



PURCHASING DEPARTMENT
DIVISION OF BUDGET & FINANCE

PUR-1557
ADDENDUM NO. 3
INVITATION TO BID

ROOF MEMBRANE REPLACEMENT AT 145 IKO WAY BUILDING

DATE: Tuesday July 5, 2022

BIDS DUE: Wednesday, July 13, 2022
2:00 P.M.(EDT/EST)

To Bidders:

This Addendum is hereby made a part of the Contract Documents on which all bids will be based and is issued to correct and clarify the original documents.

Please acknowledge receipt of this Addendum at the appropriate space on the Proposal Form. This Addendum consists of four (4) pages.

NOTE: NOTE: All Bidders must enter the Washington County Administration Complex through either the front door at the 100 West Washington Street entrance or through the rear entrance (w/blue canopy roof) which is handicap accessible and must use the elevator to access the Purchasing Department to submit their proposal and/or to attend the Pre-Proposal Conference. Alternate routes are controlled by a door access system. The general public will be subject to wand search and will be required to remove any unauthorized items from the building prior to entry. Prohibited items include but are not limited to: Weapons of any type; Firearms, ammunition and explosive devices; Cutting instruments of any type - including knives, scissors, box cutters, work tools, knitting needles, or anything with a cutting edge, etc.; Pepper spray, mace or any other chemical defense sprays; and Illegal substances.

ITEM NO. 1: *Inquiry:* Supplement Terms and Conditions, item # 18 Time of Completion, page 18. The long lead time only lists insulation and roof membrane. Does this also include all the roofing and sheet metal products?

Response: Yes, it would include fasteners, adhesives, cover board, ... etc.

ITEM NO. 2: *Inquiry:* Will the owner accept a Price Escalation Clause? The price quoted to contractors at bid time will not be held by the manufacturer until shipment of the material. The contractors are invoice the actual higher cost at the time of shipment.

Response: No.

ITEM NO. 3: Inquiry: Scope of Work, 1.21, Permits, page 48. Since this is a county project is a Permit still required?

Response: Trade permits will be required; however, there will be no cost associated with filing for County issued permits.

ITEM NO. 4: Inquiry: Summary of Work, item #7c, page 28. The drawings show all roof areas to be structurally slope and requiring only flat insulation (not including the crickets). Are there any areas requiring 1/8" tapered insulation?

Response: All areas have sloped structural deck. Tapered insulation is not required except for crickets for drainage around units, between scuppers and corner parapets.

ITEM NO. 5: Inquiry: Summary of Work, item 21, page 29. Does the new metal coping require "standing seam" joints?

Response: Yes, standing seam shall have corners bent on a 45 degree angle.

ITEM NO. 6: Inquiry: Summary of Work, item 1.11 B2 Warranty, page 30. Since post roof inspections by the manufacturer with reports and housekeeping are not usually provided by the manufacturer. Is this still a requirement?

Response: Yes, the inspections can be provided by the manufacturer's rep. The intent is to make sure the installer is correctly installing the material to the manufacturer's requirements prior to completion so that concerns can be addressed before it becomes a major issue preventing warranty acceptance.

ITEM NO. 7: Inquiry: Summary of Work, item 1.13 Core Cuts, page 31. The core cut roof areas are listed by numbers and the drawing shows letters. Please clarify.

Response: Area A – 1, Area B-2, Area C-3, Area D -4, and Area E-5.

ITEM NO. 8: Inquiry: Will all existing eave gutters be removed to make room for Scuppers?

Response: Yes, Gutters are removed except at roof areas A and C.

ITEM NO. 9: Inquiry: Should we include new fascia metals at thru walls to cover new wood blocking on eaves? If so what material is acceptable for fascia metal?

Response: Part 1 of Item No. 9 herein: Yes, refer to details on Sheet A1.2, and Spec Section 07 62 00

Response: Part 2 of Item No. 9 herein: Refer to details on Sheet A1.2, and Spec Section 07 62 00

(NOTE: The wording of all "Inquiries" submitted are displayed exactly as received.)

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ITEM NO. 10: *Inquiry:* Would an escalation clause be considered for material increases (with Back-up info.) that may occur from bid date until actual material deliveries are made as roofers are now being billed at time of delivery and are not able to lock in any pricing from Manufacturer's and are billed at time of shipping and not at time of orders placed.

Response: See above response to Item No. 2 in this Addendum.

ITEM NO. 11: *Inquiry:* Can annual inspections be performed by installing contractors in leu of Manufacturers rep. After initial inspection from Manufacturer upon roof completion?

Response: Yes, that would be acceptable.

ITEM NO. 12: *Inquiry:* Is all new mechanical/Electrical work to be handled under a separate contract or should roofing contractor include costs in their bid?

Response: The Roofing shall include the work as part of their Bid.

ITEM NO. 13: *Inquiry:* We need a clarification for: Does this job require us to install tapered insulation? Below are the specifications and details in section 072220 paragraph 4.5 & 6 it states to install ¼ inch rise per 12-inch run? But on the detail 1/A1.2 it does not show any tapered insulation to be installed? My question is if there is a slope in the deck and how much slope is it?

Response: The Slope is in the deck. Paragraph 6 take precedent. Specifications set up for all possible roofing conditions. Plans note to provide flat stock insulation. Revise to 5.2 inches (R30) of insulation.

ITEM NO. 14: *Inquiry:* Is the contract requiring wage scale?

Response: The project is locally funded, wage scale not required.

ITEM NO. 15: *Inquiry:* We need clarification do we need 5" insulation or 5-1/2" insulation? because In the specifications section 072220 paragraph 6a states 2 layers of 5-1/2" Insulation, at the drawing A1.1 has 5" and at the detail 1/A1.2 states total of 5-1/2".

Response: R30 insulation is required. 5.2 inches of polyiso with ¼" coverboard will provide an approx. thickness of 5 ½" total thickness.

ITEM NO. 16: *Inquiry:* We need clarification the specifications section 075410 paragraph 4 requires Annual manufacturer Inspection and Preventive Maintenance Requirement: By manufacturer's technical representative, to report maintenance responsibilities to Owner necessary for preservation of Owner's warranty rights. The cost of manufacturer's annual inspections and preventive maintenance is included in the Contract Sum. Inspections to occur in Years 2, 5, 10, 15, and 20 following completions.

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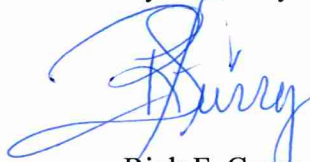
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No manufacture can do this maintenance except Tremco and Tremco does not have TPO it has a TPA, are we pricing the job with Tremco only system ? or the County can waive the Annual inspection so we can bid the job with the other specified manufactures.

Response: Part 1 of Item No. 16 herein: The contractor can perform the inspections in the out years. If the manufacturer is willing to provide a clause in the warranty that covers any and all conditions including lack of maintenance by the Owner, then this requirement can be eliminated. Other manufacturers do offer this service, but it is limited.

Response: Part 2 of Item No. 16 herein: The project is not being sole sourced, Tremco does private label a TPO membrane. They also have a TPA sheet which has been recently renamed which is a PVC membrane.

By Authority of:



Rick F. Curry, CPPO
Director of Purchasing