

ADDENDUM NUMBER TWO

REPLACEMENT ROOFING SYSTEMS FOR
MULTIPLE BUILDINGS AT MBWWTP

FOR THE CITY OF CHATTANOOGA, TENNESSEE
Contract Number W-20-011

NOTES FROM THE PRE-BID MEETING

A Pre-Bid Meeting was held at the Moccasin Bend Waste Water Treatment Plant Training Center building, 455 Moccasin Bend Road, Chattanooga, TN 37405, on Wednesday, June 3, 2020 at 10:00 a.m. A sign-in sheet from the meeting is attached.

At the meeting, the summary of work from Section 01010 of the specifications was read, and the Bid Schedule was reviewed. Those documents, as well as the agenda for the meeting, are included with this addendum. After that, everyone present who was interested visited the six buildings included in the scope of work, where they were allowed to get on each roof to review the existing roof conditions and discuss particulars of the scope of work. Items that were pointed out and/or discussed are listed below, as are any decisions reached.

Q & A REGARDING THE PROJECT IN GENERAL

Q1: Several questions were asked about the schedule of the project, including the quick deadline for questions to be asked, and the scheduled Bid Date.

A1: The project came about after a roofing survey and analysis of most of the buildings at the plant, as well as several of the remote pump stations. Several of the roofs surveyed and inspected required only minor repairs, but six were identified as needing replacement. The City Of Chattanooga, like all cities, works on an annual budget cycle, which requires careful annual planning for large capital improvement projects to occur. Money from the budget must be encumbered for particular projects by the end of the fiscal year; it cannot be carried over into the next year. The City of Chattanooga's fiscal year ends on June 30 each calendar year, and it that deadline that forces the City to adopt such a stringent schedule for this project. The given Bid Date is the latest that the City can allow and still have a chance to get all of the required paperwork completed, signed, and ready for action by the City Council before the fiscal year ends. Any delay past the given Bid Date would endanger the possibility of the project being able to be awarded at all this fiscal year, with no guarantee that money would be available in a future year's budget for the project.

Q2: Given the shortened schedule, I'm not sure I can get a bid ready for all six buildings. Would the City consider bidding the project as six individual buildings, rather than one large project, to allow contractors to bid on only a few buildings, rather that the entire lot?

A2: This idea was considered by the City, but rejected for several reasons. First, in an effort to be fiscally responsible, it is in the City's best interest to try to get the lowest overall total price for the project, and bidding a larger total roofing area should allow for better pricing than bidding the buildings separately. It

was also thought that bidding the buildings separately would result in more bids for the larger buildings, and possibly no bids for the smaller buildings, or higher prices for the smaller buildings. An additional consideration is the fact that the City of Chattanooga entered into a consent decree with the U.S. Environmental Protection Agency in 2013, and, as a result, there are multiple construction projects occurring simultaneously at the Treatment Plant, and it will be much easier to manage and coordinate with one contractor for the project that with possibly six.

Q3: The specification for Mobilization, Section 00717, was listed in the Table of Contents for the specifications, but was not included.

A3: That specification is included in this addendum.

Q4: Will there be any restrictions to work hours?

A4: Regular working hours are Monday through Saturday from 7:00 am to 6:00 pm. The contractor shall be mindful of events in the area when planning weekend work. No work on Sundays or locally observed national holidays without the written permission of the Engineer. However, emergency work may be done without prior permission. Contractor shall notify the project manager 48 hours in advance of Saturday work.

Q5: Vapor barrier is being called out. If correct, where?

A5: No vapor barrier is required on this project. Apologies for the inaccuracies in the plans and specifications.

Q6: Is a 20 year NDL limit w/ wind speed of 90 mph required? It is mentioned in the mechanically fastened spec, but not fully adhered. Please advise if all roofs get 90 mph?

A6: Yes. Section 1.09 of the Fully Adhered Thermoplastic TPO Roofing System Specification lists the wind requirements for the fully adhered roof.

Q & A REGARDING THE SEWER MAINTENANCE BUILDING

Q7: Are the monitor vents at the roof peak to be replaced?

