

Tony Baldwin, Ed.D., Superintendent

175 Bingham Rd., Asheville, NC 28806


P: 828-255-5921 | F: 828-255-5923

buncombeschools.org

**ADDENDUM #3**

**March 16, 2018**

**TRANSMITTED VIA EMAIL: 13 pages**

**TO: ALL PLAN HOLDERS AND POTENTIAL BIDDERS**  
**FROM: TIFFANY McCANTS, PURCHASING OFFICER**   
**SUBJECT: HAW CREEK ELEMENTARY SCHOOL PARTIAL ROOF REPLACEMENT**  
**(RFP# 11-18)**

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.

Please staple this and all addenda inside the front cover of the project manual.

**Addendum #3**  
**RFP# 11-18**

## **NOTICE**

*The following 12 pages from the engineers—Terracon—were initially going to be Addendum #2. However, this information was not previously submitted, so these pages will now be considered **Addendum #3**.*



ADDENDUM TO  
SPECIFICATIONS ENTITLED  
"SPECIFICATIONS FOR  
HAW CREEK ELEMENTARY SCHOOL  
PARTIAL ROOF REPLACEMENT  
ROOF AREA: A1, B1, B2, D, D2, H, H1, H2, L, AND L1  
BUNCOMBE COUNTY SCHOOL DISTRICT  
ASHEVILLE, NORTH CAROLINA"

**ADDENDUM NO. 2**

**MARCH 9, 2018**

The Specifications and Drawings contained in the project manual entitled "Specifications for Haw Creek Elementary School, Partial Roof Replacement, Roof Area: A1, B1, B2, D, D2, H, H1, L, and L1, Buncombe County School District, Asheville, North Carolina" are amended as follows:

**GENERAL**

1. Attached is the pre-bid meeting sign-in sheet.
2. Please note that the numbering of the parts within each section of the specifications are in a sequential order rather than being numbered 1 through 3. However, the parts within each specification section are still laid out in three parts outlining the General Requirements, Products, and Execution.
3. Contractor shall be responsible for providing pull tests on the lightweight concrete as outlined in Section 01400 - Quality Requirements.
4. The following Manufacturers have conditional approval for this project provided they are able to meet material standards and warranty requirements:
  - a. Section 07450 – Thermoplastic Membrane Roofing: GAF
  - b. Section 07411 – Metal Roof Panels (Addendum 1): CMP S-2000
5. Submitted Questions and Requests for Clarification:
  - a. Is there any slope on this roof?  
**Answer:** Yes, there is approximately 1/8"/ft. slope in the lightweight concrete.
  - b. You have 1/8" drop per spec, does this mean there is already 1/8" slope existing and we need to add another 1/8" to give us our 1/4"?  
**Answer:** That is correct.
  - c. Spec says 1/8" taper, (if there is no existing slope then the final slope is 1/8", Buncombe County does not usually agree to this, please verify.  
**Answer:** Please refer to questions a and b.

- d. Please state clearly that the metal WALL panels are to be part of the Base Bid pertaining to the alternate roofs.

**Answer:** The installation of metal wall panels to the walls above roofs that are within the scope of this work is a part of the Base Bid.

- e. Please provide a metal Wall Panel Spec.

**Answer:** Corrugated Metal Siding is specified in Section 07620.

- f. The allowances state to replace 13 drains. Does this mean that the existing drains may stay unless we need to replace them? And what about the overflows, do they get replaced for sure?

**Answer:** It is the intention that the drains and portions of the leaders be removed and replaced. We have requested a unit rate and provided an allowance so that if we wanted to forgo replacement due to access issues. Overflow drains are to be replaced.

- g. Asbestos Area D2: Please confirm that the silver coated flashing around the base of the D2 will be removed and will need to be removed by an asbestos abatement contractor.

**Answer:** Yes, flashings with the asbestos containing silver need to be removed in order to install the new roofing system. Asbestos is to be removed by a licensed abatement contractor.

- h. Asbestos All Other Areas: Please confirm that there are no other areas containing asbestos in the areas to be re-roofed. If there are other areas that contain asbestos, please provide linear or square footages.

**Answer:** Silver coating appears to be at all base flashings.

## SPECIFICATIONS

### SECTION 07000 – ROOFING PREPARATION

1. Add the following to paragraph 24.2:

H. Retrofit Drains (Overflow): Sized to match existing conditions, .080 inch aluminum strainers, recessed clamping ring, Insert Drain Systems as manufactured by Carlisle or approved equal.

2. Add the following paragraph 25.6:

#### 25.6 RETROFIT OVERFLOW DRAIN INSTALLATION

- A. Provide new retro-fit drains at all existing overflow drain that are currently formed by a lead flashed pipe penetration.
- B. Provide a smooth transition from the roof surface to drain. Prepare the substrate around each roof drain to avoid membrane bridging and possible distortion at the drain.
- C. Locate membrane field splices a minimum of 24 inches away from overflow drain.

- D. Follow manufacturer's installation instructions.
- E. Strip flange as required by roofing system manufacturer.

**SECTION 07450 – THERMOPLASTIC MEMBRANE ROOFING**

- 3. Delete paragraph 26.5 D and replace with the following:
  - D. High Density Cover Board: ASTM C 1289, Type II, Class 4, Grade 1, minimum compressive strength: 100 psi, Board Size: 4'x4'.
- 4. Add the following to paragraph 27.5:
  - F. Contractor is responsible for maintaining a watertight temporary membrane. Contractor shall routinely inspect membrane for damage and deficiencies and provide repairs necessary to insure the waterproofing integrity of the membrane.

