

ADDENDUM NO. 1

**Hamilton County Department of Education
Sequoyah High School Roof Replacement (Building B)
Derthick Henley & Wilkerson Architects**

**Date: March 20, 2023
HCDE Bid No. 23-23
DHW Project No. 82211-A**

The following amendments to the specifications and/or revisions to the drawings shall be a part of the contract documents. Bidders, therefore, shall consider them when preparing cost estimates, and the contractors shall be bound by them.

GENERAL ITEMS & CLARIFICATIONS:

1. The Sign in sheet for the Mandatory Pre-Bid Conference is attached.

SPECIFICATIONS:

01 78 36 ~ Total Roofing System Warranty

Revised Section issued as part of this Addendum (see attached).

DRAWINGS:

G000 ~ Cover Sheet

Sheet with clouded revisions issued as part of this Addendum (see attached).

A100 ~ Roof Plan

Sheet with clouded revisions issued as part of this Addendum (see attached).

A102 ~ Roof Details

Sheet with clouded revisions issued as part of this Addendum (see attached).

End of Addendum No. 1

Hamilton County Schools Bid 23-23
 Sequoyah High School Roof Replacement (Building B)
 Mandatory Pre-Bid Meeting
 March 16, 2023 at 10:00 AM EDT
 DHW No. 82210-A



Sign-In Sheet - Please take your time and write legibly.

Name	Company	Email	Telephone
Ken Nurczynski	Eskola	Knurczynski@eskolaroofing.com	865-250-2002
Dent Law	ESKOLA	Dlaw@eskolaroofing.com	423-883-4338
Brian Lauderdale	CRS	blauderdale@crssupply.com	470-277-1223
Daniel Ellison	Tri State Roofing	cfetty2@tstateroofing.com	423 382-1854 423 818-8842
FRANK BUBREY	HCDE	BUBREY-FRANK@HCDE.ORG	423-504-1144
Bill Travis	HCDE	travis_bill@hcdE.org	423-322-1326
Bill Blanceett	Ponten Roofing	ERIC.CASON@PontenRoofing.com	931-668-2298
BOB FOSTER	BEACON DISTRIBUTION	BOB.FOSTER@BEACN.COM	423.260.9179
TODD HARTMAN	JTM	TODD at LSGRP.COM	423-605-1436
Daniel Oakley	DH&W	doakley@dhw-architects.com	423-364-7822
Andrew Hauser	DH&W	ahauser@dhw-architects.com	423-266-4816
Micah Schreiner	JDH Co Inc	micah.schreiner@jdhcompany.com	423-838-0281
Terry Miller	Dixie Roofing, Inc	terry@dixieroofinginc.com	865-938-9880

THE MANUFACTURER WARRANTS that if it cannot supply a specified product for inclusion in a Total Roofing System Warranty, the Roofing Contractor must obtain prior written approval from the Manufacturer for all products not supplied by the Manufacturer to be incorporated in the Total Roofing System Warranty. The Manufacturer will issue a Total Roofing System Warranty. In addition to a final inspection of the completed installation by the Manufacturer, the Manufacturer is also entitled to supplement their final field inspection with the Roofing Contractors above certification. There will be NO exceptions or exclusions to the Total Roofing System Warranty based upon products used or installation issues by the authorized Roofing Contractor, provided all materials installed are provided or authorized by the Roofing System Manufacturer.

Manufacturer

Authorized Signature

Print or Type Name

Title

Date

ROOFING SYSTEM INFORMATION

_____ New Roof _____ Re Roof

Warranty Number

Area of Roof Installed (SF)

Date of Substantial Completion

Date of Warranty Expiration

TOTAL ROOFING SYSTEM COMPONENTS - List all that apply:

Type of Roof deck(s)

Type of Metal Flashing / Trim / Coping, etc.

Type of Vapor Barrier

Type of Air Barrier

Type and Thickness of Flat Insulation

Method of Attachment

Type of Slope of Tapered Insulation

Method of Attachment

Type of Recovery Board

Method of Attachment

Type of Flashing

Method of Attachment

Membrane Type and Color

MANUFACTURER'S MEMBRANE INFORMATION

List manufacturer's roll identification for ALL rolls of used: If additional space is needed, attach additional sheet.

MANUFACTURER FINAL INSPECTION performed by:

Print or Type Name and Title Date Signature

Designer Representative present for Final Inspection:

Print or Type Name and Title

Owner Representative present for Final Inspection (when practical)

Print or Type Name and Title

TERMS, CONDITIONS AND LIMITATION

Warranty Number

1. Owner shall provide the Manufacturer with written notice within thirty (30) days of the discovery of any leak(s) in the roof system.
2. The Manufacturer shall within fourteen (14) calendar days, commencing with receipt of written notice from the Owner, inspect the roofing system in the presence of the Owner's representative (when practical) and if the cause(s) of the leak(s) is found the responsibility of the Manufacturer under this warranty, promptly make or cause to be made, the repair(s) or replacement(s) necessary to return the roofing system to the condition which is watertight and remediate moisture. All repair expenses incurred in connection herewith will be the responsibility of and borne by the Manufacturer.
3. If upon joint inspection (when practical) by the Manufacturer and the Owner's representative of the roofing system as provided in Paragraph 2, the cause(s) of any leak(s) is found not the responsibility of the Manufacturer under this warranty, the Manufacturer will immediately advise the Owner of the type and extent of repair(s) required to be made at the Owner's expense and if such repair(s) be promptly and reasonably made by the Manufacturer, this warranty will remain in effect for the unexpired portion of the warranty period; otherwise, this warranty will become null and void with respect to the area(s) or item(s) affected.
4. In the event the Manufacturer and Owner disagree as to the cause(s) and responsibility of the leak(s), then the Owner, without prejudice to any other remedy Owner may have, may make repair(s) of any leak(s) in accordance with Manufacturer recommendations if timely made available. Such action by the Owner shall not constitute a violation of this warranty. The Owner reserves the right to pursue reimbursement from the Manufacturer for all cost(s) and expense(s)

of such repair(s), subject to the Manufacturer's responsibility under this warranty. If it is determined that the Manufacturer has no responsibility for the leak(s) under this warranty, the Owner will reimburse the Manufacturer for direct expenses encountered for trips requested by the Owner after the initial inspection.

5. In the event an emergency condition arises where, in the reasonable opinion of the Owner immediate repair(s) are necessary to avoid substantial damage to the building or its contents, or if the Manufacturer advises the Owner in writing of its inability, for reasons beyond its control, to inspect and repair the roofing system as necessary within fourteen (14) days of written notification from the Owner, then the Owner may make such temporary repair(s) as in the opinion of the Owner are essential and necessary and such action by the Owner shall not constitute a violation of this warranty. In these circumstances, the Manufacturer shall reimburse the Owner for all reasonable costs and expenses of such temporary repair(s) subject to the Manufacturer's responsibility under this warranty.
6. In the event the Manufacturer fails to respond to written notification of known or suspected leak(s) as provided in Paragraph 2, the Owner may, after fourteen (14) days following receipt by the Manufacturer of an additional written notice and without prejudice to any other remedy Owner may have, make permanent repair(s) of any leak(s) and recover all reasonable costs and expenses of such repair(s) from the Manufacturer. The Manufacturer will, upon demand by the Owner, promptly reimburse the Owner these reasonable repair costs and expenses. Such action by the Owner shall in no way negate the responsibilities of the Manufacturer under this warranty for the unexpired portion of the warranty period.
7. Except as provided in Paragraphs 4, 5 & 6, any alterations of the roofing system after completion and acceptance including the placement of fixtures, utilities and equipment on or through the roof or additions thereto, will render this warranty null and void with respect to the area(s) or item(s) affected unless prior written authorization of such alterations of the roof system or additions thereto is given by the Manufacturer. Such authorization will not be unreasonably withheld.
8. This warranty shall not be applicable to the extent the roofing system sustains damage(s) by any of the following:
 - A. Acts of God and natural disasters, including but not limited to lightning, hurricanes, tornadoes, and earthquakes, winds of (3 second) peak gust speeds of 72 MPH or higher (determined by the nearest US Weather Station measured at 10 meters above ground or at the given address if reliable pinpoint wind data is available for the address), hail with a diameter greater than two inches;
 - B. Acts of negligence (whether of omission or commission), fire, accidents, or misuse, including but not limited to vandalism, civil disobedience, or acts of war, provided same are not caused by the Manufacturer and/or the Contractor.
 - C. Failure by the Owner to use reasonable care in maintaining the roof and appurtenances, provided same caused the leak(s) or item(s) affected; or,
 - D. For built-up and modified bitumen roofs: A roof design or specification authorized by the Owner with less than 1/8" per foot slope for drainage.
 - E. Building design issues that affect the performance of the Total Roofing System.
9. When the roofing system has been damaged by any of the foregoing causes, repair(s) shall be at the Owner's expense and such repair(s) shall be made as provided in Paragraph 3; otherwise, this warranty will become null and void with respect to the area(s) or item(s) affected.

