



UNIVERSITY OF CENTRAL FLORIDA

Procurement Services

3544 Perseus Loop #160975
Orlando, FL 32816

ADDENDUM

IMPORTANT DOCUMENT – INVITATION TO NEGOTIATE

ITN NUMBER: 2024-10OCSA

ITN TITLE: Towers Buildings Summer Turns Painting

OPENING DATE & TIME: April 2, 2024; 3:00 PM

ADDENDUM NUMBER: I ADDENDUM DATE: March 26, 2024

Purpose of this addendum is to answer questions asked during the q/a period.

PLEASE ACKNOWLEDGE RECEIPT OF THIS ADDENDUM AND RETURN IT WITH YOUR OFFER. FAILURE TO SIGN AND RETURN WITH YOUR OFFER COULD RESULT IN REJECTION OF YOUR OFFER.

PROPOSERS SIGNATURE

PRINT OR TYPE PROPOSER'S NAME

COMPANY NAME

EMAIL ADDRESS

1. Vendor Question: Are we providing the primer and finish paint? Does UCF have a specific manufacturer and paint spec?

UCF Answer: UCF will provide the paint. We use Sherwin Williams paint. Our team will have the paint staged on each floor.

2. Vendor Question: For the bedrooms, bathrooms, and common areas, are we "turning" walls, ceilings, doors/frames or only walls?

UCF Answer: The contractor is expected to paint the walls only in bedrooms and walls and ceiling in the bathrooms.

3. Vendor Question: If you have mop/janitorial sink areas, can we confirm their locations in each building?

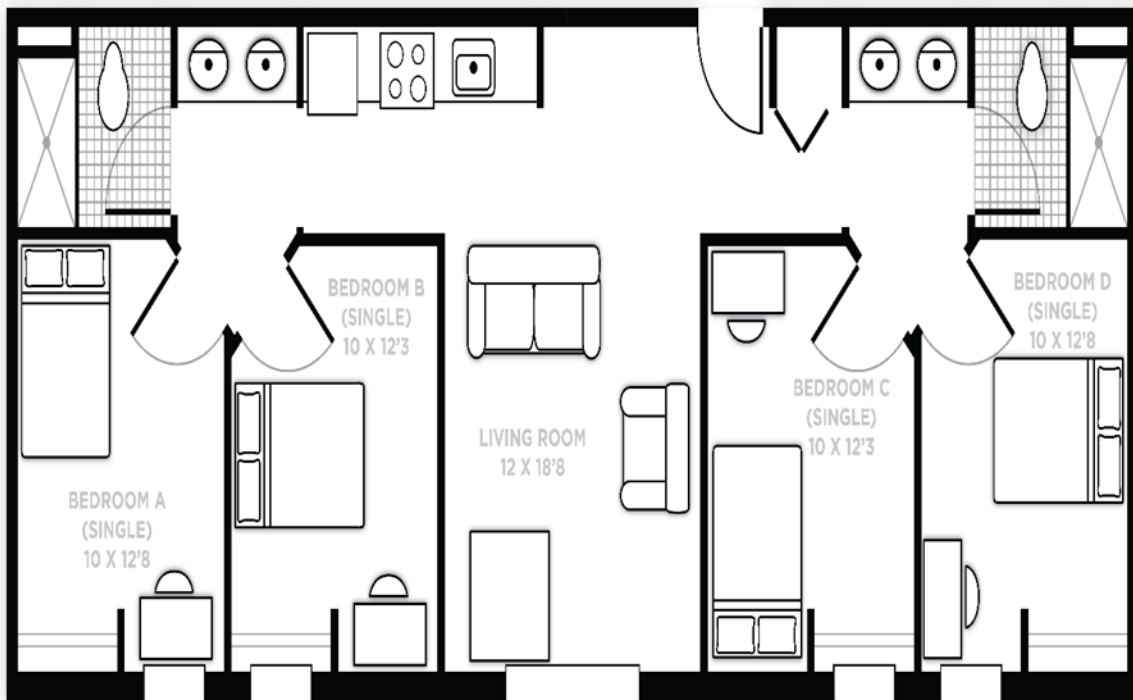
UCF Answer: The mop sinks are located on each floor on the low numbered room side.

