TBD upon construction. We do not have additional information regarding this.
- Q3. Please confirm the total roof area to be used for bidding. The site plan appears to show approximately 52,000 sq. ft., while field estimating may indicate a different quantity.
- A3. Please refer to approximate square footage on the site plan.
- Q4. Please confirm the number of stories/building heights for all apartment buildings and ancillary structures.
- A4. All buildings are single story.
- Q5. Please confirm whether the clay tile tear-off, loading, hauling, disposal, roll-off containers, and daily debris removal are fully included in the contractor's base bid.
- A5. Yes, all debris removal is to be fully included in the contractor's base bid. Copies of receipts of disposable are to be provided to HACB.
- Q6. Please confirm if deteriorated fascia and soffit replacement is to be included as part of the base bid with an allowance, or if it should be carried as a separate unit price.
- A6. All deteriorated fascia and soffit replacement is to be included in the base bid. SOW calls for replacement of fascia and soffit to include premier and paint.
- Q7. Please confirm whether all roof vents are to be replaced one-for-one, or if a ventilation calculation/layout is required.
- A7. Existing roof vents are to be replaced with PVC roof vents.
- Q8. Please confirm whether the Owner will provide any designated staging areas for roll-off containers, material loading, and debris removal.
- A8. Designated staging areas would be determined by HACB prior to commencement of project. Any dumpsters or roll-off containers will be fully included in the contractor's base bid.

END OF ADDENDUM

Housing Authority of the City of Brownsville
Non Mandatory Pre Bid Meeting
Sign In Sheet
HACB IFB 26-002
Citrus Gardens Annex Re-roofing Project
2100 Grapefruit St., Brownsville, TX 78521

Name	Title/Position	Company	Phone Number
Yario Garcia	Project Manager	ADM Framing	956-200-7698
Fernando Valdes	Project Assistant	ADM	818-530-512
Ismael Herrera	A+I ^{President} Custom	A+I	956-592-6525
Mike Garcia	President/Manager	JMI Contractors	210-535-4810 mike@jmicontractors.com
Ricardo Rodriguez	Manager	South Texas Build Co	956-533-3607
Hector Rivera	Partner	SKO E.I.K LLC	956-739-0810
Kaleb Solis	Member	TMC Works LLC	956-280-1331
Tim Casanova	Tim @ Uplift Roofing Member	Uplift Roofing	756-371-6157
Alexis Arcaiza	Project Coordinator	Arcaiza Gen. Const	956-266-1766
Valentina Tella	Project Coordinator	Arcaiza Gen. Const.	956-281-2682
Edgar Pena	Estimator	McAllen Roofing	956-776-3858