

**ADDENDUM #1**

**May 14, 2020**

**TRANSMITTED VIA EMAIL: 5 pages**

**TO: ALL PLAN HOLDERS AND POTENTIAL BIDDERS**  
**FROM: TIFFANY McCANTS, PURCHASING OFFICER**  
**SUBJECT: CANDLER ELEMENTARY SCHOOL ROOF REPLACEMENT**

**RFP# 16-20**

The following specifications and drawings are hereby made a part of the original documents. Bidders shall acknowledge receipt of this addendum by notation in the space provided on the Proposal Form.

**Addendum includes: *Pre-Bid meeting notes and attendees with additional specifications from the architect.***

**Addendum #1**

**RFP# 16-20**

ADDENDUM TO  
SPECIFICATIONS ENTITLED  
"CANDLER ELEMENTARY SCHOOL  
ROOF REPLACEMENT PROJECT  
RFP# 16-20"

**ADDENDUM NO. 1**

**MAY 15, 2020**

The Specifications and Drawings contained in the project manual entitled "CANDLER  
ELEMENTARY SCHOOL ROOF REPLACEMENT PROJECT RFP# 16-20"  
are amended as follows:

**GENERAL:**

1. The following individuals were in attendance at the prebid meeting:
  - a. Greg Pressley, NEO Corporation
  - b. Randy Faust, AAR Roofing
  - c. Joey Tillman, Triad Roofing Co.
  - d. Oscar Diaz, Carolina Mountain Roofing
  - e. Dwayne Stroud, Cityscape Roofing
  - f. Luke White, Interstate Roofing
  - g. Dan Peeper, Tecta America
  - h. Adam Merrill, WNC Roofing
  - i. Joe Bartholomew, Bartholomew Roofing
  - j. Tim Fierle, Buncombe County Schools
  - k. Carol Fay, Buncombe County Schools
  - l. Jeff Poe, Terracon Consultants
  
2. Include in base bid, costs associated with installing two gooseneck penetrations to run new cables from the interior up to the roof.
  - a. Locations for penetrations will be selected by owner during the preconstruction meeting.
  - b. One of the penetrations should be composed of 4" schedule 40 PVC.
  - c. The other penetration should be composed of 1.5" rigid electrical conduit.
  - d. Both penetrations should have a removable head to allow for installation of cables.
  - e. Both penetrations should be supported from the interior. Supporting only by the base flashing is unacceptable.
  - f. Penetrations are to be flashed per manufacturers recommendations.

**SPECIFICATIONS:**

3. Section 01100: SUMMAY
  - a. Add the following sub-paragraph 1.3 J  

J. Award of the base bid plus the alternates will be based on the owner's budget and the lowest sum of the base bid plus alternates that fit within the owners budget. Owner intends to utilize available funds. The owner intends to award Alternates in the order in which they appear unless funding will not allow adherence to this order. Award of contract/ low bidder determination will be based upon the combined proposal of base bid and awarded Alternates.

4. Section 01100: SUMMARY
  - a. Delete sub-paragraph 1.4 A in its entirety and replace with the following:

A. Work on the project under the Base Bid is to be substantially complete within Seventy-Five (75) calendar days from the date of commencement. Upon arrival at substantial completion, Contractor shall have fourteen (14) calendar days to arrive at final completion.
5. Section 01230: ALTERNATES
  - a. Delete sub-paragraph 3.1 A 2 in its entirety and replace with the following:

2. In the event Alternate No. 1 is accepted, the contract time will be increased by Thirty (30) calendar days.
  - b. Delete sub-paragraph 3.1 B 2 in its entirety and replace with the following:

2. In the event Alternate No. 2 is accepted, the contract time will be increased by Thirty (30) calendar days.
6. Section 01290: PAYMENT PROCEDURES
  - a. Delete sub-paragraph 1.4 D in its entirety and replace with the following:

D. Include a retainage amount of five percent (5%) for the value of materials stored at the site and work executed.
7. Section 01500: TEMPORARY FACILITIES, CONTROLS AND PROTECTION
  - a. Delete sub-paragraph 1.12 A in its entirety and replace with the following:

