



City of Alamogordo

Engineering Department □ 1376 E. Ninth Street □ Alamogordo, New Mexico 88310 □ Ph (575) 439-4235 FAX (575) 439-4343

March 1, 2022

To: All Bidders/Plan Holders

Re: **Addendum 1**
Public Works Bid No. 2022-002
Reroof Multiple Sites

Addendum Number 1 is issued to provide changes and/or clarifications to the referenced PWB. **The date, time, and location of the BID OPENING remains unchanged.**

Product Substitution Requests:

The following product substitution requests have been **reviewed and approved as noted** for use.

1. "Or-Equal" request – Thermoplastic Polyolefin (TPO) Membrane Roofing
 - a. Versico Roofing Systems – Approved as noted: Roof system warranty to be 20 years per specifications.
 - b. Carlisle Syntec TPO Membrane mechanically attached / adhered / recover – Approved as noted: Roof system warranty to be 20 years per specifications.

Responses to Bidder Questions:

1. Question: TPO roofing materials currently have lead times from 8 to 10 months. Will the contract period of performance be adjusted accordingly?

Answer: The contract period will not be adjusted. As stated at the pre-bid conference, the City will not issue Notice to Proceed until all materials are on site, ready for installation.

2. Question: The material quotes from TPO material manufacturers throughout the country are good for 30 days and will be revised at the day of delivery. Will the City allow for REA requests if needed?

Answer: The City will **consider** a request for equitable adjustment due to manufacturer pricing changes and current market volatility; however, the contractor will be required to provide substantiation of said changes. **Consideration** shall not be construed as a guarantee that an REA will be approved.

3. Question: Will the Desert Lakes Golf Course Clubhouse (Base Bid) restaurant kitchen be closed during roof replacement, due to exhaust fan removal?

Answer: Yes. The kitchen can be closed for up to one (1) calendar day, specifically for the affected roof section over the kitchen. Substantial coordination and scheduling with kitchen staff shall be required well in advance of the closure.

4. Question: Will the City provide the company name of the owner's HVAC contractor used for the HVAC at Additive Alternate #2 (APD)?

Answer: The HVAC contractor is MGS Refrigeration, 2749 N. Florida Ave., Alamogordo, NM 88310, (575) 443-1249.

5. Question: Shall the contractor exclude all HVAC work (remove & replace existing HVAC units and associated curbs/duct) at Additive Alternate #2 (APD)?

Answer: Yes. The new units/curbs/curb adapters are scheduled for replacement by June 2022. The roofing contractor shall install the new TPO membrane system up the sides of the new curbs (by others) as far as possible and terminate the membrane wall with a termination bar and sealant per the roofing manufacturer's recommendations.

6. If new HVAC equipment is installed prior to roof replacement at Additive Alternate #2 (APD) will the user's HVAC contractor remove and replace all equipment (due to warranty)?

Answer: It is anticipated that removal and replacement of HVAC units at Additive Alternate #2 (APD) will not be required (see response to question #5) to complete the roofing installation. Exclude removal and replacement of HVAC equipment for Additive Alternate #2 (APD).

7. Is water (hose bib) and electrical power (120V) available at each site for the contractor to use?

Answer: Yes.

8. Will the City provide storage/staging areas at each site for new material and existing removed equipment?

Answer: Yes. However, the contractor shall be responsible for security of the storage/staging areas.

9. Shall the contractor include approximately 500 SF (or user known existing damaged SF) of additional metal roof panel to be replaced at Additive Alternate #1 (AAC), to avoid long delays in case unsuitable existing panels to be found?

Answer: No. The contractor shall provide a Unit price as stated in Section 3, Bid Schedule. Also as stated in Section 3, the unit price shall include all labor, material, equipment, overhead, and profit attributable to that particular item.

10. Shall the contractor assume the existing roof insulation is R-19 + R-11 throughout the complete roof area at the Additive Alternate #1 (AAC)?

Answer: The contractor will only be responsible for providing and installing additional insulation at locations where translucent roof panels have been removed at additive

alternate #1 (AAC). Delete the verbiage in detail D1/A131 "Verify existing insulation meets requirements in field. Provide additional insulation as required."

11. Shall the contractor include approx. 500 SF (or user known existing damaged SF) of gyp concrete roof decking to be replaced at Additive Alternate #2 (APD), to avoid long delays in case damaged concrete decking to be found?

Answer: No. The contractor shall provide a Unit price as stated in Section 3, Bid Schedule. Also as stated in Section 3, the unit price shall include all labor, material, equipment, overhead, and profit attributable to that particular item.

