

ADDENDUM NO. 02 TO THE BID DOCUMENTS

Bid Number: 2020-15-75
City Hall Roof Rehabilitation Project
Addendum Date: October 9, 2020

TO: Prospective Bidders

This Addendum forms a part of the Contract Documents for the above-mentioned project. It clarifies and modifies the original Bidding Documents, where applicable. Acknowledge receipt of this Addendum in the space provided on the Bid Form and by signing this document. Failure to do so may subject Bidder to disqualification.

MISCELLANEOUS

1. N/A

PLANS

2. N/A

SPECIFICATIONS

3. See attached Revised Scope of Work. Changes were made the following sections: 1B, 1C, 1F, and Alternate 1A. Alternate 1C has been added.
4. Bids will be evaluated for project cost based on incorporating Alternate items in the following sequence.
 - a. 1C: Alternate 3
 - b. 1A: Alternate 1
 - c. 1B: Alternate 2

ATTACHMENTS

5. Questions and Responses.
6. Exhibit 1: Drawing relating to 1F.

Acknowledgment: _____ **Date** _____

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Questions & Responses

1. **Are bidders allowed to submit a FiberTite roof system (which is manufactured by a company that used to manufacture Duro-Last back in the late 70's) as an alternate. FiberTite has a 36 mil, 45 mil, 50 mil & 60 mil product. Their 36 mil is equal to or greater than the Duro-Last 40 mil, and FiberTite's 45 mil is equal to or greater than the Duro-Last 50 mil. All Fibertite's roof systems come with a 20 year NDL warranty.**

Refer to Addendum No. 02 and the revised Scope of Work.

2. **Typically, most manufacturers, depending on a pull test, when installing a membrane roof over an existing metal roof, the membrane is attached to the existing purlins. The Scope of Work does not appear to require the membrane be attached to the existing purlins. Will this be a requirement?**

Fasten in accordance with manufacturer's specs.

3. **Line item F refers to cutting back the rake edge. The rake edges have parapet walls. The assumption gathered is to cut back the eave edge, which does not seem logical. The scope does not specify what type of flashing to use at the eave edge. There are several options to choose from. Please clarify by specifying the type of gutter edge is required.**

Refer to Addendum No. 02, the revised Scope of Work, and Exhibit 1.

4. **Is there an estimated cost for the permit?**

Permit fee is waived for city projects, but the contractor will need to register. The registration fee is \$110.

SCOPE OF WORK

The Contractor shall perform the following services in accordance with the requirements as defined and noted herein:

1. The proposed work to be performed includes rehabilitating the existing two separated flat roofs on the City Hall building. Contractor will provide all materials, all labor and all documents necessary to rehab the existing flat roof system, totaling approximately 9,720 square feet in size, on the City Hall building located at 914 South Main Street, Copperas Cove, TX, 76522. The City Hall building consists of two structures separated by a breezeway. This project will include the following tasks:
 - A. Prior to the commencement of construction activities, the Contractor will provide design drawings of sufficient detail to obtain a Building Permit from the City's Building Department.
 - B. The Contractor shall install Expanded Polystyrene (EPS) insulation in flutes of existing metal roofing system; install 1.5" EPS insulation over existing roofing system, fastening in accordance with manufacturer specifications.
 - C. The Contractor shall furnish and mechanically fasten a white 40 mil single-ply membrane roofing system that is fabricated of a weft inserted low-shrink, anti-wicking polyester fabric and has a thermoplastic coating material laminated to both sides as manufactured by Duro-Last Roofing, Inc. or acceptable equivalent manufacturer, as determined by the City. The FiberTite 36 mil single-ply roof system is an acceptable equivalent.
 1. The Contractor shall install the materials in a continuous fashion, free of any gaps and voids.
 2. Installation of the insulation and membrane materials shall be completed in a manner which promotes proper drainage to keep the roof free from standing water.
 3. All materials shall be installed according to manufacturer specifications.
 - D. Prefabricated flashings shall be installed around all curbs, deck penetrations and drains in accordance with membrane specifications.
 - E. The Contractor shall saw-cut new counterflashing 12" up interior wall and terminate new Duro-Last roofing.
 - F. The Contractor shall utilize two (2) layers of wood blocking, with the first layer of wood blocking attaching directly to the existing structural purlin; then, attaching a second layer of wood blocking to the first 12" OC (on center), as shown on the attached Exhibit 1.
 - G. The Contractor shall be responsible for the removal of all materials and debris from the roof area and disposal in an approved facility in accordance with all local, state, and federal regulations.
 - H. The Contractor will be required to hold a pre-construction meeting with the City. Additional meetings may be requested by either the City or the Contractor in order to discuss the progress of the project.

