

**Indian River County
Purchasing Division
1800 27th Street
Vero Beach, FL 32960
Phone (772) 226-1416**



ADDENDUM NO. 3

Date: April 23, 2021

Project Number: IRC-1764

Project Name: INDIAN RIVER COUNTY COURTHOUSE ROOF REPLACEMENT

Bid Number: 2021036

Bid Opening Date: Thursday, APRIL 29, 2021 at 2:00 p.m.

This addendum is released to provide answers questions received to date.
All information provided herein is hereby incorporated into the bid documents.

The information and documents contained in this addendum are hereby incorporated in the bidding documents. **This addendum must be acknowledged where indicated on the bid form, or the bid will be declared non-responsive.**

Questions/Answers:

Question 1. Item # 001, 002 and 003 of Itemize Bid Schedule indicated new lightweight concrete but all other document provided indicated rigid insulation, please clarify.

Answer: *This has been addressed in Addendum #2 and a Revised Itemized Bid Schedule has been issued.*

Question 2. Item # 11 of Itemize Bid Schedule require temporarily disconnect of chiller pad motors, please provide HVAC contractor information ASAP or owner may wanted handling in-house, please clarify.

Answer: *The Contractor is responsible for providing a mechanical sub-contractor to perform this work.*

Question 3. It appears the NE loading dock is the best set up location for crane access, please confirm.

Answer: *The NE loading dock area or the front of the building along 16th Avenue would be appropriate areas for crane loading materials.*

Question 4. If exterior scaffolding access to roof permitted, please confirm.

Answer: *Scaffolding is an acceptable method of accessing the roof. Erecting scaffolding from the low roof will also be an acceptable option.*

Question 5. Please clarify weekend work county staff charge if required?

Answer: *Due to the unique nature of this project the County will wave charges for staff time on weekends.*

Question 6. Are we responsible for the fencing around the staging area or will it be in place before the project begins?

Answer: *Any fencing around staging area is the responsibility of the Contractor.*

Contractor is responsible for acquiring any Right of Way permits from the City of Vero Beach.

Question 7. Looking for clarification on this.

The way I read the plans is that Roof Types A & C need 3.0" of polyiso (2 layers of 1.5") in addition to the coverboard and cap sheet. See highlighted areas on the 2 plans attached.

What isn't clear and will need clarification through an RFI is which slopes are existing (see note 1.1 on sheet A2.2) and where is tapered needed, whether full taper or just crickets (see clouded note on sheet A3.1)? This note mentions to add ¼" taper where indicated, but there are no areas on the roof plan that show taper or crickets. There is also no mention of taper on the detailed roof types.

I think this will need to be clarified before we can provide a quote of any type as it will make a huge difference in price and layout.

Architects Response: *The existing structural lightweight concrete is sloped. Tapered insulation is required upslope behind curbed roof mounted equipment.*

Question 8. Confirm modified bitumen cap sheet granule color.

Architects Response: *Specification Section 075520, Page 12, Paragraph 2. (Modified Bitumen Finish Ply) has been revised from Siplast Paradiene 30FR to Siplast 30 FR TG BW (Bright White Reflective Granule).*

Question 9. Confirm manufacturers approval of flashing heights.

Architects Response: *Contractor to submit letter during the submittal phase of the project from roofing material manufacturer confirming the existing roof flashing heights will be warranted by roof material manufacturer's warranty.*

Question 10. Confirm roof system insulation adhesive.

Architects Response: *Specification Section 075520, Page 9, Paragraph D. (Modified Bitumen Finish Ply) has been revised from Siplast Para-Stick to Siplast Parafast.*

Attachments:

1. Revised Specification sections

B. Base Sheet

a. Self-Adhesive Modified Bitumen Base Ply

Probase SA Base Ply

C. Rigid Roof Insulation: Roof insulation shall be UL and FM approved. Insulation shall be approved in writing by the insulation manufacturer for intended use and for use with the specified roof assembly. Maintain a maximum panel size of 4 feet by 4 feet where polyisocyanurate insulation is specified to be installed in insulation adhesive.

- a. Polyisocyanurate Roof Insulation: Flat panels and tapered panels (where required) composed of a closed cell, rigid polyisocyanurate foam core material, integrally laminated between glass fiber facers, in full compliance with ASTM C 1289, Type II, Class 1, Grade 2. The system shall have a minimum thickness of 1.5 inches and provide for a roof slope of 1/4 inch per foot. Acceptable types are as follows.

