

ADDENDUM NUMBER TWO

T C ROBERSON HIGH SCHOOL CAFETERIA, PEP, AND POOL ROOF REPLACEMENTS BUNCOMBE COUNTY SCHOOLS RFP 12-16

MLA PROJECT NUMBER: 16001

Mark Lusk Architecture, PLLC
120 Wedgewood Drive
Morganton, NC 28655
(843) 801-1775

DATE OF ISSUE: April 28, 2016

TO: ALL BIDDERS OF RECORD

This Addendum modifies the Contract Documents only in the manner and to the extent stated herein and shown on any accompanying drawings and will become a part of the Contract Documents. Except as specified or otherwise indicated by this Addendum, all work shall be in accordance with the basic requirements of the Contract Documents.

BIDDERS SHALL ACKNOWLEDGE RECEIPT OF ADDENDUM ON BID FORM.

This Addendum consists of three page(s) and any enclosures noted:

I. ENCLOSURES:

1. A201A: Remove additional roof ventilators as shown. Removal and closure is similar to curb removal in the Roof Plan Legend A201
2. Pre Bid Conference Report
3. Photos of units at Roof 19.

II. GENERAL INFORMATION / CLARIFICATIONS:

1. A201 Roof Plan Legend: The mechanical unit and cooking exhaust hood marked "M" noted at Roof 19 at the Kitchen is herein clarified-See Attached Photos:
 - Raise or remove/replace equipment using crane or equipment sufficient to access the opening underneath with damage to the roof
 - Demo existing curbs
 - Provide extended curbs from roof deck for each unit
 - Extend sheet metal duct work
 - Extend 16 gauge welded grease duct
 - Extend associated gas piping
 - Extend electrical and control wiring
 - Work shall be performed by qualified license contractor
2. Polyisocyanurate insulation thickness will be permitted to be 4" thick with a minimum of 2 layers of insulation, otherwise 2" or less thick insulation shall be used to achieve at least 2 layers of insulation.

III. CHANGES TO PROJECT MANUAL:

1. 012100 and Pre Bid Report: Revise allowance for parapet wall flashing from 150 lineal feet to 300 square feet
2. 012200: Revise unit price 1 for parapet wall flashing from Lineal Feet to Square Feet

IV. CHANGES TO DRAWINGS:

1. 9/A301, 6,7,9/A302: Gutter and downspout dimensions in details shall be coordinated to the gutter and downspout dimensions indicated on the roof plans
2. A201: Downspouts at Roof 19 is revised from 6" x 6" to 4"x 4"

PRE-BID CONFERENCE

Date: April 20, 2016
Location: T C Roberson High School
Project: T C Roberson H S Cafeteria, PEP, and Pool Roof
Replacements Project No: 16001
Owner: Buncombe County
Schools Architect: Mark Lusk
Architecture PLLC

A Pre Bid Conference was conducted and the following was noted.

ATTENDING:

NAME	COMPANY	EMAIL
Mary Beth Kingston	BCS	marybethkingston@yahoo.com
Chris Collins	Principal TCRHS	chris.collins@bcsemail.org
Matt Williams	CityScape Roofing	mwilliams@cityscaperroofing.com
Neil Hutchins	Frizzell Con Co Inc/ Summit BSR Rfg.	neil@summitbsr.com
General Putnam	Carolina Mtn Roofing & Const. Co	general@cmrci.biz
Tom Kelley	Kelley Prod. Hickman	tdk27@charter.net
Brian Bartholomew	J. Bartholomew Const.	brian@div7.7
David Muntean	Benton Roofing	davidd@bentonroofing.com
Brad Wingo	Roofers Supply	brad@rooferssupplyinc.com
Hugh Clark	Service One	hcserviceone@bellsouth.net
Mark Lusk	Mark Lusk Architecture PLLC	marklusk05@compascable.net

