



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

1. Amendment Number 01 of Solicitation Number: ITB #MCRFG-08-26 dated: 08/14/2026
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 08/14/26, for Marshall Courts TPO Roof Overlay, Fascia & Gutter Repair, and is herein part of the bid documents.
5. Description of amendment:

A. Extend the bid Due date and Public Opening date:

Bid Due date has been extended from September 14, 2026, at 2:00 PM to September 18, 2026, at 2:00 PM.

Public Opening date has been extended from September 14, 2026, at 4pm to September 18, 2026, at 3:00pm

B. Responses to questions submitted on or before Friday, September 4, 2026:

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

Q1. Section V, Bid Preparation & Submission, I, 20-year General Warranty. Are you asking the contractor to carry the 20yr warranty or are you looking to have a



20yr NDL Warranty through the material manufacture. A typical contractor warranty is 2 years.

A1. This question was answered during the pre-bid meeting. The Contractor is requested to offer a 2-year general warranty. They shall remedy any defect due to faulty material or workmanship and pay for all damage to other work resulting therefrom, which appear within two years from final payment. Further, the contractor shall furnish owner with all manufacturers and suppliers written warranties covering items furnished under the contract prior to release off the final payment. The roof is requested to have a 20-year manufacturer warranty.

Q2. Are any lower porch roofs to be replaced?

A2. No, the shingles on the overhangs do not need replacing. No lower porch roofs will be replaced.

Q3. What size gutters & downspouts are required?

A3. Remove and reinstall gutters and install new downspouts. Match existing downspouts as close as possible. No downspouts should be draining behind the hvac system.

Q4. Are permits and fees associated, the responsibility of the contractor or NNRHA?

A4. The contractor is responsible for applying for and receiving all the necessary permits

Q5. What is the anticipated start date for this project?

A5. October 2026

Q6. Is there a specific brand requested for the TPO?

A6. No

Q7. The bid lists 5" gutters, but can they be replaced with 6" so that proper drainage can occur?



A7: Remove and reinstall gutters and install new downspouts. Match existing downspouts as close as possible. No downspouts should be draining behind the hvac system.

Q8. Are the shingles on the overhangs to be replaced and if so, what materials should be used?

A8: No, the shingles on the overhangs do not need replacing, flashing will be reviewed and corrected on the Fascade project

Q9: Does any roofs have more active leaks than others?

A9: No, however the flashing on the flat roofs needs to be repaired in order to prevent leaks

Q10 Is Marshall Phase 3 simultaneously starting with the roof, fascia and gutter project?

A10. Yes, the roof, fascia, gutter project will most likely begin at the back of the property and the Façade 3 project will most likely begin at the front of the property. TBA

Q11: Per the ITB, Buildings 10, 11, 13, and 14 are identified as having hidden gutter systems. Please clarify whether the scope of work includes the removal and replacement of the associated downspouts, conductor heads, fascia nailers, and fascia boards.

A11: Yes, the scope includes the removal and replacement of the associated downspouts, fascia nailers, and fascia boards, but not the conductor heads.

Q12: Please provide the existing metal panel dimensions, including the panel width and height, to ensure the proposed replacement panels match the existing conditions.



A12: If referring to the metal panel that is covering the fascial board, then it must be the size of the new fascial board being installed. Contractor is responsible for measurements

Q13: Please clarify whether re-roofing the porches at Buildings 7 through 14 is included in the scope of work. If so, please identify the existing roofing material/system and provide any available as-built drawings or details for these porch roofs.

A13: No, reroofing the porches is not included

Q14: Per the ITB, new downspouts are to be installed at the corners of each building. Existing conditions at several buildings indicate multiple downspouts along the front elevation. Please clarify whether the intent is to relocate the downspouts to the two building corners and eliminate the additional existing downspouts along the front elevation, or if the existing downspout locations and quantities are to be maintained

A14: All of the downspouts are on the back of the two-story buildings and existing locations are to remain.

Q15: Mandatory pre-bid attendance and bidder eligibility-ITB reference: Section V.H, Mandatory Pre-Construction Pre-Bid Meeting; page 2 interpretation procedure. Section V.H identifies the August 28, 2026 site visit as mandatory but does not state the consequence of non-attendance or whether attendance applies only to the bidder. Please confirm: (a) whether the legal entity submitting the bid must have attended and signed in; and (b) whether proposed subcontractors were also required to attend.

A15: Bids will be reviewed from vendors that attended the mandatory Preconstruction Pre-Bid Meeting, subcontractors were not required to attend.



