



ADDENDUM NO. 5
January 12, 2026

HUNTSVILLE HOUSING AUTHORITY

INVITATION FOR BIDS (IFB)
IFB NO. 2025-11
WINDOW AND EXTERIOR DOOR
REPLACEMENT AT BROOKSIDE

This addendum to subject IFB is to **provide answers requested on January 9, 2026**

Question: The duration 90 vs 180 days still appears to be in question. Even document attachment K issued at pre-bid meeting states 90 days. I am assuming that all responsible bidders should just cross through 90 days on all documents and put 180 days and initial it?

Answer: Please see Addendum 1-4.

Question: Assuming it is a duration of 180 days the stated work hours of Monday through Friday will not work. The amount of work is entirely too much work to be done in that time frame. Seven days per week able to be on site will be required.

Answer: Please see Addendum 1-4..

Question: After site visit and discussions at pre-bid meeting there appears to be a total of 557 windows not 485. Please verify quantity?

Answer: Please see Addendum 1-4..

Question: After site visit and discussions at pre-bid meeting there appears to be a total of 288 doors not 144. One entry door and one screen/storm door per hole is two doors not one, please verify quantity.

Answer: Please see Addendum 1-4.

Question: There are no specifications for a storm door provided. We attach one here with this document if acceptable please approve and if not provide specification, cut sheet and supplier of the storm doors HHA will want used for this project. Will need time to price and acquire lead times from suggested supplier.

Answer: Door specification is listed in the IFB Scope of Work. It's the contractor's responsibility to determine an acceptable manufacturer and supplier, ensure compliance with all applicable codes and performance requirements, and account for pricing and lead times within their bid.

No additional time will be granted for pricing or procuring storm doors, as they are outside the scope of the IFB.

Question: We submit cut sheet on entry door if acceptable please approve or supply cut sheet and supplier for door that HHA wants to use.

Answer: Contractors may submit entry door cut sheets for products that meet or exceed the specified requirements (insulated steel or fiberglass doors, minimum gauge, energy efficiency, durability, and required hardware). All proposed products are subject to HHA review and approval for compliance with the IFB requirements.

HHA does not designate a specific manufacturer, cut sheet, or supplier for exterior entry doors. It is the contractor's responsibility to:

- Select an appropriate manufacturer and supplier
- Ensure the proposed door system meets all IFB, HUD, and code requirements
- Account for pricing, availability, and lead times within their bid

Question: All bidders need cut sheet data on HHA entry hardware to price what will be required. Just stating HHA standards does not tell us what handle to use?

Answer: The IFB requires exterior entry door hardware to meet HHA standards, including:

- Heavy-duty hinges
- ANSI Grade 1 or Grade 2 locksets
- Deadbolt with a minimum 1-inch throw
- Compatibility with the HHA master keying system

Question: Also, the associated hardware for storm doors what exactly is to be provided? Does handle have to lock, how many closures, etc.?

Answer: Please see addendum 1-4

Question: All bidders must be informed that the bedroom windows must be casement egress approved windows, not that it is the contractor's responsibility to meet code. If the contractor is not aware of the code and prices a window that will not be approved by the fire, inspection departments, and the HHA it will result in that contractor's bid being low because these windows cost a lot more and will result in an unfair bidding process to all other bidders.

Answer: Please see addendum 1-4

Question: All bidders must be informed that the kitchen and bathroom windows must be tempered glass per code, again, this detail could result in an unfair bidding process.

Answer: All bidders are hereby advised that windows installed in kitchens and bathrooms are required to be tempered safety glass, in accordance with applicable building codes. This requirement applies regardless of whether it is explicitly called out elsewhere in the IFB documents and is a mandatory code compliance item. Failure to include tempered glass where required may result in a non-compliant installation and corrective work at the contractor's expense.

Question: The bathroom window does the HHA want the tempered glass to be frosted? This affects the price a lot and could result in an unfair bidding process.

Answer: Based on the Scope of Work (SOW) and Technical Specifications you provided, frosted glass for bathroom windows are not included. The window specifications states the following:

- Replacement vinyl or aluminum-clad windows
- Double-pane insulated glazing (IGU)
- Low-E coating required
- Argon gas fill
- U-Factor ≤ 0.32
- SHGC ≤ 0.25

- Full insect screens where existing
- Compliance with ENERGY STAR® and NFRC

Addendum 5 states that all bidders are hereby advised that windows installed in kitchens and bathrooms are required to be tempered safety glass, in accordance with applicable building codes. This requirement applies regardless of whether it is explicitly called out elsewhere in the IFB documents and is a mandatory code compliance item. Failure to include tempered glass where required may result in a non-compliant installation and corrective work at the contractor's expense.

