

ADDENDUM NUMBER NINE

**REPLACEMENT ROOFING SYSTEM FOR
BESSIE SMITH CULTURAL CENTER ROOF**

**FOR THE CITY OF CHATTANOOGA, TENNESSEE
Contract Number M-18-002**

NOTES FROM THE PRE-BID MEETING

A Pre-Bid Meeting was held at the Bessie Smith Cultural Center, 200 East M. L. King Blvd., Chattanooga, TN 37403, on Tuesday April 30, 2019 at 10:00. 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. The summary of work and a revised Bid Schedule are attached to this addendum. Be sure to use the revised Bid Schedule to submit your bid on the project.

Everyone present was asked if they were interested in going onto the roof to examine that section of the work. Nobody took advantage of the opportunity. The group then proceeded to walk around the building and look at the particulars of the brick work that is included in the project.

ADDITIONAL NOTES REGARDING THE PROJECT

For budgetary reasons, evaluation and tuckpointing of brickwork is being divided into 2 parts. The visible leaks in the building appear to be coming from above and beside the windows, so the evaluation and repairs in the primary bid are for the areas of the old brick above the level of the window sills. A price is requested for the areas below the level of the window sills, in the event that the City can fund the repairs to that section of the building.

The area of concern for the brick evaluation and repairs are the areas of the old brickwork only, and only those portions that constitute the exterior building walls. Any brickwork that is part of the exterior walls of the porch, exterior pillars, exterior wall to the below grade doors, exterior corrals are excluded from evaluation and repair, as are any portions of the new brickwork.

The City is requesting pricing for alternative work items that may or may not be included in the project scope, depending on prices quoted and funds available. These items include evaluation and tuckpointing of brickwork below the level of the window sills, cleaning and repainting of the remaining window lintels, removal of lintels to clean and repaint, sealing of the exterior brickwork of the entire building with a silane/siloxane sealant, and sealing of the exterior brickwork of the entire building exterior with an elastomeric coating.

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.

Replace the original bid schedule with the attached bid schedule, revision 2.

Replace the original sheet 3 from the bid set of plans with the attached sheet 3.

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.

July 18, 2019

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

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. Remove existing coping cap and dispose of properly.
 2. Tear off existing roof membrane from parapets and troughs to the bottom of the metal panes, including conductor heads and scuppers, and dispose of properly.
 3. Replace deteriorated decking and deteriorated, missing, or damaged wood nailer on parapet.
 4. Over decking in the troughs, install one layer of ¼” HD recovery board fully adhered to the deck.
 5. Adhere 0.060” TPO membrane, along with associated roof flashing details for a 20-year warranted roofing system, wrapping the roofing membrane up and over the parapet wall to ensure a water tight wall.
 6. Install a pre-finished 24-gauge pre-finished steel counter flashing up and under the existing metal roof panel system a minimum of 1-7/8”, 2” preferred.
 7. Fabricate and install new 24 gauge scuppers, coping, conductor heads, and downspouts.
 8. Install two each 4” minimum metal bollards at downspout locations indicated on the plans to prevent downspouts from being crushed.
 - 9.
 10. 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.
 11. Extend pipes and curbs to meet minimum height above finished roof elevation as required by manufacturer.
 12. Replace all existing pipe and conduit supports on roof with manufactured appropriate manufactured rooftop supports.
 13. 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.
 14. Provide a Manufactures NDL warranty for 20 years, including all products.
 15. 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

Pre-Bid Meeting Agenda

Subject: Bessie Smith Cultural Center Roof Replacement M-18-002

Date: 04/30/2019

Time: 10:00 AM

Location: 200 East Martin Luther King Blvd., Chattanooga, TN 37403

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 check in at the front desk once you arrive at the Center to let the center manager know you are accessing the roof.
- 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, May 16, 2019 at 2:00 pm.
- Questions will not be accepted after 4:00 PM on Friday, May 10, 2019, which is the Friday before the Bid Date.
- The Final Addendum (if needed) will be distributed no later than 2:00 PM on Tuesday, May 14, 2019, which is the Tuesday before the Bid Date.
- The expected date of the Notice to Proceed is June 28, 2019, with an expected construction start date July 8, 2019.
- The project is schedule to be completed in 120 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 (Page 1)