Q16: Committed subcontractor personnel as key personnel-ITB reference:

Sections V.M.2 and V.M.5; Section VI, responsibility factors 2 and 5.

May personnel employed by a committed subcontractor be identified and evaluated as proposed key or supervisory personnel when the bid clearly discloses their employer, subcontractor status, duties, availability, and project commitment?

A16: If the subcontractor is not the entity bidding on the project, then the information for the primary contact person of the Respondent to the bid is needed.

Q17: Committed team resources in the responsibility review-ITB reference:

Section VI, responsibility factors 2, 5, and 10; Attachment D subcontractor disclosure. After the bidder independently demonstrates the minimum qualifications required by Section IV, may NNRHA consider the personnel, equipment, technical capability, and written commitments of disclosed subcontractors or a documented mentor-protégé relationship when evaluating bidder responsibility? If so, what supporting documentation should be included?

A17: See page 9 of the ITB for determining the bidder responsibility.

Q18: Number of required references

ITB reference: Section IV.3; Attachment D, page 31. Section IV.3 requires five recent references, while Attachment D states that at least four are required and provides five lines. Please confirm the exact number required for a responsive bid.

A18: Typo. Please include five (5) references

Q19: Governmental versus non-governmental references

ITB reference: Section IV.3; Section V.M.8; Attachment D.

Section V.M.8 requests governmental-entity references, while Section IV.3 and Attachment D do not expressly limit all references to governmental clients. Must every required reference be for a governmental entity, or may qualifying private-sector references be included?



A19: Please include governmental entities if you have them, but you may also include private-sector entities as references.

Q20: Required content of subcontractor list-ITB reference: Attachment D, page 31; Attachment E; Section V.M.5. Attachment D requires a list of all known subcontractors but does not provide a form or identify the minimum data fields. Please confirm whether the list must include each subcontractor's legal name, assigned scope, license number and specialty, proposed personnel, certification status, and anticipated dollar amount or percentage.

A20: Attachment D requires a list of all known subcontractors, name and number will suffice, Attachment E is specific and states a "percentage of the total dollar value of the contract that will be subcontracted out to minority firms"

Q21: Required contractor-license specialty-ITB reference: Section I; Section V.C; Attachment D contractor-license field. Section I requires a Virginia Class A General Contractor, and Attachment D requests the license class, but no required specialty designation is stated. Please identify any contractor-license specialty designation required for the bidder and for a subcontractor performing the TPO roofing work.

A21: General Contractor must be a Virginia Class A General Contractor. There's not a special designation.

Q22: Minimum experience of bidder versus committed team-ITB reference: Section IV; Section VI; Attachment D. Section IV establishes minimum experience requirements for the bidder. Please confirm whether the required years of same/similar experience and annual same/similar work volume must be demonstrated solely by the bidding legal entity, or whether NNRHA may consider documented experience and past performance of committed subcontractors and key project personnel toward those minimum requirements.

A22: Per the ITB, the respondent must meet the minimum requirements



Q23. Definition of same/similar work-ITB reference: Section IV, Bidder Qualifications. For purposes of the minimum annual same/similar-work requirement in Section IV, please clarify whether qualifying work must consist exclusively of roofing contracts, or whether contracts involving roofing, fascia, gutters/downspouts and related exterior building improvements may be included in determining the annual aggregate.

A23: This bid encompasses work related to roofs, gutters and fascia. Any experience that a bidder has with those items could be considered similar in nature.

Q24: Bid-acceptance period-ITB reference: Page 2 bid form; Section V.N.2; incorporated HUD-5369, provision 6. The bid form states 90 calendar days, the Certification Letter must state at least 120 days, and the HUD-5369 minimum-period field is blank. Please confirm the controlling bid-acceptance period.

A24: 90 days per the ITB document

Q25: Building-by-building pricing sheet-ITB reference: Section V.M.4; Attachment B, page 11. Section V.M.4 requires the price and material type for each building individually, but the issued package contains no building-by-building pricing schedule. Will NNRHA issue the required pricing sheet, or must each bidder create and attach its own schedule? If bidder-created, please confirm the required columns.

A25: Complete Attachment B with your bid price. Each bidder will also create and attach the pricing schedule to break down the costs per page 7 #4.



Q26. Solicitation number in Attachment B-ITB reference: Solicitation cover and page headers; Attachment B, page 11. Attachment B refers to ITB MCF3P-08-26, while the roofing solicitation is ITB MCRFG-08-26. Please confirm that the Attachment B reference is a typographical error and that all submitted documents should identify ITB MCRFG-08-26.