4. Vendor Question: For the wall painting part, are you expecting a full cut in and roll or only roll to top of the walls?

UCF Answer: The contractor should plan to do full cut in based on the condition of the wall.

5. Vendor Question: Can you provide the floor plans for each of the unit types in each tower?

UCF Answer: See floor plans below:



6. Vendor Question: Can you confirm the #of 4 BR unit types vs. the "other" type mentioned in the walkthrough that has 3 BRs?

UCF Answer: We have mostly 4 bedrooms and 2 bathrooms. On each floor there are 3 apartments that have 4 bedrooms and 4 bathrooms. There are 2 studio apartments on each floor, but only a few might be assigned to the contractor to turn.

7. Vendor Question: Can you confirm the bedroom length times width based on the floor plans?

UCF Answer: Please see the answer to question 5 for the floor plan bedroom measurements.

8. Vendor Question: Can you confirm that FREE parking will be available in the garage for our teams we don't need to purchase any parking decals?

UCF Answer: There is no charge to park in Garage F, 4403 Knights Victory Way, Orlando, FL 32816. Please park on the second floor and above. This is the only garage contractors can park in without getting towed.

9. Vendor Question: Can you confirm that we'll need to have a small crew of painters available AFTER the final Saturday, 8/9 for touch ups? How long will we need to stay for this additional work?

UCF Answer: The plan is to finish turning all rooms by the end of Friday, August 8. However, if additional work needs to be completed after this date, please plan to have staff members on site Monday, August 11 – Wednesday, August 13.

10. Vendor Question: Can you confirm that all repairs larger than 2" will be a change order? How will this be handled (time and material basis)?

UCF Answer: All repairs more than a 2-inch diameter must be reported to UCF management.

11. Vendor Question: Can you confirm that all BATHROOM ceilings are included in the per bathroom price?

UCF Answer: Yes, the contractor is expected to paint the walls only in bedrooms, and walls and ceiling in the bathrooms.

12. Vendor Question: What is the exact type (Sherwin, PPG, etc.) and line of paint (PM 400 etc) that UCF will be providing for the painting of all units?

UCF Answer: Yes, UCF will provide the paint.

Sherwin Williams Paint

- | | | | |
|----------|---|-------------------------------------|------------------|
| <i>o</i> | <i>Rooms and common area:</i> | <i>UPI Special Cream Flat</i> | <i>B30WW6151</i> |
| <i>o</i> | <i>Common Accent Peach living room:</i> | <i>Sumptuous Peach</i> | <i>B20W4651</i> |
| <i>o</i> | <i>Bathrooms:</i> | <i>UPI Special Cream Semi-Gloss</i> | <i>B31WW5251</i> |

13. Vendor Question: Can you confirm that UCF's minor prep expectations include minor caulking, minor putty, and addressing usual holes (but nothing major)?

UCF Answer: Yes, this is the case. Anything not considered minor must be reported to UCF management team.

14. Vendor Question: Can you confirm that ONE finish coat on walls is the actual scope of work?

UCF Answer: Yes, this is correct.

15. Vendor Question: Can you confirm that no doors, door frames, ceilings, or any other surfaces are included?

UCF Answer: Yes, the contractor is expected to paint the walls only in bedrooms, and walls and ceiling in the bathrooms. No doors, door frames or other surfaces are to be painted.

16. Vendor Question: Can you confirm that all bedrooms and common areas (excluding bathrooms) will be painted in a flat finish?

UCF Answer: Yes. Therefore, it is very important for the contractor to pay close attention to the sheen to avoid having to repaint a surface.

17. Vendor Question: Can you confirm that bathrooms will use the same color as bedrooms but in a semi-gloss finish?

UCF Answer: Yes. Therefore, it is very important for the contractor to pay close attention to the sheen to avoid having to repaint a surface.

18. Vendor Question: Can you confirm that we'll have access to a mop sink/janitorial closet on each floor for clean up?

UCF Answer: The contractor will need to use the janitor closet, one on each floor on the low number room side of the floor.