Items noted in bold are changes to the Bid Documents

1. A bid bond is not required. If the winning bid is \$150,000 or greater, the bidder will be required to provide a performance and payment bond before the contract is awarded. Bond forms are included with the RFP.
2. The bid date is May 4, 2016 at 4:00. Bids submitted by Fax or email are acceptable. Fax number 828-251-1730, email ron.venturella@bcsemail.org. It is the responsibility of the bidder to confirm receipt by calling 828-255-5891.
3. Unit prices and Allowances:
 - a. #1- Flashing repair of parapet walls per lineal foot coordinated with the Owner /Architect and an Allowance for 150 lineal feet of flashing
 - b. #2- Treated wood nailers per lineal foot and an Allowance for 80 lineal feet of treated wood nailers.
4. Alternates:
 - a. #1- Reroof Roofs 15-16 with gutters and downspouts
 - b. #2- Replace gutter and downspouts at Roof 15
 - c. #3- Reroof Roof 17
 - d. #4- Provide 60 mil membrane in lieu of 80 mil membrane
5. **Permits are required prior to starting work.** Permits shall be obtained for all applicable trades.
6. **Schedule: Work cannot start until June 9, 2016 and complete by August 28, 2016**
7. **The following are changes to the specifications:**
 - a. **Pay applications need not be notarized however Tax forms do need notarized**
 - b. **EPDM warranty is changed from 20 years to 15 years. Membrane warranty shall remain at 20 years**
 - c. **EPDM membrane shall be 60 mil**
 - d. **120 psi density polyisocyanurate 1/2 inch thick shall be used for cover boards in lieu of Dens Deck or Secure Rock**

- e. **Polyisocyanurate insulation shall have coated fiberglass facers. Cellulose content is not allowed.**
- f. **Edgmetal acceptable manufacturers shall be equal to Terminedge by Hickman**
- 8. The scope of work was reviewed as follows: Roofs 20-21
 - The existing EPDM membrane with underlayment board, built up roofing (Roof 20) and insulation (Roof 21) will be removed down to the cementitious wood fiber deck (CWF) and a fully adhered TPO membrane system over rigid insulation will be provided. The insulation will be adhered to a base sheet which will be mechanically attached to the existing CWF deck. The existing fasteners at Roof 20 shall be removed by unscrewing. The existing roofing at Roof 21 is loose laid.
 - The existing roof drains will be abandoned and the insulation configured to slope to a gutter with downspouts. The downspouts will be temporarily routed to the storm drains with secured PVC pipe.
 - The existing abandoned curbs and expansion joint will be removed
 - Existing 5 damaged CWF decking are required to be replaced
 - Debris from the CWF deck during work is required to be cleaned up from the cafeteria. The furniture will be removed by the school
 - **The adjacent cement fiber panel options:**
 - a. Cut off lower 18" of cement panels and flash the base of wall
 - b. **Fill base of wall and flash over the cement fiber panels and tie in with the existing membrane under the existing coping. Coping shall be removed and reinstalled. The manufacturer is responsible to determine cement fiber panels as acceptable substrate**

Roofs 19

- The existing EPDM will be removed from lightweight concrete roof deck and a fully adhered TPO membrane system over rigid insulation will be provided. The insulation will be adhered to the roof deck..
- The existing roof drains will be abandoned and the insulation configured to slope to gutters with downspouts. The downspouts will be temporarily routed to the storm drains with secured PVC pipe.
- **The existing kitchen mechanical unit and hood unit will be checked with Al Meskil and a contractor for requirements needed to raise units. An allowance will be issued.**

Roof 15-17

- The existing ballasted EPDM membrane will be removed and replaced with an EPDM membrane over a ½" cover board and the ballast reinstalled at Roof 15.
- The existing ballasted EPDM membrane will be removed and replaced with a fully adhered TPO membrane over a ½" cover board.
- The existing expanded polystyrene insulation over metal deck will remain with the ½" cover board mechanically attached at Roofs 16-17
- The existing EIFS on the adjacent walls will be raised to allow the membrane roof to terminate underneath
- Plywood and adhered flashing is required at the high parapet wall
- The metal coping along the parapet will be replaced with a Terminedge type fascia
- The existing roof drains and over-flow roof drains will be replaced. The roof drain bowls are required to be insulated.