**SECTION 07620 – SHEET METAL FLASHING AND TRIM**

- 5. Add the following to paragraph 28.4:
  - C. Plastic Gutter Guard: coated with germicide and UV protective coating. 18 to 22 pores per inch. Shall be of sized to fit within gutter.
- 6. Delete paragraph 28.5 and replace with the following:

**SHEET METAL SCHEDULE**

A. Counterflashing:	0.040 Prefinished Aluminum
B. Base Flashing Closure:	0.040 Prefinished Aluminum
C. Metal Siding:	24 gauge Prefinished Galvalume
D. Gutters:	0.040 Prefinished Aluminum
E. Downspouts:	0.040 Prefinished Aluminum
F. Counterflashing Receiver:	0.040 Prefinished Aluminum

- 7. Add the following to paragraph 29.7:
  - D. Install gutter guard into gutter per manufacturer's installation procedures.

**DRAWINGS:**

- 8. Delete Sheets G1.00, G1.02, A1.02, A1.03, A5.02 and A5.04 and replace with Sheets G1.00, G1.02, A1.02, A1.03, A5.02 and A5.04 (Addendum No. 2).
- 9. Add new Sheet A5.05 – Roof Details (Addendum No. 2).

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

Enclosure: Pre-bid Sign-In Sheet  
Drawing Sheets G1.00, G1.02, A1.02, A1.03, A5.02, and A5.04 and A5.05  
(Addendum No. 2)

END OF ADDENDUM

# HAW CRBOK ELEMENTARY

NAME	E-MAIL	PHONE	COMPANY
JEFF POB	JHPob@TRACON.com	828-230-2563	TRACON
NATHAN DERRAH	NATHANBAEREB@gmail.com	336-782-7108	BAR ROOFING
Holden Kuth	Holden@AARNC.COM	336-727-4534	AAR Roofing
Rob Walsh	rob.walsh@tcrfg.com	864-230-1899	TeamCraft
MARCIA Grady	marcia.grady@abcsupply.com	<del>744-688</del> 704-684-9599	ABC SUPPLY
David Hortis	dhortis@piporroofing.com		Piper Roofing
Brad Wings	brad@rooferssupplyinc.com		Roofers Supply
General Putman	mail@cmci.biz	828-665-3891	CMRC
Roy WEBB	Rwebb@RADCOroofing.com	980-260-8220	Radco Roofing
- Darren McEvoy	darren@premierbldgproducts.com	844-986-8186	Carlisle Premier
- Tim White	tim.white@abcsupply.com		ABC Supply
- Bryant A. Hike	bhike@necorporation.com	828-337-9905	
Chris Anderson	chrisanderson@bentroofing.com	828-216-2283	Bent Roofing
BEN SCHULTZ	b.schultz@alphaconstructionwv.com	713-6917	Alpha Construction
Justin Shaff	J.Shaff@alphasonstructionwv.com	279-5717	Alpha Const.
William Peeples	William@wnc Roofing.com	828-712-7257	wnc Roofing
Joe Bartholomew	Joe@diu7.org	828-716-2261	S. Bartholomew Const
TREY BURNS	tburns@bestdistibuting.com	712-0994	BEST DIST
NEIL HUTCHINS	summitbs@aol.com	704-827-2077	FERRON CONST
Matt Williams	Cityscape Roofing, Inc.	828- <del>344</del> 4747	mwilliams@cityscaperoofing.com
Rock SCARLE	ITSCARVIC@A2ZSERVICES.COM	828-522-5868	A2Z SERVICES

# BUNCOMBE COUNTY SCHOOLS

ELEVATING YOUNG MINDS

## Buncombe County Schools HAW CREEK ELEMENTARY SCHOOL PARTIAL ROOF REPLACEMENT

ROOF AREAS: A1, B1, B2, D, D2, H, H1, H2, L AND L1

Project Address:  
21 Trinity Chapel Road,  
Asheville, North Carolina 28805

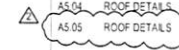
### Index of Drawings

#### General

G1.00 COVER SHEET  
G1.01 KEY PLAN  
G1.02 STAGING PLAN

#### Architectural

A1.01 ROOF PLAN- AREA A1, B1 AND B2  
A1.02 ROOF PLAN- AREA D, D2, H, H1 AND H2  
A1.03 ROOF PLAN- AREA L1 AND L2  
A5.01 ROOF DETAILS  
A5.02 ROOF DETAILS  
A5.03 ROOF DETAILS  
A5.04 ROOF DETAILS  
A5.05 ROOF DETAILS



**Terracon**  
Consulting Engineers and Scientists

2701 Westport Road  
Charlotte, North Carolina  
28206  
P.O. BOX 8077  
CHARLOTTE, NC 28208-8077  
TERRACON.COM

ENGINEER'S STATE LICENSE SEAL

PROJECT NAME AND ADDRESS  
Buncombe County Schools  
**HAW CREEK ELEMENTARY SCHOOL  
PARTIAL ROOF REPLACEMENT**  
PROJECT ADDRESS:  
21 TRINITY CHAPEL ROAD  
ASHEVILLE, NORTH CAROLINA 28805

ISSUE DATE  
**02.09.2018**  
ISSUE FOR  
Construction Documents.  
Not For Construction

ADDENDUM  
NO. DATE DESCRIPTION  
1 3.15.2018 ADDENDUM N-1  
2

PROJECT TEAM  
DESIGNED BY:  
JHP  
CHECKED BY:  
EGM II  
PROJECT LEADER:  
VTN

TERRACON'S PROJECT NUMBER:  
FH176188

TITLE SHEET  
COVER SHEET

SHEET NUMBER  
**G1.00**

#### CLIENT

Mr. Tim Fierle, AIA  
Director of Facilities and Planning  
Buncombe County Schools

715 Bingham Road  
Asheville, North Carolina 28806

#### ENGINEERING CONSULTANT

TERRACON CONSULTANTS, INC.  
2701 Westport Road  
Charlotte, North Carolina 28206

Jeff H. Poe Jr., PE  
Staff Engineer II Facilities  
e: Jeff.Poe@terracon.com  
p: 704.594.8939