A26: Typo-ITBMCRFG-08-26

Q27: Required contract period

ITB reference: Section V.M.5; incorporated HUD-5370, clause 25, Contract Period. The bidder must submit an estimated timeline, but the HUD-5370 contract-period field is blank and alternatively refers to a schedule established in the Notice to Proceed. Please provide the required completion period or confirm that the bidder's proposed schedule will establish the contract period if accepted.

A27: The bidder's proposed schedule will establish the contract period if accepted.

Q28: Liquidated damages amount-ITB reference: Incorporated HUD-5370, clause 33, Liquidated Damages. The liquidated-damages clause is included, but the daily amount is blank. Please confirm whether liquidated damages apply and, if so, state the daily amount.

A28: Minimum of \$300/day if work is not completed on time

Q29: Manufacturer warranty requirements-ITB reference: Section III.4; Section V.I, 20 Year General Warranty. The ITB contains a 20-year general warranty requirement and also requires delivery of applicable manufacturer and supplier warranties. Please confirm whether the required 20-year warranty is a contractor labor-and material/workmanship warranty, a manufacturer roofing-system warranty, or both. If a manufacturer warranty is required, please identify the required term/type, whether a no-dollar-limit (NDL) warranty is required, and whether installation must be performed by a manufacturer-authorized contractor.



A29: *Refer to Question 1*

Q30: Existing roof investigation and concealed conditions pricing-ITB reference: Section III.4; incorporated HUD-5370, clauses 7 and 8. Please provide any available roof-core, infrared, moisture, structural-deck, or nailer-condition reports. For wet insulation, damaged decking, deteriorated nailers, or other concealed conditions, should bidders include unit prices, allowances, or another pricing method? Please also confirm whether concealed deterioration that could not reasonably be determined before bidding will be treated as additional/change-order work.

A30: *The existing roofing is a concrete roof system with a standing seam roof system placed above it. If there is wet insulation, remove the insulation, there's no wood decking.*

Q31: Gutter and downspout scope conflict-ITB reference: Section III.2, Carpentry; Section III.4, Roofing. Section III.2 directs removal and replacement of all seamless gutters and downspouts, while Section III.4 directs raising existing gutters and downspouts at buildings other than Buildings 10, 11, 13, and 14. Please identify, by building, which gutters and downspouts must be replaced and which must be raised and reused.

A31: *Remove and reinstall gutters and install new downspouts. Match existing downspouts as close as possible. No downspouts should be drained behind the hvac system.*

Q32: Hazardous-material surveys and abatement responsibility ITB reference: Section II, Marshall Courts construction date; Section V.D; Attachment C, Asbestos provision. Please provide any available asbestos, lead-based-paint, or other hazardous-material surveys applicable to the work areas and clarify responsibility for testing and abatement if regulated material is encountered.

A32: *N/A*



Q33: Gutter and downspout material and installation specifications ITB reference: Section III.2; Section III.4. Please confirm the required gutter profile, material, gauge, downspout dimensions, hanger type, and hanger spacing for the new 5-inch seamless gutter and downspout system

A33: *Remove and reinstall gutters and install new downspouts. Match existing downspouts as close as possible. No downspouts should be drained behind the hvac system. Use standard business practices to install hangers to secure the gutters and downspouts.*

Q34: Is builder's risk insurance required?

A34: *Yes*

Q35: What is the period of performance for this project?

A35: *The bidder's proposed schedule will establish the contract period if accepted.*

Q36: Are there liquidated damages? If so, please provide the dollar amount.

A36: *See response to question 28*

Q37: Is there a priority order in which the buildings must be roofed?

A37: *TBA if bid is accepted*

Q38: Can contractors work on multiple buildings at the same time?

A38: *Yes*

Q39: Please provide the addresses of all twenty-two (22) buildings.

A39: The unit addresses included in this bid are listed below:

Building 1	Building 2	Building 3	Building 4	Building 5
730A 34 th Street	731A 34 th Street	740A 34 th Street	742A 34 th Street	744A 34 th Street
730B 34 th Street	731B 34 th Street	740B 34 th Street	742B 34 th Street	744B 34 th Street
Building 6	Building 7	Building 8	Building 9	Building 10
752A 34 th Street	3411 Marshall Avenue	3311 Marshall Avenue	810 36 th Street	810 35 th Street



