

ADDENDUM NUMBER ONE
REPLACEMENT ROOFING SYSTEMS FOR
EASTDALE YFD CENTER
2124 SHEPHERD ROAD
FOR THE CITY OF CHATTANOOGA, TENNESSEE
Contract Number Y-17-016

NOTES FROM THE PRE-BID MEETING

A Pre-Bid Meeting was held at the Eastdale YFD Center, 1312 Moss Street, Chattanooga, 37411, on March 27, 2018 at 10:00. A sign-in sheet from the meeting is attached, as is the Agenda from the Pre-Bid Meeting.

The following statement was omitted from the agenda, but is of the utmost importance:
Make sure that section 00201-1 is completely filled out and is placed on the outside of the bid envelope on the bid opening date. If that form is not on the outside of the bid envelope, the bid will not be opened.

The summary of work from Section 01010 of the specifications was read.

- A. The work covered by this Contract consists of :
1. Replace existing built-up roof with new 60 mil TPO roofing system.
 2. Remove all existing stone aggregate, existing insulation, and existing membrane down the roof deck. Examine decking to insure satisfactory condition before re-roofing. Bring any deficiencies to the attention of the engineer or project manager. Replace damaged decking as needed before installing new roofing system.
 3. Add wood blocking at roof perimeter to match new insulation/deck board heights as needed.
 4. Install new insulation boards (tapered or flat as needed) and ½" HD Iso Cover Board to decking to meet City Building Codes. New insulation to be fully adhered; no mechanical fasteners allowed.
 5. Install new 60 mil TPO roof membrane, fully adhered.
 6. Existing flashings, metal edging, coping, external gutters and downspouts, fascia and fascia extension to be removed and replaced with new 24 gauge Kynar finished metal in color of owner's choice.
 7. Install one coat of primer and one coat of elastomeric coating to all galvanized sheet metal and steel piping on the roof in order to protect and preserve these details.
 8. Extend pipes and curbs to meet minimum height above finished roof elevation as required by manufacturer.
 9. Owner will conduct a pre-construction meeting before work will be able to start. The location of laydown areas and dumpsters will be determined at this meeting.
 10. Provide a Manufactures NDL warranty for 20 years, including all products.

11. Contractor must abide by all specification requirements.

The Bid Schedule was reviewed. A revision is being made to the Bid Schedule, so it is not being reprinted here.

It was stated that the plans were laid out to be printed on 11"x17" paper, not 24"x36" sheets as is common in construction. This was done for ease of carrying the plans into the field.

The existing roofing deck material in the gym portion of the building is listed on the Roof Core Report sheet (sheet 9 of 9) as "Gypdeck". It is actually Tectum.

It was pointed out that the gymnasium has two old roof penetrations where equipment has been removed, and the old curbs have been sealed with metal covers. These penetrations are to be repaired, with the covers and curbing removed and the deck material being replaced, before the new membrane is attached. The money for this will come from a new Conditional Repair line item "Remove and Replace deteriorated Tectum deck as needed".

After the Pre-Bid meeting, the roof was accessed by the contractors present. Any others wanting access to the roof for visual inspection should contact the purchasing Department using form 1-0009, "Request for Bidder Information".

While accessing the roof, it was noted that on the center roofing section, against the wall to the gymnasium, there is a large, high voltage electrical box that will need to be raised to accommodate the new roofing system. There appears to be a disconnect for it inside the building in an electrical closet. The electrical conduits across the roofing section may also need to be raised.

In addition to the electrical conduits, there is a gas line near the above mentioned electrical box that also appears to require raising.

The following questions were asked about the Project:

Q1: Is roofing associated sheet metal to be 24ga Kynar steel or 0.040 Kynar aluminum?

A1: 24ga Kynar steel.

Q2: Is the expansion joint from the lower roof to the upper addition to be replaced?

A2: Yes. Payment is part of the lump sum, Item 1.

Q3: On one of the rooftop units, there is a rubber connector on a gas line (Fernco coupler). Is the contractor required to repair that with a properly welded/threaded connector?

A3: Yes. Payment is part of the lump sum, Item 1.

Q4: Is the contractor required to raise the electrical box that is in the way of the roofing, as well as the associated electrical conduit and electrical work, and the nearby gas line?

A4: Yes. Payment is part of the lump sum, Item 1.

