



**NEWPORT NEWS REDEVELOPMENT
AND HOUSING AUTHORITY
227 27TH STREET
NEWPORT NEWS VA 23607**

1. Amendment Number 02 of Solicitation Number: ITB #MCF3P-08-26 dated: 08/07/2026
2. Issued by: Felicia Simmons
3. The above numbered solicitation is amended as set forth below. Responders must acknowledge receipt of this amendment by signing this form below and submitting it with their response.
4. This addendum supplements, modifies, changes, deletes from, or adds to the original bid documents, dated 08/07/26, for Marshall Courts Phase 3 Façade Repairs and Painting, and is herein part of the bid documents.
5. Description of amendment:

Responses to questions submitted on or before Friday, August 28, 2026:

The following submitted questions and their corresponding answers are included in this addendum and are made part of the bid documents.

Q1. What are the paint colors that will be used for the Fascade Repairs?

A1. *Paint colors for the Two-Story apartment buildings are:*

Siding-Cavalry Blue, Trim-White, Doors-Tanager Red

Paint colors for the Cottage-styled apartment buildings are:

Siding-Ashen Tan, Trim-White, Doors-Tanager Red

Q2. Are electrical coverings needed on lines below the roof line?

A2. *Yes, see page 4 of the ITB*

Q3. Does NNRHA provide the necessary permits?



A3. *The contractor is responsible for applying for and receiving all the necessary permits*

Q4. Does the contractor have to drop gutters?

A4. *No, paint from the bottom up*

Q5. The window cages at the Rec Center do not open, how can they be painted?

A5. *Some of the cages open and they can also be unscrewed from the inside but it is requested that the contractor paints around the cages*

Q6. Per ITB, Remove, package, and send curtains to professional cleaning plant for removal of all surface dirt and dust. Reinstall after final clearance has been achieved. Could clarification be provided on how many curtains, the materials being washed, and the approximate sizing of the curtains?

A6. *No curtains need to be removed at this time.*

Q7. Per ITB, Prep & Paint exterior siding, doors, trim work and handrails. Could clarification be provided if the buildings are being painted the same color or are being updated with a new color.

A7. *Please see Question 1 and answer 1*

Q8. Could clarification be provided if there is water and power available for use onsite?

A8. *Contractor is to provide water and power.*

Q9. Could clarification be provided if the hand rails are included on all of the D buildings?

A9. *Yes, include the handrails*

Q10. Could clarification be provided where paint is being scraped if it contains lead?



A10. *No lead paint on outside of the building. Last paint job was completed within the last ten years.*

Q11. Could clarification be provided if all buildings being painted and repaired are Hardi plank or vinyl siding?

A11. *The siding is Hardi plank*

Q12. Could you please provide clarification regarding the building designations shown on the project map?

There are 16 buildings highlighted; however, it is not clear which of these correspond to Buildings B, D-2, D-3, and D-4. Could you please identify which highlighted buildings on the map are associated with each of these designations?

This clarification will help ensure we are carrying the correct buildings and scope in our estimate.

A12. *BUILDING 1,2,4,5,6,7,8 (D4 BUILDINGS)*

BUILDING 11, 12 (B BUILDINGS)

BUILDING 9, 10 (D3 BUILDINGS)

BUILDING 14,16,18 (D2 BUILDINGS)

BUILDING 3 (ADMIN BUILDING)

BUILDING 13 (REC CENTER)

Q13. Will the public bid opening be held in person at the same location where bids are submitted? Or will it be held virtually via an online meeting? If virtual, please provide a link to the meeting.

A13. *The Public Bid opening will be held in person at the same location that bids Are submitted-227 27th Street Newport News, VA 23607.*

Q14. Section N. Structure of Bid, Item 2 states that the "Bid is a firm offer which will remain valid for a minimum period of one hundred twenty (120) days." However, Page 2 of the ITB and Item 11 of Attachment "C": Terms and



Conditions state that the bid acceptance period is ninety (90) days. Please clarify the correct acceptance period.

A14. *The bid acceptance period is ninety (90) days.*

Q15. Section A. General Requirements requires that all submittal packages must be “bound and marked as original” but does not state the required number of submittal packages. Please clarify.

A15. *Three (3) submittal packages are required with one marked as the original.*

Q16. Section A. General Requirements requires that all submittal packages must be “bound and marked as original.” If multiple submittal packages are required, will a single original with the remaining as exact copies be acceptable?

A16. *Yes, one original and two copies*

Q17. Will electronic signatures affixed through Adobe Sign be acceptable for original documents?