752B 34 th Street	3413 Marshall Avenue	3313 Marshall Avenue	812 36 th Street	812 35 th Street
	3415 Marshall Avenue	3315 Marshall Avenue	814 36 th Street	814A 35 th Street
	3417 Marshall Avenue	3317 Marshall Avenue	816 36 th Street	814B 35 th Street
	3419 Marshall Avenue	3319 Marshall Avenue	818 36 th Street	816A 35 th Street
	3421 Marshall Avenue	3321 Marshall Avenue	819 35 th Street	816B 35 th Street
	3423 Marshall Avenue	3323 Marshall Avenue	817 35 th Street	818A 35 th Street
	3425 Marshall Avenue	3325 Marshall Avenue	815 35 th Street	818B 35 th Street
	3427 Marshall Avenue	3327 Marshall Avenue	813 35 th Street	820A 35 th Street
	3429 Marshall Avenue	3329 Marshall Avenue	811 35 th Street	820B 35 th Street
				822 35 th Street
				824 35 th Street
Building 11	Building 12	Building 13	Building 14	Building 15
811 33 rd Street	820 36 th Street	826 35 th Street	827 33 rd Street	830 36 th Street
813 33 rd Street	822 36 th Street	828 35 th Street	829 33 rd Street	832 36 th Street
815A 33 rd Street	824 36 th Street	830A 35 th Street	831A 33 rd Street	834 36 th Street
815B 33 rd Street	826 36 th Street	830B 35 th Street	831B 33 rd Street	836 36 th Street
817A 33 rd Street	828 36 th Street	832A 35 th Street	833A 33 rd Street	838 36 th Street
817B 33 rd Street	829 35 th Street	832B 35 th Street	833B 33 rd Street	839 35 th Street
819A 33 rd Street	827 35 th Street	834A 35 th Street	835A 33 rd Street	837 35 th Street
819B 33 rd Street	825 35 th Street	834B 35 th Street	835B 33 rd Street	835 35 th Street
821A 33 rd Street	823 35 th Street	836A 35 th Street	837A 33 rd Street	833 35 th Street



821B 33 rd Street	821 35 th Street	836B 35 th Street	837B 33 rd Street	831 35 th Street
823 33 rd Street		838 35 th Street	839 33 rd Street	
825 33 rd Street		840 35 th Street	841 33 rd Street	
Building 16	Building 17	Building 18	Building 19	Building 20
840 36 th Street	850 36 th Street	856 35 th Street	857 33 rd Street	860 36 th Street
842 36 th Street	852 36 th Street	858 35 th Street	859 33 rd Street	862 36 th Street
844 36 th Street	854 36 th Street	860A 35 th Street	861A 33 rd Street	864 36 th Street
846 36 th Street	856 36 th Street	860B 35 th Street	861B 33 rd Street	866 36 th Street
848 36 th Street	858 36 th Street	862A 35 th Street	863A 33 rd Street	868 36 th Street
849 35 th Street	859 35 th Street	862B 35 th Street	863B 33 rd Street	869 35 th Street
847 35 th Street	857 35 th Street	864A 35 th Street	865A 33 rd Street	867 35 th Street
845 35 th Street	855 35 th Street	864B 35 th Street	865B 33 rd Street	865 35 th Street
843 35 th Street	853 35 th Street	866A 35 th Street	867A 33 rd Street	863 35 th Street
841 35 th Street	851 35 th Street	866B 35 th Street	867B 33 rd Street	861 35 th Street
		868 35 th Street	869 33 rd Street	
		870 35 th Street	871 33 rd Street	
Building 21	Building 22			
872 35 th Street	873 33 rd Street			
874 35 th Street	875 33 rd Street			
876A 35 th Street	877A 33 rd Street			
876B 35 th Street	877B 33 rd Street			
878A 35 th Street	879A 33 rd Street			



878B 35 th Street	879B 33 rd Street			
880A 35 th Street	881A 33 rd Street			
880B 35 th Street	881B 33 rd Street			
882A 35 th Street	883A 33 rd Street			
882B 35 th Street	883B 33 rd Street			
884 35 th Street	885 33 rd Street			
886 35 th Street	887 33 rd Street			

Q40: Will weekend work be allowed?

A40: *No*

Q41: Who is financially responsible for any applicable building permits?

A41: *The Contractor*

Q42: Is project phasing required, or will the phasing plan be established by the contractor?

A42: *Per the bid the contractor must submit a schedule for completion of project*

Q43: The Final Cleanup section states, "Clean all windows referenced in the specifications." Please confirm whether all windows at all twenty-two (22) buildings must be cleaned.

A43: *Windows are not being worked on*

Q44: Will window cleaning be required for both the interior and exterior, or will it be limited to the interior only?

A44: *N/A*

Q45: Are contractors required to provide certified payroll?