12. Plan sheet A131, detail D1 – We cannot verify the existing insulation meet requirements. We need to know how much ISO assembly R-value you want us to add?

Answer: Delete the verbiage in details D1/A131 and D1/A130 "Verify existing insulation meets requirements in field. Provide additional insulation as required." The contractor shall only be responsible for providing and installing additional insulation as indicated elsewhere within the construction documents.

13. Plan sheet A131, keyed note 15 – States existing gutter is to remain. The existing gutter will have to be replaced because of how it is anchored in the roof assembly. It will not work for the new roof warranty.

Answer: Delete keyed note 15, plan sheet A131. Contractor shall include removal and replacement of existing gutters and downspouts at Additive Alternate #2 (Alamogordo Animal Shelter) as required to maintain the specified roof warranty. Include gutter screens as indicated.

14. Plan sheet A132, keyed note 1 – States to coordinate with the HVAC contractor about the new units and curbs. If these are already installed, there is no way we can estimate how much to remove and reinstall the curbs and units.

Answer: Exclude removal of the new units for Additive Alternate no. 2 (APD). The new units/curbs/curb adapters are scheduled for replacement by June 2022. The roofing contractor shall install the new TPO membrane system up the sides of the new curbs (by others) as far as possible and terminate the membrane wall with a termination bar and sealant per the roofing manufacturer's recommendations.

15. Does a vendor need to complete the Plan Holder List to be consider a responsive bidder?

Answer: No.

16. Can the Architect provide his Option of Probable Construction Cost estimate?

Answer: Yes, see below for Architect's Opinion of Probable Cost:

- i. Base Bid (Golf Clubhouse): \$187,000.00
- ii. Additive Alternate #1 (Animal Shelter): \$85,000.00
- iii. Additive Alternate #2 (Police Department): \$183,000.00

17. Can the Architect/Owner provide a copy of the Pre-Construction sign-in sheet?

Answer: Yes, see attached.

18. Has an Asbestos Contained Material (ACM) survey or sampling for the Alamogordo Police Department been conducted, if it has, is the report available?

Answer: No (Owner / Architect believe that no ACM will be encountered.)

19. SECTION 01 17100 – SITE CLEANING, Part 3.1.B, “Provide onsite containers for the collection of waste materials, debris and rubbish”. Can a dump truck or dump trailer be used instead of an onsite container?

Answer: Yes, as long as the dump truck or dump trailer does not encumber existing vehicular or pedestrian thoroughfares.

20. SECTION 01 17100 - 3.2 FINAL CLEANING, this section is very broad. Shouldn't the Final Cleaning be limited to the Scope of Work?

Answer: Final cleaning shall apply to the work area only.

21. SECTION 01 7419 - CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL, Part 1.4.B Waste Reduction Work Plan. Is this required for the project?

Answer: A waste reduction work plan shall not be required.

22. SECTION 01 7419 - CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL, Part 3.1.A Waste Management Coordinator. Is this required for the Project?

Answer: A waste management coordinator shall not be required; however, the contractor shall provide oversight for project waste management and ensure all parties are aware of and follow waste management procedures.

23. SECTION 01 7700 - CLOSEOUT PROCEDURES, Part 3.1 FINAL CLEANING, this section is very broad. Shouldn't the Final Cleaning be limited to the Scope of Work and the areas impacted?

Answer: Final cleaning shall apply to the work area only.

24. SECTION 01 7839 - PROJECT RECORD DOCUMENTS, 1.2.B Record Specifications: “Submit one copy of Project's Specifications, including addenda and contract modifications”. Is this required for the Project?

- a. Project specifications do not need to be submitted by the contractor at close-out, However all addenda and contract modifications shall be submitted as part of the close-out documents.

25. SECTION 03 51 16 - GYPSUM CONCRETE ROOF DECKS, Can the Architect supply the Basis of Design Product Specifications manufacture/supplier information?

Answer: Specification for gypsum concrete roof decks is antiquated. In lieu of 2" thick gyp planks as specified, utilize the following for unit pricing for gyp concrete roof deck repair/replacement (assume existing roofing system is poured in place gypsum concrete of two inch thickness):

Substrate (Form): 5/8" USG Securerock Brand Gypsum-Fiber Roof Board
Wire Mesh: Galvanized wire mesh – Keydeck Mesh as recommended by manufacturer.

Poured Gyp Concrete: USG Securock Brand Gypsum Concrete Patch (Thickness to match existing roof deck thickness – approximately 1 3/8").

