



Post Office Box 3005
2831 Talleyrand Avenue
Jacksonville, Florida 32206-0005
www.jaxport.com

September 18, 2026

ADDENDUM NO. 01

TO SPECIFICATIONS AND CONTRACT DOCUMENTS FOR INVITATION TO BID TPO ROOF RETROFITS AT TMT AUTO FACILITY JPA CONTRACT NO.: MC-2108N

The item(s) of this Addendum shall modify and become a part of the contractual documents for this project as of this date.

(Failure to acknowledge this addendum will be grounds for rejection of proposal)

ATTACHMENTS TO CONTRACT SPECIFICATIONS

Attachment No. 01 - *Pre-Bid Meeting Minutes and Site Visit Roster held on Thursday, September 10, 2026, at 10:00 AM (ET) and 2:00 PM (ET)*

Attachment No. 02 - *Response to Questions submitted by Email and in Trimble Unity Construct (e-Builder)*

Acknowledgment of the following addenda is hereby made:

Addendum #1, Dated: _____ Initials _____

Company _____

NOTE: THIS ADDENDUM SHALL BE ACKNOWLEDGED IN YOUR BID SUBMISSION, FAILURE TO ACKNOWLEDGE ADDENDUM MAY BE GROUNDS FOR REJECTION OF BID.

PLEASE VISIT [HTTP://WWW.JAXPORT.COM/PROCUREMENT/ACTIVE-SOLICITATIONS](http://www.jaxport.com/procurement/active-solicitations) PRIOR TO THE BID OPENING TO DETERMINE IF ANY ADDENDA HAVE BEEN RELEASED ON THIS CONTRACT.

PRE-BID MEETING
JAXPORT CONTRACT NO.: MC-2108N
TPO ROOF RETROFITS AT TMT ATUO FACILITY

Date: THURSDAY, SEPTEMBER 10, 2026

Time: 10:00 AM

Good morning! It is now **10:00 AM** on **THURSDAY, SEPTEMBER 10, 2026**, and the Pre-Bid Meeting for JPA Contract No. **ITB MC-2108N TPO ROOF RETROFIT AT TMT AUTO FACILITY** will now begin. My name is Elijah Wright, I am the Sr. Contract Specialist for this project.

This meeting is being held via ZOOM teleconference which allows interested persons to view and participate remotely.

This meeting is subject to Florida Sunshine Laws and therefore, is being recorded.

Please type your name and the company you represent in the "Chat Box".

We will begin the meeting by introducing JAXPORT Staff Members:

JAXPORT STAFF IN ATTENDANCE:

☒ Name: Elijah Wright	Title: Sr. Contract Specialist
☒ Name: Raynesha Jones	Title: Manager, Procurement Services
☒ Name: Michael McCoy	Title: Coordinator, Vendor Mgmt. & SEB Programs
☒ Name: Jerrie Gunder	Title: Sr. Contract Specialist
☒ Name: Jack Taylor	Title: Project Manager
☒ Name: Evan Boyce	Title: Port Engineer
☒ Name: Jose Vazquez	Title: Senior Director, Engineering

Instructions for all participants/members of the public –

To avoid any microphones transmitting sounds that may cause a disruption to this meeting, participants (regardless of how they are accessing this meeting) are asked to keep their microphones on "mute" at all times when not speaking. PLEASE TAKE A MOMENT AND "MUTE" YOUR MICs FOR THIS MEETING.

- i. Any individual who wishes to speak, should "*unmute*" their microphones and wait to be recognized by the host before speaking.
- ii. When called upon, please announce your name and the company you are representing.
- iii. Each person speaking should do so clearly and slowly to ensure they are heard and understood for recording purposes and by other participants and attendees.

IDENTIFY MEMBERS OF PUBLIC ATTENDEES

Please clearly state your name and the company you are representing. (Allow time for each person to speak, add their name to the Attendance list, and ask again at the conclusion of the meeting for verification).

