McCOLLOUGH
ARCHITECTURE

ADDENDUM NO. 1

ORANGE BEACH MEDICAL ARTS BUILDING
CITY OF ORANGE BEACH

ADDENDUM NO. ONE (1) – DATED September 13, 2022
This Addendum is directed to all bidders to whom the City of Orange Beach and Printing Pros has issued drawings and specifications. The following conditions, drawings, specification changes, etc., take precedence over any conflicting conditions in the Drawings and Specifications or other Contract and Bid Documents. Portions of the Contract Documents not changed by Addendum remain in effect.

SPECIFICATIONS

ITEM 1.01 SECTION 00 1000 TABLE OF CONTENTS (Reference Only)
This has been revised to reflect addition of section 13 3421.

ITEM 1.02 SECTION 00 4100 BID FORM (Attached)
- A unit price has been added to replace any existing damaged sheathing.
- A new alternate has been added for a roof hugger assembly for the upper clear-story roof only over the heated and cooled portion of the building in lieu of tear-off. The new roof panel, at the Clear Story, shall remain the same as specified (stand n seam), however, the contractor shall incorporate the Roof Hugger to nest over the existing assembly. Replace section in its entirety.

ITEM 1.03 SECTION 07 4113 STANDING SEAM CLEARSTORY ONLY (Reference Only)
All metal panels shall be 22 gauge.

ITEM 1.04 SECTION 07 4114 STANDING SEAM METAL ROOF (Reference Only)
- FABRAL is an approved manufacturer
- Note that roofing material to be 50 grade.
- Note that all panels shall be factory formed by the manufacturer in a controlled environment.

ITEM 1.05 SECTION 13 3421 STRUCTURAL RETROFIT ROOF SUB-FRAMING SYSTEM (Attached)
This section has been added and system pertains ONLY to the upper Clearstory Roof above the heated and cooled portion of the building.

NOTE: Receipt of all addenda must be acknowledged on the Bid Form in order for the proposal to be considered a conforming bid.

Stedmann B. McCollough
McCollough Architecture, Inc.

Attached:
Section 00 4100 Bid Form
Section 13 3421 Structural Retrofit Roof Sub-Framing System

END OF ADDENDUM #1

PROPOSAL FORM

TO: **The City of Orange Beach,** Orange Beach, Alabama, hereinafter called the Owner
Date: _____

In compliance with the Invitation to Bid and subject to all the conditions thereof, the undersigned
_____
(Legal Name of Bidder)
hereby proposes to furnish all labor and materials and perform all work required for the construction of
WORK: Orange Beach Medical Arts Renovation
_____
in accordance with Drawings and Specifications, dated _____, prepared by
McCollough Architecture, Architect/Engineer.

The Bidder, which is organized and existing under the laws of the State of _____,
having its principal offices in the City of _____,
is: a Corporation a Partnership an individual (other) _____.

LISTING OF PARTNERS OR OFFICERS: If Bidder is a Partnership, list all partners and their addresses; if Bidder is a Corporation, list the names, titles, and business addresses of its officers:
_____
_____

BIDDER'S REPRESENTATION: The Bidder declares that it has examined the site of the Work, having become fully informed regarding all pertinent conditions, and that it has examined the Drawings and Specifications (including all Addenda received) for the Work and the other Bid and Contract Documents relative thereto, and that it has satisfied itself relative to the Work to be performed.

ADDENDA: The Bidder acknowledges receipt of Addenda Nos._____ through _____ inclusively.

BASE BID 1: RE-ROOF CLEARSTORY ROOF
Remove and Replace Standing Seam Roof System for Clearstory with construction complete as shown and specified, the sum_____
_____ Dollars ($ _____)

BASE BID 2: REROOF LOW SLOPE ROOF WITH PVC MEMBRANE SYSTEM
Remove and Replace Existing Trapezoidal Standing Seam Roof and Related Components with construction complete as shown and specified, the sum of_____
_____ Dollars ($ _____)

BASE BID 3: EXTERIOR WALL RECLADDING AND DECORATIVE ELEMENTS
Removal of Stucco Walls; Installation of Hardie Board Wall System; Decorative Shed Roofs and Brackets; Shutters; Painting of Building; Signage Relocation; and Roof Extension of Covered Drive-Thru.
_____ Dollars ($ _____)

ALLOWANCE #1-CONTINGENCY: $25,000.00
_____ Dollars ($ _____)

Attach Section 004102 – Bid Proposal Form Attachment "A" to this Bid Proposal Form.