10. Until such time as the third year of this warranty has expired, the Manufacturer's obligations hereunder shall be joint and several with the Contractor. For the purpose of this paragraph, all of the Contractor's actions, whether of omission or commission, that are subject to this warranty are likewise the actions of the Manufacturer hereunder and shall in no way negate or reduce the responsibilities of the Manufacturer under this warranty.
11. As part of the repair of leaks, the Manufacturer shall replace roof insulation included in this warranty that become damaged as a result of a roofing system leak, provided the roofing system leak is not excluded under the Terms, Conditions and Limitations set forth in this warranty. The replacement of damaged roof insulation shall be limited to those boards that have lost the structural integrity necessary to support and restrain the roofing system when it is subjected to dynamic loads such as typical roof service traffic, winds up to 72 mph, hail up to two inches in diameter, and periodic accumulations of water, snow, or ice. In the event that roof insulation is damaged as a result of a roofing system leak excluded under the Terms, Conditions and Limitations set forth in this warranty, the Manufacturer will advise the Owner of the type and extent of insulation and recovery board replacement to be made at the Owner's expense. Failure by the Owner to properly make these repairs in a reasonable manner using a Manufacturer licensed applicator and within a reasonable period of time shall render this Warranty null and void in the area of the damage. Neither the Manufacturer nor the Owner shall have any obligation to replace roof insulation and recovery board if the area affected by the leak is less than fifty (50) square feet.
12. The Manufacturer certifies that it:
 - a. Manufactures or purchases products for the purpose of designing, developing, and marketing a roofing system;
 - b. Provides recommendations, specifications, and details for the roofing system materials and installation;
 - c. Trains and authorizes Roofing Contractors;
 - d. Provides technical assistance to Roofing Contractors;
 - e. Approves or prepares shop drawings; and,
 - f. Provides a technical representative employed by the Manufacturer for the final inspection, and to all inspections required by this warranty.
13. During the period of this warranty, the Manufacturer, its agents or employees, will have free access to the roof during regular business hours of the Owner for the purpose of roofing system inspections.
14. Owner shall be responsible for the costs associated with the removal and replacement, as well as any damage caused by the removal and replacement of any overburden, super strata, or overlays, that are not a part of the installed roofing system, either permanent or temporary, excluding accepted stone ballast or pavers, as necessary to expose the roofing system for inspection and/or repair.
15. Except as set within this warranty, alterations or repairs to the roofing system that are not completed in accordance with Manufacturer's published specifications, not completed by an authorized contractor, and/or where current notification procedures were not followed are not warrantied and this warranty will become null and void with respect to the area(s) or item(s) affected.
16. The Warranty shall cover the proper repair of leaks caused by unintentional, accidental and occasional puncture damage to the membrane as a result of normal rooftop inspection, maintenance or service; however, it does not cover damage caused by snow removal or damage

caused by other trades during construction. There shall be no man hour limitation per year on accidental puncture repairs covered by this provision of the warranty. Resulting wet insulation shall be treated as set forth in Paragraph 11 above.

TOTAL ROOFING SYSTEM MANUFACTURER

Roofing System Manufacturer Name

Authorized Signature & Date

Print or Type Name & Title

Sequoyah High School Roof Replacement (Building B)

9517 Ridge Trail Road

Soddy Daisy, Tennessee 37379



HCDE BID: 23-23
HCDE BID

Derthick, Henley & Wilkerson Architects

1001 Carter Street

Chattanooga, Tennessee 37402

423-266-4816

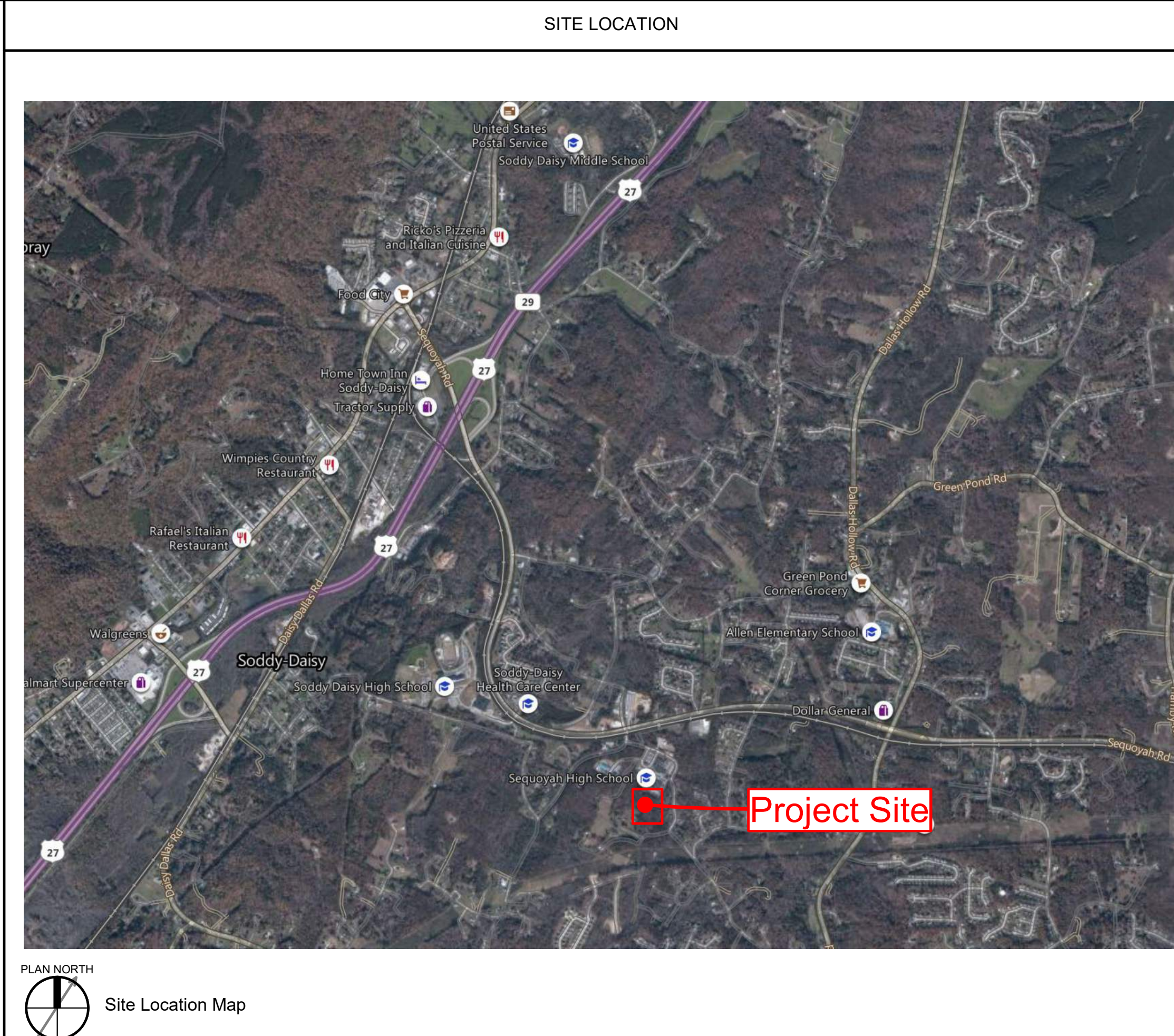
FAX 423-267-8830

Sequoyah High School Roof Replacement (Building B)

9517 Ridge Trail Road
Soddy Daisy, Tennessee 37379

February 8, 2023
Drawn: ND
File: 82210-A

Revisions:
Addendum No. 1 3/20/23



CONTACTS

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Telephone: (423) 266-4816
Fax: (423) 267-8830
Contact: Andrew Hausler
ahauser@dhw-architects.com

SHEET LIST

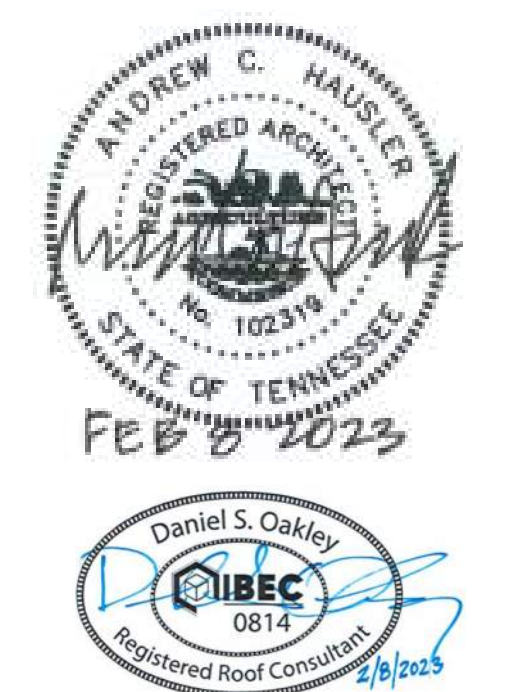
Sheet Number	Sheet Name	Current Revision Description	Current Revision Date
General	Cover Sheet	Addendum No. 1	03/02/2023
Architecture	Roof Plan	Addendum No. 1	03/02/2023
A101	Roof Details	Addendum No. 1	03/02/2023
A102	Roof Details	Addendum No. 1	03/02/2023
AD100	Demolition Roof plan		

PROJECT SUMMARY

This project consist of: full tear-off and replacement of the roof system on Building B at Sequoyah High School.

