

RESPONSE – QUESTION #8 – AEPA IFB #008

AEPA has received questions and concerns regarding the warranties/guaranties required for both tracks and courts requested under AEPA IFB# 008D. The following is AEPA's response and its' addendum to IFB #008D to address the concerns raised.

Background:

IFB #008D, Part B, 5.7.10, Page 28.

“The offeror/contractor must provide a written warranty on the all-weather running/jogging track construction, materials and surfaces for a period not less than six (6) years from the date of acceptance by the owner. This warranty shall include a three (3) year warranty from any subcontractor/installer/supplier and is to be provided directly to the owner/AEPA contractor. All project warranties must be backed by a warranty bond from an A+ rated insurance company licensed to do business in the state in which the project was completed. The three year subcontractor/installer/supplier warranty from the bonding company is to be payable to the AEPA contractor and the six year warranty from the AEPA contractor is to be payable to the project owner.”

IFB #008D, Part B, 5.7.11, Page 28.

“The warranty shall cover defects in materials, excessive color change, excessive wear, and any other feature; material and/or condition which are not deemed ordinary wear on a running track.”

IFB #008D, Part B, 5.9.5.9, Page 37.

“The offeror/contractor must provide a written warranty on the tennis/basketball court construction, materials and surfaces for a period not less than six (6) years from the date of acceptance by the owner. This warranty shall include a three (3) year warranty from any subcontractor/installer/supplier and is to be provided directly to the owner/AEPA contractor. All project warranties must be backed by a warranty bond from an A+ rated insurance company licensed to do business in the state in which the project was completed. The three year subcontractor/installer/supplier warranty from the bonding company is to be payable to the AEPA contractor and the six year warranty from the AEPA contractor is to be payable to the project owner.”

IFB #008D, Part B, 5.9.5.10, Page 37.

“The warranty shall cover defects in materials, excessive color change, excessive wear, and any other feature; material and/or condition which are not deemed ordinary wear on a

running track.”

IFB #008D, Part B, 5.9.6.7.5, Page 39

“Guarantee The contractor is to provide a written guarantee against defective materials or faulty workmanship, excessive color change, excessive wear, and any other feature which is not deemed ordinary wear of an all-weather tennis/basketball court for a period of not less than six (6) years.”

IFB #008D, Part B, 5.9.8.5, Page 40

“Warranty: Submit completed and executed contractor’s and manufacturer’s warranty documents and ensure that forms have been completed in AEPA members’ name and registered with Manufacturer”

IFB #008D, Part B, 6.1.2.8, Page 40

“Samples of the Track/Court surface Manufacturer Warranty to be provided to the owner covering defects in materials, workmanship, excessive color change, excessive wear, and any other feature which is not deemed ordinary wear on running tracks/courts of the type provided for a period of six (6) years from the date of Substantial Completion. The method utilized by the surface manufacturer to verify that their onsite representative has inspected the installation and that the work conforms to the manufacturer’s specifications and requirements for the warranty to be issued.”

IFB #008D, Part B, 6.1.2.9, Page 40.

“Provide documentation demonstrating the surface Manufacturer's /contractor’s Warranties are supported by an insurance policy and/or performance bond for the full six (6) year period.”

IFB #008D, Part B, 6.1.2.10, Page 41

“Provide a sample of the subcontractor’s warranty to be provided to the AEPA contractor covering defects in the work performed, installation workmanship, and further warrant that the installation was done in accordance with both the Manufacturer’s recommendations and any written directives of the Manufacturer’s onsite representative.”

Part C. Cost Evaluation, Page 12

Warranties, Additional Services or Incidental Price Schedule

Provide a price schedule for any and all extended warranties, additional or incidental services, equipment and/or materials. The preferred additional or incidental price schedule will include price list date and number, your standard list price, percent discount offered to AEPA Member Agencies.

AEPA's Response:

As noted in an earlier response (Question 2) AEPA and its members have determined that based on past experience with this category and the amount of investment (public monies) that is required by its members to have track and courts installed, it is essential that there needs be some accountability and assurance that the public’s interest is being protected.

It is also, understood that to acquire this accountability and assurance there is an associated cost that needs to be born by the owner as in any construction related project. Therefore, please accept the following as an amendment to IFB #008D.

IFB #008D, Part B, 6.3 Cost Evaluation Information - Please insert item 6.3.1.11

Cost of Warranty/guarantee: Provide the associated costs to the AEPA owners to acquire a three (3) warranty and the cost associated with increasing the warranty to a four (4), five (5), and six (6) year warranty. This is to be expressed as a multiplier to be applied to the total construction cost of the individual project.

Forms F - UNIT PRICE SCHEDULE FOR SELECTED ITEM - Please insert the following at the end of the form.

Associated Costs of Warranties of Track Projects

Description of Cost Factors for Track Construction	Cost Eval Points	Unit of Measure	Offeror's Base Bid
Warranty for first three (3) years from date of acceptance. Provide Multiplier to be applied to project construction cost.	40	Multiplier	_____%
Warranty for one (1) additional year from the end of the three (3) year warranty to be added to the cost the three year warranty. Provide Multiplier to be applied to the project construction costs.	20	Multiplier	_____%
Warranty for two (2) additional years from the end of the three (3) year warranty to be added to the cost of the three year warranty. Provide Multiplier to be applied to the project construction costs	20	Multiplier	\$_____
Warranty for three (3) additional years from the end of the three (3) year warranty to be added to the cost of the three year warranty. Provide Multiplier to be applied to the project construction costs	20	Multiplier	\$_____

Associated Costs of Warranties of Court Projects

Description of Cost Factors for Court Construction	Cost Eval Points	Unit of Measure	Offeror's Base Bid
Warranty for first three (3) years from date of acceptance. Provide Multiplier to be applied to project construction cost.	40	Multiplier	_____%
Warranty for one (1) additional year from the end of the three (3) year warranty to be added to the cost of the three year warranty. Provide Multiplier to be applied to the project construction costs.	20	Multiplier	_____%
Warranty for two (2) additional years from the end of the three (3) year warranty to be added to the cost the three year warranty. Provide Multiplier to be applied to the project construction costs	20	Multiplier	\$ _____
Warranty for three (3) additional years from the end of the three (3) year warranty to be added to the cost of the three year warranty. Provide Multiplier to be applied to the project construction costs	20	Multiplier	\$ _____