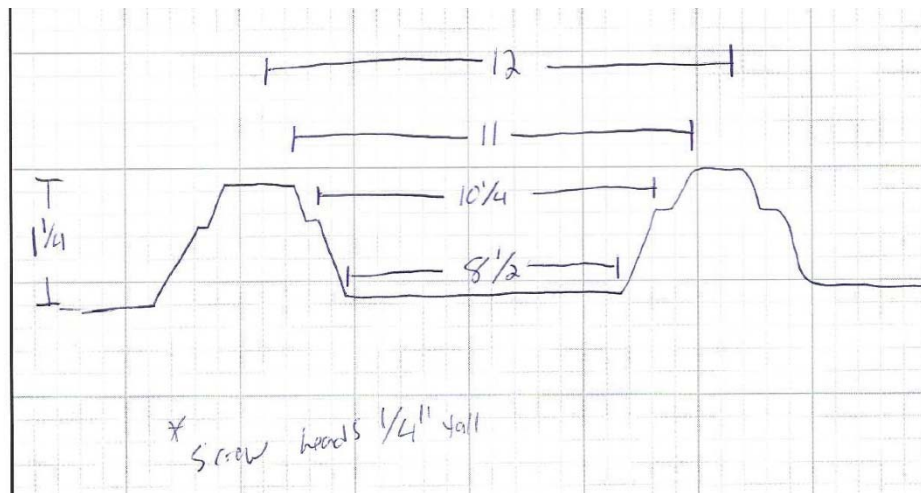
A7: No. The monitor vents appear to be in good condition, the open/close mechanisms work, and they are actively used to ventilate the building.

Q8: There do not seem to be sufficient downspouts on the building. Should additional downspouts be included?

A8: Yes. Please add new downspouts as needed to provide a downspout at least every 40 feet.

Q9: No profile of the roofing panels were provided. Can you provide one?

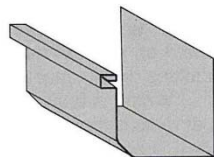
A9: Yes, one is included below.



Q10: What gutter profile should be used for the gutter on the building?

A10: Replacement should be a 7" Box Gutter. See profile below.

24 ga.



7"

STYLE D

Q11: Slope distance was not provided for the building. Could you provide that information?

A11: Slope distance along one side of the roof edge was measured by Miguel with Porter Roofing to be 42'-8". Horizontal distance as shown on the plans is approximately 40'-8".

Q12: Should the flute fill be EPS or PolyISO? What is the size of the flute fill?

A12: The flute fill shall be EPS, with whatever thickness of additional insulation above it per manufacturer's requirements for a 20 year warranty. The City does required 1/2" HD ISO Cover Board beneath the membrane. A section of the metal is provided for determining the size of the flute fill.

Q13: What is the purlin fastener length?

A13: Purlin fastener shall be of sufficient length per manufacturer's specifications for a 20 year NDL warranty for the roofing system being installed.

Q & A REGARDING THE RETURN SLUDGE BUILDING

No questions were asked about the Return Sludge Building

Q & A REGARDING THE ADMINISTRATION/LAB BUILDING

Q14: There are four small canopies around the building. Are these to be included in the scope of work?

A14: **Yes, they are. Dimensions are as follows: 4' x 5', 4' x 5', 2.5' x 4.5', and 2.5' x 12'. Pictures are included with the addendum.**

Q15: There are two large vents on the lower roof that turn and enter the wall to the upper roof. The flashing around them appears to be damaged and sealed with caulking that is failing. Is any part of this to be part of the scope of work?

A15: **Yes. The flashing around these needs to be removed and replaced with new flashing. Flashing to be 24 gauge steel in gray. See photos below. Approximate dimensions of these are 5 feet high x 5 feet wide for the smaller one, and 5 feet high x 12 feet wide for the larger one.**



Q16: Are walk pads needed on the new roof?

A16: **Yes. New walkpads need to be installed at the top and bottom of each ladder, and around all of the rooftop HVAC units.**

Q17: Some buildings were noted to have precast coping stones on top of parapet walls. These have joints where they butt up to each other and where they set on top of the walls. These joints rely on a sealant (caulking) that deteriorates with the UV/weather exposure and can cause leaks that are not the roof. They are a maintenance item to a building. Is the intent to follow roof manufacturer recommendations of going up and over the parapet wall with membrane, installing new wood blocking and a 24ga. metal coping?

A17: **Yes. All buildings with a parapet wall should have membrane wrapped over the top of the parapet to ensure the parapet is watertight, then have new 24ga Kynar coated steel coping placed on the parapet.**

A reminder: 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.

Let me re-emphasize:

Note to Bidders: 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.

