

BID NOTICE
GOLDEN ACRES DEVELOPMENT RFP # 2021 -02
REQUEST FOR PROPOSALS
REBUILDING OF THE INTERIOR CEILING AND ROOF TRUSSES UNIT #153

Nelson & Associates, Inc. is currently accepting proposals from qualified contractors to furnish labor, materials, equipment, and service required to perform rebuilding of the interior ceiling and roof trusses pursuant to the attached specifications for unit #153, a three-bedroom unit in a five-plex building at Golden Acres Development, a 174-unit USDA RD Farm Labor Housing Community located in Pompano Beach, Florida.

Bid Packets are available at the Golden Acres Development Office and on the website indicated below. Contractors are responsible for checking the websites for any comments or addenda.

No bids will be accepted after 2:30pm (EST) on Monday April 26, 2021. Bidders may obtain a copy of the bid packet at the website below under the Bid/Jobs tab or by contacting the Office.

<http://www.nelsonasc.com/goldenacres/home.asp>

All proposals and all inquired are directed to:

Helen Mitchell, COS, RHS
Site Manager
Golden Acres Development
1050 N. W. 18th Drive
Pompano Beach, FL 33069
Office: 954.972.1444
Fax: 954.935.6930
Email: goldenacres@nelsonasc.com

Nelson reserves the right to reject any or all proposals. MBE/WBE firms and Section 3 owned businesses firms are encouraged to submit proposals.

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REQUEST FOR PROPOSALS
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MINIMUM PROPOSER REQUIREMENTS

- a. The Contractor shall be a full time, licensed contractor and possess and maintain a valid State of Florida general contractor's and/or appropriate specialty contractor's license.
- b. The Contractor shall provide evidence of existence in business for a minimum of three consecutive (3) years, with substantial experience in
- c. The Contractor shall provide references from at least five (5) facilities and/or municipalities for which similar work has been completed. References shall be provided with the Bid Proposal.

CONTRACT PRICING

Cost shall include all materials, equipment, and labor for standard application, permits if applicable and mobilization requirements. Fee proposals must be submitted in a legible and comprehensible format with sufficient detail.

INSURANCE REQUIREMENTS

The contractor shall obtain insurance with a responsible company or companies, having a minimum rating of B+ or above, licensed to do business in the State of Florida, as well as Florida Workmen's Compensation Insurance coverage. The contractor or insurance carrier shall forward official insurance certification to GA. The contractor shall provide public liability, property damage, personal liability, and automobile insurance with a one million dollar (\$1,000,000) combined single limit. Golden Acres Development, Nelson & Associates, Inc. DBA Diverse Real Estate Services, Inc. and the Housing Authority of Pompano Beach shall be named as an additional insured.

CONTRACTORS EMPLOYEES

The contractor shall ensure that personnel are knowledgeable of all the requirements of these specifications. The contractor shall be responsible for instructing his employees in safety measures considered appropriate. Safety requirements shall be complied within all activities under this award.

IA ENGINEERING AND DESIGNS, INC.
CONSULTING ENGINEERS
8427 SICILIANO STREET
BOYNTON BEACH, FLORIDA 33472
TELEPHONE: (954) 984-4646
FAX: (561) 413-3109

November 19, 2020

Pompano Beach Building Department
100 West Atlantic Blvd.
Pompano Beach, Florida 33062

Re: Inspection of Termite Damage to the Residence
1545 NW 14 Circle
Pompano Beach, Florida

To Whom It May Concern:

On October 5 and October 13, 2020 I performed structural inspections of the termite damage to the above referenced residence. During my inspections there were no active termite activity observed. Golden Acres Development must either have the apartment tented or confirm that the apartment was tented for termites. The inspections reveled the following:

- 1) There were 9 roof trusses found that had considerable termite damage to the bottom chords of the trusses. These trusses can be repaired by sistering a 2x4 - #2 Southern Yellow Pine to each side of the existing bottom chord of the trusses. The sistered members must extend a minimum of 4 ft. in each direction beyond the termite damaged area. These sistered bottom chords must be nailed with 10D (3" lg) nails spaced 4" O.C. on each side staggered from each side. In addition, the webs meeting the bottom chord in the damaged area must have a 2x4 - #2 Southern Yellow Pine sistered on each side of the web extending a minimum of 4 ft. These too, must be nailed with 10D (3" lg) nails spaced 4" O.C. on each side staggered from each side. In addition a 5 3/4x7 (or larger) mending plate must be nailed at each joint on each side with a minimum of 10 @ 10D ring shank truss nails (1.5" lg) into each member at the joint. (See attached photos and repair drawing)
- 2) In closet behind the kitchen there is termite damage to the wood framed wall. The top plates, bottom plates and studs that are damaged must be replaced. (See attached photos)
- 3) a) There is termite damage to the bottom chord of the 2 member girder truss in the front bedroom. This girder truss supports the front end of roof trusses spanning from the girder to the back of the house. The entire 2 member bottom chord of the girder truss must be replaced since the hanging roof trusses are of a length that spans from the back of the building to the face of the girder truss and are attached with hangers off the side of the girder truss bottom chord. (See attached photos and repair drawing)
b) In order to remove and replace the girder truss bottom chord the trusses attached to the side of the girder truss must be shored up against both vertical and lateral movement. In addition, the top chord of the girder truss, as well as the bearing ends must also be shored up to prevent movement when the bottom chord is removed. The hangers supporting the roof trusses on the side must be removed as well as the straps at the end of the girder

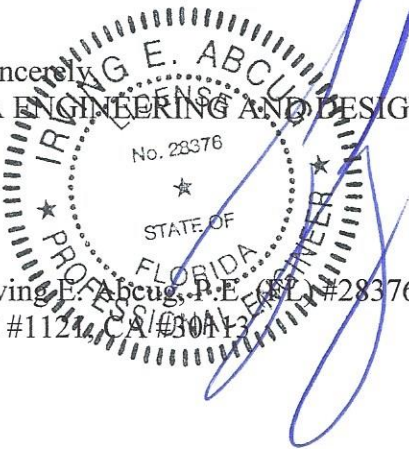
truss. The bottom chord is then cut off the girder truss at the intersection with the webs through the truss plates. Two new 2x8 - #2 Southern Yellow Pine nailed together with 10D nails spaced 6" O.C. staggered is installed in place of the removed damaged bottom chord. New mending plates can be installed over the existing truss plates and new girder bottom chord. Each member on each side must be attached with a minimum of 20 @ 10D threaded truss nails (1.5" lg) into each member at the joint. New hangers can then be used to reattach the roof trusses to the new girder bottom chord. New attachment at the girder ends can be installed to attach the girder bottom chord.

As a routine measure to avoid any possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee of any portion of the structure. To the best of my knowledge and ability this report represents an accurate appraisal of the present conditions of sections of the building, based on careful evaluation of the observed conditions, to the possible reasonable extent.

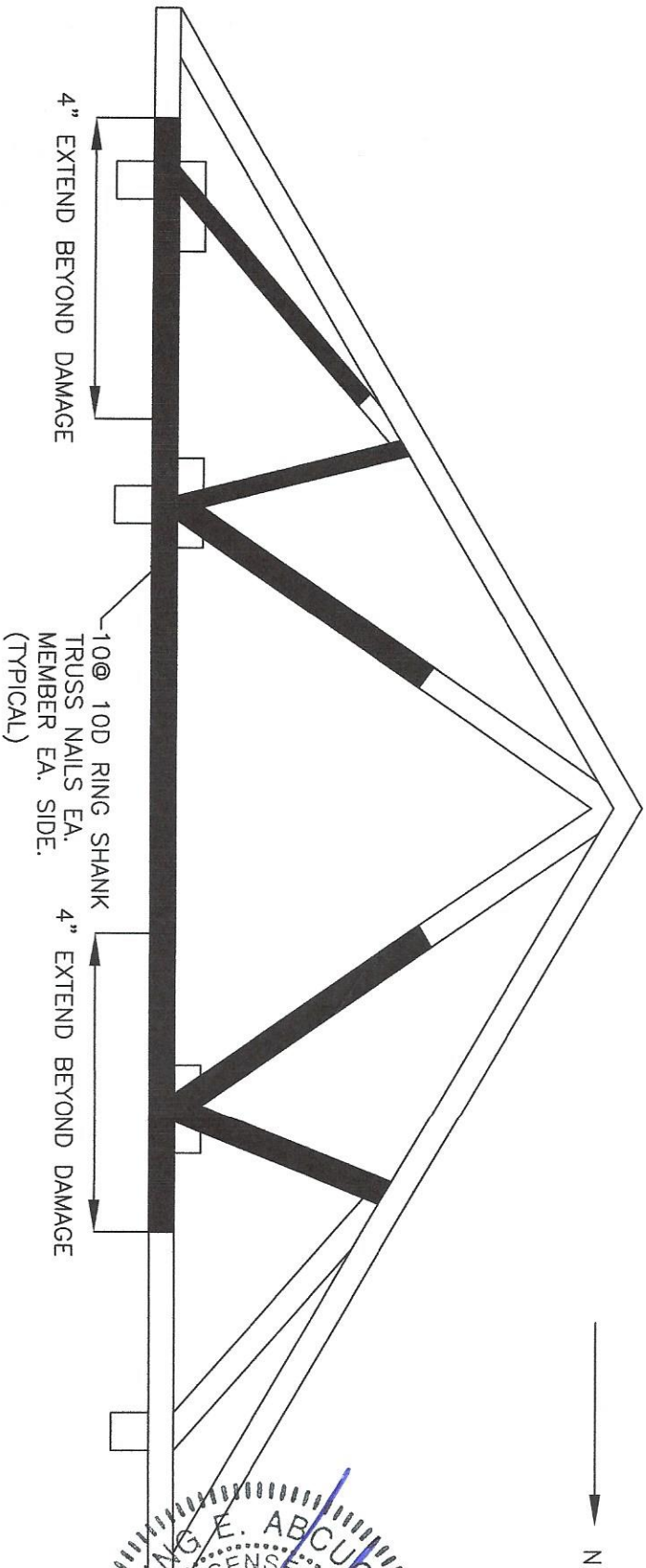
I trust the above information will be sufficient for your needs. Please do not hesitate to contact me if I may be of further assistance.