A. Upon completion of required work, contractor is to restore grounds to a level equivalent to the condition prior to the start of the project. This includes but is not limited to:

    1. Cleaning grounds of trash and debris.
    2. Smoothing ruts and discontinuities in the soil.
    3. Grass restoration. This may include seeding and growing grass or installing sod.
    4. Pavement restoration/replacement.
    5. Concrete restoration/replacement.
8. Section 07450: THERMOPLASTIC MEMBRANE ROOFING
  - a. Delete sub-paragraph 1.6 B 4 in its entirety and replace with the following:

4. A separate membrane warranty shall be included must cover deterioration and weathering of membrane regardless of leaks.

9. Section 07450: THERMOPLASTIC MEMBRANE ROOFING

- a. Add the following paragraph 1.7.

1.7 ROOF SURFACE REFLECTIVITY REQUIREMENTS

- A. Upon conclusion of roofing work, the specified membrane shall meet the following LEED v4 minimum Solar Reflectivity Index values:
1. Initial SRI: 82
  2. 3 year aged SRI: 64
- B. Should membrane be considered suspect by the owner and engineer, contractor will extract up to 5 samples of the in place membrane. Sample locations will be designated by the Engineer. Contractor shall repair patch locations in accordance with manufacturer requirements at no additional cost to the owner. Engineer will send samples for testing in accordance with ASTM E 1980 - Standard Practice for Calculating Solar Reflectance Index of Horizontal and Low-Sloped Opaque Surfaces.
- C. If results are found to be lower than the specified initial SRI, costs for testing will be deducted from contract sum. and contractor will be required to clean as reasonably possible without damaging the membrane.
- D. If results are found to be lower than the specified initial SRI, costs for testing will be deducted from contract sum. and contractor will be required to clean as reasonably possible without damaging the membrane.

10. Section 07450: THERMOPLASTIC MEMBRANE ROOFING

- a. Add the following paragraph:

2.6 TEMPORARY MEMBRANE

- A. Cap Sheet: ASTM D 5147 and D 6163, Type II, Grade G, SBS-modified asphalt sheet with glass fiber mat reinforcing, granular surfaced, suitable for application method specified and as follows:
- B. Installation Method: Cold process or torch applied.

11. Section 07450: THERMOPLASTIC MEMBRANE ROOFING

a. Delete sub-paragraph 3.1 A in its entirety and replace with the following:

- A. Refer to Table 1 for a general schedule of the primary roof components (described from the bottom up) for the roof area. Methods of installation and related materials are in other sections of these specifications.

Table 1	
Areas A1	Areas A2, A5, and B1
Existing metal deck	Existing metal deck
5/8" gypsum underlayment (loose laid)	5/8" gypsum underlayment (loose laid)
Temporary Roof Membrane (cold or torch applied)	Temporary Roof Membrane (cold or torch applied)
2" polyisocyanurate insulation (mechanically attached)	3" polyisocyanurate insulation (mechanically attached)
1" polyisocyanurate insulation (adhered)	2" polyisocyanurate insulation (adhered)
1/2" thick high-density cover board (adhered)	1/2" thick high-density cover board (adhered)
Fully adhered single ply membrane	Fully adhered single ply membrane

12. Section 07450: THERMOPLASTIC MEMBRANE ROOFING

a. Add the following paragraph:

3.11 TEMPORARY MEMBRANE INSTALLATION

- A. Fasten gypsum underlayment board as necessary to resist uplift forces during construction. Contractor is responsible for any damages related to coverboard and temporary membrane uplift.
- B. Apply new torch or cold adhesive grade SBS modified bitumen material in strict accordance with manufacturer's latest printed instructions except as amended in this section.
- C. Lap ends at least 6 inches and sides at least 4 inches.
- D. Starting at low point in roof, apply cap sheet. Apply uniformly and without voids. Press into full contact with substrate.

PLANS:

Nothing herein is to be interpreted or construed as changing any provisions of the specifications except as specifically stated herein.

END OF ADDENDUM