

IFB 53-26-022 ADDENDUM 1

FAILURE TO RETURN THIS BID ADDENDUM IN ACCORDANCE WITH INSTRUCTIONS MAY SUBJECT YOUR BID TO REJECTION ON THE AFFECTED ITEM(S).

INSTRUCTIONS: Please make the following change(s) in the bid referenced above.

Refer <u>ALL</u> Inquiries regarding this IFB to: Marie Humphrey Marie.humphrey@ncports.com 517-919-9890 cell	Invitation For Bid # 53-26-022
	Bids will be publicly opened: REVISED December 10, 2025, by 5PM EST
	Contract Type: Open Market
	Commodity No. and Description: 301515 Roofing Inspections, Repairs & Materials
	Using Agency: North Carolina State Ports Authority

Execute Addendum:

BIDDER: _____

ADDRESS (CITY & STATE): _____

AUTHORIZED SIGNATURE: _____ **DATE:** _____

NAME and TITLE (Print): _____

QUESTIONS/ANSWERS:

- Question -Bid Timeline Extension. Reference 2.4 IFB Schedule. Given the holiday week, is there any possibility of extending the bid opening deadline?

Answer: Yes. NC Ports has extended the bid opening date from December 3, 2025, by 5PM to a revised date of December 10, 2025 by 5:00PM as denoted above.

- Question – It was noted during the Site Visit meeting that photos are not permitted. Can you confirm whether photographs may be taken for purpose of completing the inspection reports, or whether the reports must rely solely on written observations?

Answer: Although photographs are not permitted to be taken of and around the port, once awarded, the awarded vendor may take pictures of the roof for inspection purposes and documentation purposes solely for the services to be provided within this IFB as outlined in section 5.0, Specifications and Scope of Work (see 5.1 Specifications for inspection requirements which requests photographs and annotated diagrams for documentation of roofs conditions, etc.)

- Question – Scope of Work for Repairs (Transit Shed 4 & Warehouse 4) Reference 5.0 Specifications and Scope of Work. Can you provide a detailed scope of work (size of area and location on roof) for the repairs needed on the two preliminary critical roofs? This will ensure all vendors are estimating the same work.

**Answer: Please see section 5.1 under Specifications and Scope of Work, it details the general scope of work requested for these buildings. Please see attachments for your reference:
 Transit Shed #4 Layout. Dimensions are labeled. Square footage is at lower right on the page. (Attached)
 Warehouse #4 Layout. Dimensions are labeled. Square footage is at lower right on the page. (Attached)**

- Question – W4 Building. Please provide any warranty and manufacture in for the W4 Roof.

Answer: W4 has a 20-year Warranty to maintain a watertight roofing system The Johns Manville components of the roofing system covered by the warranty guarantee are: Total Squares 1,010: Sec 1, Sqs 1,010, Roof Type PVC, Membrane Spec SP6RA, Layer 1 No Insulation. (All other components of the building are excluded from the guarantee).

- Question – Section 6.5. This section discusses warranties on repairs. Please clarify that warranties on repair work are not applicable.

Answer: In accordance with section 5.1 under General Specifications, the proposal must specify the duration and scope of the warranty offered. Vendor will provide a warranty on all workmanship and a standard warranty on material as per manufacturers specifications. Vendor Response to what vendor offers regarding warranty should be responded to within that section.

6. Question – Section 5.0 How should contractor price unforeseen conditions for purposes of repairs on the T4 and W4 Buildings? For example, the W4 building has areas where concrete has been left on the roof, once removed there could be holes in the existing membrane unknown to contractor.

Answer: Any holes or defects should be photographed and documented so both the Vendor and NC Ports have a clear record. Discussion & Change Order: If the holes weren't visible before removal, they would fall outside the original scope of the quote. The Vendor would need to present options and costs for repair through change order or addendum. These would need to be agreed in advance and both parties shall review the findings together before proceeding, NC ports would need to decide to authorize the additional repairs based on cost.

7. Question – Attachment K. Can NC Ports provide a photo for each roof top as well as a map where each of these buildings are located

Answer: See NCSPA POW Roof Assessment and labels for correlation to map. Also included are photographs for each building's rooftop. In addition, a map has been provided that correlates to Attachment K as to where each of these buildings are located.

8. Question – Section 5.0 Specifications. Please clarify for the "Yes or No" questions, are we simply responding as to whether or not we agree to perform the work mentioned in the "Minimum Specifications" column?

Answer: Please respond by circling yes or no if you agree to provide those minimum specifications.

9. Question: Please clarify for the (4) questions listed in the General Specifications box, how do you prefer we answer? Is it "agreed" or "don't agree," and any details requested? Or is there another format?

Answer: Please respond by filling in the blanks within that section as to what the Vendor Response is to those items listed .

10. Question: Pricing Attachment A Form. Please clarify what the materials extended price include? The description for materials says to reference Section 5.1 - does this mean any/all materials to cover the scope of work itemized on page 20, #3-14, under the "Minimum Specifications" column?

Answer: Correct. For example for Transit Shed 4 pricing you should state what materials will be provided per section 5.1 and then labor per section 5.1 and then in Other any other charges that would apply. Also be sure to provide a detailed description that supports the scope of work to be provided detailing the material labor and any equipment etc that correlates to each pricing section block.

11. Question: - Pricing Attachment A Form. Please clarify the Unit of Measurement for Materials and Labor?

Answer: UOM you can leave that blank. Again, detail what you will be providing in your scope of work description.

12. Question – Pricing Attachment A Form. Please clarify how the Extended Price for materials and labor should be calculated? Please confirm, what does the "Total Bid Amount" include? Does it include the annual or bi-annual inspection prices?

Answer: Each section should have it's total price based on the description of materials labor, other, etc. The second block Inspection services should just show pricing for annual inspection services or biannual inspection services. Whereas optional Repairs for Transit Shed 4 and Warehouse 4 should be totaled together as this is total bid Optional pricing.

13. Question: is there a Requisition No. we should enter?

Answer, no that would only be applicable at time of award.

14. Question: Please confirm what goes at the top right of the final pages of the bid package - page numbers marked 2-10. There is a line for "Vendor" - is that the vendor's authorized signature, or printed vendor name?

Answer: Vendor's printed name please goes there

15. Question: The bid package pages seem a bit scrambled. Can you confirm only the final (8) pages of the bid package, page numbers 2-10, are the only pages that require the "Vendor" information at the top right of the page?

Answer: All places within the bid document, if it states Vendor and there is blank line, please fill it in with Vendor name. This would apply to all attachments marked as well. If an attachment asks for Solicitation # and Vendor name and there is a blank line, please complete accordingly.

16. Question: Please clarify how should we submit a sample plan if we want to include it in our bid package?

Answer: Please include an attachment in a word document or PDF attachment Please be sure to reference the IFB # and Vendor company name on any of the Proposal document(s) attachments included.

17. Question: Are there images you can provide of the roofs requiring repairs, or similar roofs to use as a reference for the Optional Repair Proposals?

18. **Answer: Photos of all building roofs have been provided in the attached.**

Attached hereto are additional attachments for your reference as noted in questions above:

- Transit Shed #4 Layout
- Warehouse #4 Layout
- Revised NCSPA POW Roof Assessment and labels for correlation to map
- Port Roof Photos
- NCSPA POW Map Roof ID