TOTAL BASE BID: Include the total Base Bid and Contingency Fee.
_____ Dollars ($ _____)

ALTERNATES: If alternates as set forth in the Bid Documents are accepted, the following adjustments are to be made to the Base Bid: Alternates are further described in Section 01 2300.

ALTERNATE 1: IN LIEU OF BASE BID 2 ROOF SYSTEM, RE-ROOF LOW-SLOPE ROOF WITH IN-KIND TRAPAZOIDAL STANDING SEAM ROOF *(CHECK ONE: ☐ DEDUCTIVE ☐ ADD)*
Remove and Replace "in-kind" Trapezoidal Standing Seam Roof and Related Components with construction complete as shown and specified, the sum
of_____ Dollars ($ _____)

ALTERNATE 2: PROVIDE FOR A STRUCTURAL RETROFIT ROOF SUB-FRAMING SYSTEM OVER THE UPPER CLEARSTORY ROOF *(CHECK ONE: ☐ DEDUCTIVE ☐ ADD)*
In lieu of tear-off of the upper clearstory roof (over the heated and cooled portion ONLY) provide for the retrofit system as specified, the sum
of_____ Dollars ($ _____)

UNIT PRICE: Provide unit prices in accord with Section 01 2700 – Unit Price
Unit Price 1: Removal & Replacement of any existing damaged wall sheathing.

- Unit Price: $/Per Sheet

Unit Price Bid: $_____ /Per Sheet: Total Price=$_____

BID SECURITY: The undersigned agrees to enter into a Construction Contract and furnish the prescribed Performance and Payment Bonds Alternates and evidence of insurance within fifteen calendar days, or such other period stated in the Bid Documents, after the contract forms have been presented for signature, provided such presentation is made within 30 calendar days after the opening of bids, or such other period stated in the Bid Documents. As security for this condition, the undersigned further agrees that the funds represented by the Bid Bond (or cashier's check) attached hereto may be called and paid into the account of the Awarding Authority as liquidated damages for failure to so comply.

Attached hereto is a: (Mark the appropriate blank and provide the applicable information.)

____ Bid Bond, executed by _____as Surety,

____ a cashier's check on the_____ Bank of _____,
for the sum of _____ Dollars
($ _____) made payable to the Owner.

BIDDER'S ALABAMA LICENSE:
State License for General Contracting: _____
License Number Bid Limit Type(s) of Work

CERTIFICATIONS: The undersigned certifies that he or she is authorized to execute contracts on behalf of the Bidder as legally named, that this proposal is submitted in good faith without fraud or collusion with any other bidder, that the information indicated in this document is true and complete, and that the bid is made in full accord with State law. Notice of acceptance may be sent to the undersigned at the address set forth below.

The Bidder also declares that a list of all proposed major subcontractors and suppliers will be submitted at a time subsequent to the receipt of bids as established by the Architect in the Bid Documents but in no event shall this time exceed twenty-four (24) hours after receipt of bids.

Legal Name of Bidder _____

Mailing Address _____

* **By (Legal Signature)** _____

* Name (type or print) _____ (*Seal*)

* Title _____

Telephone Number _____

* If other than the individual proprietor, or an above-named member of the Partnership, or the above named president, vice-president, or secretary of the Corporation, attach written authority to bind the Bidder. Any modification to a bid shall be over the initials of the person signing the bid, or of an authorized representative.

- END OF PROPOSAL FORM -

SECTION 13 3421 - STRUCTURAL RETROFIT ROOF SUB-FRAMING SYSTEM

PART 1 -GENERAL

Scope: In lieu of removal and replacement of the upper clear story roof (over the heated/cooled area only). Provide for a "ROOF HUGGER" system installation over the existing roof.

1.1 DESCRIPTION

A. The structural retrofit roof sub-framing system will provide support for a new metal roofing system constructed over the existing building roof. It shall be engineered in accordance with the specified code and design loading and shall transfer positive acting loads at each attachment location into an existing structural member.