GENERAL ROOF REPLACEMENT NOTES

- Contractor shall field verify all dimensions, elevations, and locations of existing conditions affecting this project, prior to fabrication or installation of new work. Notify architect of any discrepancies from dimensions shown, noted, or required. Adjust dimensions of new construction at direction of architect to allow for actual field conditions.
- Where a detail is shown or note is described for one condition, it shall apply for all like or similar conditions even though not specifically noted on the drawings.
- Provide continuous separation between dissimilar materials as required to prevent galvanic corrosion.
- Extend plumbing vents pipes (VTR's) as required to maintain 8" min. above the adjacent finished roof surface. Extension pipes shall be of schedule 80 PVC with same diameter as existing pipe. Pipe connections shall be watertight & consist of no hub couplings (repregne with stainless steel clamp rings & rigid stainless steel shroud). Existing pipes shall be modified so that new connections occur below the pipe pool. Field verify pipe sizes and locations requiring modifications.
- Provide new galvanized cast iron roof drain baskets at each existing roof drain. Field coordinate compatible manufacturers, configurations, and sizes required.
- Existing roof drains and compression rings are to be cleaned per SSPC-SP2 - Hand Tool Cleaning. After cleaning apply one coat oilalkyd enamel primer & two coats oilalkyd enamel paint.
- Protect VTR from demo & roof replacement debris by securing 1/4" mesh x 23 gauge hardware cloth across top of plumbing vent pipes. Remove hardware cloth at Substantial Completion.
- All edge metal to be ANSI-SPRI ES-1 tested and approved.
- All wood blocking to be kiln dried after preservative treatment (KDAT) installed to meet 200 lbs. per linear foot applied in any direction per FM1-49 and ANSI-SPRI ES-1.
- Where work or access to work areas occur over new and existing roofing, provide minimum roof protection consisting of loose laid 5/8" plywood sheathing over loose laid 3/4" XPS insulation boards over 6 mil polyethylene.
- Replace all liquid-tight flexible metal conduit (LFMC) with new LFMC and watertight J-box assemblies. Provide drip loop so that LFMC slopes down & away from connection points.