Sincerely,
IA ENGINEERING AND DESIGNS, INC.

Irving E. Abcug, P.E. #28376
SI #1121, CA #30113



- NOTE:
- 1) SISTER A 2x4 - #2 SOUTHERN YELLOW PINE TO EACH SIDE OF EXISTING BOTTOM CHORD OF TRUSS. EXTEND MINIMUM 4FT. BEYOND DAMAGE.
 - 2) NAIL 2x4 TO EXISTING BOTTOM CHORD WITH 10D NAILS SPACED 4" O.C. EACH SIDE STAGGERED.
 - 3) IN DAMAGED AREA SISTER A 2x4 - #2 SOUTHERN YELLOW PINE TO EACH SIDE OF EXISTING WEB. EXTEND 4FT.
 - 4) NAIL 2x4 TO EXISTING WEB WITH 10D NAILS SPACED 4" O.C. EACH SIDE STAGGERED.
 - 5) 5 3/4"x7" OR LARGER MENDING PLATE ON EACH SIDE OF EACH JOINT. NAIL EACH MEMBER WITH 10 @10D THREADED RING SHANK TRUSS NAILS.



EXAMPLE OF TRUSS REPAIR REQUIRED

GOLDEN ACRES DEVELOPMENT
1545 NW 14 CIRCLE #153
POMPANO BEACH, FLORIDA



IA ENGINEERING & DESIGNS, INC.

