



November 16, 2021

Enka Campus TCC Building Roof Replacement  
Buncombe County Government  
A-B Technical Community College

#### Addendum #4

#### ADDENDA ITEMS – APPROVED MANUFACTURERS AND MATERIALS

*All approved manufacturers listed below are subject to compliance with the plans and specifications. Compliance with the plans and specifications is the responsibility of the manufacturer and contractor.*

- EPS (EXPANDED POLYSTYRENE) INSULATION **NO LONGER CONSIDERED AN APPROVED SUBSTITUTION** FOR POLYISO INSULATION AS SPECIFIED IN SECTION 075426. PROVIDE POLYISO INSULATION AS SPECIFIED.
- SOPREMA SENTINEL P150 60MIL PVC ADHERED ROOF SYSTEM IS AN APPROVED MANUFACTURER AND MATERIAL FOR THE 60 MIL PVC ALTERNATE

#### ADDENDA ITEMS – SPECIFICATION SECTIONS

*Sections listed below represent additional sections not previously included or sections which were previously issued and should be replaced with the attached.*

000004 FORM OF PROPOSAL (Dated 11/17/21)

#### ADDENDA ITEMS – SPECIFICATIONS ITEMS

##### AS.01 SINGLE PRIME CONTRACT GENERAL CONDITIONS ARTICLE 34:

REMOVE “CONTRACTOR’S POLLUTION LIABILITY” CLAUSE AND REQUIREMENTS FROM CONTRACT.

**AS.02 00004 FORM OF PROPOSAL:** REVISED BID FORM WITH UPDATED LINE ITEMS FOR MATERIALS ESCALATION. REFER TO REVISED ESCALATION CLAUSE BELOW FOR FURTHER INFORMATION.

##### AS.03 BID CLARIFICATION: ROOFING MATERIALS COST ESCALATION FACTOR CLAUSE

*Change Escalation Clause from Addendum #2 to read as follows: (**Bold** text indicates a change from the previous requirement outlined in Addendum #2. ~~Struckthrough~~ text indicates a removal from the previous requirement outlined in Addendum #2.)*

**Price Escalation Clause for Roofing Materials.** Prime Bidders shall include a fixed escalation factor as a line item to the bid proposal form. This escalation factor shall be reflected as a percentage increase over 2021 Quarter 4 prices for roofing membrane, fasteners and adhesives and roofing insulation materials in response to unpredictable market conditions, uncommitted pricing from manufacturers and varied availability of material supplies which are influencing costs and project schedules industry wide. This

clause acknowledges that this escalation factor may vary between bidders based on contractor preferred manufacturer source of materials and anticipated lead times. **Escalation percentages should be recorded on the bid form individually for the base bid and each alternate, as availability of materials may vary between manufacturers and roofing products.**

Additionally, the prime bidder shall indicate a bid price for roofing materials as stated above on the bid form to establish the baseline for which to apply the escalation when final pricing from manufacturers can be confirmed. This cost is to be for the materials as specified for the base bid. **Material costs, while recorded separately for the base bid, should also be reflected in the stated base bid amount on the proposal form. For the purposes of bidding, it is assumed that the alternate prices quoted on the bid form primarily reflect material costs only as indicated in the specification language for each alternate.** The contractor shall supply back-up **manufacturer's** documentation, invoices, manufacturer quotes or other papers to the Owner ~~upon request~~ **attached to the bid for base bid and all alternates. Documentation is to be presented on official manufacturer's paperwork, letterhead or invoice. Further** ~~documentation will later be required by the Owner for any accepted bid alternates.~~

~~This escalation percentage and bid price applies to the roofing materials as stated above only, and will not be used as factor for awarding the project based on the lowest responsible bid.~~ **The lowest responsible bidder will be determined as follows:**

$$\text{Base Bid} + (\text{Materials Costs} * \text{Escalation Percentage}) = \text{Low Bid}$$

or

$$\text{Base Bid} + \text{Selected Alternate} + (\text{Selected Alternate Materials cost} * \text{Alternate Escalation Percentage}) = \text{Low Bid}$$

**The Owner will determine which, if any, alternate to accept based on any combination of material availability, schedule impact, overall project costs and available funding.**

Should there be an increase in the price of roofing materials that are purchased for use in this project after the execution of the contract that exceeds the baseline costs provided on the bid form, the Owner agrees to pay the actual increase in cost of materials, not to exceed the declared escalation percentage included as part of the submitted bid. The contractor shall supply back-up documentation, invoices, manufacturer purchase orders and other papers to the Owner to verify the cost increase.