May 4, 2020

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

Pre-Bid Meeting Agenda

Subject: Replacement Roofing Systems for Multiple Buildings at MBWWTP W-20-0101

Date: 06/03/2020

Time: 10:00 AM

Location: Moccasin Bend Training Center – 455 Moccasin Bend Road, Chattanooga, TN 37405

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. If you cannot make it after this meeting, feel free to visit at a time of your own choosing. If you do visit at a later time, you'll need to contact the purchasing department to arrange access to the facility, as the gate to the fence is generally locked. All access is via ladder; you'll need to bring your own.
- 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 Tuesday, June 9, 2020 at 2:00 pm. Currently bids are being opened in the rear parking lot at City Hall.
- Questions will not be accepted after 4:00 PM on Thursday, June 4, 2020, which is the Thursday before the Bid Date. Please do not wait until then to ask question, since this project is on a tight schedule.
- The Final Addendum (if needed) will be distributed no later than 2:00 PM on June 5, 2020, which is the Friday before the Bid Date.
- The expected date of the Notice to Proceed is July 22, 2020, with an expected construction start date August 1, 2020.
- The project is schedule to be completed in 90 calendar days, with liquidated damages listed in the contract of \$500.00 per day.
- **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.**

SIGN-IN SHEET

PROJECT: W-20-011 MULTIPLE BLDG ROOF REPLACEMENT MGRWUTP 9/3/2020 10AM

	NAME	COMPANY	PHONE	EMAIL
1	RONNIE MUMPOWER JOHNSON	DCI	643 6031	Rmumpower@CHATTANOOGA.GOV
2	ALAN OGLE	DCI	643 5898	AOGLE@CHATTANOOGA.GOV
3	DEBBIE TALBEY	DCI	643 7230	DTALSBP@CHATTANOOGA.GOV
4	RANDY TAYLOR	DCI	643 7437	RTAYLOR@CHATTANOOGA.GOV
5	Daniel Ellison	Tri State Roofing	423 800 8842	dellison@tristateroofing.com
6	Jeremy MARRHAM	Dusty Grease Roofing	770 207-5277	dustygreaseroofing@yahoo.com
7	Brian Helten	Willoughby Bldg S/m	423/991-0062	brian.helten@wrsblinc.com
8	Michael Ledford	Porter Locking Contracting	931 668 2298	ERIC@sameporter-locking.com
9	JOHN LYONS	DCI	643 6761	JLYONS@CHATTANOOGA.GOV
10	Beth Eubanks	IDH	267-7663	beth.eubanks@idh.com
11	Hannah Thomas	AGC	265-1111	hannah@agceth.org
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THOMAS, HANNAH

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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 covered by this Contract consists of :

1. Replace existing roofing systems on five buildings at the Moccasin Bend Waste Water Treatment Plant (the Administration and Lab building, the Chlorine building, the Return Sludge building, the Wet Weather Chemical Building, and the Wet Weather Sludge Building) with new 60 mil TPO roofing system. Install a new flute filler membrane roofing system over the top of the existing metal panels on the Sewer Maintenance Building.
2. Remove all existing stone aggregate, existing insulation, and existing roofing 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 or repair damaged decking as needed before installing new roofing system.
3. Add wood blocking at roof perimeter where needed 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 drain inserts at all internal roof drains.
6. Install new 60 mil TPO roof membrane, fully adhered.
7. Existing flashings, metal edging, coping, external gutters, collector heads, gravel stop, fascia and fascia extension to be removed and replaced with new 24 gauge Kynar finished metal in color of owner’s choice.
8. 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.
9. Extend pipes and curbs to meet minimum height above finished roof elevation as required by manufacturer.
10. Replace all existing pipe and conduit supports on roof with appropriate adjustable manufactured rooftop supports. No wooden blocks are to be used.
11. Remove skylights and roof penetrations as indicated on the plan sheets and project documents, install appropriate decking, insulation, cover board and membrane to match surrounding roof.

12. 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.
 13. Provide a Manufactures NDL warranty for 20 years, including all products.
 14. Contractor must abide by all specification requirements.
- B. The City Engineer reserves the right to substitute, add, delete, increase, decrease in any form or fashion as necessary the scope of work under the provisions of this Contract, including the projects noted above.
 - C. This project shall be assigned a unique project number by the Engineer. The Contractor shall execute this project in complete compliance with the requirements of this contract. All records of the Contractor shall conspicuously identify them to be associated with the unique project number assigned by the Engineer.
 - D. The Engineer shall provide a set of standard City details, as needed, which shall be applicable to this project. The Contractor shall be called in for a Pre-Construction meeting at which time the Engineer shall issue notice to proceed. The Contractor shall have ten (10) days or an agreed to start date to start construction.