PROJECT: M-18-002

Bessie Smith Cultural Center - Re-Roofing Project

NAME	COMPANY	PHONE	EMAIL
1 Alan Ogle	City of Chattanooga	643-5898	ao9leo@chattanooga.gov
2 [Signature]	City of Chattanooga	762-7918	wdbrown2@cityofchattanooga.gov
3 Tommy Miller	Foam - Crete	423-619-2478	tommy@foam-crete.net
4 Todd McWhorter	Willoughby Roofing	423, 413, 5007	Todd.McWhorter@willoughby.com
5 Christopher FeHy	Tri-State Roofing	423-362-1654	cfehy2@tstateroofing.com
6 [Signature]	Mid Atlantic Roofing	770-221-0050	mloran@midatlanticroofing.com
7 Brian Helton	JDA Company	423/991-0062	Brian.helton@jdh.com
8 BONNIE MUMPOWER	COB	643 6031	B.MUMPOWER@CHATTANOOGA
9 DEBBIE TALEY	COB	643 7239	D.TALEY@CHATTANOOGA.CO
10 AMANDA BELKOWITZ	COB	643 7230	A.BELKOWITZ@CHATTANOOGA
11			
12			
13			
14			
15			

BID SCHEDULE
REPLACEMENT ROOFING SYSTEM FOR THE BESSIE SMITH CENTER
Project No. M-18-002
City of Chattanooga, Tennessee

Item No.	Description	Unit	Est. No. of Units	Unit Price	Total
1	Replacement of the existing roofing system in the valleys of the Bessie Smith Center roof as directed by the project drawings and specifications, along with replacement of the roofing and metal at the scuppers, collector heads and downspouts, and all coping cap.	LS	1	_____	_____
2	Install Bollards at locations shown on the plans	4	EA	_____	_____
3	Evaluate mortar conditions per Sheet 3, Note 1 of plans, Old Brickwork on building only above level of window sill	1	LS	_____	_____
Total Base Bid				_____	_____
Conditional Repairs					
4	Remove and replace deteriorated wood deck as needed	50	S.F.	_____	_____
5	Replace deteriorated wood nailer on parapet	20	L.F.	_____	_____
6	Tuckpoint repair of old brickwork identified as needing repair in Item 3 above, repairs to old brickwork in building only, above the level of the window sill	1830	S.F.	_____	_____
7	Clean, sand, prime, and repaint existing window lentils in place - four windows indicated on plans	52	L.F.	_____	_____
Total Bid, including conditional repairs				_____	_____
Alternatives					
1	Evaluate mortar conditions per Sheet 3, Note 1 of plans, Old Brickwork on building only, below window sill level	1	LS	_____	_____
2	Tuckpoint repair of old brickwork identified as needing repair in Alternative Item 1 above, repairs to old brickwork in building only, below the level of the window sill				

BID SCHEDULE

REPLACEMENT ROOFING SYSTEM FOR THE BESSIE SMITH CENTER

Project No. M-18-002

City of Chattanooga, Tennessee

Item No.	Description	Unit	Est. No. of Units	Unit Price	Total
4	Clean, sand, prime, and repaint existing window lentils in place - These repairs require prior approval of project manager or project engineer before proceeding	363	L.F.		
5	Seal old brickwork with Silane/Siloxane sealant - 40% solids, low VOC	7329	S.F.		
6	Alternate 2 - Sealing old Brickwork American Weatherstar Weather-Guard	7329	S.F.		
7	Remove lentil to clean, sand, prime, and repaint lentil. These repairs require prior approval of project manager or project engineer before proceeding	52	L.F.		



CITY OF CHATTANOOGA
 DEPARTMENT OF PUBLIC WORKS

ADMINISTRATOR:
 JUSTIN C. HOLLAND

CITY ENGINEER:
 WILLIAM C. PAYNE, P.E.

NO.	DATE	REVISION	DES	SIG.
0	4/18/19	FOR BID		AWO
1	7/18/19	ADDED BRICK SPEC		AWO

BESSIE SMITH CULTURAL CENTER
 ROOF REPLACEMENT

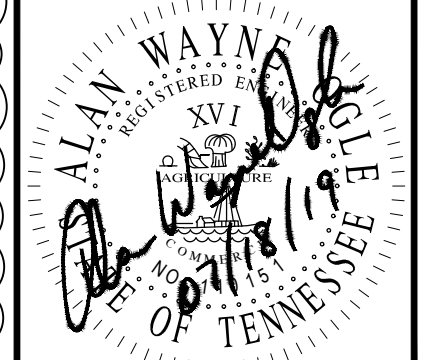
CONTRACT# M-18-002

SCALE: N.T.S.