2. The contractor will be responsible for acquiring a Building Permit and call for the inspection from the City's Building Department at no cost to the contractor. The Contractor will be responsible, at no additional cost to the City, for completing any changes necessary for the plans to be approved and permits to be issued by the City of Copperas Cove Building Department.
3. The work must be performed during regular business hours or on a Saturday with prior notification and approval by the City.
4. The Contractor shall operate in a safe manner and will observe all OSHA guidelines.
5. The Contractor shall perform construction work in a manner which minimizes the potential for damage to existing landscaping around City Hall. The Contractor shall be solely responsible for the costs of any landscaping repairs resulting from damages occurring to existing landscaping as a result of the work performed by the contractor and/or any subcontractor(s).
6. The Contractor shall provide any and all manuals and/or warranty information related to this project to the City upon completion of the project.
7. The Contractor shall provide a minimum three (3) year warranty on labor and materials and a minimum fifteen (15) year manufacturer's warranty for the insulation and membrane materials.
8. This section and referenced documents shall constitute the Scope of Work for this project and as such all requirements must be met.

Add Alternate Bid Items

1. Contractor shall provide pricing for the following items as additional scope of work items. The City shall have the sole authority to determine whether or not these items are included in the accepted bid amount.
 - A. Add Alternate 1: Pricing to install a 1.5" ISO insulation in lieu of 1.5" EPS insulation.
 - B. Add Alternate 2: Pricing to install a 50 mil Duro-Last roof with a 20 year NDL warranty. The FiberTite 45 mil single-ply roof system is an acceptable equivalent.
 - C. Add Alternate 3: Pricing to install new box gutters and gutter straps (See Exhibit 1 for details) instead of using existing gutters.