A17. *Yes, as long as it is legible, shows who signed, when and with what credentials*

Q18. There appears to be overlap between requirements listed in Section L. Mandatory Bid Sections and Section M. Details of Bid. Since cross-referencing is not permitted, please confirm bidders are to repeat information as applicable.

A18. *Section L (page 8) lists the mandatory bid sections. Section M gives the details that need to be included in those bid sections.*

Q19. For Section 4. Proposed Fees, please confirm that bidders are only required to complete Attachment “B”: Bid Response, which requests a single lump sum proposal amount, and that no further price breakdown is required.

A19. *Please refer to page 9 number 4. Proposed Fee includes total aggregate cost of labor, workspace, materials equipment, hardware, supplies, travel, reimbursable expenses and any other costs associated with performing the scope of work. PLEASE LIST the price and type of materials for each building individually on the pricing sheet. You can attach additional sheets as needed.*

Q20. Please clarify if bidders are to initial pages 1 through 57 of the ITB and return with their final submittal packages.

A20. *Yes*

Q21. Please confirm that the Payment and Performance Bond Forms are not due at this stage of the bid, as sureties cannot execute P&P Bonds until after an award



is made.

A21. *Per page 26 of the ITB, the **successful bidder/offeror** shall deliver the performance and labor and material payment bonds to NNRHA. Once the bid is accepted, then this information will be required.*

Q22. There are multiple forms included that cannot be completed until award (or completion) of the project or require no input from the bidder. Please confirm the following documents do not need to be submitted with the bid:

- a. Payment and Performance Bonds (Attachments "I" and "J")
- b. Certificate of Completion and Release (Attachment "K")
- c. Davis Bacon Wage Rates (Attachment "L")
- d. Section 3 Project Labor Hours
- e. HUD Forms 51000, 51001, 51002, 51003, 51004 (Attachment "N")

A22. *Per page 26 of the ITB, the **successful bidder/offeror** shall deliver the performance and labor and material payment bonds to NNRHA. Once the bid is accepted, then this information will be required. Certificate of Completion and Release (Attachment "K") is due once project is awarded and completed with the final payment. The Section 3 Business Self-Certification Form on pages 52-53 and the Section 3 compliance form on page 55 need to be completed with your bid package and all other Section 3 forms are required after contract award. HUD forms were provided for future completion*

Q23. Is this project designated as a Section 3 project? If so, which Section 3 forms are required with the bid versus after contract award?

A23. *Yes, this is a Section 3 project. The General Wage Decision information was included in the ITB on pages 43-46. The Section 3 Business Self-Certification Form on pages 52-53 and the Section 3 compliance form on page 55 need to be completed with your bid package and all other Section 3 forms are required after contract award.*

Q24. Is lead paint present on any surfaces listed in the Scope of Work? If so, please provide a revised Scope of Work with the surfaces identified. Would LRRP certification still be required if no lead is present in the buildings?

A24. *No lead paint on outside of the building. Last painting job was done within the last ten years. We still however require LRRP certification.*

Q25. Section D. Certifications states that contractors shall "comply with all applicable federal requirements under EPA's Lead Renovation, Repair, and Painting (LRRP) Rule." The EPA's LRRP Rule requires that "anyone paid to perform work...be certified and their employees be trained...in the use of lead-safe work practices." Please confirm that the bidding General Contractor does not have to hold an LRRP certification if they are not self-performing any paint preparation or painting, provided the subcontractor performing the actual work is properly certified.



A25. *The Subcontractor performing the work must be certified and those certifications must be presented to NNRHA prior to performing the work.*

Q26. Because identification of subcontractor personnel is not finalized, please confirm subcontractor LRRP Certifications may be submitted post-award but prior to any work being performed.

A26. *The Subcontractor performing the work must be certified and those certifications must be presented to NNRHA prior to performing the work.*

Q27. Please clarify the quantity of the cementitious coating around the foundation below the siding.

A27. *Square footage of all material was included in the solicitation, however it is the contractor's responsibility to take their own measurements.*

Q28. It is recommended that the metal gates/screens located on the Boys and Girls Center and the Administration Building should be removed and replaced in order to fully paint around the windows. Please confirm if this scope is to be included in the bid.

A28. *The metal cages are to stay on the building, paint around them and paint the cages black.*

Q29. A cement window header in need of repair at the top of the Boys and Girls Center was identified. Please confirm if this scope is to be included in the bid.

A29. *Repair and paint as needed-match existing conditions as close as possible.*

Q30. Damaged concrete over the window at Building 13 and other buildings were identified. Please confirm if concrete repairs are to be included in the bid. If so, please clarify the required repair finish to match the existing conditions.