COMPANIES' ATTENDANCE RECORD OF PRE-BID MEETING	
REPRESENTING AGENT	COMPANY'S NAME
1. Matt Khosrozadeh	SPC Roofers
2. Joe Gajo	First Light Roofing Services
3. Austin King	Perry Roofing Contractors
4. Kenzo Kawasaki	Baler & Compactor Hydraulic Service Inc.
5. Josh Johnson	McCurdy Walden Roofing
6. James Spathelf/ Steve Schoen	Advanced Roofing Inc.
7. Kim Bochnia/John Hager/ Kelley Kreuzkamp	Hager Construction Company
8. Chris Carter	GEC Trucking & Construction, Inc.
9. Jessica Emmel/ Arnold Romano	Childers Roofing & Sheet Metal
10. Vince Niesen	Jenkins Roofing Inc.
11. Eddie Donaldson	KC SES Construction & Roofing
12. Tammy McMurphy/James Gallerani/Chris Mills	Tecta America SE
13. Shannon Fitzgerald	Blackstone Roofing Inc.
14. Chris Shoop/ Rheynalene Vasquez/ Yara Banks	A&T Roofing Exteriors
15. Andy Preston	Inland Construction & Engineering

Key Dates:

- **Questions:** Any questions after the meeting must be e-mailed with the **SUBJECT: ITB_MC-2108N** my attention at Elijah.Wright@JAXPORT.com or through Trimble (TID) E-Builder by the deadline of **4:00 PM (ET), WEDNESDAY, SEPTEMBER 16, 2026**. After that time, no questions will be answered concerning this ITB. Responses to all submitted questions/inquiries will be issued by an Addendum.

- **Bids Due: TUESDAY, SEPTEMBER 29, 2026, before 2:00 PM (ET).** Invitation to Bids and all required supplemental material listed in the bid documents, must be submitted in **PDF Format Only** through E-Builder. **The PDF file name should read "MC-2108N" JAXPORT is *not* accepting any bid packages submitted by Email, Fax, Mail or Hand-Deliveries.** Bids and supplemental documents submitted other than through E-Builder will not be accepted or considered. **Please visit JAXPORT's website at www.JAXPORT.com for more information and updates.**
- **Site Visit:** A mandatory Site Visit will be held **today** at **2:00 PM, THURSDAY, SEPTEMBER 10, 2026.** Attendees will meet at 1751 Talleyrand Avenue, FL 32206, and wait at the office entrance. Attendees shall be prepared to safely climb the ladders provided by JAXPORT. **ALL ATTENDEES WILL BE REQUIRED TO SIGN A WAIVER AND MUST HAVE A HARD HAT, SAFETY BOOTS AND VEST.**

SEB Requirements - 10%. I will now pass the meeting over to Mr. Michael McCoy, Coordinator, Vendor Management & SEB Programs for the SEB Requirements.

Scope of Services: now I am going to turn the meeting over to Jack Taylor, Project Manager, to give an overview of the Scope of Work as outlined in the specification documents.

INVITATION TO BID DOCUMENTS

The Invitation to Bid document can be reviewed from our website:
<https://www.JAXPORT.com/procurement/active-solicitations/>

- **Bidder Requirements:** Page BCF-1 (list of documents required to be submitted with bid. It is mandatory that all required documents be uploaded in a PDF format and submitted in e-Builder)

If you should have any questions regarding the solicitation package, please submit them **by e-mail to Elijah Wright, Sr. Contract Specialist at: Elijah.Wright@JAXPORT.com or through E-Builder.** All submitted questions will be addressed by an Addendum and released to all known prospective bidders in E-Builder and posted on the JAXPORT website.

- **Question: 4:00 PM (ET), WEDNESDAY, SEPTEMBER 16, 2026.**
- **Acknowledgment of Addenda** (It is mandatory that the bidder acknowledge all addenda, the system will not allow you to submit your proposal until the addenda is acknowledged).
- **~~Transportation Workers Identification Credential (aka=TWIC) Requirements:~~ N/A to this project**
- **Bids Due: TUESDAY, SEPTEMBER 29, 2026, before 2:00 PM (ET).**
- **Site Visit:** A site visit will be held today at 2:00 PM, SEPTEMBER 10, 2026. If you have not done so already and plan to attend the SITE VISIT at 2:00 PM today, immediately following this meeting please contact me by email at Elijah.Wright@JAXPORT.com or call at (904)357-3065 to have your name added to the attendance list. **NO QUESTIONS WILL BE ANSWERED DURING THE SITE VISIT. ATTENDANCE BY A REPRESENTATIVE OF EACH PROSPECTIVE BIDDER IS MANDATORY.**

Note: These minutes shall become a part of the solicitation documents and contract agreement. Any corrections, additions or errors will be brought to the attention of the Project Manager within 5 days after receipt of the minutes. It shall be the responsibility of the contractor submitting a proposal for this contract to ensure that all Subcontractors, Suppliers, and services that are incorporated into his proposal have received benefit of the minutes and any addenda that may be issued.

