

ADDENDUM NO. 1

TO: Prospective Bidders
FROM: David Larson, *Procurement Agent*
DATE: July 21, 2023
PROJECT: Old City Town Hall Roof Replacement
Bid Number: BM2023-1199

The following items are being issued herein for modification and clarification to the Bid Requirements for the project referenced above.

MODIFICATIONS TO PROJECT MANUAL

The following sections have been revised by this addendum:

1) DIVISION 01 - 22 – TECHNICAL SPECIFICATIONS:

- **Section 007000-REROOFING PREPARATION**

1. Reference 2.2 DRAIN RE-LINING MATERIAL, delete in its entirety including all sub-paragraphs.
2. Reference 3.2 DRAIN RE-LINE, delete in its entirety including all sub-paragraphs.
3. Add the following paragraph to 3.1:

E. At locations where abandoned overflow roof drains are specified to be removed, install new metal plate over the opening using 20 gauge steel sized to extend from the edge of the opening a minimum of 6 inches and secure using specified fasteners at each corner. Install sealant along the edges of the metal plate.

F. At existing overflow roof drains, cut the existing cast iron piping. Top of pipe shall be maximum 2 inches above the primary roof drain level.

- **SECTION 07540 – POLYVINYL-CHLORIDE (PVC) ROOFING**

1. Reference 2.3.C, add the following: Water based adhesives are acceptable provided the product is applied in strict accordance with the roofing system manufacturer’s written instructions.
2. Reference 2.4.D, delete in its entirety and replace with the following:

D. Gypsum Coverboard: ASTM C 1177, glass mat, water-resistant substrate to be used as cover board.

1. Product: Subject to compliance with requirements. Provide “Dens-Deck Prime” by Georgia Pacific Corporation.
2. ½ inch thick

• **SECTION 01732 – SELECTIVE DEMOLITION**

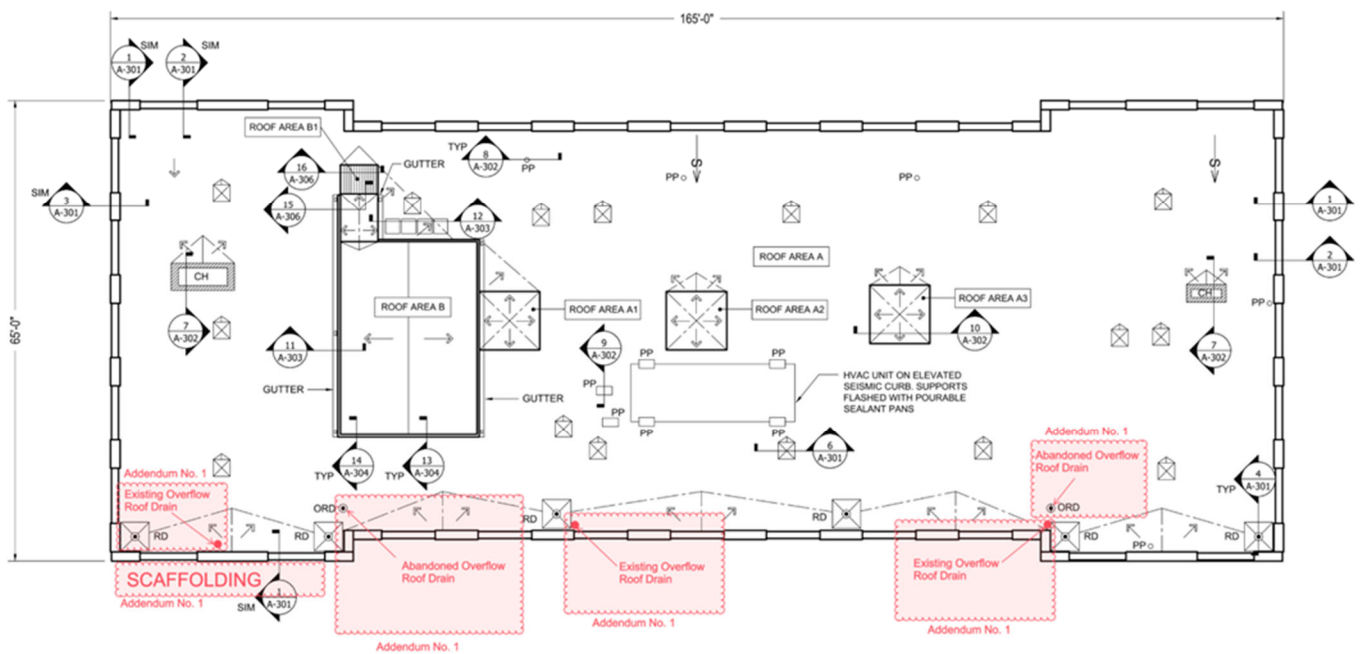
1. Reference 3.2, add the following:

F. Remove and discard the existing abandoned overflow drains at two (2) locations, including the ring, bowl, and capped PVC pipe below deck.

MODIFICATIONS TO PROJECT DRAWINGS

1) On Drawing Sheet # A-301, the Bidders shall make pen and ink change by striking off the Detail # 5 of A-301 in its entirety. On Drawing Sheet # A-101 the Bidder shall make pen and ink change by adding the following notes and additional details below.

- A. The Roof Plan has been clouded to show locations of existing overflow drains, and abandoned overflow drains.
- B. Existing overflow drains consist of a pipe leader that extends above the roof surface. At existing overflow drains, cut the cast iron pipe down to approximately 3 inches above primary roof drain level. Install liquid flashing with fabric reinforcement per manufacturer’s instructions.



REQUEST FOR SUBSTITUTIONS

None

QUESTIONS AND ANSWERS

- Question:** Can the membrane adhesive be water based?
- Response:** *Water based adhesive for the membrane is acceptable.*
- Question:** The spec calls for ½” HD ISO coverboard is this correct?
- Response:** *Specs will require use of ½ inch thick Dens-Deck Prime. See Item _ of this Addendum.*
- Question:** The spec calls for minimum 60 mil does this mean minimum or nominal 60 mil membrane?
- Response:** *60 mil Minimum (not 60 mil nominal)*
- Question:** Have any addenda been released as of 7.20.2023?
- Response:** *No. Addendum No. 1 is dated July 21, 2023*
- Question:** Is scaffold required for access per conversation at pre-bid meeting?
- Response:** *Access will be only by exterior means. In the event Contractor elects to use scaffolding, Owner reserves the right to review and approve or reject method of attachment to the building. Damage to the building cladding must be repaired by the Contractor to a condition satisfactory to the Owner. Scaffolding shall be located on the south elevation as shown in the Roof Plan below. Owner reserves the right to review alternative locations with the contracted firm.*
- Question:** Section 01100 Summary Base Bid: a. fully adhered 50 mil PVC membrane is called but 60 mil PVC is called out in Spec section 0754-4 PVC Roofing.
- Response:** *Omit references to “50 mil”. 60 mil PVC shall be used for this project.*
- Question:** Spec section 0754-4 PVC Roofing: 2.3, A. Membrane: Reinforced thermoplastic membrane, white color, minimum thickness to be 60 mil, 20 year- Johns Manville brought to our attention there are (2) type of 60 mil

membrane (60 mil membrane that has a nominal thickness and 60 mil membrane that has a 60 mil MIN- which is 60 mil across the sheet. Please advise which minimum is required.

Response: *60 mil Minimum (not 60 mil nominal)*

ACKNOWLEDGEMENT BY BIDDER:

Please recognize receipt of this addendum in the acknowledgment addenda section on the ***BID Form***.

END OF ADDENDUM NO. 1