B. Furnish labor, material, tools, equipment and services for the fabrication of retrofit roof sub-framing as indicated, in accordance with provisions of the Contract Documents.

C. Completely coordinate work with of other trades.

D. Although such work is not specifically indicated, the contractor/installer shall coordinate with the metal roof system supplier to furnish and install supplementary or miscellaneous items, appurtenances and devices incidental to or necessary for a sound, secure and complete installation.

E. Reference Division 1 for General Requirements

1.2 RELATED WORK

A. Section 05 40 00 - Cold-Formed Metal Framing.

B. Section 07 22 00 - Roof and Deck Insulation.

C. Section 07 40 00 Metal Roofing.

D. Section 07 72 00 - Roof Accessories.

E. Section 08 60 00 – Skylights.

F. Section 13 34 19 - Pre-Engineered Structures (Metal Building Systems).

G. Section 22 05 00 - Basic Mechanical Materials and Methods for Plumbing Piping.

H. Section 23 31 00 Ventilation Ducts.

I. Section 26 05 00 – Electrical Demolition and Modifications.

1.3 QUALITY ASSURANCE AND REFERENCES

A. ASTM International

1.ASTM A 653/A 653M - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process.

2. ASTM A 1011/A 1011M - Standard Specification for Steel, Sheet and Strip, Hot-Rolled, Carbon, Structural, High-Strength Low-Alloy and High-Strength Low-Alloy with Improved Formability , and Ultra-High Strength.

3.ASTM E 1592 - Standard Test Method for Structural Performance of Sheet Metal Roof and Siding Systems by Uniform Static Air

B. American Iron and Steel Institute (AISI)

1. AISI D100-13: Cold-Formed Steel Design Manual, [2013 Edition].

2. AISI S100-16: North American Specification for the Design of Cold-Formed Steel Structural Members, 2016 Edition.

C. American Institute of Steel Construction (AISC)

1. ANSI/AISC 360-16: - Specification for Structural Steel for Buildings, 2016 Edition.

D. 2015 Florida Product Approval FL9352-R3, FL17626

1. FL 9352.1 238T 18-22 over Roof Hugger Re-roofing System.
2. FL 9352.2 26 ga. PBR over Roof Hugger Re-Roofing System.
3. FL 9352.3 24 ga. PBR over Roof Hugger Re-Roofing System.
4. FL 9352.4 22 ga. PBR over Roof Hugger Re-Roofing System.
5. FL 9352.5 Super Lok 16-24 over Roof Hugger Re-Roofing System.
6. FL 17626.1 24 GA. 18” Wide 238-T over Roof Hugger Re-Roofing System.

1.4 SUBMITTALS

A. Comply with Section 01 33 00 - Submittals.

B. Product Data: Submit manufacturer's product data, including installation instructions.

C. Shop Drawings: Submit manufacturer's shop drawings for sub-purlins indicating gauge, yield strength, flange and web sizes, cut-out dimensions, and punch pattern for attachment holes in base flange.

D. Design Data: Submit design data from independent engineering firm indicating table of wind uplift capacity of sub-purlins.

1.5 DELIVERY, STORAGE, AND HANDLING

A. Delivery: Deliver materials to site in manufacturer's original, unopened bundles, containers, and packaging, with labels clearly identifying product name and manufacturer.

B. Storage:

1. Store materials in accordance with manufacturer's instructions.
2. Protect sub-purlins from corrosion, deformation, and other damage.
3. Store sub-purlins off ground, with 1 end elevated to provide drainage.

1.6 EXISTING ROOF SYSTEM AND PRE-CONSTRUCTION INSPECTION

A. The existing roof is a stand n seam roof system.

B. Conduct a detailed inspection of the existing roof(s) to identify any existing roof elements that are a cause for concern such as: panel deterioration, structural deterioration, equipment curbs, plumbing and electrical penetrations, special flashing requirements, and any other items that should be submitted to the Architect for review and evaluation.

C. Perform a detailed survey of the existing roof(s) and confirm the existing panel dimensions, type and profile. In the case of existing stand n seam roofing it should be determined if the existing roof employs standard or tall clips. If high panel clips are existing, the standoff dimension must be determined.

D. Record field measurements on the existing roof geometry including width, length, eave height, roof pitch and purlin spacing. This information is to be forwarded to the retrofit sub-framing system manufacturer for coordination and integration into the design and installation documents.