19. Vendor Question: Can you confirm that you will issue at least one key card/electronic card for access from the exterior, but a UCF employee will be escorting us into the rooms?

UCF Answer: Yes, we will issue key cards for the external doors. You will be escorted to occupied apartments. No escort is required for unoccupied apartments.

20. Vendor Question: Could you clarify how the payment will work? Will it be on a weekly or monthly basis, or upon job completion?

UCF Answer: The contractor will be paid after all of the work is completed and the invoice is submitted for payment.

21. Vendor Question: Can you confirm how the pricing will be broken down? I understood the estimate to include bedrooms, bathrooms, and living spaces— is that correct?

UCF Answer: Please refer to page 30 of the ITN document for the pricing chart below.

**Lot 1a -
Tower 1**

Space Type	QTY	Painting Cost (ea)	Total (\$)
Bedroom	506		
Bathroom	298		
Common Space	137		

**Lot 1b -
Tower 2**

Space Type	QTY	Painting Cost (ea)	Total (\$)
Bedroom	510		
Bathroom	302		
Common Space	138		

**Lot 2a -
Tower 3**

Space Type	QTY	Painting Cost (ea)	Total (\$)
Bedroom	480		
Bathroom	280		
Common Space	132		

**Lot 2b -
Tower 4**

Space Type	QTY	Painting Cost (ea)	Total (\$)
Bedroom	478		
Bathroom	278		
Common Space	130		

22. Vendor Question: Will a dumpster be provided on-site for the trash and debris?

UCF Answer: Yes, there is a dumpster at each tower.

23. Vendor Question: How will inspections be handled for the finished rooms? Are they done daily, by room, and overseen by an onsite maintenance leader?

UCF Answer: Please refer to page 38 of the ITN document, Attachment D – Painting Inspection Process.

24. Vendor Question: Regarding page 29, Section 3.2 Respondent/Offer Submittal Sections, Section A: We've been one of the primary painting contractors at the University of Florida for 18 of the past 20 years. We can list each of the dorm projects completed, total dollar value, and the current contacts. Would this be a reasonable response for this section?

UCF Answer: Yes.

25. Vendor Question: Regarding page 29, Section 3.2 Respondent/Offer Submittal Sections, Section B: For the staffing/resumes, we only use subcontractors to actually produce our work. We complete background checks for them, will issue them photo IDs, etc., but will this be acceptable if we use 2-3 subcontractor crews for the actual painting work? I can provide resumes for each crew leader and myself, as I will be on site to support the crews and crew leaders for this size (and short duration). Is this sufficient for this section?

UCF Answer: Yes.

26. Vendor Question: Regarding page 29, Section 3.2 Respondent/Offer Submittal Sections, Section C: We can provide a detailed schedule with gallons, timelines, manpower, etc. needed. Is there any particular format that UCF needs this information?

UCF Answer: Please include the information requested organized into the major sections as outlined on page 29, Section 3.2.

27. Vendor Question: Is it possible to "walk" the Towers Buildings with the crews on Saturday, 8/2 before the Sunday start so we can discuss access, prep, material locations, etc.?

UCF Answer: We can walk the locations before Saturday, 8/2. We can work with the contractor on a mutually agreed date and time.

28. Vendor Question: Will UCF or our crew be moving the "UCF-provided paint" to each floor level? Can this be completed on Saturday, 8/2 so we're in position on Sunday, 8/3 to start?

UCF Answer: The paint will be staged on each floor by UCF.

29. Vendor Question: Regarding RA apartments: Can you make sure to share these floor plans with us?

UCF Answer: Yes, we are currently working on getting the RA apartment floor plans. We will post the additional floor plans as an attachment as soon as possible to the UCF Procurement Services Solicitation website under the listing for this ITN.

30. Vendor Question: Regarding additional touch-up work: UCF mentioned that we'd need "a few painters to stay behind for several days" after the Saturday, 8/9 deadline for additional touch-ups as students move in. Can you give us a more specific time frame here? How many additional days do we need to have a crew of painters onsite at the Towers buildings after 8/9? And, roughly, how many painters will be needed here?

UCF Answer: Please see the answer to question 9.