**Terracon**  
Consulting Engineers and Scientists

#### Project Location



VICINITY MAP



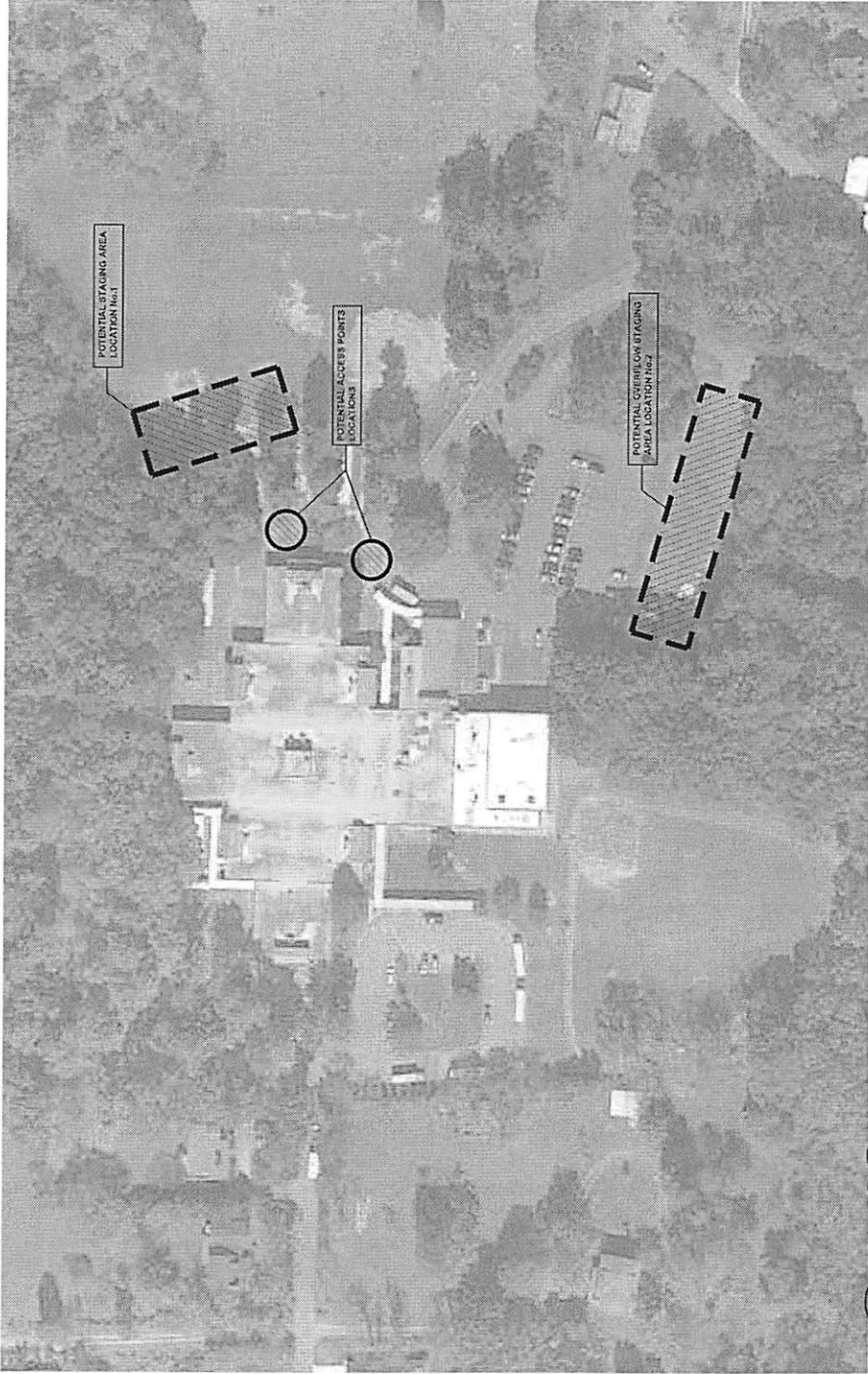
LOCATION SITE

#### Abbreviations

MAX. MAXIMUM  
MIN. MINIMUM  
N.I.C. NOT IN CONTRACT  
N.T.S. NOT TO SCALE  
O.C. ON CENTER  
TYP. TYPICAL  
SIM. SIMILAR