1.3 Items regulating the Execution of the Work.

- A. Attention to Work
For this project, the Contractor shall give his personal attention to and shall supervise the work to the end that it shall be prosecuted faithfully; and, when he is not personally present on the work, he shall at all times be represented by a competent superintendent or foreman who shall be present at the work and who shall receive and obey all instruction or orders given under this Contract, and who shall have full authority to execute the same, and to supply materials, tools and labor without delay, and who shall be the legal representative of the Contractor. The Contractor shall be liable for the faithful observance of any instructions delivered to him or to his authorized representatives.
- B. Access to Work
The Contractor shall at all times provide proper facilities for access and inspection of the work by representatives of the Owner and of such official Governmental agencies as may be designated by the Owner as having jurisdictional rights to inspect the work.
- C. No Parking Signs
The Contractor shall place "NO PARKING" signs 48 hours prior to beginning work at a project location. The Contractor shall notify the City's designated Inspector/ Project Manager when the signs have been placed and if vehicles have not been moved at such time as work is scheduled to begin. No additional cost shall be paid to the Contractor while the Owner is making arrangements to get the vehicle moved or towed.
- D. Work on Private Property
Where the work on this project encroaches upon private property, the Owner shall provide easements and/or right-of-entry in or onto said property. Work performed

in such easements is subject to the provisions of the easement agreement on file with the City of Chattanooga Engineering Department.

The Contractor shall be responsible for obtaining any additional agreements which may be deemed necessary for the storage of equipment or materials outside of public easements or rights of ways for this project. The Contractor shall obtain a written agreement between the Contractor and Land Owner and forward it to the Engineer prior to use of said property.

The Contractor shall be responsible for the preservation of and shall use every precaution to prevent damage to all trees, shrubbery, fences, culverts, mailboxes, bridges, pavements, driveways, sidewalks, houses or building and all water, sewer, gas, telephone and electric lines thereto and all other private and public property along or adjacent to the work.

Any damage that occurs will be restored to a like condition as existed prior to construction, in the Contract Documents, unless otherwise indicated or specified.

Forty-eight (48) hours prior to construction on any easement or streets the Contractor shall notify in writing the affected property owners in the area. This notification shall include the Contractor's name and the name and phone number of the contact person.

E. Monthly Job Site Meetings

Once a month, on a date mutually agreed upon by the Contractor and the Engineer, a job site meeting shall be held for review of the Project, including, but not limited to: The construction schedule, traffic control, pending submittals, and any other issues that may arise. This meeting shall be used to review the contractor's monthly applications for payment.

F. Contract Working Hours

All work shall be performed during regular working hours unless mutually agreed upon and approved in writing by the City Engineer. The Contractor will not permit overtime work or the performance of work on Sunday or any legal holiday without the Owner's written consent given after prior 24 hour written notice to the Engineer. Saturday work shall also require prior 24 hour written notice. Regular working hours are Monday through Saturday from 7:00 A.M. to 8:00 P.M. The actual costs of the Owner's and Engineer's inspection of the work performed outside of regular working hours will be billed to the Contractor and deducted from the Contractor's application for payment as they occur.

END OF DOCUMENT

ITEM 717

MOBILIZATION OF FORCES, SUPPLIES, AND EQUIPMENT

717.01 Description

This work shall consist of the mobilization and demobilization of the prime Contractor's and all Subcontractors' work forces, supplies, equipment, and incidentals at the project site. It shall include all Contractor and Subcontractor costs associated with obtaining performance bonds, insurance required by railroads, and other preconstruction costs incurred after award of the contract which are necessary costs to the project and are of a general nature rather than directly attributable to other pay items. All necessary preconstruction costs not attributable to a specific pay item shall be included in the contract lump sum price for Mobilization and not in any other pay item.

717.02 Method of Measurement

Mobilization will be measured by the unit for the completion of the work as described above, and payment will be made on a lump sum basis.

717.03 Basis of Payment

Partial payment for mobilization will be determined as indicated below. Upon completion of all work on the project, payment will be made of any amount bid for mobilization in excess of the total limit for partial payment.

Partial Payment Schedule

Percent of Total Contract Amount of Progress Estimate Exclusive of Mobilization	Percent of Mobilization Allowed
Not Less Than	
2%	30%*
5%	50%*
10%	80%*
25%	100%*

* % of lump sum bid price for mobilization or of the total limit for partial payment whichever is less.

Payment for mobilization will be made in accordance with the provisions set out above, which price shall be full compensation for organizing and moving all forces, supplies, equipment, and incidentals to the project site, regardless of the number of times such moves are made and also for all preconstruction costs incurred after award of the contract.

END OF DOCUMENT