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Bid Issue

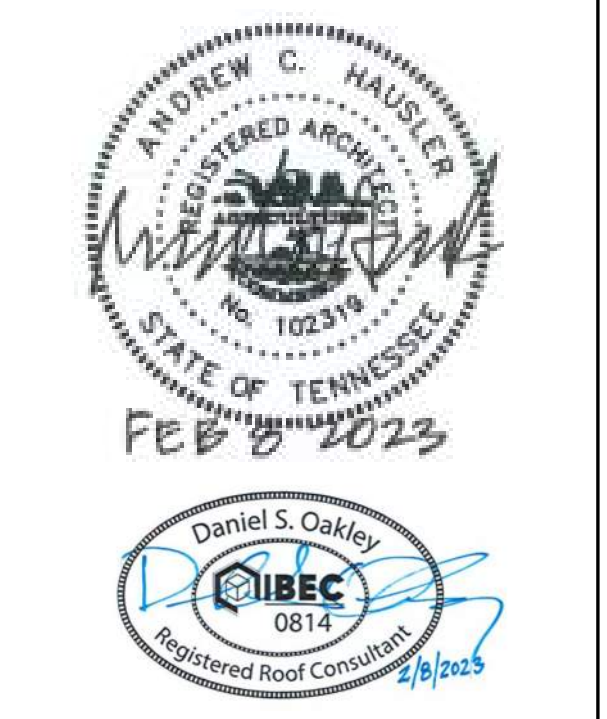
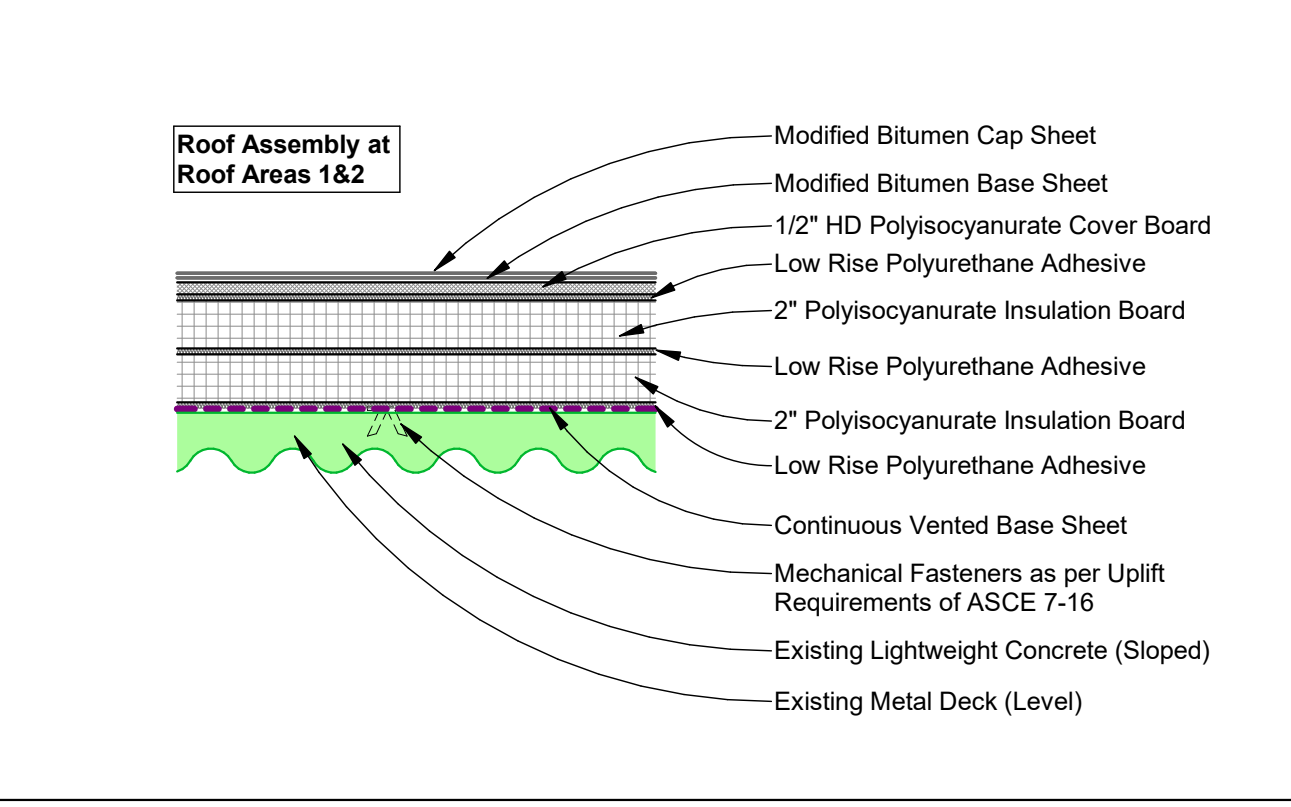
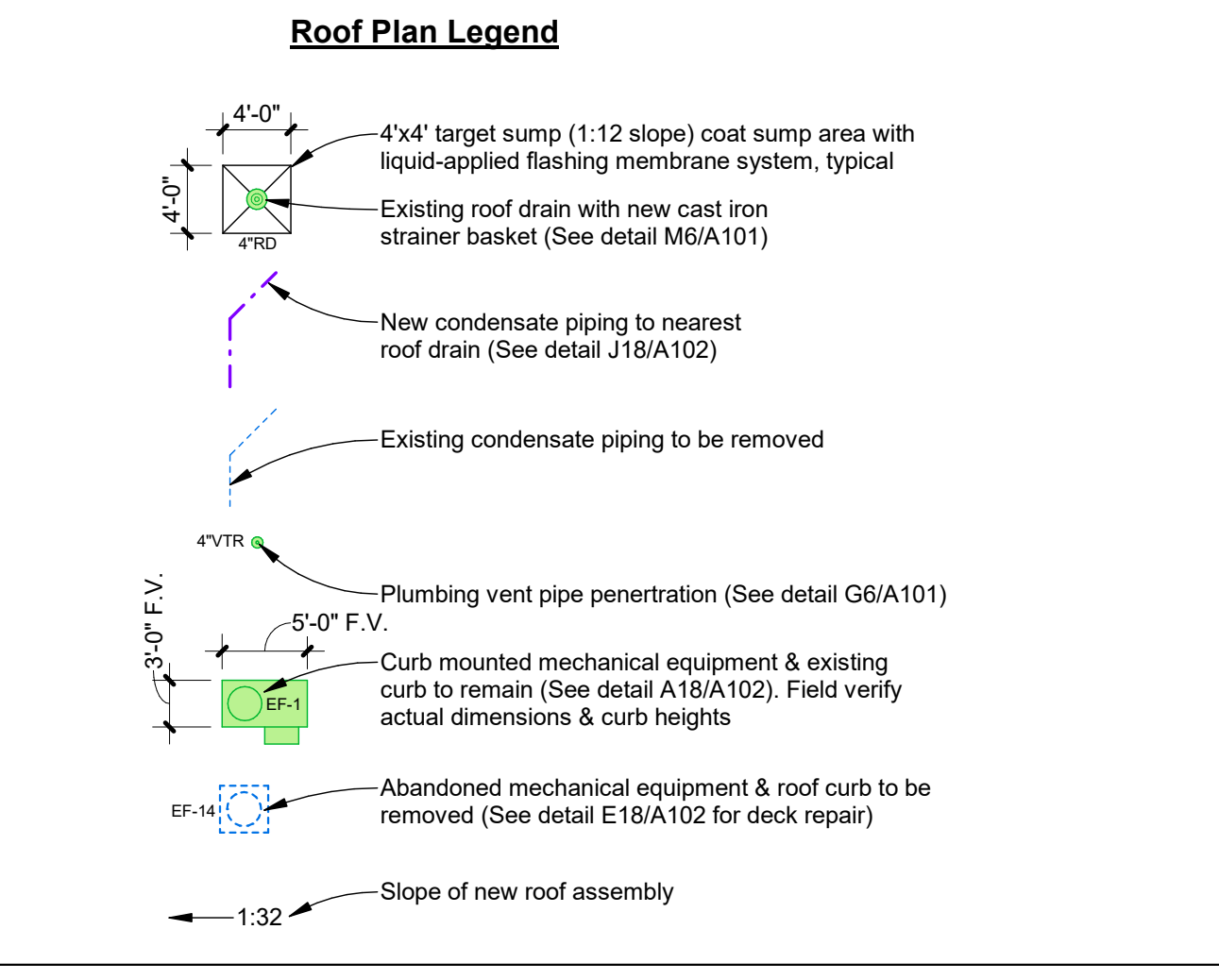
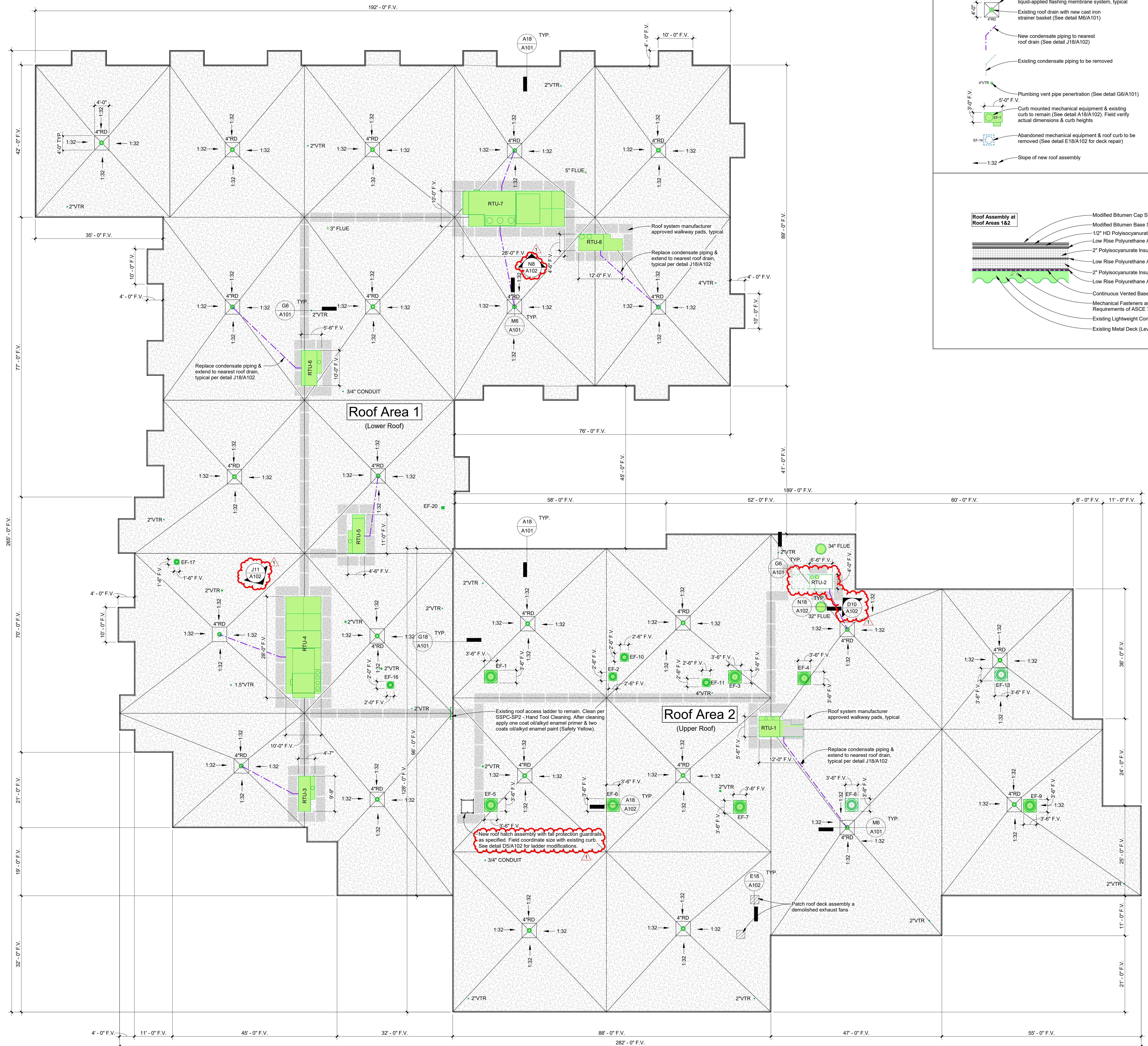
CODE SUMMARY

Code Analysis
Applicable Codes:
2012 International Building Code
2012 International Plumbing Code
2012 International Mechanical Code
2012 International Fuel Code
2012 International Fire Code
2011 National Electrical Code
2009 International Energy Conservation Code
2009 ANSI (National Standard) Accessibility Code
Climate Zone 4A
Occupancy Type:
Occupancy Group E

Title:
Cover Sheet

Scale:
Sheet No.