#### Details / Elevations / Sections Identifier

ELEVATION / DETAIL / SECTION LABEL  
SHEET SHOWN ON  
 SHADING IDENTIFIES EXISTING  
CONDITIONS AND NOT IN SCOPE OF WORK

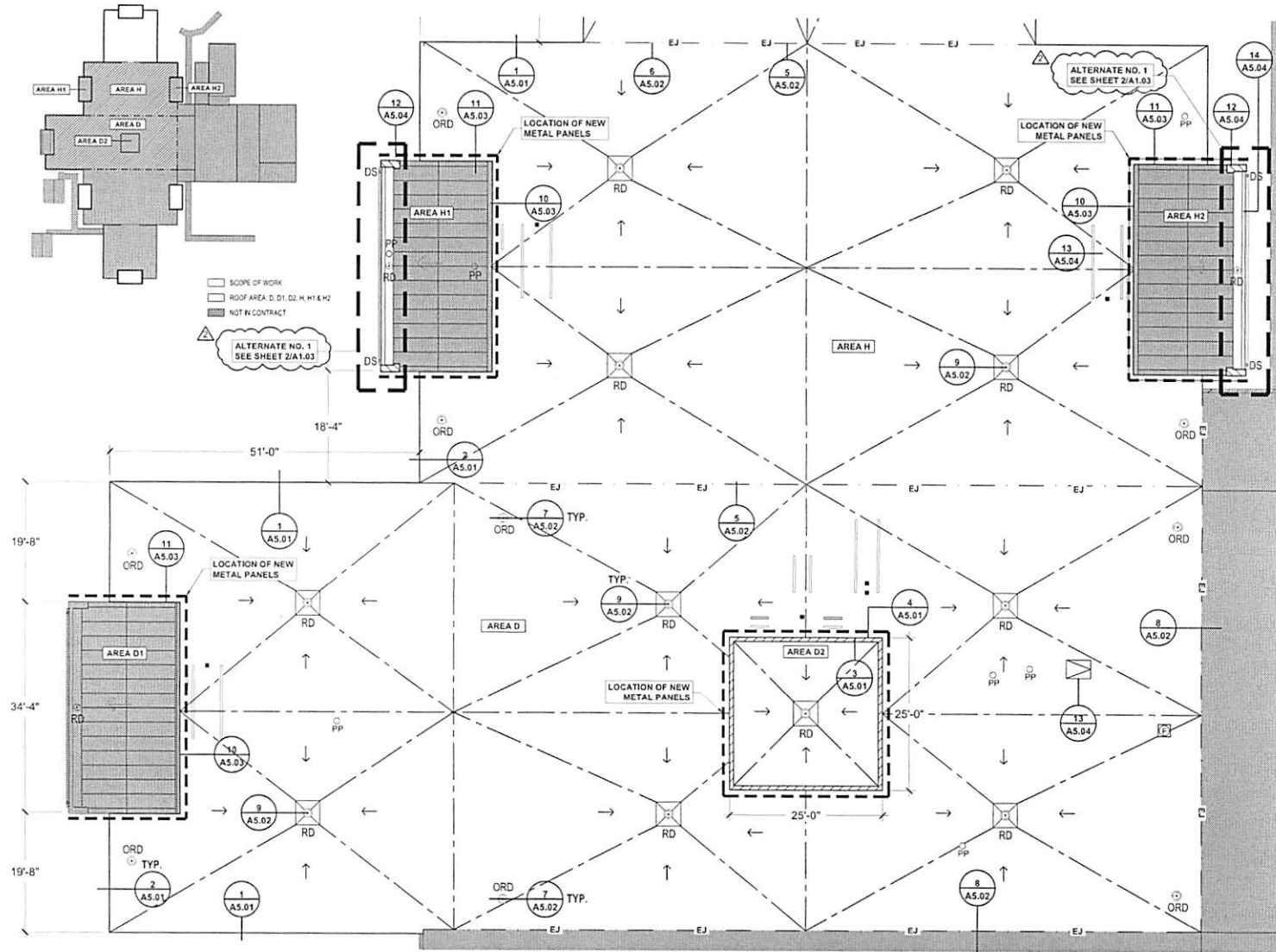


CONTRACTOR SHALL COORDINATE WITH OWNER TO MINIMIZE DISRUPTION TO OPERATIONS. TIMING AND EXACT LOCATIONS OF STAGING AND LOADING MUST BE APPROVED.

1 HAW CREEK ELEMENTARY SCHOOL: STAGING PLAN  
 2018.02.09



KEY PLAN



□ SCOPE OF WORK  
 □ ROOF AREA D, D1, D2, H, H1 & H2  
 □ NOT IN CONTRACT

ALTERNATE NO. 1  
SEE SHEET 2/A1.03

LEGEND

- - - EXPANSION JOINT
- - - TAPERED INSULATION
- - - TAPERED INSULATION SLOPE
- DECK SLOPE
- SATELLITE
- EQUIPMENT SUPPORT
- POURABLE SEALER PAN
- RD ○ EXISTING ROOF DRAIN
- RD-S ○ NEW OVERFLOW ROOF DRAIN
- PP ○ PIPE PENETRATION
- DETAIL NO
- NOT IN CONTRACT

CODE SUMMARY

NORTH CAROLINA BUILDING CODE (2012 EDITION) AND ASCE 7-03  
 BASIC WIND SPEED = 100 MPH  
 CATEGORY = III  
 EXPOSURE CATEGORY = B  
 INTERNAL PRESSURE COEF. = +/- 0.18  
 THE NEW ROOF SYSTEM SHALL BE DESIGNATED AND CONS. PROJECTED TO MEET THE FOLLOWING WIND UPLIFT PRESSURES:  
 1. FIELD ZONE = 20 PSF  
 2. PERIMETER ZONE = 35 PSF  
 3. CORNER ZONE = 52 PSF

GENERAL NOTES

1. CONTRACTOR SHALL FIELD-VERIFY ALL CONDITIONS AND DIMENSIONS
2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBSERVING THE ROOF DECK AND ANY DECK IRREGULARITIES (LOW SPOTS, DEFLECTED DECK AREAS, ETC.) THAT COULD POTENTIALLY LEAD TO STANDING WATER AFTER NEW ROOF IS INSTALLED PRIOR TO PROCEEDING WITH ROOF INSTALLATION. COORDINATE DECK INSPECTION WITH ENGINEER PROCEEDINGS WITH THE WORK WILL BE CONSIDERED AS ACCEPTANCE OF THE SUBSTRATE BY CONTRACTOR
3. CONTRACTOR IS RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE



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Consulting Engineers and Scientists

2710 WINDY HILL  
CHARLOTTE, NORTH CAROLINA  
27714-1400  
FAX: 704.366.1400  
www.terracon.com

ENGINEER STATE LICENSE NO. 34108

PROJECT NAME AND ADDRESS  
**HAW CREEK ELEMENTARY SCHOOL  
PARTIAL ROOF REPLACEMENT**  
Brunswick County Schools  
PROJECT ADDRESS  
21 TRINITY CHAPEL ROAD  
ASHEVILLE, NORTH CAROLINA 28905

ISSUE DATE  
02.09.2018

ISSUE FOR  
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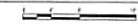
APPROVAL  
DATE: 02/09/18  
DESIGNER: JHP  
CHECKER: EGM II  
DATE: 02/09/18  
PROJECT TEAM  
VTR