Thank you for your participation and we look forward to your bid submission.

Meeting adjourned at **10:27 AM (ET)**

Prepared By **Elijah Wright, Sr. Contract Specialist**

JAXPORT CONTRACT NO.: ITB_MC-2108N
TPO ROOF RETROFITS AT TMT AUTO FACILITY
Mandatory Site Visit Attendance List
Thursday, September 10, 2026, at 2:00 PM

Attended	Indiv. Name	FL ID / TWIC	Company
☒	Josh Johnson		MCCURDY WALDEN ROOFING (CORE ROOFING)
☒	Jamie Spathelf		ADVACNED ROOFING
☒	Shannon Fitzgerald		BLACKSTONE ROOFING INC.
☒	Arnold Romano/Butch Childers		CHILDERS ROOFING & SHEET METAL
☒	Bryce Wilson		PERRY ROOFING
☒	Kenzo Kawasaki		BALER & COMPACTOR HYDRAULIC SERVICES INC.
☒	Chris Mills/Abraham Ortiz		TECTA AMERICA SE
☒	John Hager		HAGER CONSTRUCTION COMPANY
☒	Joe Gajo		FIRST LIGHT ROOFING SERVICES
☒	Chris Shoop		A&T ROOFING
☒	Brad Harberson		INLAND CONSTRUCTION & ENGINEERING
☒	Vince Niesen		JENKINS ROOFING INC.
JAXPORT STAFF			
☒	Elijah Wright	TWIC	JAXPORT
☒	Jack Taylor	TWIC	JAXPORT
☒	Michael McCoy	TWIC	JAXPORT



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INVITATION TO BID

TPO ROOF RETROFITS AT TMT AUTO FACILITY

JPA CONTRACT NO.: MC-2108N

RESPONSE TO QUESTION(S)

1. Please confirm the roof replacement scope only includes the 2 main roof areas highlighted in red/orange on the bid form are to be included in the scope and excludes adjacent/low roofs or canopies.



ANSWER: The scope does not include adjacent/low roofs or canopies.

2. The 1989 Roof Plan of the accessory shop shows a 12" slope. Is this a typo? This roof appears to be flat.

ANSWER: The Accessory Shop has a flat roof.

3. Please clarify the existing system at the transit shed, the as built drawing roof notes are not readable and bidders were not allowed to be on the rooftop. It looks like it might be metal deck with structural concrete with 2.5" lightweight concrete in section A-A (page 3) but just shows exposed metal deck in typical section (page 2).

It is difficult to identify the existing metal panels due to the distance and being covered with foam. The corrugations appear different from the underside than on the rooftop. Is there multiple decks? If so, what is sandwiched between them and what is the thickness?

ANSWER: The Transit shed has a metal roof with skylights as shown in the original as-builts. A spray foam (SPF) layer was installed on top of the existing metal panels and skylights (shown in pictures and videos). The flat foam appears to be installed at skylight locations.

4. The specified system does not have a UL Class A assembly due to the existing 1/12 slope. Please confirm a UL Class A system is not required.

ANSWER: The Contractor shall provide a complete manufacturer-approved roof assembly meeting the minimum fire classification required by the Florida Building Code.

5. The as builts show the existing steel deck as 24 Ga. Approvals require min 22 Ga. Please advise how to proceed.

ANSWER: Per scope, "Install new 60 mil TPO utilizing induction welding Rhino Bond into purlin supports." The installed system shall be approved by the manufacturer and in compliance with all applicable codes.

6. The bid documents mention the duration as 90 days from notice to proceed. Can this be changed to 90 days from commencement to allow time for permitting, material procurement, and submittals?

ANSWER: An administrative NTP will be issued for preconstruction activities. The official NTP will be issued for construction.