G000



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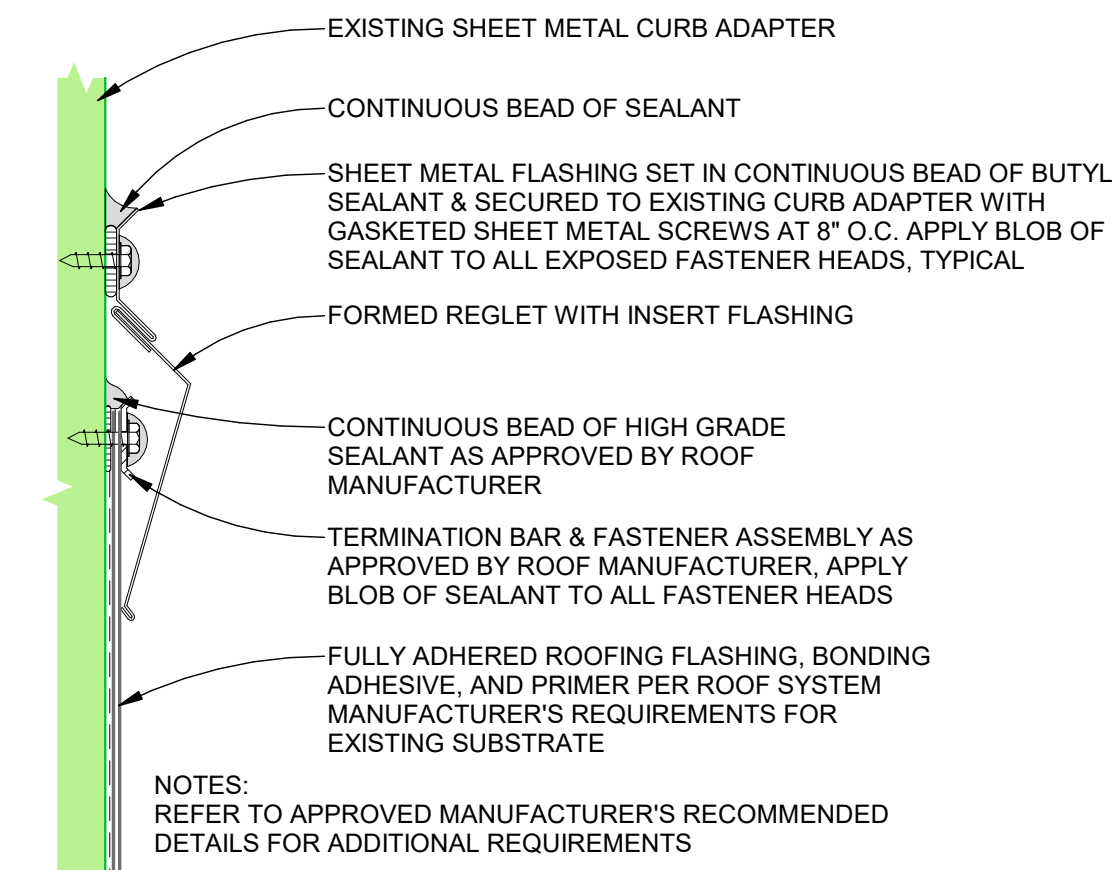
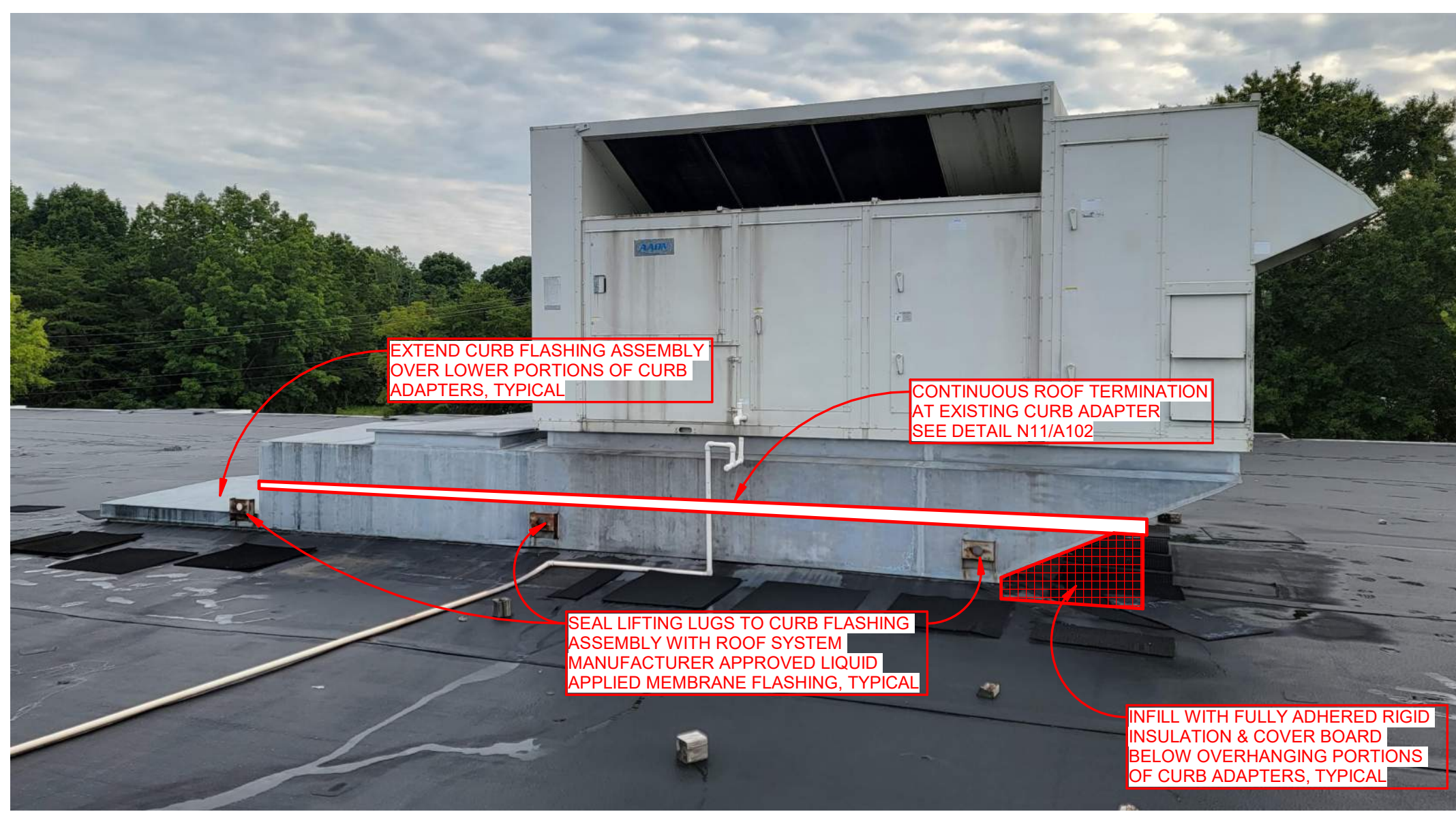
Bid Issue

Title:
Roof Plan

Scale:
 Sheet No.

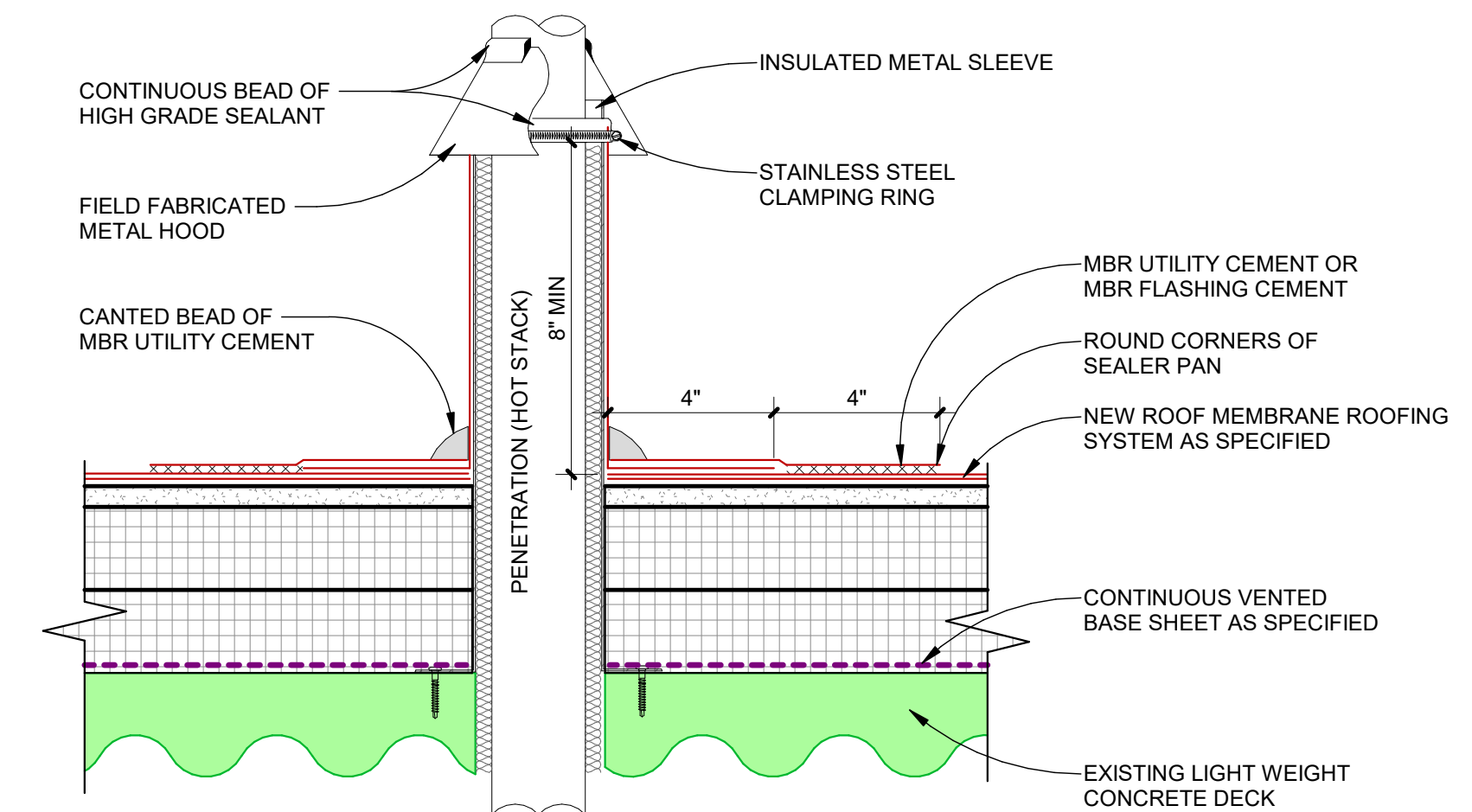
A18
 A100 3/32" = 1'-0"