TERRACON'S PROJECT NUMBER  
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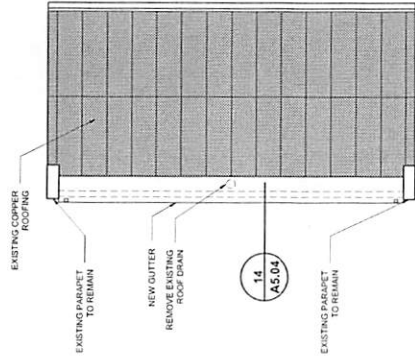
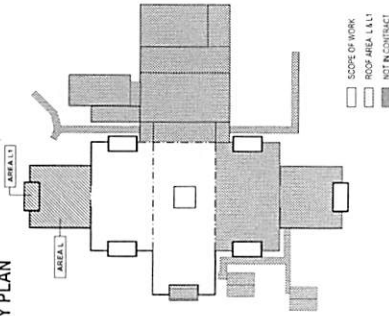
TITLE SHEET  
ROOF PLAN:  
AREA D, D2, H, H1 AND H2

SHEET NUMBER  
**A1.02**

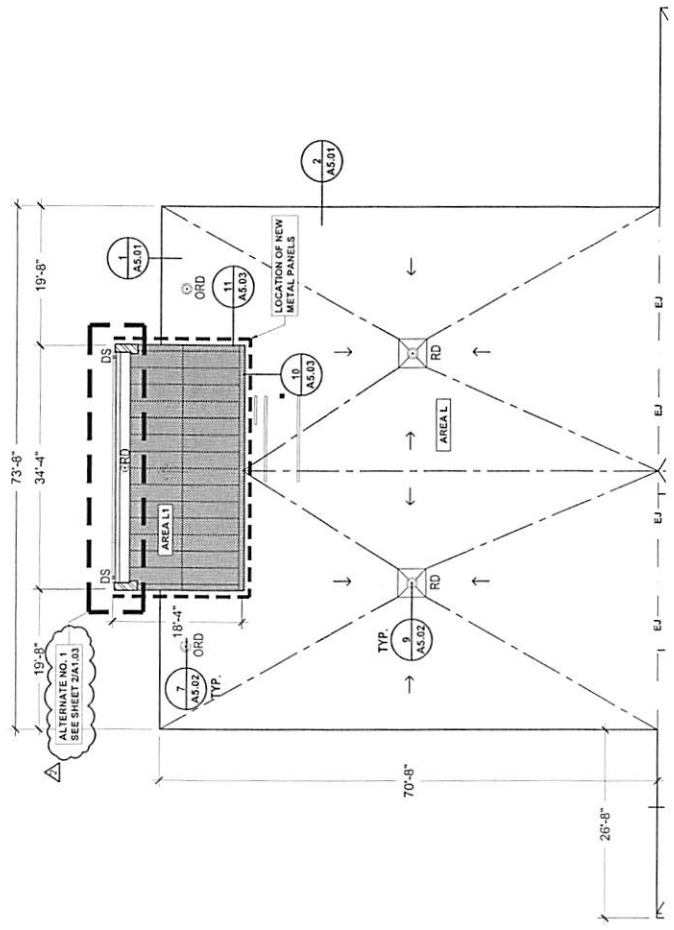
1 HAW CREEK ELEMENTARY SCHOOL ROOF PLAN: AREA D, D1, D2, H, H1 AND H2  
SCALE: 1/8" = 1'-0"



**KEY PLAN**



2 PENTHOUSE ROOF PLAN: ALTERNATE No.1 & 2  
SCALE: 1/8" = 1'-0"



1 HAW CREEK ELEMENTARY SCHOOL: ROOF PLAN: AREA L1 AND L2  
SCALE: 1/8" = 1'-0"

**LEGEND**

- - - EXPANSION JOINT
- - - TAPERED INSULATION
- - - DECK SLOPE
- - - EQUIPMENT SUPPORT
- - - POURABLE SEALER PAN
- - - EXISTING ROOF DRAIN
- - - PIPE PENETRATION
- - - DETAIL NO.
- - - NOT IN CONTRACT

**CODE SUMMARY**

NORTH CAROLINA BUILDING CODE (2015 EDITION) AND ASCE 7.05  
 BASIC WIND SPEED: 140 MPH  
 EXPOSURE CATEGORY: B  
 INTERNAL PRESSURE COEF.: +/- 0.18  
 THE NEW ROOF SYSTEM SHALL BE DESIGNED TO WITHSTAND PRESSURES AS FOLLOWS:  
 1. FIELD ZONE: +/- 25 PSF  
 2. PERIMETER ZONE: +/- 35 PSF  
 3. CORNER ZONE: +/- 45 PSF

**GENERAL NOTES**

1. CONTRACTOR SHALL FIELD-VERIFY ALL CONDITIONS AND DIMENSIONS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ROOF DECK AND ANY DECK DECK AREAS, ETC.) THAT COULD BE LEFT AFTER NEW ROOF IS INSTALLED PRIOR TO PROCEEDING WITH ROOF INSTALLATION. CONTRACTOR SHALL VERIFY ALL WORK WITH ENGINEER. PROCEEDING WITH THE WORK WILL BE CONSIDERED AS ACCEPTANCE OF THE SUBSTRATE BY CONTRACTOR.
3. CONTRACTOR IS RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE.



**Terracon**  
 Consulting Engineers and Scientists  
 270 Westpark Drive  
 Cary, North Carolina 27513  
 919.487.4200  
 www.terracon.com

