



November 12, 2021

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

**Addendum #3**

**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.*

NONE

**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

**ADDENDA ITEMS – SPECIFICATIONS ITEMS**

**AS.01 ADVERTISEMENT FOR BIDS – AMEND PROJECT COMPLETION PARAGRAPH TO READ “PROJECT COMPLETION IS TO BE WITHIN 240 DAYS.”**

**AS.02 SINGLE PRIME CONTRACT GENERAL CONDITIONS, ARTICLE 40i – THIS ARTICLE REQUIRES A JOB TRAILER/FIELD OFFICE. AN AREA WILL BE PROVIDED WITHIN THE BUILDING FOR THIS PURPOSE.**

**AS.04 076100 1.3.B – REMOVE THIS SECTION REQUIRING SHOP DRAWINGS AND DELEGATED DESIGN/ENGINEERING.**

**AS.04 076100 2.3.A.2 – REMOVE THIS SECTION REQUIRING INSULATION UNDER METAL ROOFING**

**AS.05 076200 2.6, 2.7, 2.8 – ALL ALUMIMUM-ZINC ALLOY-COATED STEEL TYPE FLASHINGS AND EDGE METAL TO BE 22 GAUGE. ALL CLEATS TO BE GALVANIZED 22 GUAGE STEEL.**

**ADDENDA ITEMS – ATTACHMENTS**

PREBID MEETING MINTUES  
PREBID SIGN IN SHEET

**Addendum #2 – TCC Roof Replacement**

## 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 FROM THE PREBID (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. **OWNER IS CONSIDERING. TO BE ANSWERED IN FINAL ADDENDUM.**
2. Confirm asbestos report in the specifications **THIS IS INCLUDED IN THE ORIGINAL BID SPECS.**
3. Duct insulation for the ductwork that we are raising up on that weird section of roof – what have we specified? Is the existing duct insulated, does it have a metal jacket? Has the design team specified a metal jacket? Do installers even need to reinsulate anything or just repair anything that is damaged during removal/reinstallation **SEE M001 FOR NEW DUCT NOTES. EXISTING INSULATION AND METAL JACKET CAN BE REPAIRED IF DAMAGED.**
4. Can EPS insulation be glued for a fully adhered system? **EPS SPECS AND INFO WILL BE ADDRESSED IN FINAL ADDENDUM**
5. What should the schedule duration be from Notice to Proceed? **240 DAYS.**
6. 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? **INTENTION IS TO SELECT FROM BASE BID AND ANY ALTERNATES CHOSEN. THIS WILL BE CLARIFIED IN FINAL ADDENDUM.**
7. Do any of the stairs to remain need to be raised? (the bottom of the existing stringers) **SEE KEYNOTE 8 ON A191, A192, A193, A194, A195. ADD "MODIFY STRINGERS OF EXISTING STAIRS TO BE 1" CLEAR OF FINISHED ROOF MEMBRANE. GRIND AND SAND ALL SHARP EDGES. REPAINT AS REQ'D."**
8. Should we get a 3<sup>rd</sup> party RRO (registered roof observer)? Weekly 3<sup>rd</sup> party QA? **NOVUS WILL BE PROVIDING WEEKLY QA VISITS.**
9. How many crews can AB Tech stand on the roof at once? i.e., are they happy if they have three cranes set up and operating at one time? **GC AND ROOFING OPERATIONS MUST COORDINATE WITH THE OWNER TO ALLOW REQUIRED ACCESS AND EGRESS FOR TENANTS. IT IS NOT THE OWNER'S INTENT TO LIMIT ROOFING ACCESS BEYOND THESE REQUIRED OPERATIONS.**
10. Can we include material costs for edge metals in the escalation clause for roofing materials? **TO BE ANSWERED IN FINAL ADDENDUM..**
11. Can you please issue a new bid form that includes the price escalation percentage and any membrane or allowance changes? **BID FORM ATTACHED TO ADDENDUM #3**
12. 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. **TO BE ANSWERED IN THE FINAL ADDENDUM.**
13. Is the drain inspection & report due before or after the reroof? **DRAIN INVESTIGATION AND REPORT SHOULD BE PROVIDED AT THE START TO INFORM THE NECESSARY REPAIRS.**
14. Is a Temp field officed required (per specs)? **TEMP FIELD OFFICE CAN BE LOCATED WITHIN THE BUILDING. NO JOB TRAILER IS REQUIRED.**

