



November 2, 2021

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

Addendum #2

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.

Carlisle – 60 mil Sureflex pvc is approved, 50 mil Sureflex pvc is approved. 20 year manufacturer's warranty is required for any roofing membrane.

EPS - Expanded Polystyrene rigid and tapered insulation is acceptable in lieu of polyiso rigid and tapered insulation.

Densdeck - 1/2" gypsum coverboard, as approved by the membrane manufacturer is acceptable in lieu of the high density polyiso coverboard per 075423 2.2 M.4

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.

NONE

ADDENDA ITEMS – SPECIFICATIONS ITEMS

AS.01 Bid Clarification: Roofing Materials Cost Escalation Factor Clause

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.

Additionally, the prime bidder shall indicate a bid price for roofing materials as stated above 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. The contractor shall supply back-up documentation, invoices, manufacturer quotes or other papers to the Owner upon request. 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.

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 cost 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.

AS.02 Schedule Clarification: Notice to Proceed

Project completion is to be within 180 calendar days from Notice to Proceed. Notice to Proceed will be issued upon confirmation of shipment of roofing materials from the roofing manufacturer. The contractor will maintain records of the timeline for submittal review, ordering of materials and shipment of materials. With owner approval, the contractor may prepare for re-roofing prior to the issuance of Notice to Proceed. All preparation activities and temporary roof conditions must maintain a dry and water-tight building and roof assembly.

AS.03 Section 012100 Allowances

Add 3.3 D:

“Allowance No. 4: Quantity Allowance: Provide an allowance amount for the removal, disposal and replacement of 250 lineal feet (lf) of damaged internal roof conductors. This allowance amount will be used in conjunction with the unit price per lineal foot for the removal and replacement of damaged internal roof conductors. The unit price for this will be applied as an add to the project for removal of additional quantities above the allowance quantity or as a deduct for unused allowance quantity.

2. This allowance includes material cost, receiving, handling, labor, taxes and contractor overhead and profit.
3. Coordinate quantity allowance adjustment with corresponding unit-price requirements in Section 012200 "Unit Prices."
4. This total quantity allowance is to be utilized for the miscellaneous needs in this scope of work.”

AS.04 Section 012200 Unit Prices

Add Part 3, 2.1 D:

Unit Price No.4: Replacement of Damaged Internal Roof Conductor

- 1 Description: Provide a cost for the removal and replacement of damaged internal roof conductors.
- 2 Unit of Measurement: per Lineal Foot
- 3 Quantity Allowance: Unit price will be used in conjunction with the allowance identified in Section 012100 "Allowances."

AS.05 Section 012300 Alternates

Add Part 3, 3.1 D:

Add Alternate No.4: 50 MIL PVC MEMBRANE

In lieu of 60 mil TPO membrane, provide 50 mil PVC membrane system, over a ½” coverboard, over tapered polyiso insulation – as specified and detailed in the drawings. All membranes must have a 20 year manufacturer’s warranty

Base Bid: 60 mil TPO membrane.