#### **ADDENDA ITEMS – DRAWINGS**

**The following sheets have been modified or added to the contract documents and have been included in their entirety with modifications noted.**

NONE

#### **ADDENDA ITEMS – DRAWING ITEMS**

NONE

#### **ADDENDA ITEMS – RFI's (answers in bold capital letters)**

1. Is there some assurance that we can (or should) offer in case the contract is canceled: reimbursement of any cancellation fees or bond expenses? **IN THE EVENT THAT THE PROJECT HAS BEEN CANCELLED ALL CONTRACTUAL REQUIREMENTS WILL BE MET.**

2. Can EPS insulation be glued for a fully adhered system? **EPS IS NOT LONGER CONSIDERED AN ACCEPTIBLE SUBSTITUTION FOR POLYISO INSULATION.**
3. How are we choosing the low bidder? Base bid? Base Bid and Alternates selected? Is the escalation included? Do we have different escalations for different alternates? **SEE THE ATTACHED ESCALATION CLAUSE INFORMATION FOR FURTHER EXPLANATION (AS.03).**
4. Can we include material costs for edge metals in the escalation clause for roofing materials? **NO. ONLY ROOFING MATERIALS ASSOCIATED WITH THE MEMBRANE, INSULATION AND FASTENING SYSTEM.**
5. Please confirm that "Pollution insurance" is truly required for this project. It will add 13K to the cost. The only time we have previously needed it was for a water treatment project. **POLUTION INSURANCE WILL NOT BE REQUIRED.**
6. Are the any specs for the EPS. Most manufactures will require a minimum 125# density. **REFER TO POLYISO SPECS IN SECTION 075426**

**END OF ADDENDUM #4**

# FORM OF PROPOSAL

**TCC Building Roof Replacement  
A-B Technical Community College – Enka Campus  
Buncombe County Government**

Contract: \_\_\_\_\_  
Bidder: \_\_\_\_\_  
Date: \_\_\_\_\_

The undersigned, as bidder, hereby declares that the only person or persons interested in this proposal as principal or principals is or are named herein and that no other person than herein mentioned has any interest in this proposal or in the contract to be entered into; that this proposal is made without connection with any other person, company or parties making a bid or proposal; and that it is in all respects fair and in good faith without collusion or fraud. The bidder further declares that he has examined the site of the work and the contract documents relative thereto, and has read all special provisions furnished prior to the opening of bids; that he has satisfied himself relative to the work to be performed. The bidder further declares that he and his subcontractors have fully complied with NCGS 64, Article 2 in regards to E-Verification as required by Section 2.(c) of Session Law 2013-418, codified as N.C. Gen. Stat. § 143-129(j).

The bidder proposes and agrees if this proposal is accepted to contract with the Buncombe County Government. In the form of contract specified below, to furnish all necessary materials, equipment, machinery, tools, apparatus, means of transportation and labor necessary to complete the construction of TCC Building Roof Replacement in full in complete accordance with the plans, specifications and contract documents, to the full and entire satisfaction of Buncombe County Government and the Asheville-Buncombe Technical Community College with a definite understanding that no money will be allowed for extra work except as set forth in the general conditions and the contract documents, for the sum of:

## SINGLE PRIME CONTRACT BASE BID

Base Bid: \_\_\_\_\_ Dollars(\$)  
*Base bid amount includes all roofing materials for base bid specified roof system*

## BASE BID ROOF MATERIALS ESCALATION:

Percentage Escalation (%): \_\_\_\_\_

## BASE BID ROOF MATERIALS COST (INCLUDED IN THE BASE BID):

Material Costs: \_\_\_\_\_ Dollars(\$)

<b>Sub-Contractor</b>	<b>License Number</b>
Roofing: _____	_____
Mechanical: _____	_____
Electrical: _____	_____

GS143-128(d) requires all single prime bidders to identify their subcontractors for the above subdivisions of work. A contractor whose bid is accepted shall not substitute any person as subcontractor in the place of the subcontractor listed in the original bid, except (i) if the listed subcontractor's bid is later determined by the contractor to be non-responsible or non-responsive or the listed subcontractor refuses to enter into a contract for the complete performance of the bid work, or (ii) with the approval of the awarding authority for good cause shown by the contractor.

**ALTERNATES:**

Should any of the alternates as described in the contract documents be accepted, the amount written below shall be the amount to be "added to" or "deducted from" the base bid. (Strike out "Add" or "Deduct" as appropriate.)

**Alternate No.1:** In lieu of 60 mil TPO roof membrane, provide 80 mil TPO roof membrane.

(Add) *(Deduct)* Dollars(\$)

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**ALTERNATE #1 ROOF MATERIALS ESCALATION:**

Percentage Escalation (%):

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**Alternate No.2:** In lieu of 60 mil TPO roof membrane, provide 60 mil PVC roof membrane.