PROJECT NAME AND NUMBER  
 HAW CREEK ELEMENTARY SCHOOL

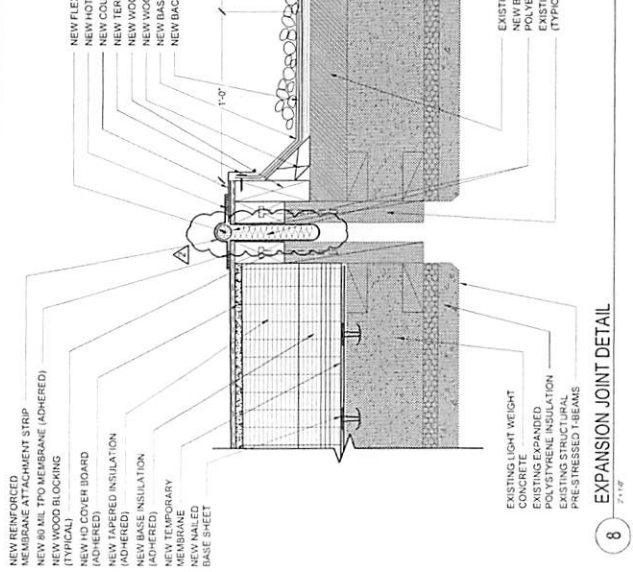
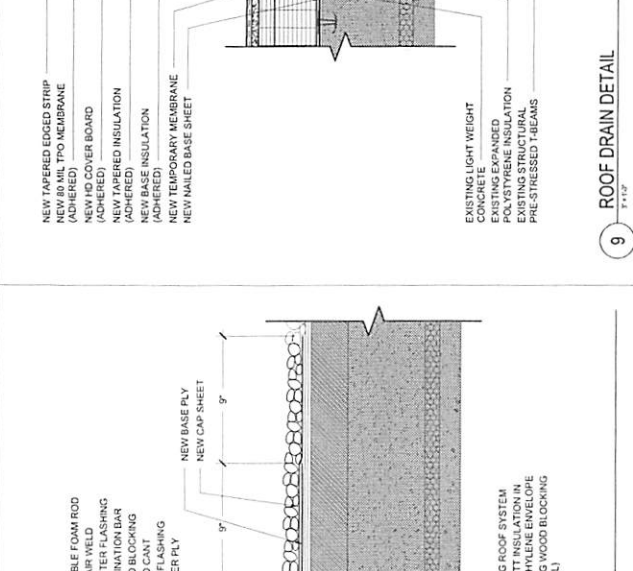
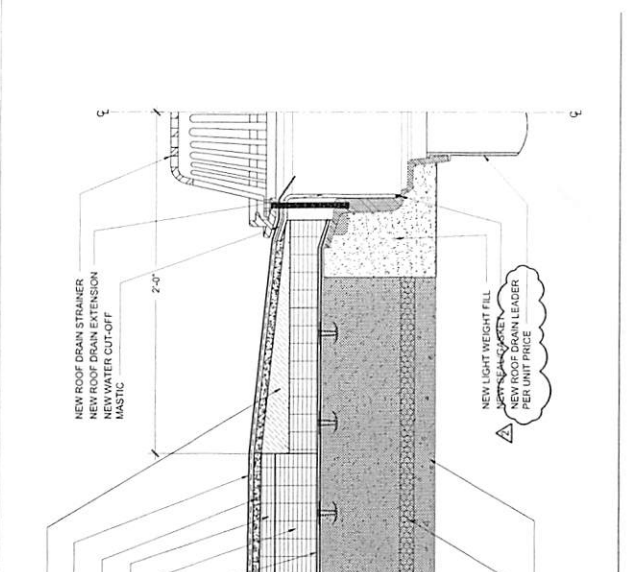
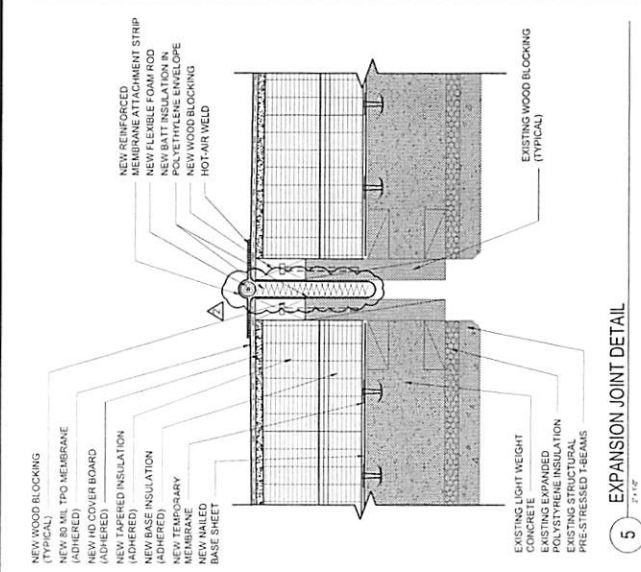
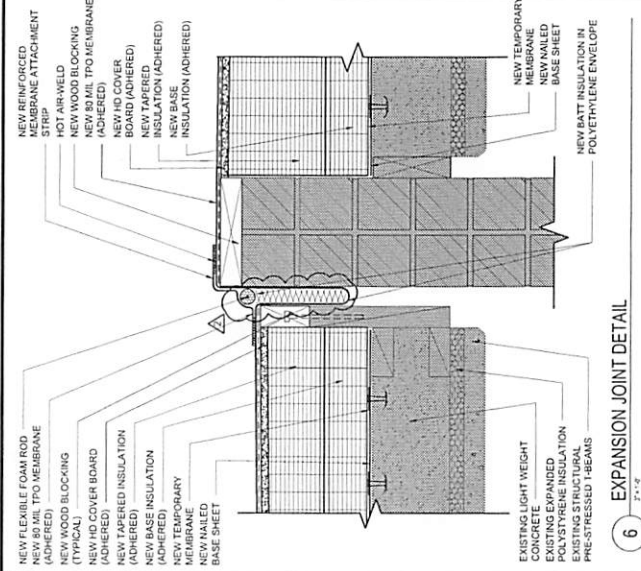
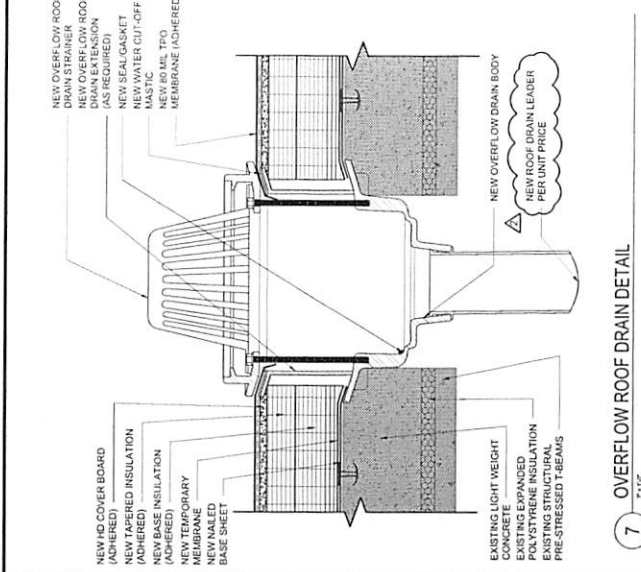
Buncombe County Schools  
 PARTIAL ROOF REPLACEMENT  
 PROJECT ADDRESS  
 21 TRINITY CHAPEL ROAD  
 ASHEVILLE, NORTH CAROLINA 28905