A100

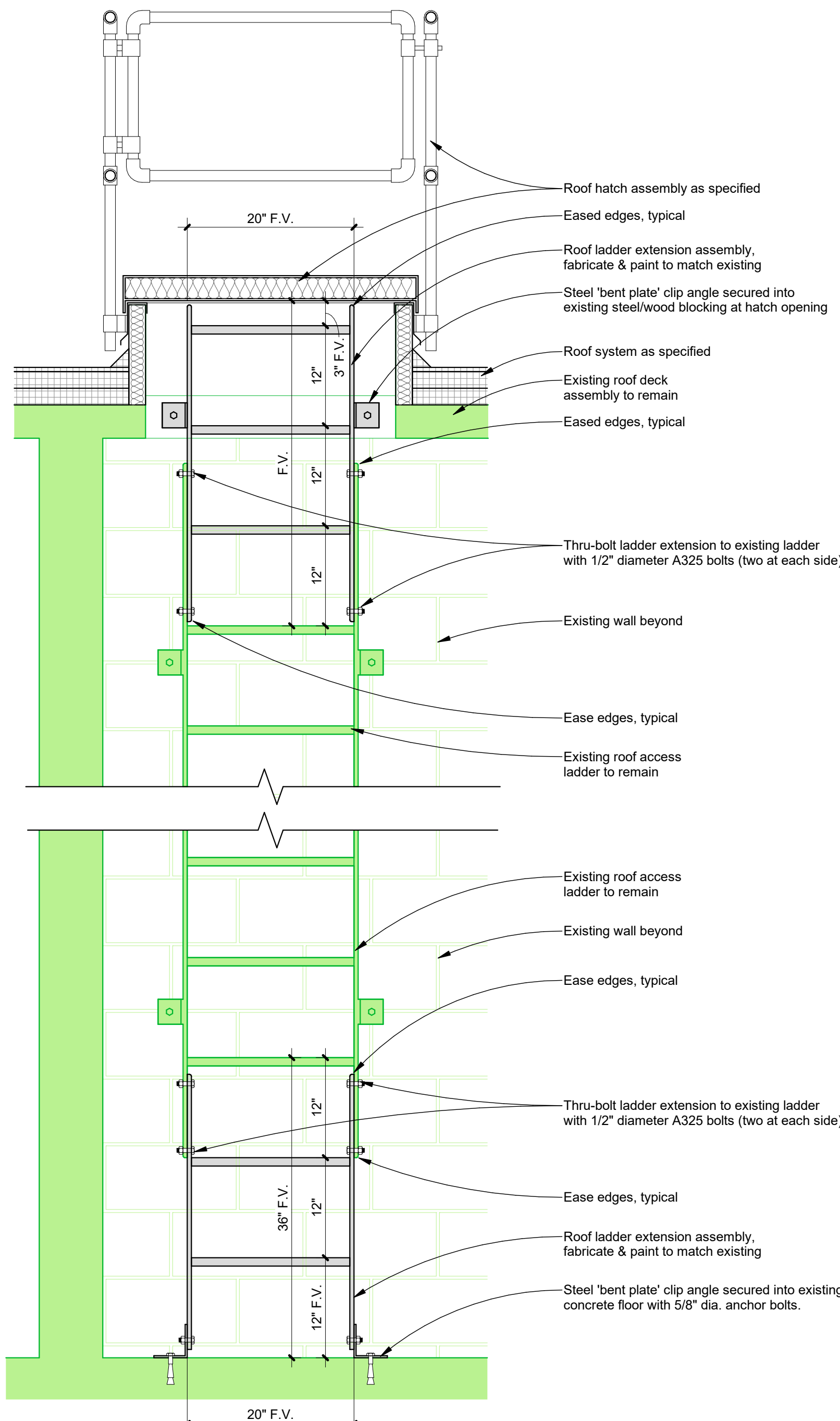


N8 Roof Detail - RTU-7 Curb Adapter
 A102 3' = 1'-0"

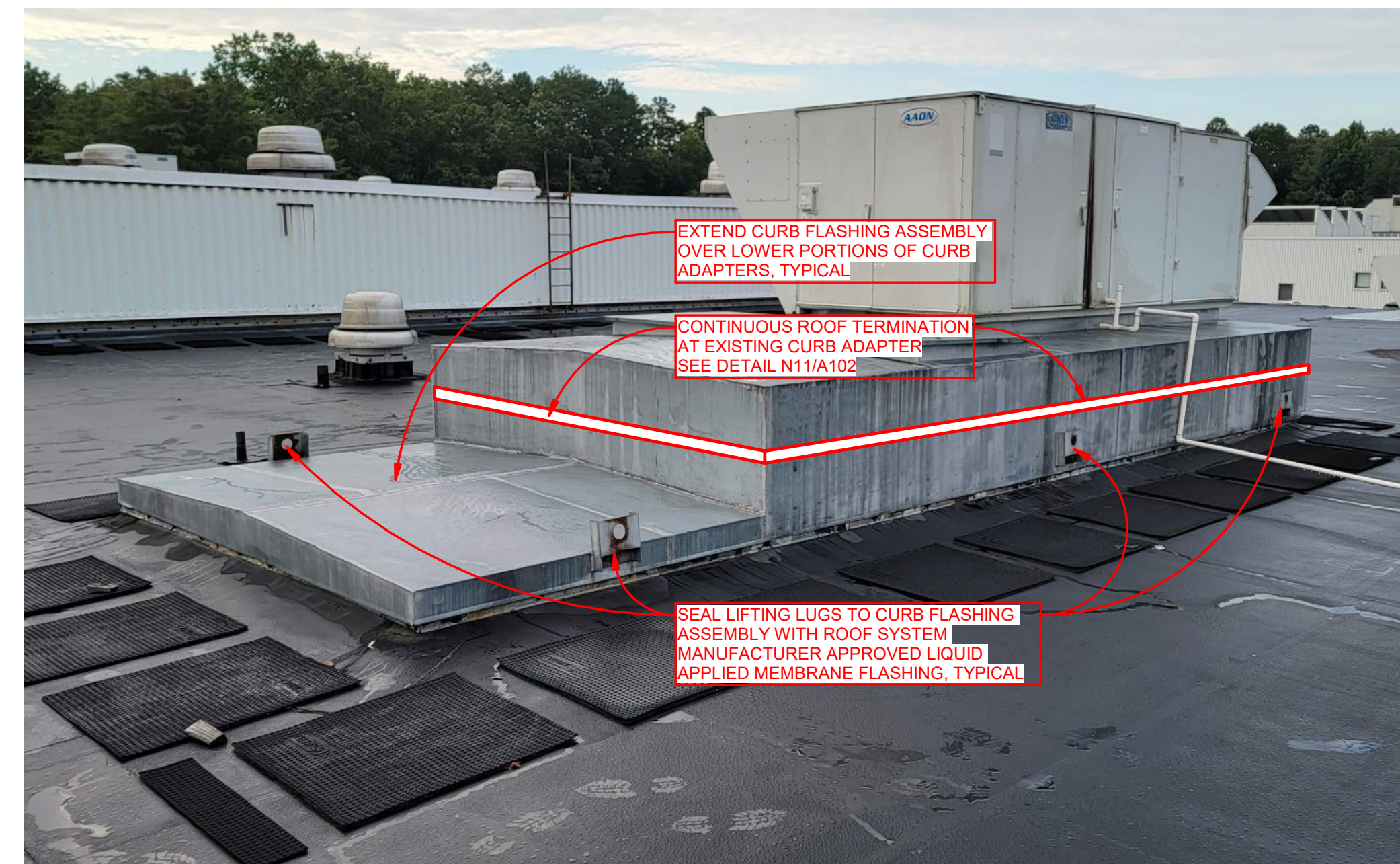
N11 Roof Detail - Termination at Curb Adapter
 A102 3' = 1'-0"