15. Specs call for a 3" max insulation thickness 075423-7, there will be 6" of base layers of insulation (2 layers). There will be 13" of tapered insulation, eliminating this max thickness spec for the **tapered insulation** (only) will cut the cost of adhesives considerably saving roughly 90K. **NOTE THAT THE SPECIFICATION SECTION IS REFERRING TO POLYISO, WHICH IS PRODUCED IN MAX 3" SHEETS, TYPICALLY. IF OTHER MATERIALS ARE ACCEPTED, THEN STANDARD MANUFACTURED THICKNESS ARE ALLOWED. WE DO NOT WANT CUSTOM POLYISO (OR ANY OTHER INSULATION) THICKNESSES.**
16. Are there any specs for the EPS. Most manufacturers will require a minimum 1.25# density. **EPS SPECS AND INFO WILL BE ADDRESSED IN FINAL ADDENDUM**
17. For the Alt Metal roof (400 square feet) are shop drawings + stamped engineering required (per the specs)? These will cost more than the materials for that tiny roof. **NO SHOP DRAWINGS AND STAMPED DRAWINGS ARE REQUIRED AS A PART OF THE STANDING SEAM DUMPSTER ROOF ALTERNATE.**
18. For the Alt Metal roof specs call for (R-30) 6" total in 1" layers. The roof is not over enclosed space, do you really want insulation there? **NO INSULATION IS REQUIRED AS A PART OF THE STANDING SEAM DUMPSTER ROOF ALTERNATE.**
19. The thickness for the prefinished steel Edge metals ranges from 26 gauge to 22 gauge. 076200-7 26 Gauge is a bit thin. Possibly reword requiring all prefinished edge metals to be 24 gauge and all cleats to be 22 gauge galvanized metal? **PROVIDE 22 GAUGE PREFINISHED STEEL EDGE METAL, 22 GAUGE GALV STEEL CLEATS.**

**END OF ADDENDUM #3**

# 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(\$)

#### Sub-Contractor

#### License Number

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(\$)

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

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

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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**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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**ROOF MATERIALS ESCALATION:**

Percentage Escalation:

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

Material Costs: Dollars(\$)

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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**

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. \_\_\_\_\_

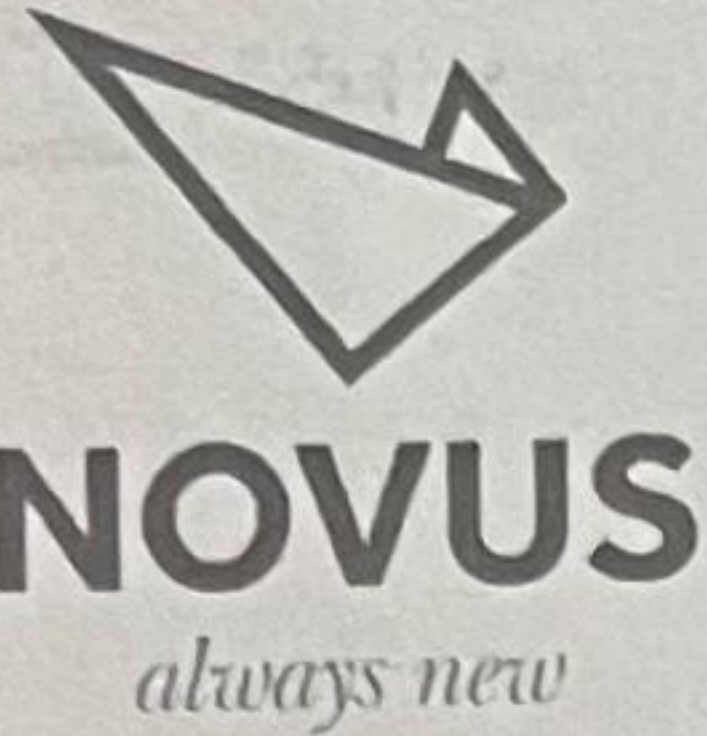
(Corp. Sec. or Asst. Sec. only)

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

(CORPORATE SEAL)

Addendum received and used in computing bid:

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



TCC Building Roof Replacement  
 A-B Tech Community College  
 Buncombe County Government  
**Pre-Bid Meeting**

Check dates + days  
 on agenda!