1.7 DESIGN REQUIREMENTS

A. General

1. Design for approval and installation in accordance with the Contract Documents, a complete retrofit sub-framing and metal roof panel assembly as a structural package.

2. Engineer and factory fabricate sub-framing system in accordance with applicable references.

3. Coordinate design with the retrofit sub-framing manufacturer and the metal roof panel manufacturer to perform as one engineered structural package where the metal roof system controls the placement of sub-framing members.

4. Any additions/revisions to sub-framing members as a result of field conditions and/or demands, shall be the contractor's responsibility, and shall be submitted for review and approval by the manufacturer.

B. Engineering Design Criteria:

1. Building Code: *IBC 2018 and Florida Building Code.* Additional Requirements: *Miami Dade*
2. Occupancy Group: *Business-B (Medical Office Building)*
3. Occupancy Category: *III*.
4. Importance Factor: *1.15*
5. Wind Speed: *165* MPH, 3 Second Gust.
6. Exposure Category*: D*.

PART 2 - PRODUCTS

2.1 MANUFACTURER QUALIFICATIONS

A. Manufacturer shall have a minimum of five years experience in manufacturing and fabrication of retrofit sub-framing systems of this nature.

B. Light-gauge steel sub-framing components specified in this section shall be produced in a factory environment by roll forming and press-brake equipment assuring the highest level of quality control.

C. Acceptable Manufacturers

1. Roof Hugger, LLC., PO Box 1027, Odessa, Florida 33556. Toll Free Phone (800) 7711711. Toll Free Fax (877) 202-2254. Phone (813) 909-4424. Fax (813) 948-4742. Website: www.roofhugger.com. E-Mail: sales@roofhugger.com .
2. Other manufacturers must submit a request for approval prior to the established bid date according to applicable Division 1 Section(s) and shall be equal to Roof Hugger, Inc.

2.2 RETROFIT STEEL SUB-PURLINS

A. Standard Retrofit Factory-notched Sub-Purlins: “Roof Hugger”.

B. Description:

1. 1-piece, custom-notched and punched, Z-shaped section.
2. Pre-punched to nest over existing through-fastened, low clip and high clip standing seam roof panel ribs for low-profile attachment.
3. Pre-punched for attachment fasteners.
4. Integrally formed Anti-Rotational Arm as required for high clip standing seam panels.
5. Fastens directly into existing purlins, joists or structural decking with fasteners.

C. Material:

1. Galvanized steel, ASTM A 653 or A 1011, G-90, yield strength 50 KSI.

D. Attachment Fasteners/Anchorage (all fasteners to have finish for coastal environments)

1. "Standard" Roof Hugger Sub-Purlin:

a. Attachment to Existing Purlins/Joist/Decking: [two-¼ inch-14 2 inch], DP3 self-drilling screws.
b. Existing Purlin Strengthening, Top Flange Lap Connection: [four- #10-16 x 1inch] pancake head screws through overlapping sub-purlin top flanges, joining them into a continuous member, per lap connection or as specified.
c. Mid-Span Hugger Sub-Purlin to Sub-Rafter: [two, ¼"-14 1 inch], DP3 self –drilling on each side of cutout and [one #10-16x1inch] pancake head screw installed through sub-purlin top flange, into sub-rafter.
d. Mid-Span Hugger Sub-Purlin to Existing Panel: #17-14 fasteners shall be installed through the mid-span of sub-purlin into the existing roof panels as specified or per standard details (over-drilling of pre-punched hole will be required).
e. Fastener Length: As required to penetrate existing purlins in accordance with fastener attachment standards.

2. "Special" Roof Hugger Sub-Purlin w/ Anti-Rotational Arm:

a. Attachment to Existing Purlins/Joist/Decking: Typical 2-¼inches-14 x 2inches DP3 self-drilling fastener with 1inch standoff or as specified.

b. Attachment of Anti-Rotational Arm to Existing Panel: #17-14 fastener or as specified.

