



Washington County

M A R Y L A N D

PURCHASING DEPARTMENT
DIVISION OF BUDGET & FINANCE

PUR-1557
ADDENDUM NO. 4
INVITATION TO BID

ROOF MEMBRANE REPLACEMENT AT 145 IKO WAY BUILDING

DATE: Tuesday July 12, 2022

BIDS DUE: Wednesday, July 20, 2022

(Revised Date via Addendum No. 4) 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: All references in the bid document made to the bid submission deadline shall be; **CHANGED** to read **No later than 2:00 P.M., (EDT/EST), Wednesday, July 20, 2022.**

ITEM NO. 2: *Inquiry:* How will Washington County handle material escalation? All manufactures are pricing materials when they are delivered and are not holding pricing. The only logical solution is to have the awarded contractor submit material pricing when the project is bid and when the material is delivered, then submit a change order for the difference. If this approach is not taken, the only way to cover ourselves in material cost is to add our own escalation per quarter until the material is delivered resulting in bids that are not competitive and are overpriced. This also seems to be a waste of taxpayer money given the situation the roofing is in with the lack of raw materials. Please advise.

Response: Refer to Addendum No 3, Item No. 2 - No escalation clause.

ITEM NO. 3: Inquiry: Were core cuts on the existing roof taken and can these results be provided? If not, how do we schedule a time to take our own core cuts to verify the existing conditions?

Response: Core Cuts were taken in 2016 by a separate consultant, the information is included in section 01 01 00 at the end of the section. Actual location of the cuts are not known.

ITEM NO. 4: Inquiry: Is the ¼” slope in the steel deck?

Response: Slope is in the deck / structure.

ITEM NO. 5: Inquiry: Which roof sections have a concrete deck and are these roof area(s) sloped ¼” per foot?

Response: There are no concrete roof deck areas.

ITEM NO. 6: Inquiry: Are the permits and fees waived for this project?

Response: Trade permits are required, Refer to Addendum No. 3, Item No. 3

ITEM NO. 7: Inquiry: Are interim inspections required? This is not typical of single-ply manufactures. Division 07-54-10, 1.08, D.

Response: Refer to Addendum No3, Item No. 16.

ITEM NO. 8: Inquiry: Is a vapor barrier required at the roof deck, steel and concrete?

Response: No, roof section has concrete deck

ITEM NO. 9: Inquiry: Is a ¼” Gypsum (Densdeck) coverboard required? This product has extended lead times. Can an HD coverboard be installed in lieu of the densdeck? What is the attachment method of the coverboard?

Response: It is preferred to have gypsum-based cover board. We have no preference as to a manufacturer as long as the roof system manufacturer approves of the cover board being used. A cover board is required and shall be adhered to the insulation. An HD coverboard would be considered if material delays are an issue.

ITEM NO. 10: Inquiry: Please clarify the attachment method of the polyisocyanurate insulation layers. The Scope of work, 01-01-00, 1.06, C 7 e 2, states adhere base layer of insulation to the steel deck and adhere remaining layers.

Response: If the roof system manufacturer allows and a pull test provides the required uplift pressure, the insulation can be adhered to the metal deck. Otherwise, the first layer of insulation shall be mechanically attached with subsequent layers adhered.

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

Roof Membrane Replacement at 145 KIO way Building

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ITEM NO. 11: *Inquiry:* Please clarify the coping and gravel stop edge metal needs to be .050 aluminum. 01-01-00 1.06, C, 11. B.

Response: Yes, you may provide thicker material if you wish. 24 ga galv steel would be considered with Kynar finish.

ITEM NO. 12: *Inquiry:* Please clarify the gutters, scuppers and conductor boxes need to be 22ga steek. 07-62-00, 2.4, A-C.

Response: If providing 24 ga galv steel roof edge metal, then the 22 ga steel shall be used. If providing the .050 alum for metal roof edge, provide min .050 alum for gutter, downspouts and gutters.

ITEM NO. 13: *Inquiry:* Please confirm the concrete coping is to be removed and discarded and new wood blocking installed. 10-01-00, 1.06-21.

Response: Yes.

ITEM NO. 14: *Inquiry:* Page 17 Item 15. Payment
Will there be monthly payments made to contractor based on AIA forms? Or is this a one-shot lump sum payment at end of project?

Response: Monthly progress payments will be made utilizing AIA forms.

ITEM NO. 15: *Inquiry:* Page 54 item 1.05 Work sequence
Can we work during normal business hours or do we have to work afterhours (second Shift)

Response: Roof replacement can occur at areas outside of the Day Reporting area during the normal work day. the day reporting area shall be done on second shift or at times this area is not occupied.

ITEM NO. 16: *Inquiry:* Page 55 1.06 Work by Contractor
Units on the steel dunnage, do we disconnect and throw away ? As we were told during site visit.

Response: Yes, all removed mechanical and electrical items are to be disposed of off the site by the contractor.

ITEM NO. 17: *Inquiry:* Page 57 Item # 7 c
Do we need to install 1/8 " tapered over the R 30 ISO to achieve ¼ inch slope including deck slope. Or do we just install flat R 30 ISO?

Response: The deck has slope, a tapered insulation system is not required other than for crickets and to direct drainage around roof penetrations.

ITEM NO. 18: *Inquiry:* Page 59 1.11 Warranty
Spoke with several roofing manufacturers, they will offer a 25 year NDL warranty with

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inspection on years 2,5,10,15,20 but they will not include preventive maintenance. Was told that only Tremco offers this.

Can preventative maintenance be removed or should we bid project using Tremco products/.

Response: Refer to Addendum No. 3, Item No. 16.

ITEM NO. 19: Inquiry: Page 118 Item 2.01 Vapor Barrier
Do you require a vapor barrier on top of the metal deck?

Response: No.

ITEM NO. 20: Inquiry: Page 124 Item 2.3 Materials Calls for tapered ISO ...do we need tapered Iso for crickets only or does the entire roof get tapered Iso.

Response: For crickets or specific drainage areas.

ITEM NO. 21: Inquiry: Can we use two layers of 2.6" ISO to achieve R 30?

Response: Yes.

ITEM NO. 22: Inquiry: Cover board calls for 1/4" thickness. For 25 year NDL we must use 1/2" or 5/8" thick cover board.

Response: If the roof system manufacturer requires a thicker cover board to provide the required warranty period, then provide. 1/4" is the min thickness permitted, we take no issue with a thicker coverboard.

ITEM NO. 23: Inquiry: Drawings detail 1/A1.4 metal steps ...parapet height is under two feet can we fabricate a surface mounted ladder instead?

Response: No. The wall panels are metal and do not provide sufficient structural support to mount a ladder.

ITEM NO. 24: Inquiry: Please clarify if deck is pitched. If so, is it pitched 1/8 or 1/4" per foot?

Response: The Deck has slope which drains to the existing gutters.

By Authority of:



Rick F. Curry, CPPO
Director of Purchasing