7. Please provide the basis of design for the paint to be used at the rooftop equipment (bid form line item #3 & #11).

ANSWER: Primer: Sherwin-Williams Macropoxy 646 surface-tolerant epoxy or approved equivalent
Finish coat: Sherwin-Williams Acrolon 218 HS aliphatic polyurethane or approved equivalent

8. Please clarify which penetrations must be wire brush/prime/coated? Please provide basis of design for the coating.

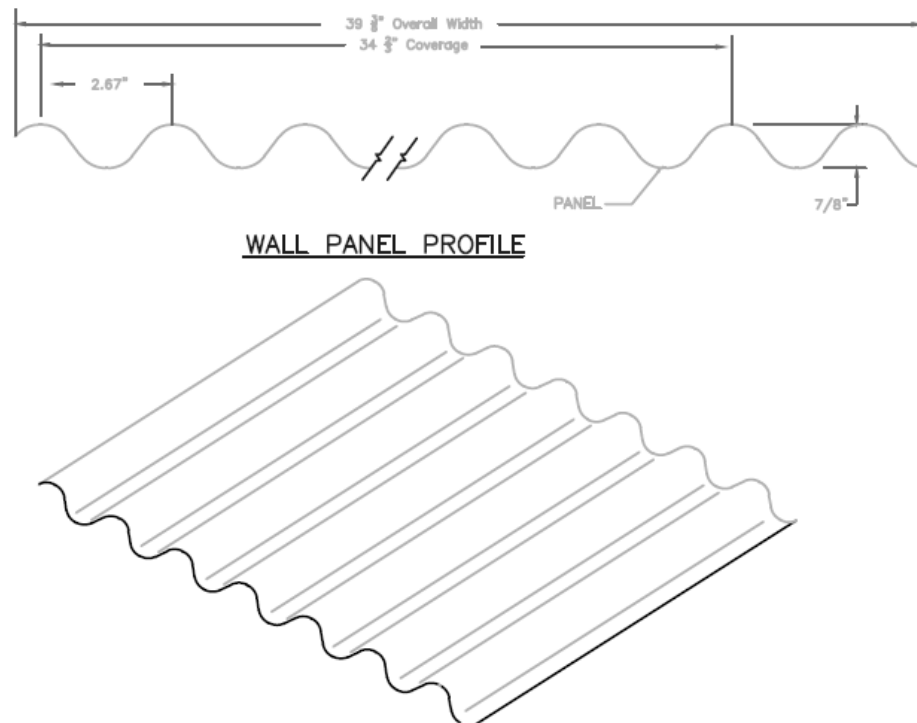
ANSWER: The contractor shall carefully review drone photos/videos to identity rusted penetrations.

Transit Shed Estimate – 2 large fans, 10 medium vent pipes, 9 small vent pipes
Accessory Shop Estimate – 7 fans

9. Please clarify line item #5 on the bid form, which calls for 2000 SF of metal deck replacement as needed, however scope of work calls for metal panel replacement. These appear to be two different items. Please clarify which is required. If both, please clarify quantity of each.

ANSWER: This line item is for the metal roof panels. This is replacement of existing panels as needed, and the actual quantity is unknown. The 2000 SF is an estimate for bidding purposes.

10. Please provide the profile/basis of design used for the wall panels.



ANSWER:

See profile above. Metal Sales Manufacturing Corporation “7/8-Inch Corrugated” wall panel, or approved equal, with 7/8-inch rib height, ribs spaced 2-2/3 inches on center, and 34-2/3-inch coverage width. Provide minimum 24-gauge steel with factory-applied PVDF finish, color selected by Owner to match existing construction. Provide matching closures, trim, flashings, sealants, and manufacturer-approved corrosion-resistant fasteners. Install in accordance with the manufacturer’s instructions, project wind pressures, and applicable Florida Product Approval.

11. Please clarify the patching unit price – it calls for 160 man hours, is material to be covered separately or provided by the customer? Approximately how many holes should be included for this work?

ANSWER: Repair siding screw holes with sealed aluminum or stainless-steel blind rivets with butyl sealant. Repair small siding holes with a patch (matching existing panel) bonded or fastened with butyl tape or polyurethane sealant. The bid rate

(\$/Man Hour) shall be a fully burdened hourly rate including all labor, materials, supervision, vehicles, tools, equipment, overhead, and profit. Repair areas shall be coordinated with the Owner during construction. The 160 man hour estimate is provided for bid purposes.