11.9.2021

City Group

NAME	COMPANY	GC/ ROOFER	EMAIL
Donel Gibbs	Benton Roofing	Rofer/oc	donelg@bentonroofing.com
Sorena Khan	Benton Roofing	Rofer/oc	serenck@bentonroofing.com
Matt Williams	B.A.M. Construction, Inc.	GC	matt@bam-construct.com
Tim McDord	WNC ROOFING	ROOFER	tim@wncroofing.com
Brian McIntosh	WNC Roofing	GC	Brian@WNC Roofing.com
Bill Brooks	Tremco	Manufacturer	bbrooks@tremcoinc.com
Tennant Gardner	Tremco	Manufacturer	tgardner@tremcoinc.com
John Kapsiak	Tremco	Manufacturer	jkapsiak@tremcoinc.com
John Austin	Rike Rfg	Rofer	john@rikerooting.com
Todd Smith	AAR - Roofing	Rofer	AARESTIMATORS.COM
Kevin Johnson	HVAC Inc.	Mech.	kjohnson@hvac-inc.com
STEVE PANTER	Hickory CONSTRUCTION.	GC	SPANTEL@hickory-construction.com
MIKE MERRELL	CAROLINA SPANTEL CONST.	GC	mike@spantelcscwnc.com
PHILLIP CANNADY	H&M CONSTRUCTORS	GC	PCANNADY@H-MCONSTRUCTORS.COM
Brian Bartholomew	J. Bartholomew Const.	Rofer	brian@Div7.org



TCC Building Roof Replacement  
A-B Tech Community College  
Buncombe County Government  
**Pre-Bid Meeting**

11.9.2021

## **Meeting Agenda**

- a. Introductions
- b. Project Scope Overview
  - a. TCC Building Roof replacement – A-B Tech Enka Campus
  - b. This project will contract through Buncombe County.
  - c. Awarded GC will apply for permit with Buncombe County
  - d. A copy of the contract can be found in the specifications.
  - e. The project intent is a complete tear off to deck and reroof of the building. This includes limited sitework, demolition and removal of existing rooftop equipment, including M and E work associated with the removal and reinstallation of rooftop equipment. Modifications and replacement ladders and stairs, as well as some steel framing scope is also included.
  - f. Alternates, Unit Prices, Allowances
    1. Alternate #1: 80 mil TPO in lieu of 60 mil TPO in specifications
    2. Alternate #2: 60 mil PVC in lieu of 60 mil TPO in specifications
    3. Alternate #3: replace standing seam roof, gutters and downspouts on western dumpster cover.
    4. Alternate #4: 50 mil PVC in lieu of 60 mil TPO in specifications
    5. Allowance #1: Replacement of 100 Lineal feet of damaged wood nailers
    6. Allowance #2: Addition of 100 Lineal Feet of walkway pads beyond what is drawn.
    7. Allowance #3: Removal and replacement of 250 Square Feet of metal roofing deck.
    8. Allowance #4: Repair of existing internal roof drains.
  - g. Please be reminded that this construction work will take place in an occupied county building
    1. Work Hours: 7 am – 7 pm (sun-up to sun-down)
    2. Site Access: no limit
    3. A-B Tech code of conduct (in specifications)
- c. Drawing & Specifications Availability
  - a. Novus Architects: view, email [nikki.townsend@novusarchitects.com](mailto:nikki.townsend@novusarchitects.com) to request a download link.
  - b. iSqFt online plan room [www.isqft.com](http://www.isqft.com)
  - c. Construction Market Data online plan room [www.reedpsp.com](http://www.reedpsp.com)
  - d. McGraw-Hill-Dodge online plan room [www.construction.com](http://www.construction.com)
  - e. Hispanic Contractors Association online plan room [www.hccarolinas.com](http://www.hccarolinas.com)
- d. Bidding Schedule & Procedures
  - a. **Bids received until Tuesday November 23, 2021 at 3:00 PM in the boardroom at 30 Valley Street, Asheville, NC 28801 in the Buncombe County Permits and Inspections office.**



