



REQUEST FOR PROPOSALS (RFP# OCROOF - 0926)

ADDENDUM

Below are questions and corresponding answers for those items submitted in writing or discussed during the optional pre-bid meeting on September 29, 2026.

Q1: How many roofs do you expect to complete with this grant?

A1: The grant will fund approximately 30 roof replacements

Q2: When does the program end?

A2: All jobs must be completed no later than May 30, 2027. Completion means all jobs are closed out and all invoices submitted to Habitat.

Q3: Do you require EPA certifications for lead safe renovators?

A3: Yes, for both an individual and the company. We must have documentation of individual course completion at the time of the bid submittal as well as documentation of application submittal to the EPA for company certification. For the selected bidder, we will allow your company time to go through that EPA approval process while we review the contract with the County.

Q4: Does the Davis-Bacon Act apply to this grant?

A4: No, the Davis-Bacon Act does not apply to this grant, per the special conditions provided by Orange County.

Q5: Are any bonds required, such as performance, payment, bid bonds, etc.?

A5: No, no bonds are required.

Q6: Is a wind mitigation certification expected?

A6: Yes, we will expect a wind mitigation certificate upon completion of the project. The bidder can provide that service in-house if they possess the proper licensure to do so, or contract with a third party, to be identified at the time of bid submittal. Please include the cost of this service on the bid rate sheet.

Q7: What is the Workers' Compensation minimum requirements?

A7: No less than \$1,000,000 in Workers' Compensation insurance is required.

Q8: What is the house selection process?

A8: Habitat will handle the intake of applicants to ensure they meet the grant's qualifying criteria. As applications are approved, Habitat will conduct a preliminary inspection to check for severe structural problems or other issues that may be outside of the scope of this grant. Habitat will create

a Preliminary Inspection Report outlining anything that may be useful for roofers to know, including the current condition of the roof, and any presence of chimneys, skylights, gutters, etc. The Preliminary Report will then be given to the roofing company to help inform their inspection and estimate. The contracted roofer will then conduct any inspections/measurements necessary to provide a scope and cost, with costs based on their submitted bid sheet.

Q9: What if soffit or fascia needs to be replaced?

A9: You are required to prime replacement soffit or fascia as part of the scope.

Q10: Do the bids include removal?

A10: Yes, please include tear off, materials, and installation as part of the bid. If a specific job requires more than the standard tear off, please include that in the estimate for that roof.

Q11: Is local preference considered for this project?

A11: No, local preference is not considered for this project.

Q12: How do change orders work?

A12: Change orders are expected as part of the process. Any change orders must be documented by photograph in order to be paid. Significant changes (severe rot or damage) must be verbally approved by Habitat's construction representative prior to deviating from approved scope. The preliminary inspection report created by Habitat Staff is intended to identify any significant and visible structural damage prior to authorizing the replacement.

Q13: Should the plywood decking be included in the per square rate or under the Roof Decking line item on the bid rate sheet?

A13: Please include the cost under the Roof Decking item.

Q14: Will this project be awarded to a single roofer or multiple?

A14: A single roofer.

Q15: To help bidders price accurately, can Habitat share the average roof size in squares, the mix of shingle and low slope roofs, and the number of pre 1978 homes expected in this round?

A15: As we do not yet have our applicant pool approved, it is difficult to anticipate the mix of homes to be served, but our current roofing program reflects homes with an average approximate roof size of 28 squares and roughly half the homes being constructed prior to 1978.

Q16: Is any minimum number of projects or minimum contract value guaranteed to an awarded contractor?

A16: Habitat cannot guarantee a minimum number of projects or contract value to the awarded contractor, but notes that the funding allocated to this contract is estimated to serve approximately 30 single family residences.



Q17: Is there an estimated program budget, anticipated contract value, or typical roof-size range?

A17: The average roof size served through the program is 28 squares, though we have served a wide range of single-family homes from 20 Square up to 52.

Q18: Should mobilization, travel, permits, dumpsters, disposal, supervision, and deliveries be included in the listed unit prices, or may these costs be charged separately for each property?

A18: These costs are typically rolled into the main per square cost of roof replacement and should be reflected as such on the submitted bid.

Q19: Could you please clarify how assignments are expected to be scheduled? We would like to know whether homes will generally be issued one at a time or grouped within the same timeframe to help us evaluate travel and mobilization costs.

A19: While assignments will be sent to you one at a time, they will be sent relatively consistently and there will likely be a larger group at the beginning, as we have multiple approved applicants come online in a short period of time.