12. Please clarify how the bidder should differentiate which holes receive which scope for A) repair siding screw holes with rivets and butyl sealant vs B) repair siding small holes with patches. Can you please provide a quantity of each to include?

ANSWER: This work shall be coordinated with the Owner during construction. An estimated quantity is provided in the bid form.

13. Please clarify the path of the new gutter for option #1. Should it follow this path shown in green:



ANSWER: Yes, it shall run along the north side (approximately 600 LF).

14. Please confirm there is no work required at the exposed purlins/overhangs.

ANSWER: Confirmed, no work required at exposed purlins/overhangs.

15. Please clarify how many downspouts to include for option #1.

ANSWER: Downspout quantity shall be determined by the Contractor. The layout and design of the gutter and downspout system shall follow applicable codes.

16. Please clarify if the 040 aluminum for option #1 should be prefinished kynar standard color or mill finish aluminum.

ANSWER: Provide factory-applied, oven-baked, standard-color coating containing a minimum of 70 percent PVDF resin, Kynar 500, Hylar 5000, or approved equal. Color shall be selected by Owner from manufacturer's standard colors.

17. Please confirm a bonded uplift test is required and to be included by the bidder for the adhered fleeceback system at option #2.

ANSWER: All tests required by the manufacturer and applicable codes shall be included in the Contractor's bid.

18. What size wood blocking should be included for line item #16 on the bid form?

ANSWER: Wood blocking shall match existing.

19. The links in the provided document do not work. Please advise.

ANSWER: Contact JAXPORT Procurement Department for any issues accessing the bid documents.

20. The provided document is completely locked down, can a version be issued that allows highlighting, copying, and page extraction?

ANSWER: Contact JAXPORT Procurement Department for any issues accessing the bid documents.

21. Page 21 of the specs says that security is not applicable. Please clarify which sections are not applicable – does this apply to all of page 21 thru page 26? If not please clarify extents that are not applicable. We were told that TWIC badges are required for the transit shed because it is inside the fenced area, please advise.

ANSWER: TWIC badges are not required for this project. Security Implementation Procedure from SIB-14 to SIB-19 is not applicable for this project.

22. If Maritime safety awareness training is required, how long is this training?

ANSWER: TWIC badges are not required for this project. Security Implementation Procedure from SIB-14 to SIB-19 is not applicable for this project.

23. If JAXPORT escorts are required, are they required throughout the entire duration while workers are on site?

ANSWER: TWIC badges are not required for this project. Security Implementation Procedure from SIB-14 to SIB-19 is not applicable for this project.

24. If JAXPORT escorts are required, please clarify the example calculation – at the provided rates, it seems the daily rate would be \$575 and the weekly rate would be \$2875.

ANSWER: TWIC badges are not required for this project. Security Implementation Procedure from SIB-14 to SIB-19 is not applicable for this project.

25. The specs reference builders risk insurance requirements. We carry installation floater coverage at \$5.5 mil per jobsite with \$15mil aggregate. Will this suffice in lieu of having builder's risk coverage?

ANSWER: Since this project is not for new building construction or an additional building structure, builders risk coverage is not required for this TPO project. Per Section V, Insurance and Bond, (5) (b), the referenced installation floater is sufficient. Please make sure it is referenced on the COI.

26. The scope in the specs calls for eliminating un-used penetrations. Can you please clarify which penetrations this is referencing and provide a detailed scope of work?

ANSWER: Assume one (1) medium sized (reference aerals) vent penetration will be removed and replaced with metal paneling for installation of the new roof. The vent pipe is currently disconnected and only the pipe penetration remains.

27. The scope in the specs calls for installing 18 ga metal caps over existing skylights, can you please clarify the scope/basis of design for the metal caps. Is this to occur at all skylights or just some where they are missing covers? It appears there may already be some deck or sheet metal overlay at many of the existing skylights.

ANSWER: The Contractor shall assume the total skylight area must be capped (approximately 12,000 SF). It appears the existing skylights are covered with foam. If (during construction) the Contractor discovers the skylights are already capped, a credit will be provided to the Owner.

28. Are there any wage requirements, such as Davis Bacon, etc?

ANSWER: This project does not have wage requirements.

29. Is any after-hours work required? If so, please specify locations and hours.

ANSWER: Work can be completed during regular business hours.