The following changes shall be made to the Contract Documents, Specifications, and Drawings:

1. Please replace the original Bid Schedule, 00301, with the attached Bid Schedule 00301-R2.

March 28, 2018

/s/ Justin C. Holland, Administrator
City of Chattanooga
Department of Public Works

SIGN-IN SHEET

PROJECT: Y-17-016

Eastdale YFD RE-Roofing Project

NAME	COMPANY	PHONE	EMAIL
1 Alan Ogile	City	643-5898	aoyle@cityofhouston.org
2 Christopher Felty	Tri-State Roofing	362-1654	cfelty2@tstateroofing.com
3 Kevin Lefo	KL Construction	310-2221	Kevin@KLconstruction.org
4 BRIAN HELLON	JPH Co.	423-991-0062	brian.hellon@jphcompany.com
5 Chris Vella	Foam Crete	423-773-3015	chris@foam-crete.com
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City of Chattanooga, Public Works Department

Pre-Bid Meeting Agenda

Subject: Eastdale YFD Center – Re-Roofing Project Y-17-016-201

Date: 03/27/2017

Time: 10:00 AM

Location: Eastdale YFD Center

Organizer: City of Chattanooga – Alan Ogle

Topics Discussed

Everyone is requested to sign in on the Attendance Sheet.

Introductions.

- Read thru 01010, Summary of Work. Review 00301-1b, Bid Schedule.
 - Visits to the site are strongly encouraged to assess access requirements. You are free to visit at a time of your own choosing, but you'll need to bring a tall ladder to access the roof. If you do visit at a later time, please check in with the Center Manager when you arrive and when you leave.
 - All questions should be supplied in writing to the Purchasing Agent as instructed on the bid form 1-0009, "Request for bidder information".
 - The Bid Date for the project is Thursday, April 12, 2018 at 2:00 pm.
 - Questions will not be accepted after 4:00 PM on April 6, 2018, which is the Friday before the Bid Date.
 - The Final Addendum (if needed) will be distributed no later than 2:00 PM on April 10, 2018, which is the Tuesday before the Bid Date.
 - The expected date of the Notice to Proceed is May 25, 2018, with an expected construction start date June 4, 2018.
 - The project is schedule to be completed in 90 calendar days, with liquidated damages listed in the contract of \$500.00 per day.
 - Questions discussed included:
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BID SCHEDULE**REPLACEMENT ROOFING SYSTEM FOR EASTDALE YFD CENTER BUILDINGS**

Project No. Y-17-016

City of Chattanooga, Tennessee

Item No.	Description	Unit	Est. No. of Units	Unit Price	Total
1	Replacement TPO roofing system, roofing and labor including: removal and disposal of old roofing, insulation, flashings, coping and metal trim down to metal decking, wood blocking, membrane, tapered insulation, cover board, walk pads, replacement gutters and downspouts in kind, metal trim and coping as needed to complete roof system per plans, specs, and manufacturer's requirement, and furnish 20 year warranty	LS	1		
2	Surface clean, install one coat of primer, and one coat of elastomeric coating to all galvanized sheet metal and steel piping on the roof in order to protect and preserve these details.	LS	1		
3	New skylights with curbs and built-in fall protection, including raising or replacing curb as required to meet manufacturer's requirements; removal and disposal of old skylights	EA	8		
Total Base Bid					
Conditional Repairs					
1	Remove and replace deteriorated gypdeck deck as needed	100	Square foot		
2	Remove and replace deteriorated metal roofing deck as needed	100	Square foot		
3	Remove and replace deteriorated tectum roofing deck as needed	100	Square foot		

SECTION 01010 SUMMARY OF WORK

PART 1 – GENERAL

1.1 Section Includes

- A. Description of Work
- B. Items regulating the execution of the Work

1.2 Description of the Work

- A. The work consists of the following major elements:
 - 1. Remove existing roofing down to decking and inspect for damage or deterioration. Bring any deficiencies to the attention of the Project Engineer or Project Manager. Repair any damaged decking before proceeding with re-roofing.
 - 2. Existing flashings, metal edging, external gutters and downspouts, fascia and fascia extension to be removed and replaced with new 24 gauge Kynar finished metal in color of owner's choice.
 - 3. Extend pipes and curbs to meet minimum height requirements above finished roof elevation as required by manufacturer.
 - 4. Add wood blocking at roof edge as needed to match new insulation heights as needed.
 - 5. Install new insulation (base layer, flat insulation, or tapered insulation as needed), crickets and cover-board to deck with adhesive. NO mechanically fastening due to unknown conditions below decking.
 - 6. Fully adhere new 60 mil TPO roof membrane.
 - 7. Add new gutters where indicated in the plans. Add 1 new scupper and 2 new collector heads with downspouts and splash blocks where indicated on the plans.
 - 8. Support all mechanical lines, electrical conduits, and other utilities with new professionally designed supports, Miro Industries or equivalent.
 - 9. All work must be done while allowing access to the YFD Center.
 - 10. Owner will establish at pre-construction meeting where construction dumpsters will be placed.
 - 11. Contractor will be required to attend a pre-construction meeting to be held by the Owner before work will be able to commence.
 - 12. Abide by all specification requirements.
 - 13. Provide a Manufactures NDL warranty for 20 years, including all products.
 - 14. All questions must be presented in writing to City of Chattanooga Purchasing Department.