Paratherm and Tapered Paratherm by Siplast; Irving, TX

- b. Gypsum Sheathing Panel: A panel composed of a gypsum based, non-structural water resistant core material integrally bonded with fiberglass mats on both sides having a nominal thickness of 1/2 inch. The panel surface shall be factory primed with a non-asphaltic primer. Acceptable types are as follows: DensDeck Prime Gypsum Roof Board, by Georgia Pacific Corporation; Atlanta, GA

D. Primers, Sealants and Adhesives for Bitumen Products

1. Insulation Adhesive: A single component, moisture cured, polyurethane foam adhesive, dispensed from a portable, pre-pressurized container used to adhere insulation panels to the substrate as well to other insulation panels.

~~Para-Stik Insulation Adhesive by Siplast; Irving, TX~~

Parafast Insulation Adhesive by Siplast, Irving, TX

2. Primer: An asphalt, solvent blend conforming to ASTM D 41 requirements.

Siplast PA-1125 Asphalt Primer by Siplast; Irving, TX

3. Primer for Self-Adhesive Sheets: A quick drying, low-VOC, water-based, high-tack primer specifically designed to promote adhesion of roofing and waterproofing sheets to approved substrates. Primer shall meet South Coast Air Quality District and Ozone Transport Commission requirements.

TA-119 Primer by Siplast; Irving, TX

- i) Ultimate Elongation (avg.) @ 73°F (23°C): 55% (ASTM D 5147)
- j) Dimensional Stability (max): 0.1% (ASTM D 5147)
- k) Compound Stability (min): 250°F (121° C) (ASTM D 5147)
- l) Granule Embedment (max loss): 2.0 grams per sample (ASTM D 5147)
- m) Approvals: UL Class listed, FM Approved (products shall bear seals of approval)
- n) Reinforcement: fiberglass mat or other meeting the performance and dimensional stability criteria
- o) Surfacing: ceramic granules

~~Siplast Paradiene 30 FR – torchable grade~~ **Siplast Paradime 30 FR TG BW**

B. Flashing Membrane Assembly: A flashing membrane assembly consisting of a prefabricated, reinforced, Styrene-Butadiene-Styrene (SBS) block copolymer modified asphalt membrane with a continuous, channel-embossed metal-foil surfacing. The finish ply shall conform to ASTM D 6298 and the following physical and mechanical property requirements.

Siplast Veral flashing system, aluminum finish

1. Cant Backing Sheet and Flashing Reinforcing Ply

- a) Thickness (avg): 102 mils (2.6 mm) (ASTM D 5147)
- b) Thickness (min): 98 mils (2.5 mm) (ASTM D 5147)
- c) Weight (min per 100 ft² of coverage): 72 lb (3.5 kg/m²)
- d) Maximum filler content in elastomeric blend: 35% by weight
- e) Low temperature flexibility @ -15° F (-26° C) - PASS (ASTM D 5147)
- f) Peak Load (avg) @ 73°F (23°C): 30 lbf/inch (5.3 kN/m) (ASTM D 5147)
- g) Peak Load (avg) @ 0°F (-18°C): 75 lbf/inch (13.2 kN/m) (ASTM D 5147)
- h) Ultimate Elongation (avg.) @ 73°F (23°C): 50% (ASTM D 5147)
- i) Dimensional Stability (max): 0.1% (ASTM D 5147)
- j) Compound Stability (min - sheet): 250°F (121°C) (ASTM D 5147)
- k) Compound Stability (min – adhesive coating): 212°F (100°C) (ASTM D 5147)
- l) Approvals: UL Class listed, FM Approved (products shall bear seals of approval)
- m) Reinforcement: fiberglass mat or other meeting the performance and dimensional stability criteria
- n) Back Surfacing: polyolefin film

Siplast Paradiene 20 SA

2. Metal-Clad Modified Bitumen Flashing Sheet

- a) Thickness (avg): 142 mils (3.6 mm) (ASTM D 5147)
- b) Thickness (min): 138 mils (3.5 mm) (ASTM D 5147)
- c) Weight (min per 100 ft² of coverage): 92 lb (4.5 kg/m²)
- d) Coating Thickness – back surface (min): 40 mils (1 mm) (ASTM D 5147)
- e) Low temperature flexibility @ 0° F (-18° C): PASS (ASTM D 5147)
- f) Peak Load (avg) @ 73°F (23°C): 85 lbf/inch (15 kN/m) (ASTM D 5147)
- g) Peak Load (avg) @ 0°F (-18°C): 180 lbf/inch (31.7 kN/m) (ASTM D 5147)
- h) Ultimate Elongation (avg) @ 73°F (23°C): 45% (ASTM D 5147)
- i) Tear-Strength (avg): 120 lbf (0.54 kN) (ASTM D 5147)