

ADDENDUM #1

May 14, 2020

TRANSMITTED VIA EMAIL: 4 pages

TO: ALL PLAN HOLDERS AND POTENTIAL BIDDERS
FROM: TIFFANY McCANTS, PURCHASING OFFICER
SUBJECT: AVERY'S CREEK ELEMENTARY SCHOOL ROOF REPLACEMENT

RFP# 15-20

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# 15-20

ADDENDUM TO
SPECIFICATIONS ENTITLED
"AVERYS CREEK ELEMENTARY SCHOOL
ROOF REPLACEMENT PROJECT
RFP# 15-20"

ADDENDUM NO. 1

MAY 15, 2020

The Specifications and Drawings contained in the project manual entitled "AVERY'S
CREEK ELEMENTARY SCHOOL ROOF REPLACEMENT PROJECT RFP#
15-20"

are amended as follows:

GENERAL:

1. The following individuals were in attendance at the prebid meeting:
 - a. Randy Faust, AAR Roofing
 - b. Joey Tillman, Triad Roofing Co.
 - c. Oscar Diaz, Carolina Mountain Roofing
 - d. Dwayne Stroud, Cityscape Roofing
 - e. Luke White, Interstate Roofing
 - f. Dan Peeper, Tecta America
 - g. Neil Hutchins, Frizzell Construction Co. Inc.
 - h. Joe Bartholomew, Bartholomew Roofing
 - i. Tim Fierle, Buncombe County Schools
 - j. Carol Fay, Buncombe County Schools
 - k. Jeff Poe, Terracon Consultants

SPECIFICATIONS:

2. Section 01100: SUMMARY
 - a. Add the following sub-paragraph 1.3 G

G. 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.
3. Section 01230: ALTERNATES
 - a. 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.
4. 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.

5. 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.
6. 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.
7. 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.

PLANS:

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

END OF ADDENDUM