Question: Will the HHA be doing the caulking?

Answer: The SOW and installation requirements for windows and doors, states the following:

For windows- Properly flash, seal, and insulate all window openings; Ensure watertight and airtight installation.

For exterior doors- Seal and insulate frames to prevent air and water infiltration. Caulking, flashing, sealing, and insulation are all part of the contractor's installation responsibilities.

Question: Another item on time duration, A calendar will be kept and any days of rain or high probability of rain will not be able to be counted as a work day?

Answer: The awarded contractor will coordinate work schedules with HHA to minimize resident disruption and to maintain a binding schedule.

Question: Attachment K states that unit will be complete in one day when feasible. There is no way to know if this is even possible due to massive possible unknown conditions at each location. The buildings were built in 1961??

Answer: In order to maintain a binding schedule and minimize resident disruption, where possible, HHA is requesting unit completion in one day.

Question: Attachment K states that days 1 through 10 or I am assuming days 1 through 20 on a 180-day duration will be for #1 preconstruction meeting which is completed prior to work days starting. Winning contractor will not have 1 to 20 days of work time to be doing this. #2 that final verification of sizes and quantities which again should be provided by the HHA so contractors can prepare a realistic and feasible bid for this project. #3 Submit submittals for the project which must be completed prior to even the (NTP) Notice to Proceed as the windows and doors can not even be ordered prior to the submittals being approved. #4 Notify tenants and posting schedule. Is a written schedule required? ALL THESE ITEMS MUST BE DONE PRIOR TO WORK SCHEDULE STARTING.

Answer: HHA will work closely with the awarded contractor on scheduling, notifying tenants, and the verification of material needed.

Question: There is a minimum of 4 to 6 weeks of lead time on the doors and windows from any supplier. No one has this many doors and windows that the winning contractor will need to perform this work. They will have to be ordered, paid for, then manufactured and winning contractors order will get in line with the factory and will not be placed in front of other orders. This lead time must be in the schedule prior to work days starting because if you do not have the doors and windows there is nothing to work on. Please provide acceptance.

Answer: It's the contractor's responsibility to determine an acceptable manufacturer and supplier, ensure compliance with all applicable codes and performance requirements, and account for pricing and lead times within their bid.

Question: Attachment K states that days 81 to 90 which I am assuming is days 160 to 180 will be for close

out items all of which cannot be done until all contracted work is completed which will require all 90 or 180 days. If the work is completed prior then the closeout process can be started early. Please provide acceptance.

Answer: Closeout items include punch list completion, final inspections, warranties, and submittals. These closeout tasks cannot be fully completed until all contracted work is finished (windows, doors, hardware, etc.). If the contractor completes work early, the closeout process can start immediately—meaning days 81–90 are not “fixed” calendar days but rather flexible, depending on actual work completion.

Contractors should plan the schedule with full duration in mind for both installation and closeout. Any early completion could allow for an earlier start to closeout tasks, potentially reducing overall project duration.

Question: Please provide acceptance that the HHA will require the tenants to move all belongings from the work areas prior to contractor starting each unit. Contractors should not be involved with tenant’s personal belongings removal and put back.

Answer: The contractor is responsible only for performing the work inside the units. Tenants’ personal belongings are the responsibility of HHA or the residents themselves.

Question: Will HHA trash truck pick up and dispose of old windows and doors?

Answer: The contractor is responsible for removal and disposal of all windows and doors.

Question: Please provide agreement that the HHA will receive and process and pay on pay applications on a 30-day cycle during the project and that final payment will not be delayed and held up upon the completion of the contracted work.

Answer: Payment timing will be specified in the contract, not the SOW.

Documentation must be received sealed, in-hand, and time-stamped by the HHA no later than 2:00 PM CST on January 13, 2026. CAUTION: LATE SUBMISSION WILL BE HANDLED IN ACCORDANCE WITH THE PROVISIONS IN THE INSTRUCTIONS TO BIDDERS.

This addendum forms a part of the Contract Documents and modifies the original IFB. All other terms and conditions in the original IFB dated **December 22, 2025** remains the same.