A30. *Repair concrete and paint as needed-match existing conditions as close as possible.*

Q31. Expanded metal window protection at Building 13 appears to be inoperable and caulked closed, preventing access portions of the windows and trim. Similar conditions may exist in other buildings. Please confirm if windows and trims are to be painted where this condition exists.

A31. *Yes, trim around the windows need to be caulked and painted. On building 13, however please paint around the cages.*

Q32. If deteriorated wood lattice at the front entry requires replacement, should this be included in the base bid or addressed as a change order?

A32. *Addressed in the base bid-per the mandatory pre-bid meeting, it was requested that vendors submit their quotes on the side of replacement.*



Q33. A large area of the exterior insulation and finish system (EIFS) appears to be loose at Building 12 and other locations. It is recommended to remove it down to solid substrate and install a new system that blends into the existing finishes. Please confirm if and how bidders are to include removal or replacement of the loose EIFS in their base bids.

A33. *In the specifications for the B buildings, it says to remove and replace as needed up to the square footage amount listed.*

Q34. Overflowing gutters were identified at the front porch areas of Buildings 11 and 12. Please confirm whether gutter cleaning is to be included in the base bid.

A34. *Yes, clean and re-secure if needed on those two buildings*

Q35. Missing and deteriorated foundation parging was identified at multiple cottages. Please confirm whether these repairs are to be included in the base bid.

A35. *Yes and the square footage of all material was included in the solicitation, however it is the contractor's responsibility to take their own measurements.*

Q36. Please confirm whether repair and/or replacement of damaged downspouts is to be included in the base bid.

A36. *Replace all damaged downspouts and match existing as close as possible.*

Q37. I. Purpose indicates a requirement of five (5) years of similar experience. IV. Minimum Qualifications, Item 1 indicates a requirement of three (3) years of similar experience. Please clarify the number of years of experience required for bidders.

A37. *It is requested that the bidder has a minimum of 5 years of similar experience. The minimum qualifications further breaks it down that at least 3 of those years must be continuous during the three (3) calendar years immediately preceding the submission of the bid.*

Q38. Section L. Mandatory Bid Sections requires bidders to submit a proposed plan for providing façade repair and repainting services. Section M. Details of Bid, Item 5. Scope of Services requires bidders to “describe how it will fulfill requirements and expectation set forth in the Scope of Services.” Please clarify the difference between these two sections.

A38. *Section L (page 8) lists the mandatory bid sections. Section M gives the details that need to be included in those bid sections.*

Q39. Section N. Structure of Bid states that NNRHA “desires to consider Bid(s) in a consistent and easily comparable format as established in this ITB. Bid(s) not organized as set forth in this ITB may...be considered unresponsive.” Because there are multiple indications of bidder submission formats, and so that bidders can comply, please clarify which order format takes precedence or provide the



desired order of submission documents.

A39. *There are not multiple indications of bidder submission formats. Section L (page 8) lists the mandatory bid sections. Section M gives the details that need to be included in those bid sections.*

Q40. Previous iterations of ITBs for NNRHA, including for previous Marshall Courts façade improvement phases, consisted only of the required forms (Attachments B-K), Section 3 Forms, and HUD Forms. The current solicitation appears to request a substantially more detailed proposal than historically required. Given the size and scope of this project, would NNRHA consider reducing or removing the full narrative proposal as detailed in Section V. Bid Preparation & Submission?

A40. *NNRHA appreciates the Respondent's question and recognizes that the current solicitation may differ from previous iterations of ITBs for the Marshall Courts façade improvement project. However, NNRHA will not be removing or reducing any of the requirements outlined in Section V, Bid Preparation & Submission. As part of NNRHA's ongoing efforts to improve its procurement processes and ensure the successful delivery of its projects and services, the Authority continually evaluates and enhances its solicitation requirements. The requirements contained in the current ITB are intentional and are designed to provide NNRHA with sufficient information to conduct a thorough and meaningful evaluation of each bidder's qualifications, experience, proposed approach, capacity, and ability to successfully perform the work. Given the size, scope, and complexity of this project, NNRHA believes that a more comprehensive submission is necessary to adequately evaluate the responses and ensure the Authority selects a qualified and capable contractor. Accordingly, all requirements currently included in Section V, Bid Preparation & Submission, will remain as stated in the ITB.*

Except as provided herein, all terms and conditions of the solicitation remain unchanged and in full force and effect.

Acknowledged by:

Contractor

Felicia Simmons, Director of Administrative Services