Accessories: Additional framing and materials as recommended by manufacturer for proper installation.

26. SECTION 03 51 16 - GYPSUM CONCRETE ROOF DECKS, Part 1.2.1, "Work performed by experienced, qualified installers approved by manufacturer of gypsum plank". Is this a Project requirement?

Answer: Installer does not need to be approved by manufacturer. Installer must have experience in gyp concrete deck installation/repair and a minimum of 5 years experience in installing gyp concrete decking or similar decking systems.

27. SECTION 03 51 16 - GYPSUM CONCRETE ROOF DECKS, Part 2.1.2.2, "Nominal Size: 50 mm (2- inches) thick by 600 mm (24-inches) wide by main purlin span. Where possible, length should span two main purlin spans". Is the intent to have the repair to the concrete deck comply with two main purlin spans as specified?

Answer: Yes

28. SECTION 03 51 16 - GYPSUM CONCRETE ROOF DECKS, Part 2.2.1, "Roof Deck Fire Rating: match fire rating of existing roof deck". Can the Architect provide the existing roof deck fire rating?

Answer: Fire resistance rating of existing roof deck/assembly is unknown. Assume a 2-hour fire rating for bidding purposes.

29. SECTION 03 51 16 - GYPSUM CONCRETE ROOF DECKS, Part 3.1.1, Who is COR?

Answer: Owner Representative:
Bob Johnson, Engineering Manager
City of Alamogordo
575.439.4235, X3
bjohnson@ci.alamogordo.nm.us

Design Architect shall also be notified of conditions of existing roof decking once exposed.

Ruben Contreras, Project Architect
Desert Peak Architects
575.528.0021
ruben@desertpeakarchitects.com

30. SECTION 07 41 13 - METAL ROOF PANELS, Part 1.5.1.D, "Project references: Minimum of five installations not less than five years old, with Owner and Architect contact information". Is this required on the Project, the scope of work is to replace metal roof panels if considered an unsuitable substrate, cost per square foot?

Answer: Project references are not required.

31. SECTION 07 41 13 - METAL ROOF PANELS, Part 1.5.1.C, "Installer Qualifications: Experienced Installer with minimum of five years experience with successfully completed projects of a similar nature and scope". Is this required on the Project, the scope of work is to replace metal roof panel if considered an unsuitable substrate, cost per square foot?

Answer: Yes, metal roof panel installer should have experience as noted.

32. SECTION 07 41 13 - METAL ROOF PANELS, Part 1.11.B.1, "Fluoropolymer Two-Coat System", the intent of the Fluoropolymer is for exposure to the sun, since the roof panel are going to be covered with a new roofing system, is this required?

Answer: Metal panel shall either be galvanized or coated as indicated for corrosion resistance.

33. SECTION 07 54 23 - THERMOPLASTIC POLYOLEFIN (TPO) MEMBRANE ROOFING, - Part 2.01.A, "Acceptable Manufacturer – Roofing System: Firestone Building Products Co., Nashville, TN". There is no process to submit for pre-approval of a substitution product prior to bid opening, can you please provide the method for submitting a substitution for pre-approval prior to bid opening date, or is the intent to sole source the roofing product?

Answer: Refer to approved substitution requests. No additional substitution requests will be considered for bidding purposes.

Project Drawing Clarifications:

Sheet D100:

1. General Notes C: Can the Architect provide more detail how to provide dust control on an open air area.

Answer: Dust control provisions shall only apply to interior areas (if any) affected by the scope of work.

2. General Notes F: Is the intent to Repair or Replace?

Answer: Contractor shall repair **or** replace items or surfaces damaged by the work. Items or surfaces damaged by the work shall, at a minimum, be brought back to their condition prior to damage, which may require repair or replacement, depending on the item or surface damaged.

3. General Notes I: Who is responsible to determine Hazardous Material?

Answer: The Owner. It is not anticipated that hazardous materials will be encountered during the work. Contractor shall notify Owner / Architect if they believe or become aware of potentially hazardous materials within the work area.

Sheet D200:

1. General Notes C: Can the Architect provide more detail how to provide dust control on an open air area.

Answer: Dust control provisions shall only apply to interior areas (if any) affected by the scope of work.

2. General Notes F: Is the intent to Repair or Replace?

Answer: Contractor shall repair or replace items or surfaces damaged by the work. Items or surfaces damaged by the work shall, at a minimum, be brought back to their condition prior to damage, which may require repair or replacement, depending on the item or surface damaged.