(Add) *(Deduct)* Dollars(\$)

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**ALTERNATE #2 ROOF MATERIALS ESCALATION:**

Percentage Escalation (%):

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**Alternate No.3:** Provide a standing seam roof, new gutters and new downspouts and splash blocks for the dumpster enclosure on the west side of the building

(Add) *(Deduct)* Dollars(\$)

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**Alternate No.4:** In lieu of 60 mil TPO roof membrane, provide 50 mil PVC roof membrane

(Add) *(Deduct)* Dollars(\$)

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**ALTERNATE #4 ROOF MATERIALS ESCALATION:**

Percentage Escalation (%):

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**UNIT PRICES:**

Unit Price No.1: Replacement of wood nailers, curbs and miscellaneous blocking

Per Board Foot: Dollars(\$)

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Unit Price No.2: Additional roof membrane walk pads: materials and installation

Per Linear Foot: Dollars(\$)

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Unit Price No.3: Replacement of damaged metal roof deck

Per Square Foot: Dollars(\$)

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Unit Price No.4: Replacement of damaged internal roof conductors

Per Linear Foot: Dollars(\$)

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**\*\*Attach manufacturer's supporting documentation for roofing material costs reflected in base bid and alternates #1, #2, #4.**

The bidder further proposes and agrees hereby to commence work under this contract on a date to be specified in a written order of the designer and shall fully complete all work thereunder within the time specified in the Supplementary General Conditions Article 23. Applicable liquidated damages amount is also stated in the Supplementary General Conditions Article 23.

**MINORITY BUSINESS PARTICIPATION REQUIREMENTS**

Provide with the bid - Under GS 143-128.2(c) the undersigned bidder shall identify **on its bid** (Identification of Minority Business Participation Form) the minority businesses that it will use on the project with the total dollar value of the bids that will be performed by the minority businesses. **Also** list the good faith efforts (Affidavit **A**) made to solicit minority participation in the bid effort.

**NOTE:** A contractor that performs all of the work with its own workforce may submit an Affidavit (**B**) to that effect in lieu of Affidavit (**A**) required above. The MB Participation Form must still be submitted even if there is zero participation.

After the bid opening - The Owner will consider all bids and alternates and determine the lowest responsible, responsive bidder. Upon notification of being the apparent low bidder, the bidder shall then file within 72 hours of the notification of being the apparent lowest bidder, the following:

An Affidavit (**C**) that includes a description of the portion of work to be executed by minority businesses, expressed as a percentage of the total contract price, which is equal to or more than the 10% goal established. This affidavit shall give rise to the presumption that the bidder has made the required good faith effort and Affidavit **D** is not necessary;

\* OR \*

If less than the 10% goal, Affidavit (**D**) of its good faith effort to meet the goal shall be provided. The document must include evidence of all good faith efforts that were implemented, including any advertisements, solicitations and other specific actions demonstrating recruitment and selection of minority businesses for participation in the contract.

**Note:** Bidders must always submit **with their bid** the Identification of Minority Business Participation Form listing all MB contractors, vendors and suppliers that will be used. If there is no MB participation, then enter none or zero on the form. Affidavit A **or** Affidavit B, as applicable, also must be submitted with the bid. Failure to file a required affidavit or documentation with the bid or after being notified apparent low bidder is grounds for rejection of the bid.

**PROPOSAL SIGNATURE PAGE – NEXT PAGE**

**Proposal Signature Page**

The undersigned further agrees that in the case of failure on his part to execute the said contract and the bonds within ten (10) consecutive calendar days after being given written notice of the award of contract, the certified check, cash or bid bond accompanying this bid shall be paid into the funds of the owner's account set aside for the project, as liquidated damages for such failure; otherwise the certified check, cash or bid bond accompanying this proposal shall be returned to the undersigned.

Respectfully submitted this day of \_\_\_\_\_

(Name of firm or corporation making bid)

WITNESS:

(Proprietorship or Partnership)

By: \_\_\_\_\_

Signature

Name:

Print or type

Title \_\_\_\_\_

(Owner/Partner/Pres./V.Pres)

Address \_\_\_\_\_

ATTEST:

By: \_\_\_\_\_

License No. \_\_\_\_\_

Title: \_\_\_\_\_

Federal I.D. No. \_\_\_\_\_

(Corp. Sec. or Asst. Sec. only)

Email Address: \_\_\_\_\_

(CORPORATE SEAL)

Addendum received and used in computing bid:

Addendum No. 1 \_\_\_\_\_ Addendum No. 2 \_\_\_\_\_ Addendum No. 3 \_\_\_\_\_ Addendum No. 4 \_\_\_\_\_