3. Integral Sub-Rafters beneath the rib cut out in the sub-purlin: ¼inch-14 threads per inch, DP3 self-drilling fasteners install through the sub-purlin, through the integral sub-rafter, through the existing panel and into the existing purlin, rafters or joist; quantity as specified by design (typically 4 per intersection).
4. Sub-Rafter Hat Channels for designated high load areas:
   a. Attachment to Existing Purlins, Trusses, Rafters or Joist: 1/4inch-14 threads per inch DP3 self-drilling screws.

   b. Length as required for minimum required penetration into truss, rafter or joist.
5. Sub-Purlin Hat Channels: Attachment to installed sub-rafters: ¼ inch-14 threads per inch, DP3 self-drilling fasteners, quantity as specified.

6. Insulation: Provide 4" unfaced batt insulation in cavity (typical)

PART 3 -EXECUTION

3.1 EXAMINATION

A. Examine existing roof areas to receive sub-purlins. Notify Architect if areas are not acceptable or structurally adequate. Do not begin installation until unacceptable conditions have been corrected.

B. Verify existing purlins and eave struts are in good serviceable condition, without rust-thru of flanges.

C. Field Verify Before Ordering of and Installation of Sub-Purlins:

1. Existing panel profile and panel rib dimensions.

2. Existing panel run-out by measuring roof over several 20-foot areas to confirm panels were installed on module and in-square. Note variations.

3.2 INSTALLATION OF SUB-FRAMING AND OTHER ROOFTOP APPURTENCES

A. Install sub-purlins in accordance with manufacturer's instructions at locations indicated on the standard details or Engineered Drawings if provided.

B. Limit installation of sub-purlins to amount that can be roofed over each day.

C. Install fasteners as directed by Manufacturer.

D. Install sub-purlins directly over existing purlins and fasten to existing purlin through existing panel pan section.

E. If integral sub-rafters are used, loosely lay Sub-rafters over the existing panel high ribs and between the existing purlins. Sub-rafter spacing and number of fasteners shall be as specified on the Roof Hugger, Florida Product Approval.

F. Press the Roof Hugger sub-purlins over the sub-rafters on the existing purlin lines in areas where they are specified and install 1/4”-14 DP3 stainless steel screws through the base flange of the sub-purlin, through the sub-rafter and then into the existing purlins being careful to maintain the alignment of the sub-rafters.

G. Install sub-purlins onto the integral sub-rafters between the existing purlins as specified with 1/4”-14 threads per inch, DP3 fasteners, typically one fastener on each side of the sub-rafter unless otherwise specified.

H. Where the sub-purlin is attached to the existing roof panel the pre-punched base flange hole should be drilled out to the correct diameter to allow for the installation of a #17-14 fastener through the Roof Hugger and into the existing roof panel.

I. Where the sub-purlin passes over the fitted sub-rafter, fasten through the top flange of the subpurlin with a #10-16 pancake head fastener into the top of the new fitted sub-rafter.

J. Removal of Existing Roof Fasteners: Do not remove existing roof fasteners unless installation of sub-purlins over fasteners causes sub-purlins to “roll” or “porpoise”. Some distortion of base flange of sub-purlins caused by existing roof fasteners is normal.

K. Skylights:

1. Install sub-purlins over existing skylights prior to removal of the old skylight.
2. Modify existing skylights according to provisions of Section 08 60 00.
3. Seal gap between existing metal roof and new metal roof with sheet metal trim to prevent air infiltration into the newly created roof cavity.

L. Existing Rooftop Components and Equipment

1. When mechanical equipment locations conflict with retrofit roof sub-framing components, the contractor will provide additional framing that accommodates the relocation, replacement or re-flashing of the equipment. Submit construction details for this condition to the Architect.
2. When electrical service and equipment needs to be removed, extended and reinstalled at the new metal roof system height/plane, extend the wiring in accordance with the Section 26 05 00, local building and electrical codes.
3. Comply with provisions Section 07 40 00, Section 22 05 00 and local building codes for extending, relocating and flashing vent pipes.
4. Comply with provisions Section 07 40 00, Section 23 31 00 and local building codes for extending, relocating ducts and curbs.

M. New Equipment within the New Roof Cavity

1. Review all clearances, attachment requirements, penetrations, and other critical details as necessary for the proper installation of any equipment to be installed within the new roof cavity.

2. Obstructions with new sub-purlins shall be avoided. If cutting of sub-purlins is necessary, a continuous top flange must be provided to provide continuous bearing for the new metal roof system.

END OF SECTION