- 9. Bidders then visited the roofs

Attached: Cafeteria Roof Plan D (1 page), Field Report Photo (1 page). Revised Proposal Form (2 pages).

END OF ADDENDUM #2

1. EXISTING ROOF COMPONENTS

2. REMOVE EXISTING BALLASTED EPDM MEMBRANE SYSTEM DOWN TO EXISTING ROOF DECK. REMOVE BALLAST FROM ROOF AND SITE.

3. PROVIDE FULLY ADHERED 80 MIL TPO MEMBRANE ROOFING SYSTEM AND TAPERED INSULATION OVER EXISTING LIGHTWEIGHT CONCRETE DECK. FULLY ADHERE RIGID INSULATION TO LIGHTWEIGHT CONCRETE DECK.

1" BUILT-UP ROOFING
2) 2" CEMENTITIOUS WOOD FIBER DECK (CWF)

3. REMOVE EXISTING ROOFING SYSTEM FASTENERS BY UNSCREWING AUGERS. DO NOT PULL OUT SO AS NOT TO DAMAGE EXISTING CWF DECK

4. PROVIDE FULLY ADHERED 80 MIL TPO MEMBRANE ROOFING SYSTEM, TAPERED INSULATION AND BASE SHEET OVER EXISTING 2" CEMENTITIOUS WOOD FIBER DECK. FULLY ADHERE RIGID INSULATION TO BASE SHEET. MECHANICALLY ATTACH BASE SHEET TO 2" CEMENTITIOUS WOOD FIBER DECK.

1. EXISTING ROOF COMPONENTS:

2,}2" CEMENTinOUS WOOD FIBER DECK (CWF)

3. PROVIDE FULLY ADHERED 80 MIL TPO MEMBRANE ROOFING SYSTEM AND TAPERED INSULATION OVER EXISTING 2" PORTLAND CEMENTITIOUS WOOD FIBER DECK. FULLY ADHERE RIGID INSULATION TO BASE SHEET. MECHANICALLY ATTACH BASE SHEET TO 2" PORTLAND CEMENTITIOUS WOOD FIBER DECK..

ROOF PLAN LEGEND

vm FLASH PLUMBING VENT . SEE 1/A301

BOLTS.

CURB PROVIDE CRICKET

DMP EXISTING MECHANICAL PAD

PROVIDE GUTTERS

OPENING WITH 2)S+ CEMENTITIOUS WOOD FIBER PANELS.

RAISE AND FLASH MECHANICAL UNIT CURB, INCLUDING ASSOCIATED DUCT. SEE6/A301

1. EXISTING WOOD NAILERS SHALL REMAIN UNLESS DETERMINED TO BE DAMAGED AND VERIFIED BY OWNER. REMOVAL AND REPLACEMENT SHALL BE PERFORMED AT UNIT PRICE.

2. VERIFY DIMENSIONS, QUANTITIES, SIZES, AND OTHER EXISTING CONDITIONS PRIOR TO DEMOLITION WORK. DISCREPANCIES BETWEEN DOCUMENTS AND