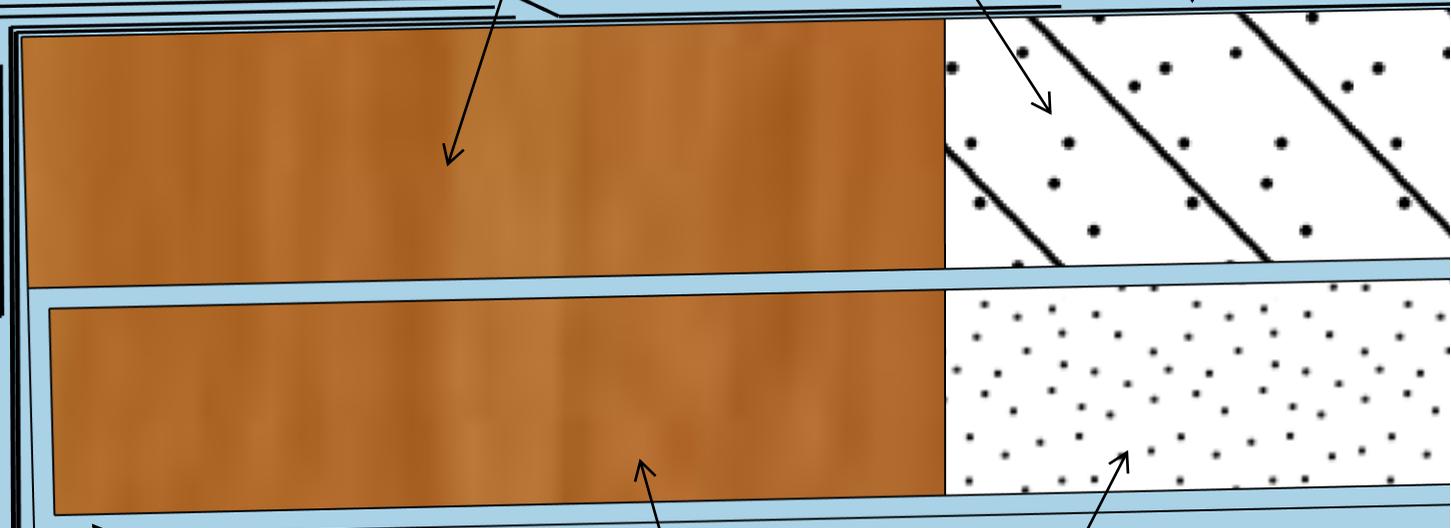
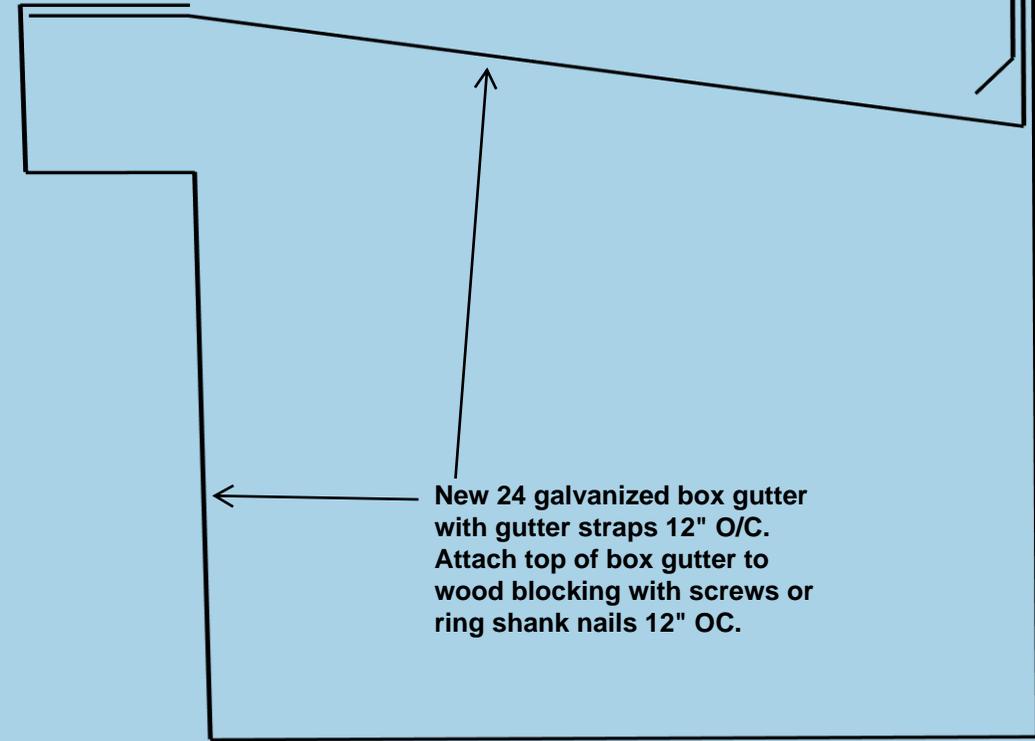


Heat weld strip flashing to clad coated metal and field membrane

New 1.5" EPS board or ISO board in lieu of 1" and utilize a 2x at the perimeter that is the same thickness as the board.

Wrap membrane to face of wood blocking.

Install clad coated drip edge metal at gutter edge fasten top of drip edge with screws or ring shank nails 12" OC. Fasten face of drip edge to wood blocking with long life gasket screws 12" OC. Apply butyl tape to backside face of drip edge.



Cut existing metal roof back to face of building.

New EPS flute filler with wood blocking attached to existing structural purlin.