30. Is any interior protection required? If so, please specify scope and locations.

ANSWER: The Contractor shall coordinate with the Owner for all work affecting the interior. Interior protection (if needed) shall be provided by the Contractor. Close coordination with the Owner is required to prevent disruption to operations.

31. Is there a preferred staging area or may contractor choose staging area?

ANSWER: A staging area will be determined prior to construction.

32. How will unforeseen material cost increases be handled?

ANSWER: The Contractor shall reflect this in their bid. A change order will not be issued for material cost increases.

33. Can you please advise on how any unforeseen mechanical, electrical or plumbing components below the finished roof surface, within the existing deck or below the existing deck are to be handled if it is discovered during the roofing project that they need to be addressed?

ANSWER: The Contractor shall include mapping of the interior conflicts in their bid price. The contractor shall protect and prevent damage to existing conduits, wiring, etc. Anticipated conflicts shall be presented to the Owner prior to roof installation.

34. The existing curbs at the transit shed are 8" high and will be low with the new scope of work. Can you please advise if the bidding contractors are to include for raising of any existing HVAC equipment or curbs as required to achieve the code approved height after the new roof installation or will this be by others if required?

ANSWER: The Contractor shall include curb raising as required by the manufacturer/code.

35. Please confirm bidders do not need to include any mechanical work at the accessory shop and if required, work will be by owner's subcontractor.

ANSWER: Where existing powered fans or mechanical equipment must be raised, the roofing contractor shall include and coordinate all required work by properly licensed mechanical and electrical subcontractors.

36. Can you please advise if bidding contractors are to include for an Asbestos Survey on this project (both buildings)?

ANSWER: The Contractor shall meet all laws/requirements. If an asbestos survey is required, it shall be included in the Contractor's bid price.

37. If an asbestos survey is required for this project, can you confirm that removal of any asbestos identified from the survey, or required air sampling, will be issued via change order due to the unforeseen condition?

ANSWER: Asbestos abatement (if needed) will be completed by others or added as a change order.

38. The bidding documents call for Securedge Fascia, which is pre-manufactured. Can you please advise if another manufacturer that is ES-1 Certified may fabricate the metals in lieu of them being pre-fabricated?

ANSWER: Alternative materials (subject to Owner approval) must have equal performance specifications and meet manufacturer and FBC requirements.

39. Please provide the required cover metal type/thickness/finish for the securedge fascia?

ANSWER: Fascia shall follow manufacturer's recommendations.

40. Can Securedge One be used for the securedge? If not, please provide basis of design product name.

ANSWER: Fascia shall follow manufacturer's recommendations.

41. What size face is required for the securedge metal?

ANSWER: Fascia shall follow manufacturer's recommendations.

42. Please confirm the low roof work (sealant and counterflashing replacement) is only at the West face and not the North as well, and only at the NW corner low roof of the accessory shop.

ANSWER: Confirmed

43. Please confirm the tilt wall panel joint sealant replacement is to be at both the North and West walls at the NW corner roof only at the Accessory Shop.

ANSWER: Confirmed

44. Are drainage calculations required for this project and to be provided by the bidder?

ANSWER: Drainage calculations shall be provided if required by applicable codes.

45. If drainage calculation results indicate that existing scuppers are to be enlarged or new are to be cut in, can you confirm that this extra work will be via change order due to the unforeseen condition?

ANSWER: Additional scope (if required) shall be discussed with the Owner prior to a change order request.

46. Can you please advise if wind mitigation testing is required for this project? If so, can you confirm that wind mitigation enhancements per the testing will be issued via change order and the project duration will be necessarily adjusted due to the unforeseen condition?

ANSWER: The Contractor shall perform all testing as required by the manufacturer, FBC, etc. Any additional scope items shall be presented to the Owner prior to a change order request.

47. Is this building FM insured? If so, please provide the required FM ratings for each zone for the attached roofs?

ANSWER: Building is not FM Global (Factory Mutual) insured.

48. Do we have video of the other facility on the bid packet? Also are we replacing the metal roof (owners option) with TPO or metal? TPO over metal would likely require insulating the panels.

ANSWER: Aerial photos and/or videos have been provided for both roofs. Refer to the scope of work for the specified retrofit systems.

49. Is this project covered by the Davis Bacon Act?

ANSWER: No

50. What is the proposed retainage percentage? The documentation mentions, but does not specify, the idea of retainage.

ANSWER: 5%