DRAWN: JAH

DESIGN:

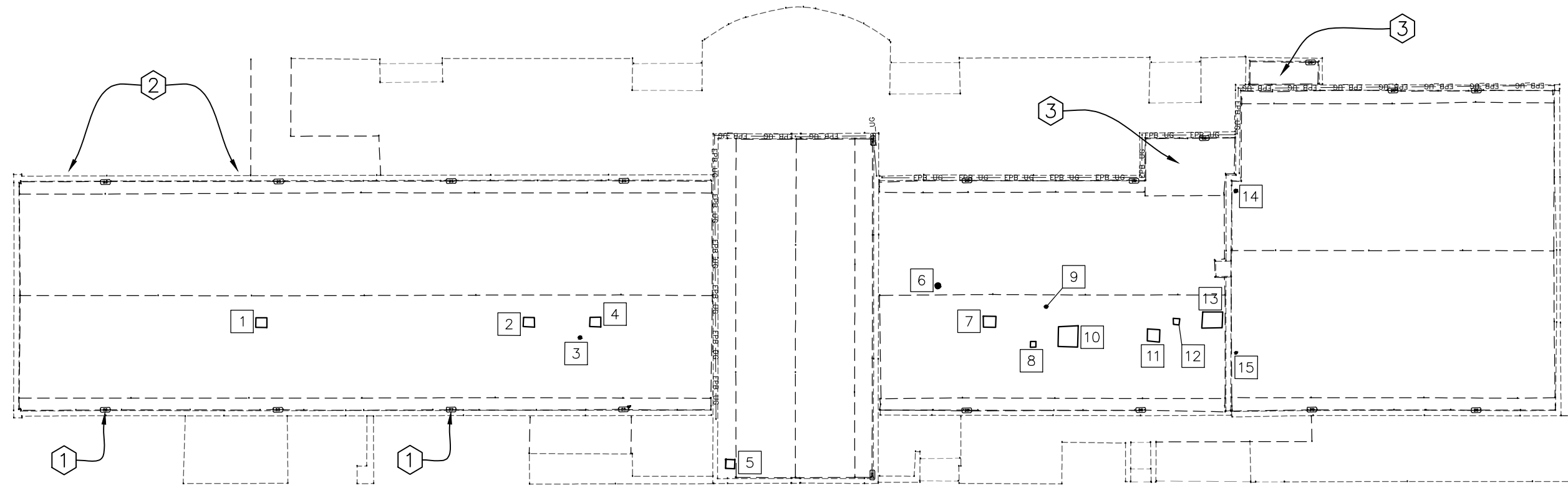
CHECKED: AWO



TN REGISTRATION NO. 110151

ROOF LEGEND

SHEET: 3 OF 13



1 ROOF LEGEND
 Scale: N.T.S.

- KEYED NOTES:
- ① INSTALL TWO NEW 4" STEEL BOLLARDS AT DOWNSPOUT.
 - ② CLEAN, SAND, PRIME, AND REPAINT EXISTING WINDOW LENTILS IN PLACE - FIRST FOUR WINDOWS - ITEM 7 ON BID SCHEDULE
 - ③ THIS AREA IS INCLUDED IN LUMP SUM ROOFING BID.

SCOPE OF WORK – BRICK AND MORTAR REPAIR:

THE BESSIE SMITH CENTER HAS OLD BRICKWORK FROM THE ORIGINAL WAREHOUSE BUILDING, AND NEWER BRICKWORK FROM THE RENOVATIONS OF ABOUT 40 YEARS AGO. THESE AREAS ARE REFERRED TO ON THE BID SCHEDULE AS THE OLD BRICK AND THE NEW BRICK AREAS. MOST OF THE TUCKPOINTING WORK RELATES TO THE OLD BRICKWORK. ALL REPAIRS, FOR BID PURPOSES, RELATE THE THE EXTERIOR BUILDING WALLS ONLY, AND NOT THE ADJACENT PORCH WALLS, PATIO WALLS, UTILITY CORRAL WALLS, LANDSCAPING WALLS, ETC., UNLESS THE BID ITEM SPECIFIES "ALL BRICK AREAS".

PRIMARY BID – EVALUATE AND TUCKPOINT EXISTING BRICKWORK FROM THE LEVEL OF THE WINDOW SILLS UP TO THE ROOF. NO EVALUATION OR WORK BELOW THE LEVEL OF THE WINDOW SILLS. INCLUDED IN THE PRIMARY BID IS THE AREAS ABOVE THE WINDOW SILLS BETWEEN THE WINDOWS AND BETWEEN THE WINDOWS AND THE DOORS.