A45: *Yes, and this was discussed during the prebid meeting*

Q46: The bid documents state that bids shall remain valid for both 90 and 120 days. Please confirm the correct bid-validity period.

A46: *90 days per page 2 of the ITB*

Q47: Is minority business participation mandatory?

A47: *Section 3 of the Housing and Urban Development Act of 1968 (24 CFR 75) is a key provision in this project. It is race- and gender-neutral and focuses on*



directing employment, training, and contracting opportunities to low- and very-low-income persons and businesses that serve them. Section 3 applies to this project since it is for public housing development, operations, and modernization, and it includes a mandatory Section 3 contract clause. This clause requires contractors to meet Section 3 standards, which includes contracting with businesses that meet MBE/WBE criteria.

Q48: What percentage of minority business participation is required for this project?

A48: For housing and community development financial assistance projects, the benchmark for Section 3 workers is set at 25 percent or more of the total number of labor hours worked by all workers on a Section 3 project. The benchmark for Targeted Section 3 workers is set at 5 percent or more of the total number of labor hours worked by all workers on a Section 3 project.

Q49: Has funding been approved for this project?

A49: Yes

Q50: What is the current budget for this project?

A50: Contractors are requested to submit their bid for the ITB. Budget for this project will not be disclosed in advance

Q51: Bidders were permitted to view only one building. Can contractors schedule a follow-up site visit?

A51: Bidders were permitted to see all of the buildings during the site visit. If bidders came prepared with the equipment necessary to evaluate the property (ie. a ladder) they were able to use it to review roofs.

Q52: Can historical or as-built drawings be provided?

A52: These will be supplied to the winner of the bid if needed

Q53: Are there formal specifications for this project to ensure that all prospective bidders are held to the same standards?

A53: The specifications were listed in the bid

Q54: What are the existing roof system assemblies, including all component thicknesses? Contractors need to know what they will be attaching to in order to determine the appropriate fastener lengths for the project.

A54: The existing roofing is a concrete roof system with a standing seam roof system placed above it. If there is wet insulation, remove the insulation, there's no wood decking.

Q55: Can quantities, such as the square footage of the roof area, be provided for each building?



A55: *Square footage was included in the bid and per page 5 of the ITB, all quantities must be verified by the contractor at the mandatory site inspection prior to bid submission.*

Q56: Should the provided square-foot and linear-foot quantities be understood as the combined totals for all twenty-two (22) buildings?

A56: *The square footage is an estimate per building. The contractor must verify measurements per the ITB.*

Q57: The scope of work states that all seamless gutters and downspouts are to be removed and replaced; however, the roofing section references gutter reinstallation. Please provide clarification.

A57: *During the pre-bid meeting, this topic was discussed. If gutters are in need of replacement then air on the side of replacement in your bid. Gutters and downspouts were observed on all buildings during the mandatory site visit/pre-bid meeting.*

Q58: What is the required thickness of the new ISO board?

A58: *It is a 1.0" thickness, poly-roofing installation foam board 4x8 ft 20psi r-value, and in between the standing seam you must install a 4" foam layer to provide coverage so the ISO board does not fail*

Q59: Will the Davis-Bacon federal wage scale apply to this project?

A59: *Yes, included in ITB package*

Q60: Have any moisture scans been performed? If so, please provide the reports.

A60: *No, N/A*

Q61: If wet insulation, deteriorated or rotten decking, or deteriorated or rotten blocking is identified during construction, how will these items be handled?

A61: *Change Order request must be submitted and approved before corrective measures are taken*

Q62: Will a change order be issued for the required removal and replacement of any wet or deteriorated materials?

A62: *See response to Q61*

Q63: What type, class, and grade of ISO board are required?

A63: *See response to Q58*

Q64: Will 60-mil PVC be accepted in lieu of 60-mil TPO?

A64: *No, 60-mil TPO is required to be installed per manufacturer's spec. TPO roofing is to be installed around all vent stacks and pipes by manufacturer specs*

Q65: Can bid packages be submitted by email?



A65: *No*

Q66: What is the physical address and exact location of the public bid opening?

A66: *227 27th Street Newport News, VA 23607*

Q67: What is the address and exact location where bid packages must be delivered?

A67: *227 27th Street Newport News, VA 23607*

Q68: Can a legible copy of the following U.S. Department of Housing and Urban Development documents be provided for full review: Instructions to Bidders for Contracts—Public and Indian Housing Programs and Representations, Certifications, and Other Statements of Bidders—Public and Indian Housing Programs?

A68: *Please refer to [HUD Forms | HUD.gov / U.S. Department of Housing and Urban Development \(HUD\)](#)*

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