



Central Purchasing

T. W. Sawyer, CPPO
Purchasing Agent

January 28, 2014

ADDENDUM NO. 1 - TO ALL BIDDERS

Reference - Invitation for Bid (IFB) No. 1873

Title: Roof Replacement: Yorktown Middle School
Dated: January 6, 2014
Date Due: February 4, 2014 @ 3:00 P.M.

All other terms and conditions remain the same.

See the attached (4) pages.

Note: A signed acknowledgment of this addendum must be received by this office either prior to the due date or attached to your bid. Signature on this addendum does not constitute your signature on the original document. The original document must be signed also.

Sincerely,

Victor Robinson

Victor Robinson
Buyer

Name of Firm

Signature/Title

Date





Richard S. Corner, AIA, Senior Partner
Keith Mushenski, AIAA, Partner

C. Craig Hudson, AIA, Senior Partner Emeritus

MEETING MINUTES

Date: January 16, 2014
By: Keith Mushenski
Project Name: Yorktown Middle School Roof Replacement
Project No.: 1302
Re: **Pre-Bid Meeting Memorandum York County School Division IFB 1873**

The purpose of this meeting was to review the scope of the project and answer questions from prospective bidders. The following items were discussed.

1. Bids are due Tuesday February 4, 2014 at 3:00pm in the York County Purchasing Office on the second floor of the Finance Building at 120 Alexander Hamilton Blvd in Yorktown.
2. The project will commence on June 16, 2014 and with the Owner's written "Notice to Proceed" and shall achieve substantial completion no later than August 15, 2014. Final completion shall be achieved no later than September 15, 2014.
3. Liquidated damages will be assessed at the rate of \$200 for every calendar day after August 15, 2014 that the project has not reach Substantial completion. Should substantial completion not be attained until after September 15, 2014 the liquidated damages shall be increased to \$400 per calendar day. Assuming Substantial Completion is achieved before September 15, 2014 but not Final Completion; liquidated damages shall be assessed at the rate of \$200 per calendar day until final completion is achieved.
4. The Base bid includes the roof recovery for roof areas B & C; Blister repairs for roof areas A, D, I, J, & L; Duct support installation on roofs I & N. There are four alternates as follows. Alternate 1 Blister repair and coating on roof area N. Alternate 2 Blister repair and coating on roof area K. Alternate 3 Blister repair and coating on roof area M. Alternate 1 Blister repair and coating on roof areas F & G.
5. There is one unit price in the bid. Unit price 1- Provide square foot cost to repair blister in cap sheet in excess of the amount shown in the contract. Provide labor and material cost.
6. The project includes coating the lower roof areas with a two part acrylic system by Karnak to achieve a ten year manufacturer's warranty. Other coating systems will be accepted if they meet the specification for the Karnak coating system. Before coating the existing roof areas the existing blisters in the modified cap sheet need to be cut out and patched. The sizes and location of the more sever blisters are shown on the drawings and have an assigned size to them. For bid purposes the bidder shall assume a 10% overage of blister repair in their bids.

MEETING MINUTES: Yorktown Middle School Roof Replacement

January 16, 2014

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7. In addition to the blister repair and the coating activities a portion of the roof will be recovered in a 60 mill PVC and receive a ten year manufacturer's warranty. Included in this recover is the modification of six existing windows at the gymnasium. The existing windows will need to have their sills raised to accommodate new expansion joint flashing. The object would be to reuse all window components and replace the bottom glazing units to accommodate the raised sill.
8. The existing deck in the under the roof recovery is both poured gypsum under roof area B and metal deck under roof area C.
9. H+A pointed out that there were specific blister repair note shown on the title sheet.
10. If additional site visits are required the Bidders are to call Mark Tschirhart to arrange a site visit 757-876-868.
11. No Davis bacon wages on this project.
12. There is no asbestos on the roof.

The foregoing is Hudson + Associates Architects' record of this meeting.

Respectfully Submitted,



Hudson + Associates Architects

Keith Mushenski

ADDENDUM NO. 1

January 22, 2014

Yorktown Middle School Roof Replacement

Addendum No. 1 was prepared by:

Hudson + Associates Architects

The following additions, deletions and/or modifications are to be incorporated with the Contract Documents and acknowledgment of receipt of this Addendum shall be noted on the Bid Form submitted.

Pre-bid Meeting Minutes

Included in and attached to this Addendum are pre-bid meeting minutes, for the meeting held at the site, at 10:00 a.m. on January 16, 2014, and are hereby made part of the Contract Documents.

Drawing Changes

- Item 1** Sheet A0.05; second column; insert before base coat title; "Rolling of the existing seams: All existing seams in the modified cap sheet shall be coated by 8" roller in the base coat material and allowed to cure for 48 hours prior to applying the base coat."
- Item 2** Sheet A0.05; second column; insert after base coat title; "Base coat shall only be applied after the seam rolling has cured; furthermore the base coat shall be applied over and including the seam rolling."
- Item 3** Sheet A0.05; third column; replace the paragraph "Field Quality Control" with the following:
"The coating manufacturer or their qualified representative shall be required to make site visits to inspect the roof after cleaning and before coating to verify roof membrane is ready to coat. The coating manufacturer or their qualified representative shall be on site when the coating begins to verify all requirements are being followed. Lastly, the coating manufacturer or their qualified representative shall make two monthly visits to review coating progress. Each site visit shall require a written field report."

Additional Coating Products acceptable to be used on the project

- Item 4** R Nova Plus system to include; R Nova Plus matrix used on all flashings, penetrations, and angle changes; R Nova Plus base coat and R Nova Plus top coat.
- Item 5** Acu-Shield Coating system to include; Acu-tac base coat and Acu-shield top coat.

ADDENDUM NO. 1

January 22, 2014

Yorktown Middle School Roof Replacement

Answer to Bid questions

Item 6 **Question :** Can you tell me what system and glass was used on the original installation?

Answer: The storefront framing is Kawneer, Trifab VG 451T. The Insulated glazing units were manufactured by "Solar Seal Company". The Insulated glazing units are as follows;

1. "Solarban Gray" 60 by PPG Industries, Inc
2. Overall Unit Thickness and Thickness of Each Lite: 1-inch total thickness; 1/4-inch thick glass lites.
3. Interspace Content: Air.
4. Outdoor Lite: Class 2 (tinted) float glass.
 - a. Tint Color: "Solargray" by PPG Industries, Inc..
 - b. Kind HS (heat strengthened).
5. Indoor Lite: Class 1 (clear) float glass.
 - a. Kind HS (heat strengthened).
6. Low-E Coating: Sputtered on third surface.
7. Visible Light Transmittance: 35 percent minimum.
8. Winter Nighttime U-Factor: 0.29 maximum.
9. Summer Daytime U-Factor: 0.31 maximum.
10. Solar Heat Gain Coefficient: 0.28 maximum.
11. Outdoor Visible Reflectance: 7 percent maximum.

End of Addendum No. 1