- b. Bidders who wish to mail their proposals SHALL address them to Mr. Ronnie Lunsford, Facilities Project Manager, Buncombe County General Services 40 McCormick Place, Asheville, NC 28801. To prevent accidental opening, mailed bids should be clearly marked on the mailer, "BID FOR: TCC BUILDING ROOF REPLACEMENT. DO NOT OPEN UNTIL 3:00 P.M. E.D.T, November 23, 2021. Bids should be clearly marked not to open until the public bid opening to help protect against accidental opening.
- c. Bid Bond is required
- d. 2 envelope system:
  - i. The outer envelope should include receipt of addenda, bid bond and sealed inner envelope.
  - ii. The inner envelope should include proposal form and MBE documentation
- e. Payment and Performance Bonds are required
- f. MBE Requirements, in the specifications
  - i. Bid Advertisement: Buncombe County Website, NC HUB Office
- g. Schedule for RFIs and Addenda: Email nikki.townsend@novusarchitects.com
  - i. RFI by close of business Friday November 12, 2021 by close of business.*
  - ii. Requests for prior approval by Friday November 12, 2021 by close of business*
  - iii. Addendum issued by close of business Tuesday November 16th, 2021.*
- e. Cost escalation clause added to contract via addendum #2
  - f. **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.
  - g. 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.
  - h. 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.
  - i. 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.

j. Construction Schedule

- a. Notice to Proceed – updated in addendum #2
  - b. 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.
- c. Liquidated Damages: \$250 day

k. Photos of Project Area:

- a. Photos are available at the following link:  
[https://novusarchitects-my.sharepoint.com/:f/p/jonathan\\_capp/EgIVgnuVe99luPFYKlrv9RMBFkTRVYZhnsQ\\_Q8e04IEYbA?e=l8kpqB](https://novusarchitects-my.sharepoint.com/:f/p/jonathan_capp/EgIVgnuVe99luPFYKlrv9RMBFkTRVYZhnsQ_Q8e04IEYbA?e=l8kpqB)

l. Owner Comments

- a. Dennis Messer is A-B Tech's maintenance staff on the TCC site. His email is [dennisjmesser@abtech.edu](mailto:dennisjmesser@abtech.edu).  
828 273-2140  
Phone/text is the best way to get him.

m. Questions:

- n. Is there some assurance that we can (or should) offer in case the contract is canceled: reimbursement of any cancellation fees or bond expenses
- o. Confirm asbestos report in the specifications
- p. Do we have an allowance for brick repointing in wall locations that we need to flash into with term bars? Maybe we talked about this at some point...can't quite remember. We should consider including this but would want to define the scope area to anything within about 3-4' of where we are flashing into.
- q. Duct insulation for the ductwork that we are raising up on that weird section of roof – what have we specified? Is the existing duct insulated, does it have a metal jacket? Have we specified a metal jacket? Do we even need to reinsulate anything or just repair anything that is damaged during removal/reinstallation
- r. Can EPS insulation be glued for a fully adhered system?
- s. What should the schedule duration be from Notice to Proceed?
- t. 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?
- u. Do any of the existing stairs need to be raised? (just the bottom of the existing stringers)
- v. Should we get a 3<sup>rd</sup> party RRO (registered roof observer)? Weekly 3<sup>rd</sup> party QA?
- w. Can we have adhered EPS insulation?
- x. How many crews can AB Tech stand on the roof at once? i.e., are they happy if they have three cranes set up and operating at one time?