CONSULTING ENGINEER
9427 SIGLIANO STREET BOYNTON BEACH, FLORIDA
PHONE: (954) 984-4646 FAX: (561) 413-3109

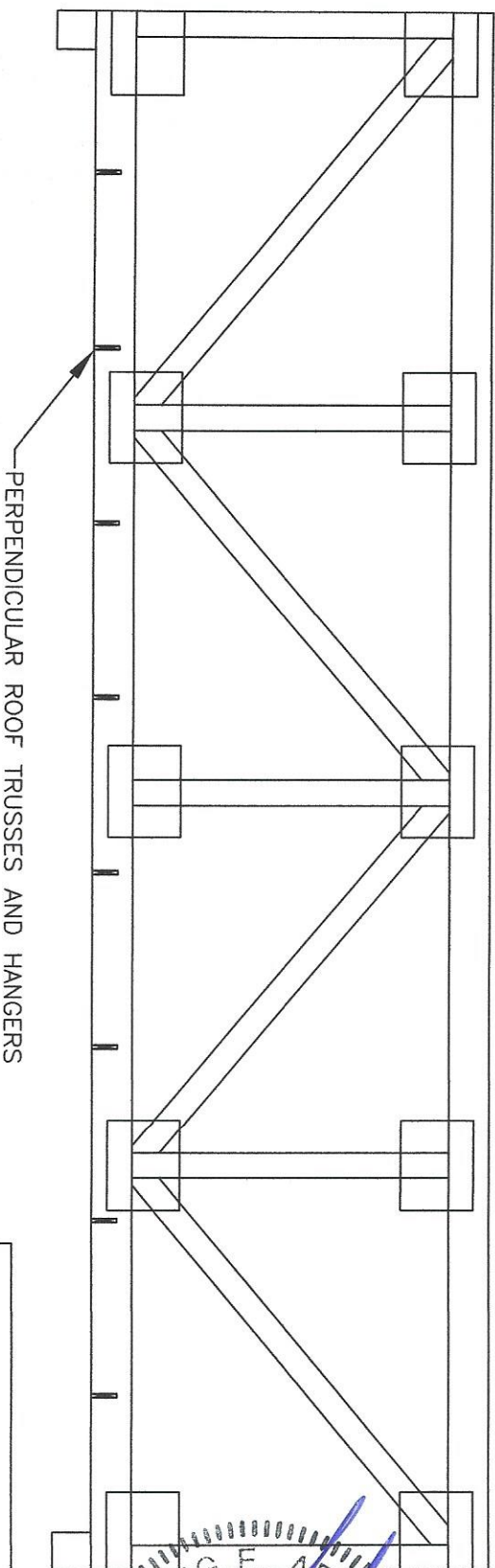


NO.	REVISIONS

DATE: 11-19-20
DRAWN: L.E.A.
SCALE: NTS
JOB#
SHEET: S-1

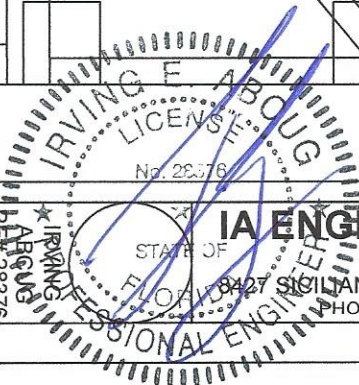
NOTE:

- 1) SHORE BOTTOM CHORD OF TRUSSES IN HANGERS ATTACHED TO GIRDER BOTTOM AGAINST BOTH VERTICAL AND LATERAL MOVEMENT.
- 2) SHORE TOP CHORD AND END BEARING.
- 3) REMOVE ATTACHING TRUSS HANGERS AND STRAPS AT ENDS OF GIRDER.
- 4) CUT OFF THE GIRDER TRUSS BOTTOM CHORD THROUGH NAIL PLATES AT ALL WEB TO BOTTOM CHORD JOINTS.
- 5) NAIL 2@2x8 -#2 SOUTHERN YELLOW PINE TOGETHER WITH 10D NAILS SPACED 6" O.C. STAGGERD.
- 6) INSTALL IN PLACE OF REMOVED OF REMOVED BOTTOM CHORD.
- 7) INSTALL NEW 5 3/4"x7" OR LARGER MENDING PLATES ON EACH SIDE OF EACH JOINT. NAIL EACH MEMBER WITH 20 @10D THREADED RING SHANK TRUSS NAILS INTO EACH MEMBER AT EACH JOINT.
- 8) ATTACH SIDE ROOF TRUSSES TO NEW GIRDER BOTTOM CHORD WITH USP HD28 OR EQUAL.
- 9) RE-ATTACH NEW GIRDER BOTTOM CHORD AT ENDS.



GIRDER TRUSS BOTTOM CHORD REPLACEMENT

GOLDEN ACRES DEVELOPMENT
1545 NW 14 CIRCLE #153
POMPANO BEACH, FLORIDA



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DISCLAIMER
The undersigned hereby certifies that he is a duly Licensed Professional Engineer in the State of Florida, License No. 28376, and that he is the author of the design shown on this drawing. He further certifies that the design was prepared by him or under his direct supervision and that he is a duly Licensed Professional Engineer in the State of Florida, License No. 28376, and that he is the author of the design shown on this drawing. He further certifies that the design was prepared by him or under his direct supervision and that he is a duly Licensed Professional Engineer in the State of Florida, License No. 28376, and that he is the author of the design shown on this drawing.

NO.	REVISIONS

DATE: 11-19-20
DRAWN: L.E.A.
SCALE: NTS
JOB#
SHEET: S-2