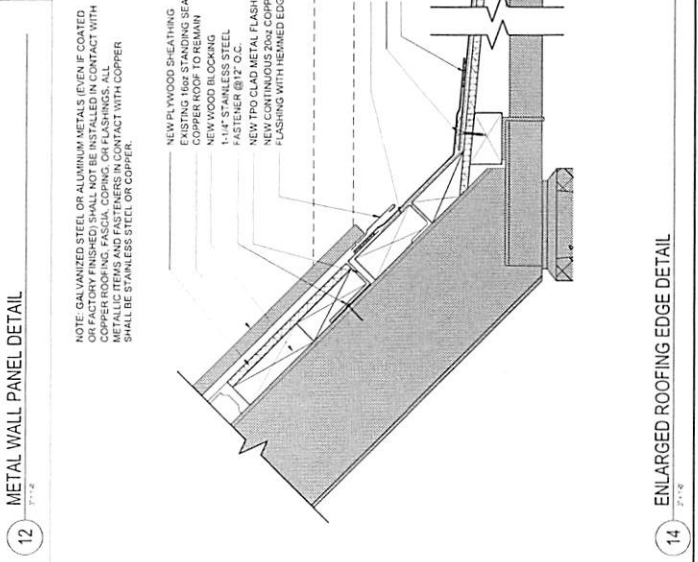
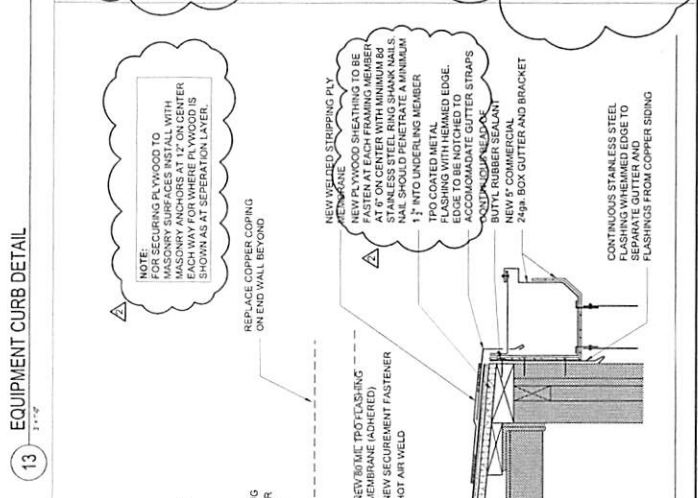
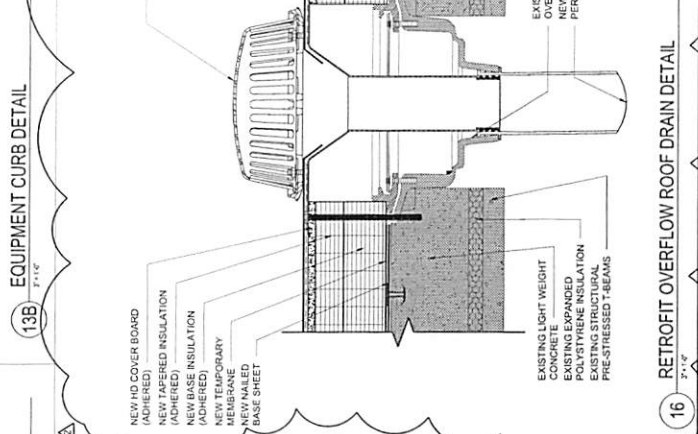
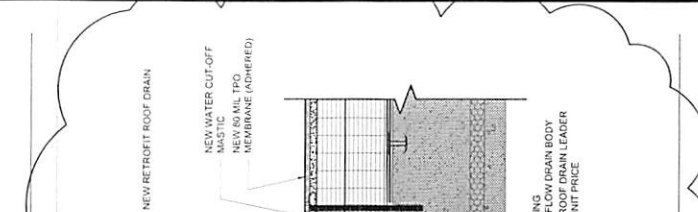
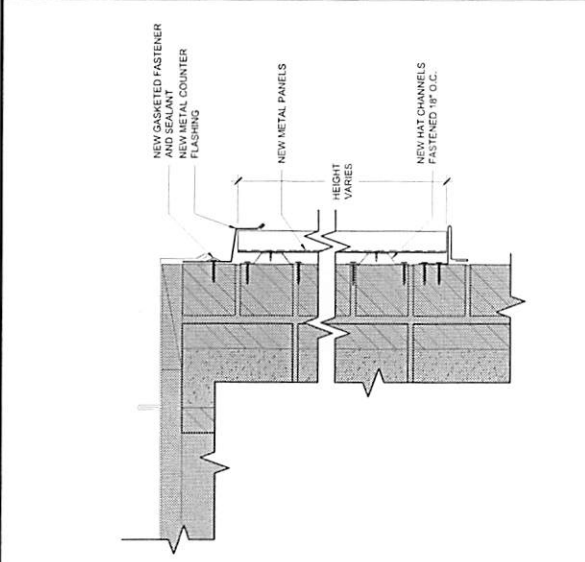
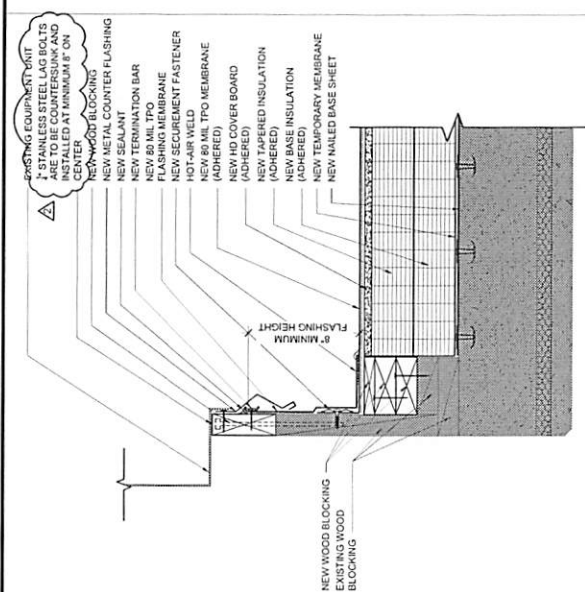
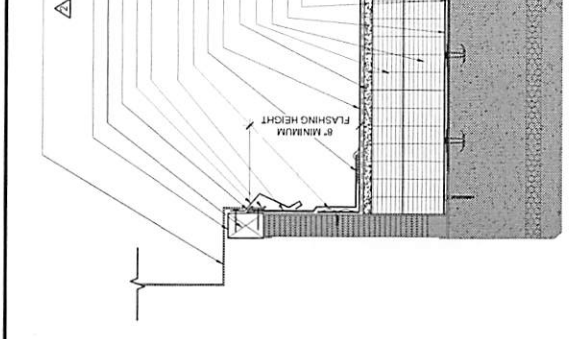
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 Construction Documents  