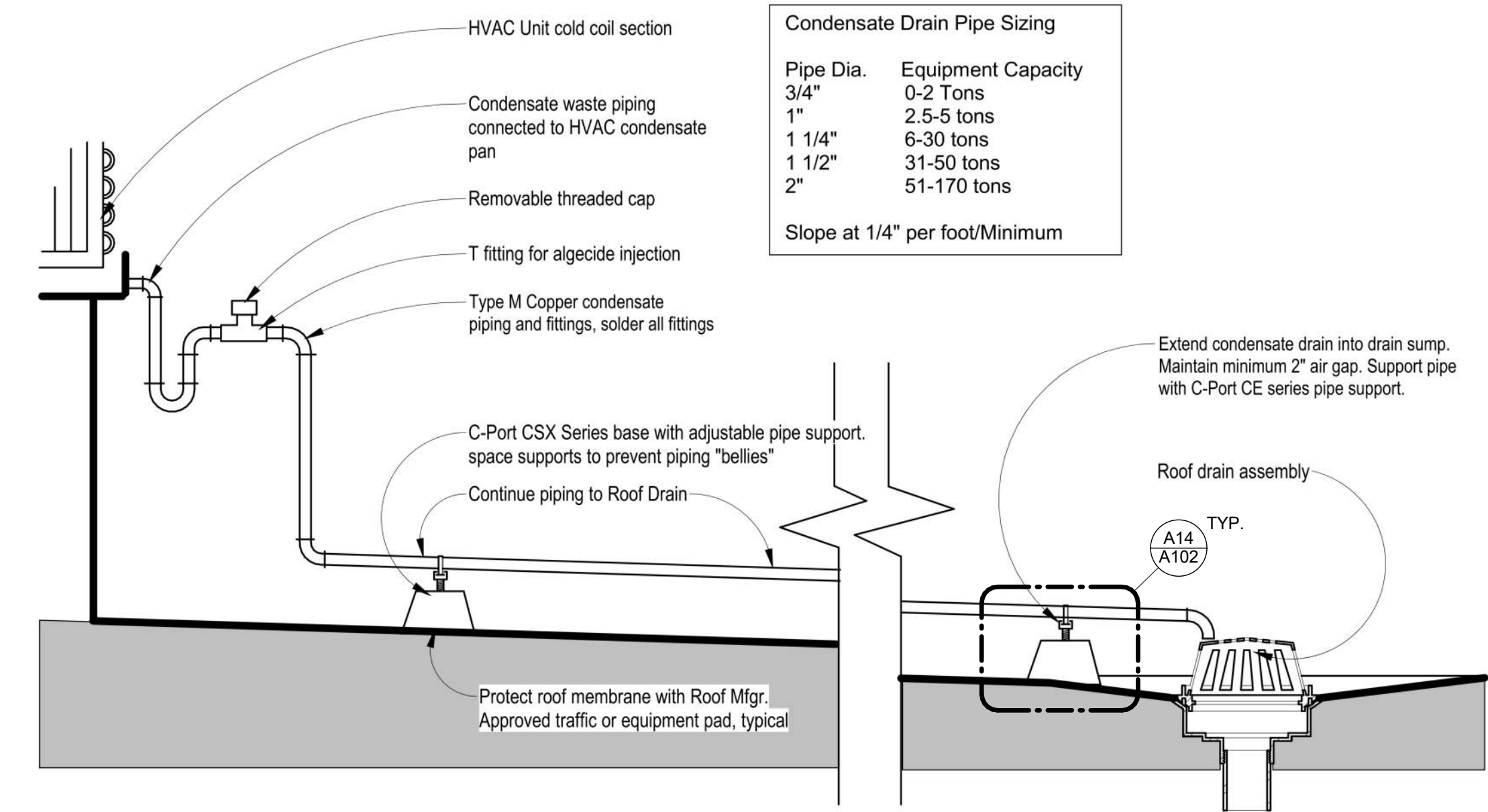
N18 Roof Detail - Hot Stack
 A102 3' = 1'-0"



D5 Roof Detail - Ladder Modifications
 A102 1' = 1'-0"



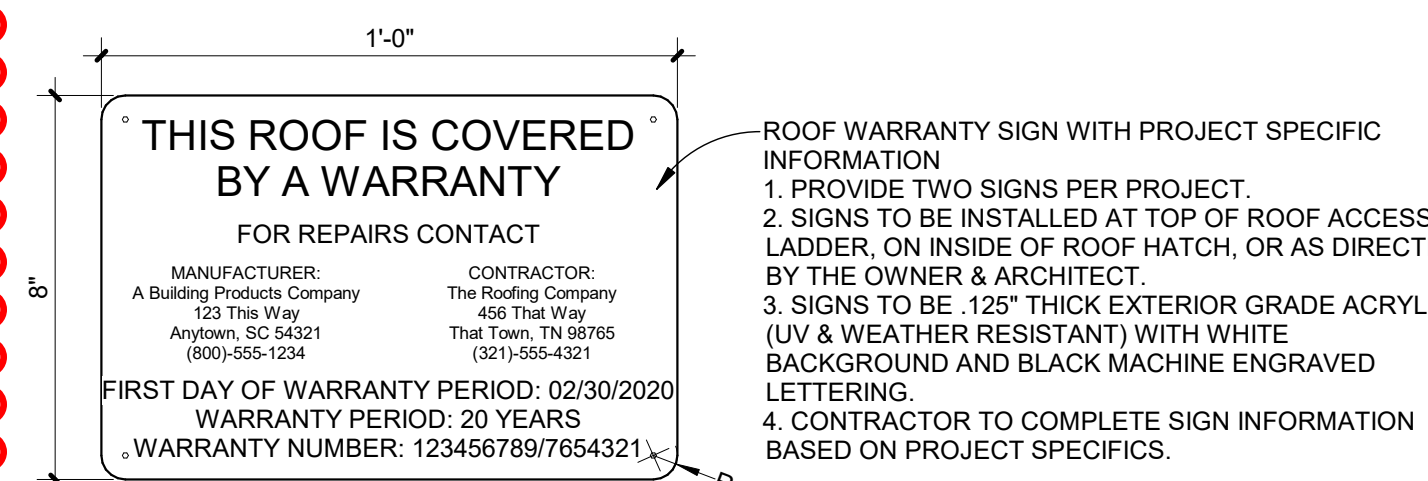
J11 Roof Detail - RTU-4 Curb Adapter
 A102 3' = 1'-0"



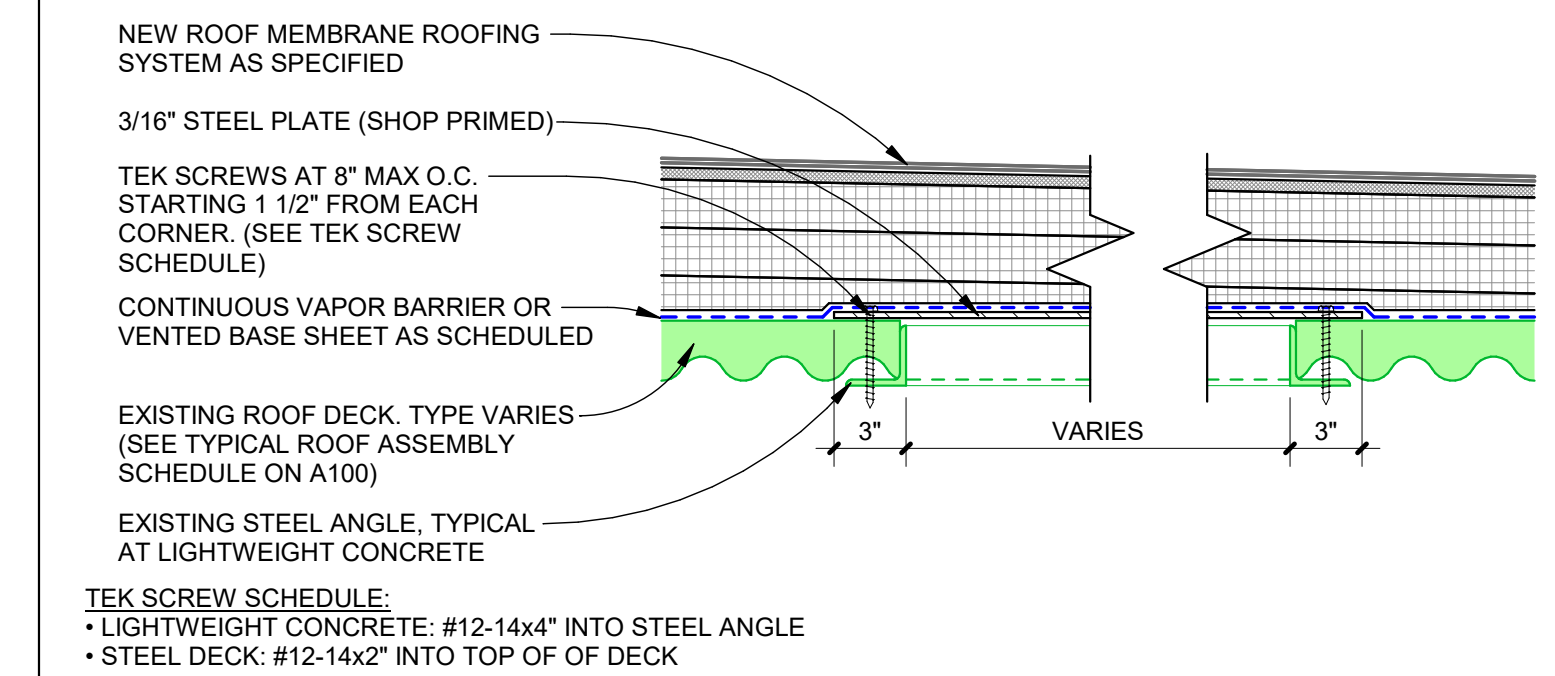
J18 Roof Detail - Condensate Piping
 A102 1' = 1'-0"