3. General Notes I: Who is responsible to determine Hazardous Material?

Answer: The Owner. It is not anticipated that hazardous materials will be encountered during the work. Contractor shall notify Owner / Architect if they believe or become aware of potentially hazardous materials within the work area.

Sheet D300:

1. General Notes C: Can the Architect provide more detail how to provide dust control on an open air area.

Answer: Dust control provisions shall only apply to interior areas (if any) affected by the scope of work.

2. General Notes F: Is the intent to Repair or Replace?

Answer: Contractor shall repair or replace items or surfaces damaged by the work. Items or surfaces damaged by the work shall, at a minimum, be brought back to their condition prior to damage, which may require repair or replacement, depending on the item or surface damaged.

3. General Notes I: Who is responsible to determine Hazardous Material? Some Hazardous Materials cannot be seen but the naked eye, such as ACM. This note appears to shift the responsibility from the Architect/Owner to the Contractor. Due to the age of this facility this is a concern.

Answer: The Owner. It is not anticipated that hazardous materials will be encountered during the work. Contractor shall notify Owner / Architect if they believe or become aware of potentially hazardous materials within the work area.

Sheet A130:

1. General Notes 7: Who is responsible to determine the gas utility lines?

Answer: Gas utility lines are indicated on the drawings. Contractor is responsible for verification.

2. Keyed Notes 5: Specifies "Install new roofing membrane at existing scupper" but Section 075423, Part 3.07.C states "Remove scupper and install new scupper", Please clarify.

Answer: New roofing assembly thickness will raise the finished roofing level above existing scuppers. Existing scuppers are to be removed and replaced to accommodate variance in roof thickness.

3. Detail D1/A130: Note calls out for a R-Value of R-38, Keyed Note 1 Existing R-30 insulation. Is the intent that an addition R-8 batt insulation be installed? Is the contractor responsible to coordinate with owner for a facility closure so that the existing ceiling tile can be removed to allow for an addition batt insulation installation?

Answer: See response to bidder questions 10 and 12 above.

Sheet A131:

1. Can the existing insulation R-value be provided so that it can be determined how much additional insulation is required to comply with the 2018 IECC? This will allow all bids to be consistent.

Answer: See response to bidder questions 10 and 12 above.

2. Can the Architect provide the minimum bearing width beyond area of metal roof replacement? Example if a 12"x12" area needed to be replaced, what would the minimum metal roof replacement be, 18"x18" which would provide 6-inch minimum bearing beyond roof replacement.

Answer: Metal roof panels must bear on existing purlins or additional sub framing (provided and installed by the contractor per ASTM C754). Bearing requirements are to be per the manufacturer's written instructions.

3. Is the cost per square foot for metal roof replacement based of the damaged area or the final in-place area?

Answer: The unit prices shall include all labor, material, equipment, overhead and profit attributable to that scope of work. Final quantities required for the proper installation of unit priced work (if any) shall be determined in the field by the contractor and approved by the Owner / Architect. Final pricing for this work will be based on the unit price provided within the bid and the approved quantities.

Sheet A132:

1. Is the intent to install a minimum of R-25 rigid board insulation over the entire re-roof limits?

Answer: See response to bidder questions 10 and 12 above.

2. Can the Architect provide the minimum bearing width beyond area of gypsum concrete roof decking replacement? Example if a 12"x12" area needed to be replaced, what would the minimum gypsum concrete roof decking be, 18"x18" which would provide 6-inch minimum bearing beyond roof replacement.

Answer: Gypsum Decking must bear on existing purlins or additional sub framing (provided and installed by the contractor per ASTM C754). Bearing requirements are to be per the manufacturer's written instructions.

3. Is the cost per square foot for gypsum concrete roof decking replacement based on the damaged area or the final in-place area.

Answer: The unit prices shall include all labor, material, equipment, overhead and profit attributable to that scope of work. Final quantities required for the proper installation of unit priced work (if any) shall be determined in the field by the contractor and approved by the Owner / Architect. Final pricing for this work will be based on the unit price provided within the bid and the approved quantities.

All other provisions of the Contract Documents shall remain unchanged. This addendum is hereby made part of the Contract Documents to the same extent as though contained in the original documents and itemized listings thereof.

Each bidder is required to acknowledge receipt of each addendum in Section 3 of the Bid Proposal. Failure to do so could render the bid non-responsive.

Plan holders: As a courtesy, please fill out the information below and fax this page back to the City of Alamogordo, Attention: Barbara Pyeatt, Purchasing Manager at 575-439-4117 or replying via e-mail to: bpyeatt@ci.alamogordo.nm.us

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