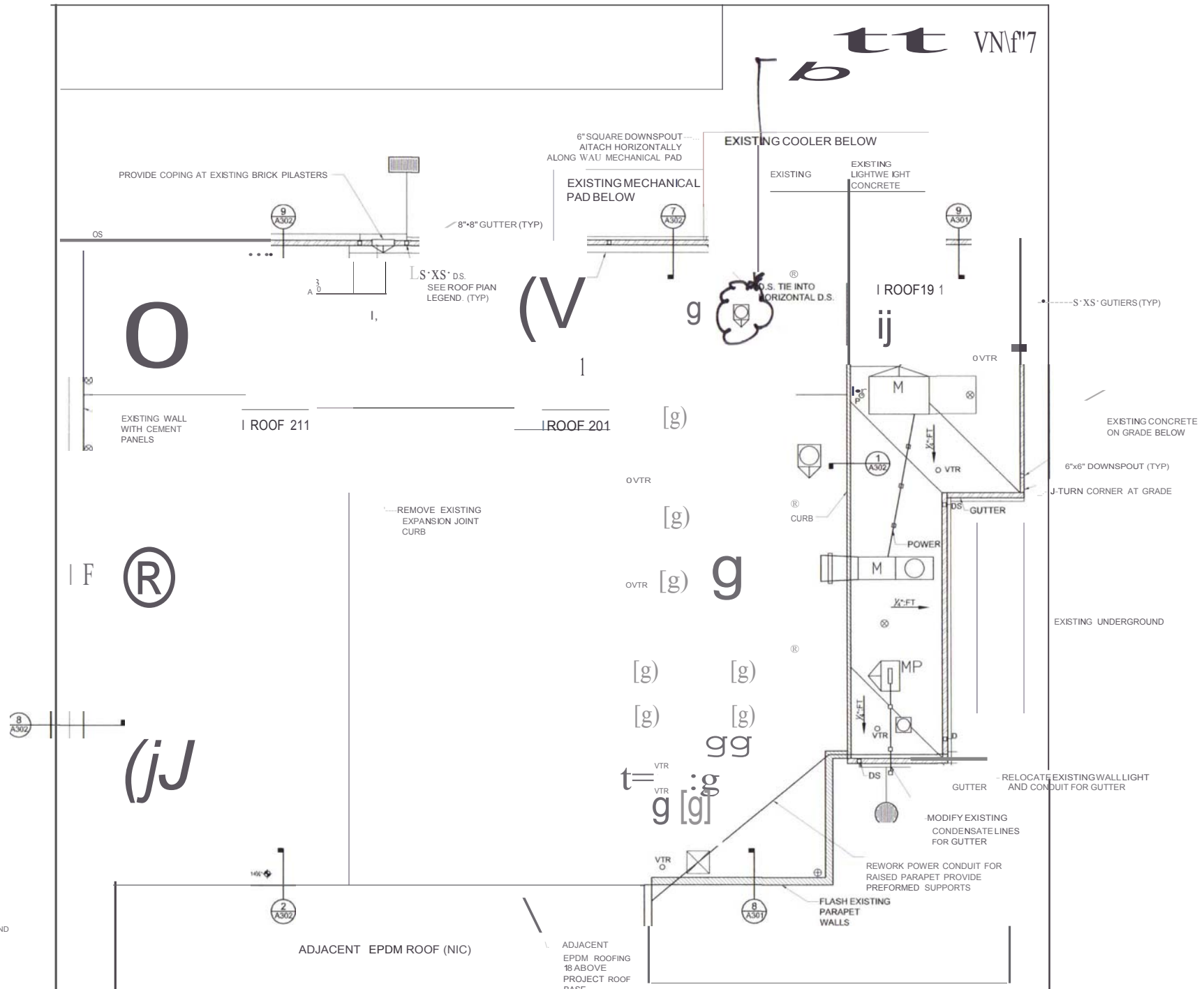
4. SITE ACCESS, STAGING AND SCHEDULE TO BE COORDINATED WITH TC.ROBERSON HIGH PRINCIPAL.

6. PROVIDE 16-8 OR 304 STAINLESS STEEL FASTENERS WHERE IN CONTACT WITH PRESSURE TREATED WOOD.

8. ANY CUT EDGES OF REINFORCED TPO MEMBRANE TO BE STRIPPED WITH MINIMUM 5/8" WIDE UNREINFORCED TPO MEMBRANE, FULLY HEATWELDED.