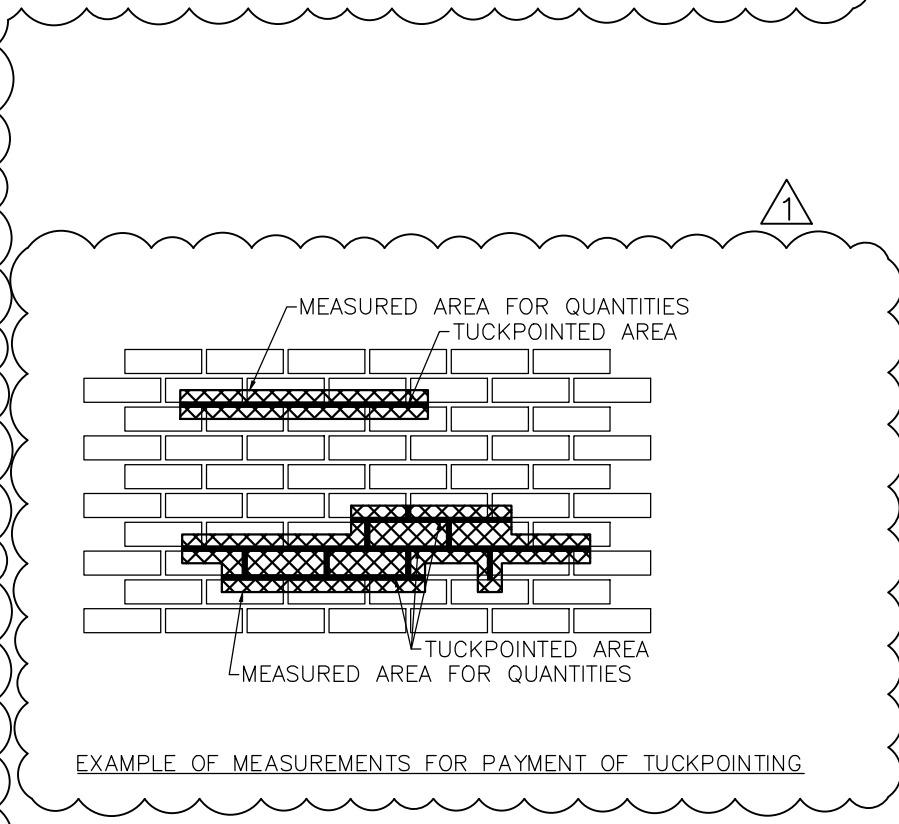
- EVALUATION:
1. INSPECT AND LIGHTLY SCRAPER EXISTING MORTAR JOINTS WITH A METAL TOOL TO IDENTIFY AREAS THAT REQUIRE TUCK-POINTING. TUCK-POINT AREAS WHERE THERE ARE EXISTING CRACKS BETWEEN BRICK AND MORTAR, WHERE MORTAR IS MISSING, LOOSE OR CRUMBLING, WHERE MORTAR HAS HAIRLINE CRACKS, OR WHERE MORTAR EROSION IS GREATER THAN 1/2".

- TUCKPOINTING:
2. REMOVE OLD MORTAR TO A DEPTH OF 3/4" OR UNTIL SOLID MORTAR IS REACHED.
 3. PRE-HYDRATE NEW MORTAR TO REDUCE SHRINKAGE BY MIXING DRY INGREDIENTS WITH 1/2 OF THE RECOMMENDED WATER AND ALLOWING NEW MORTAR TO STAND FOR ONE HOUR, THEN ADDING REMAINDER OF THE WATER AND RE-MIXING FOR 3 TO 5 MINUTES.
 4. FOR PURPOSES OF THIS BID, A SPOT TUCKPOINT IS A SPOT REPAIR LESS THAN 6" LONG; THE UNIT QUANTITY FOR THESE REPAIRS WILL BE EACH. THERE ARE MANY AREAS ON THE OLD BRICKWORK THAT APPEAR TO HAVE HAD NAILS, ETC. DRIVEN INTO THE MORTAR, AND THE MORTAR IS MISSING IN THAT ONE SMALL SPOT.
 5. A RUNNING TUCKPOINT IS ANY REPAIR LONGER THAN 4". THESE WILL BE PAID FOR BY THE SQUARE FOOT, AS PICTURED ON THE ADJACENT DETAIL.

ALTERNATES 1 & 2 – EVALUATE AND TUCKPOINT OLD BRICK BELOW THE LEVEL OF THE WINDOW SILL – OLD BRICK ONLY, SAME STEPS AS 1-5 ABOVE..

ALTERNATE 5 – SEAL BRICKWORK WITH SILANE/SILOXANE SEALANT.
 6. USE A SILANE/SILOXANE SEALANT THAT IS LOW VOC AND CONTAINS A MINIMUM OF 40% SOLIDS.

ALTERNATE 6 – SEALING BRICKWORK WITH ELASTOMERIC ACRYLIC COATING.
 7. USE AMERICAN WEATHERSTAR WEATHER-GARD SEALING SYSTEM, OR SUITABLE REPLACEMENT THAT MEETS THE SAME SPECIFICATIONS.



EXAMPLE OF MEASUREMENTS FOR PAYMENT OF TUCKPOINTING.