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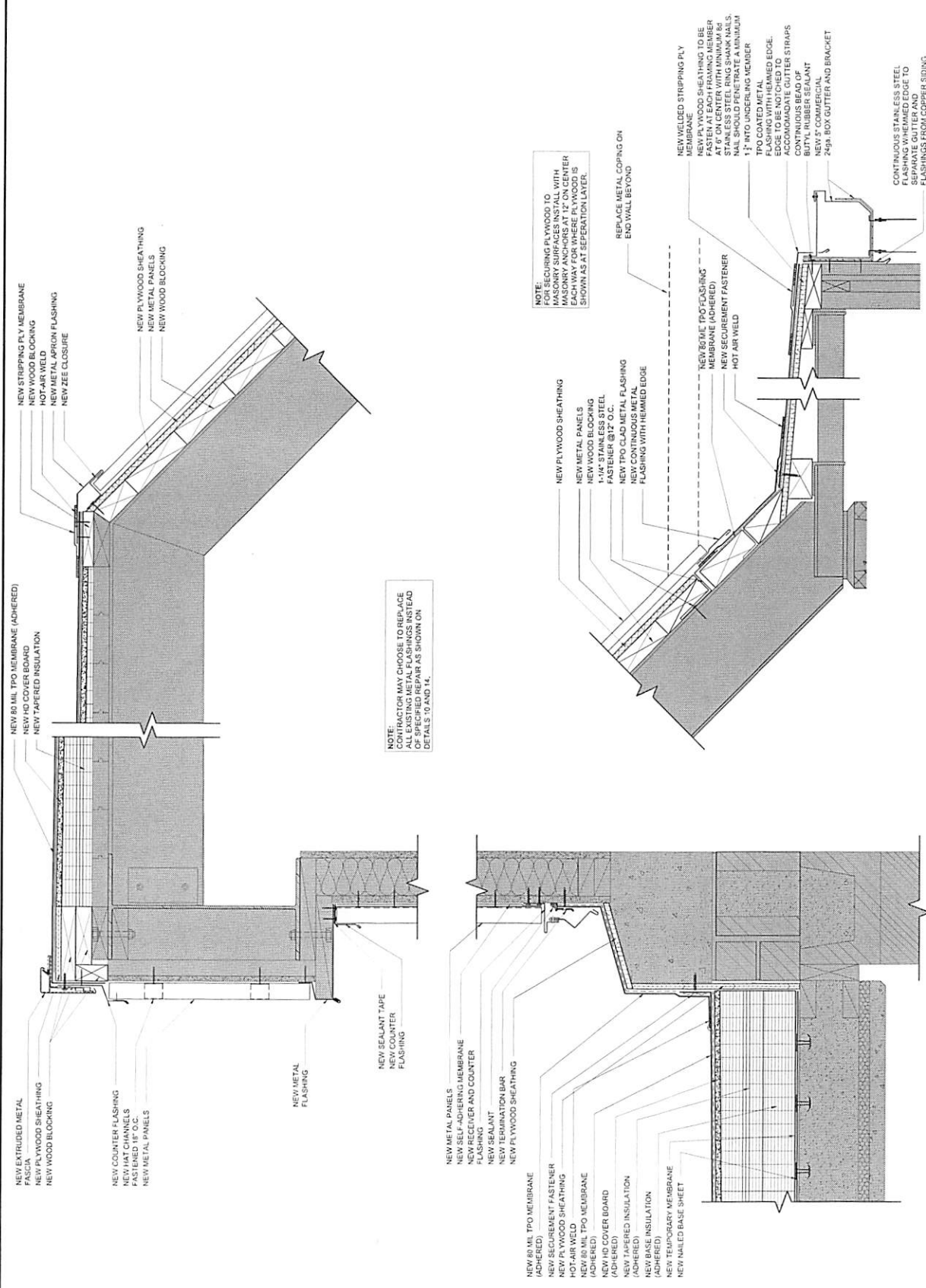
PROJECT TEAM  
 CONSULTANT  
 JHP  
 OWNER  
 EGM II  
 CONTRACTOR  
 VTN  
 TERRACON PROJECT NUMBER  
 FH176188

TITLE SHEET  
 ROOF PLAN:  
 AREA L1 AND L2

SHEET NUMBER  
**A1.03**







17 WALL DETAIL AT METAL ROOF AND ROOFING EDGE DETAIL