ADDENDA ITEMS – DRAWINGS

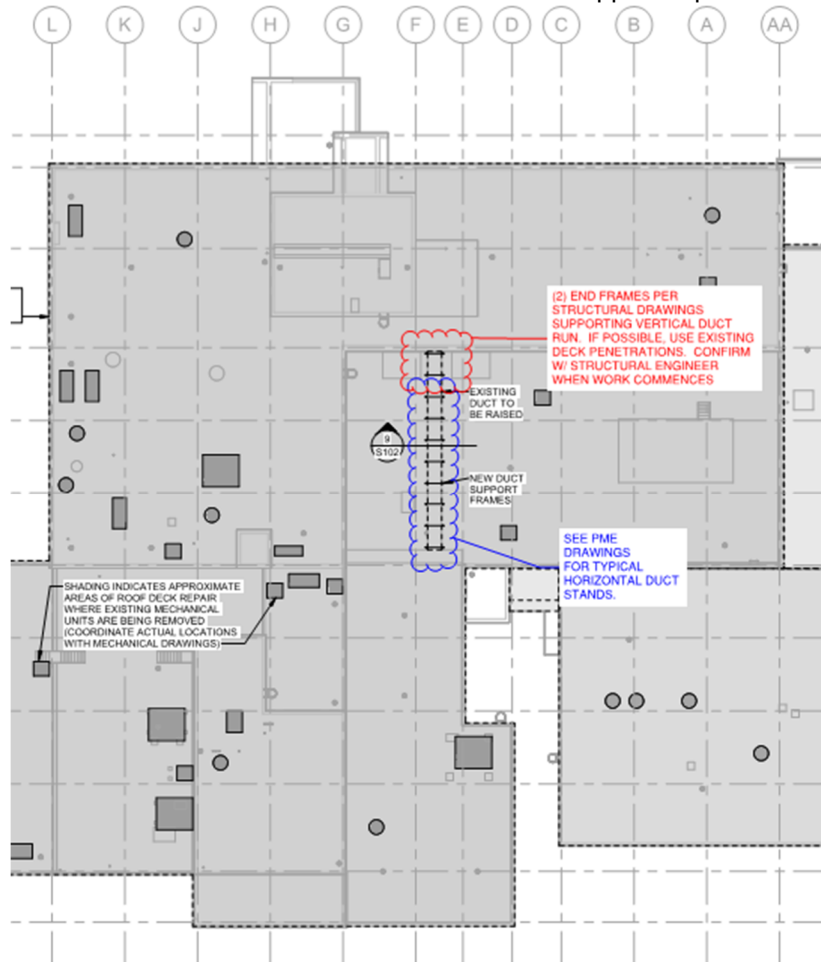
The following sheets have been modified or added to the contract documents and have been included in their entirety with modifications noted.

NONE

ADDENDA ITEMS – DRAWING ITEMS

AS.01 Sheet S101, Overall Roof Layout Plan, area B (see sketch below)

1. (2) Plan N steel frames supporting raised vertical duct run per structural drawings. Use existing deck penetrations if possible. See sketch below in red. Confirm final layout with EOR.
2. Raised horizontal duct run supported per Mechanical drawings. See below in blue.



AD.01 Sheet A401, Details A1 and C1

Anchors called out as HIT-HY 270 W/ HIT SC SCREEN TUBE - 4" EMBEDMENT @ 32" O.C.

AD.02 Sheet A402, Detail G3

Anchors called out as HIT-HY 270 W/ HIT SC SCREEN TUBE - 4" EMBEDMENT @ 32" O.C.

AD.03 Sheet A402, Detail E9

Tube column size clarified – 3" x 3" x 1/4" galvanized steel.

AD.04 Sheet A191, A192, A193, A194, A195, Keynote 8.

Paint prep for existing ladders is as follows: blast or grind all handrails, treads, risers, and supports to get clear of rust. Prime with Pro Cryl Universal Metal Primer. Top coat with WB Urethane Alkyd.

AD.04 Sheet A191, A192, A193, A194, A195, General note 7. Revise to read:

"Roof contractor responsible to clean each internal roof drain to clear any debris. Clean interior storm lines with drain cleaning machine from roof drains to 5' off the exterior of the building. Camera/Record damaged pipe and/or fittings with locations. Provide back up with usb device. Locate any exterior storm drain cleanouts on grade, clean and camera.

ADDENDA ITEMS – RFI's

- 1 What is the daily liquidated damage amount? **\$250/day**
- 2 What roof core information is available?
 - **Core 1 (Area A) top to bottom: tpo membrane, sloped polyiso, 2" polyiso, built up roof, 1" perlite, metal deck**
 - **Core 2 (Area B – east) top to bottom: tpo membrane, 2" polyiso, built up roof, 1" perlite, concrete deck**
 - **Core 3 (Area E) top to bottom: tpo membrane, 2" polyiso, built up roof, 3" sloped perlite, tectum deck**



SEE A190 FOR LARGER SCALE DRAWING

- 3 Specification section 55000 1.3 B Action Submittals, requires a delegated design stamped submittal. Is this required? **55000 1.3B is removed from the specifications.**
- 4 Specification section 55100 1.3 C Action Submittals requires a delegated design stamped submittal. Is this required? **55100 1.3C is removed from the specifications.**

END OF ADDENDUM #2