

ADDENDUM NUMBER ONE
REPLACEMENT ROOFING SYSTEMS FOR
JOHN A PATTEN YFD CENTER
3202 KELLYS FERRY ROAD, CHATTANOOGA, TN 37419
FOR THE CITY OF CHATTANOOGA, TENNESSEE
Contract Number Y-17-017

Two questions have been received regarding the roof replacement at the John A Patten YFD Center:

Q1: Regarding the stone coping on roof areas #5 and #7; in order to make the top of the parapet water tight, do you want to install a sheet metal coping cap over the top like the rest of the lower roofs already have?

A1: Yes. Install a sheet metal coping cap over the stone coping. Sheet metal coping cap is to be the same as is currently called for the other coping and sheet metal trim.

As a point of clarification, the existing coping cap on the lower roofs is to be replaced as part of the project. All metal coping is to be a dark green color to coordinate with the awning at the YFD Center.

Q2: There are two existing chimneys at the Center that are not capped, which allows water to run down the flue. Should these be capped?

A2: At least one of the chimneys is still in use, as the center manager reports seeing steam or smoke coming from it on occasion. However, in an effort to minimize water entering the building, a wind resistant chimney cap should be added to both chimneys. Coordinate color with the color of the other metals in the project.

Q3: The brick wall at roof area #6 that goes up to #5 is in really poor condition. In order to make this wall water tight and protect the reputation and integrity of the new roof and roofing contractor, we would recommend that the wall be repaired in some fashion to make it water tight.

A3: The City would agree to that recommendation. Please make repairs to the wall using the following procedure:

1. Remove any existing coating or repair materials by means of scrapers, wire brushes, powered wire wheels or similar tools.
2. Pressure wash entire area and allow to dry.
3. Tuck point any loose or missing mortar joints with appropriate mortar or urethane caulk.
4. Prime area to be coated with AWS Acrylic Clear Primer 900 at the approximate rate of 1 gallon per 200 SF.
5. Apply two coats of AWS Acrylic Wall Coat 200 at the approximate rate of 1 gallon per 100 SF.

The repair procedure above lists products from American Weatherstar. Equivalent products from other manufacturers may be used with prior approval.

Q4: The chimney appears to have several loose bricks and bad mortar joints. In an effort to provide as water tight a building as possible, we would recommend that the brickwork in that area be repaired in conjunction to adding a new roofing system. Otherwise, it is possible that leaks to the chimney area would be mistaken as leaks to the new roofing system.



A4: The City would agree with that assessment. A line item has been added to the bid schedule for repair of the brickwork in that area.

April 20, 2018

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

BID SCHEDULE**REPLACEMENT ROOFING SYSTEM FOR JOHN A PATTEN YFD CENTER BUILDINGS**

Project No. Y-17-017

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	Repair broken brickwork and mortar joints at chimney.	LS	1		
Total Base Bid					
Conditional Repairs					
1	Remove and replace deteriorated concrete roofing deck as needed	100	Square foot		
2	Remove and replace deteriorated metal roofing deck as needed	100	Square foot		
3	Remove and replace deteriorated gypdeck roofing deck as needed	100	Square foot		