9. CONTRACTOR SHALL TAKE MEASURES TO PROTECT EXISTING ROOFING NIC AND SHALL BE RESPONSIBLE FOR ANY DAMAGES INCURRED DURING WORK TO PROVIDE WARRANTY REPAIR

10. CLEAN INTERIOR SPACE OF DEBRIS FROM ROOF DECK.



CAFETERIA ROOF PLAN
SCALE: 1/8" = 1'-0"

843,801'1775

markluskOS@charter .net



T.C.
Roberson
High School

PEP, and Pool Roof Replacements

Project Number =
Checked: _____
Drawn: A. RQg
Date: 4/12/16
Revisions: 4118/16

Cafeteria Roof Plan

B



(NOTE: THIS FORM MUST BE FULLY EXECUTED AND RETURNED FOR CONSIDERATION OF PROPOSAL)

****REVISED PROPOSAL FORM****

**T.C. ROBERSON HIGH SCHOOL
CAFETERIA, PEP, AND POOL ROOF REPLACEMENT
RFP# 12-16**

DUE DATE: MAY 4, 2016 by 4:00 PM

By submitting this proposal, the potential contractor certifies the following:

- ** This proposal is signed by an authorized representative of the firm.
- ** It can obtain and submit to the Owner insurance certificates as required within 5 calendar days after notice of award.
- ** The cost and availability of all equipment, materials, and supplies associated with performing the services described herein have been determined and included in the proposed cost.
- ** All labor costs, direct and indirect, have been determined and included in the proposed cost.
- ** All taxes have been determined and included in the proposed cost.
- ** The offeror has attended the conference (*if applicable*) or conducted a site visit and is aware of prevailing conditions associated with performing these services.
- ** The potential contractor has read and understands the conditions set forth in this RFP and agrees to them with no exceptions.

Therefore, in compliance with this Request for Proposals, and subject to all conditions herein, the undersigned offers and agrees, if this proposal is accepted within 45 days (normally less) from the date of the opening, to furnish the subject services for a cost not to exceed:

BASE BID: Remove existing roofing systems at the Cafeteria Roof 19-21 then install TPO membrane system. Include allowances 1 and 2.

\$ _____ dollars and _____/100 \$ _____

ALTERNATES

Alternate #1: Reroof Roofs 15-16 with gutters and downspouts

\$ _____ dollars and _____/100 \$ _____

Alternate #2: Replace gutter and downspouts at Roof 15

\$ _____ dollars and _____/100 \$ _____

Alternate #3: Reroof Roof 17

\$ _____ dollars and _____/100 \$ _____

Alternate #4: Provide 60 mil membrane in lieu of 80 mil membrane

\$ _____ dollars and _____/100 \$ _____

PROPSAL FORM CONTINUED ON NEXT PAGE

****REVISED PROPOSAL FORM****
T.C. ROBERSON HIGH SCHOOL
CAFETERIA, PEP, AND POOL ROOF REPLACEMENT
RFP# 12-16

DUE DATE: MAY 4, 2016 by 4:00 PM

UNIT PRICING

UNIT PRICE #1: Flashing repair of parapet walls per lineal foot coordinated with the Owner /Architect and an Allowance for 150 lineal feet of flashing

\$ _____ dollars and _____ /100 \$ _____

UNIT PRICE #2: Treated wood nailers per lineal foot and an Allowance for 80 lineal feet of treated wood nailers.

\$ _____ dollars and _____ /100 \$ _____

Attended Pre-Bid Mtg: YES/NO _____

Addendums received and used in computing bid: YES/NO _____ Number of Addendums received: _____

OFFEROR: _____

ADDRESS: _____

CITY, STATE, ZIP: _____

TELEPHONE NUMBER: _____ FAX: _____

FED ID No: _____ Type & License #: _____

E-MAIL: _____ MBE Status: _____

Principal Place of Business if different from above (See General Information on Submitting Proposals, Item 18.): _____

BY: (Signature) _____ TITLE: _____

DATE: _____ (Typed or printed name) _____

End of Proposal Form

If the winning bid is \$150,000 or greater, the bidder will be required to provide a performance and payment bond before the contract is awarded. Bond forms are included with the RFP. A bid bond is not required for this proposal.