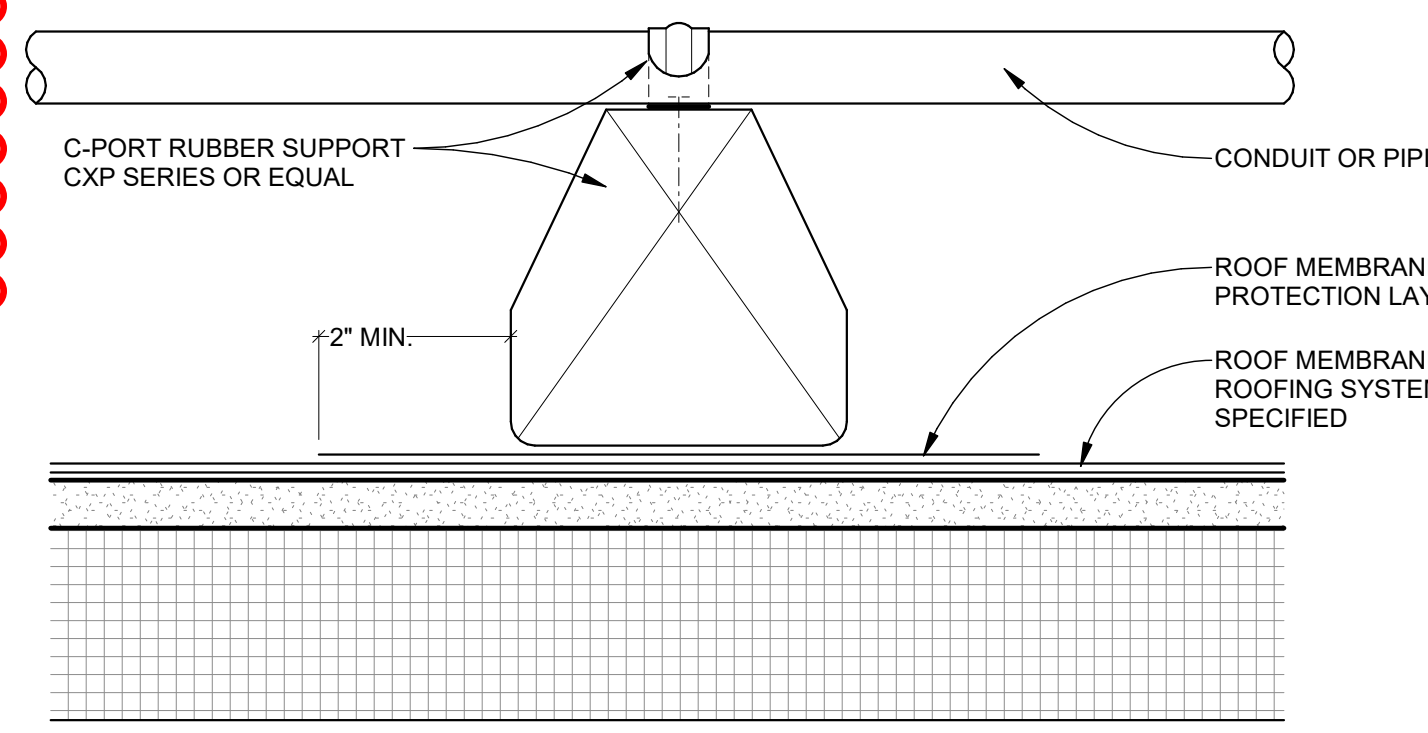
D10 Roof Detail - RTU-2 Curb Adapter
 A102 3' = 1'-0"



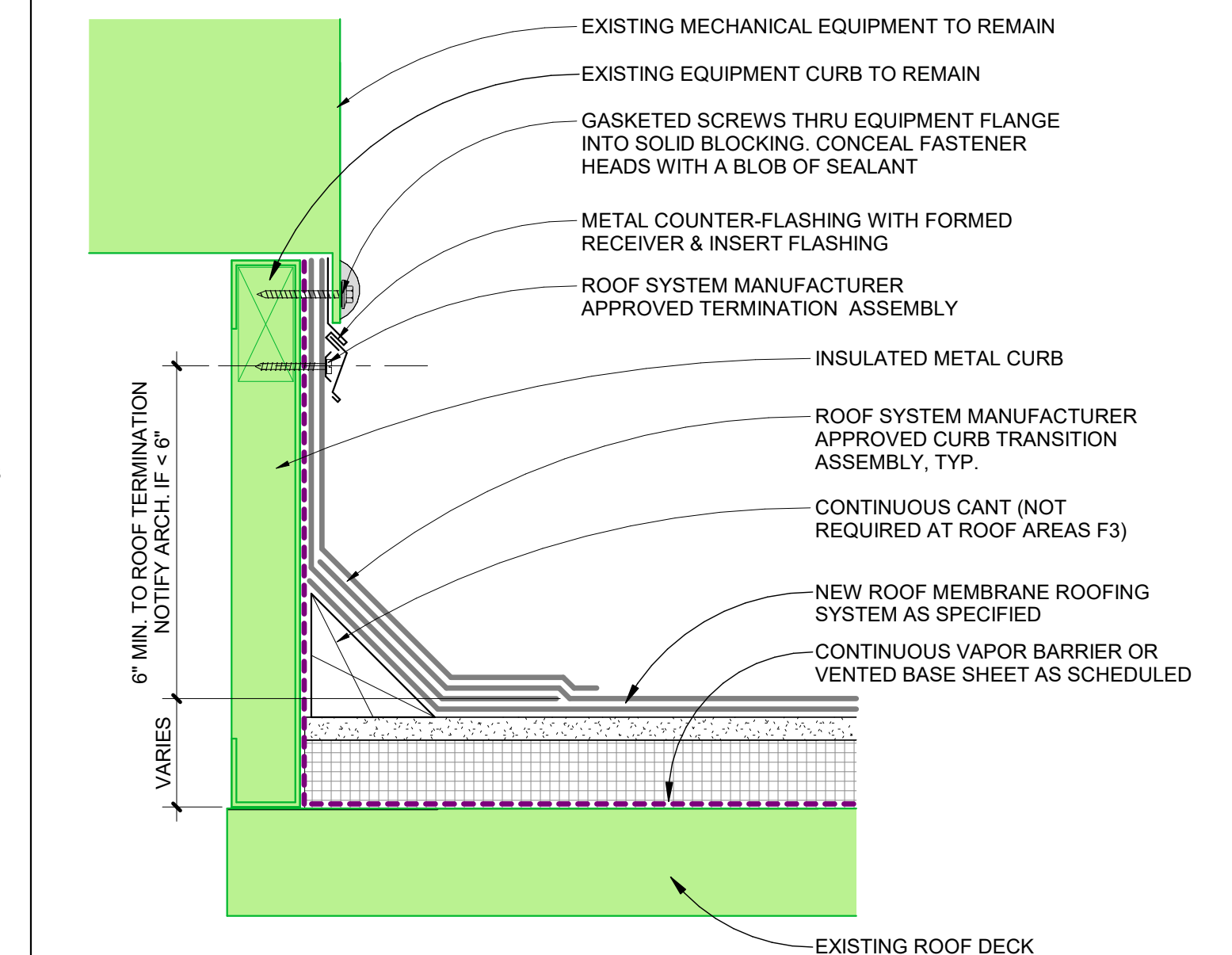
E14 Roof Detail - Roof Warranty Sign
 A102 3' = 1'-0"



E18 Roof Detail - Deck Repair
 A102 1 1/2" = 1'-0"



A14 Roof Detail - Rubber Sleeper
 A102 6" = 1'-0"



A18 Roof Detail - Insulated Curb
 A102 3' = 1'-0"