

ADDENDUM NUMBER TWO

**HENDERSONVILLE HIGH SCHOOL STILLWELL BUILDING ROOF REPLACEMENT
HENDERSON COUNTY PUBLIC SCHOOLS**

MLA PROJECT NUMBER: 17007

Mark Lusk Architecture, PLLC
128 Woodburn Drive
Swannanoa, NC 28778
(828) 808-9757

DATE OF ISSUE: July 11, 2017

TO: ALL BIDDERS OF RECORD

This Addendum modifies the Contract Documents only in the manner and to the extent stated herein and shown on any accompanying drawings and will become a part of the Contract Documents. Except as specified or otherwise indicated by this Addendum, all work shall be in accordance with the basic requirements of the Contract Documents.

BIDDERS SHALL ACKNOWLEDGE RECEIPT OF ADDENDUM ON BID FORM.

This Addendum consists of one page and any enclosures noted:

I. ENCLOSURES:

1. Bid Form
2. 012200 - Unit Prices
3. 012300 – Alternates
4. Pull Test Report

II. GENERAL INFORMATION / CLARIFICATIONS:

1. The Owner has noted that asbestos containing material has been removed from school facilities and has assumed the existing built-up roofing does not contain asbestos
2. The existing interior stairs are available for access to the upper main roof for use by personnel during construction until August 28 when school begins. Any added soiling of the stair and corridor floor finishes will require restoring. Equipment and materials will be placed on and removed from the roofs by exterior means. The lower auditorium roof shall be accessed from the ground
3. There are no work hour restrictions
4. Staging from the parking lot is available prior to August 28. Access from the ground other than the parking lot is available and damage to the grounds shall be restored.
5. Pull tests were completed on the upper main level and lower auditorium level roofs. Refer to the enclosed Pull Test Report.
6. The existing electric conduit at the Auditorium Roof will be removed by the Owner

III. CHANGES TO PROJECT MANUAL:

1. 012200 Unit Prices and Addendum One Item III-1: ADD a roof ventilator unit price:
 - a. Provide gravity ventilator Type C Equal to Greenheck Model RFC-7, size to fit

IV. CHANGES TO DRAWINGS:

1. Refer to A202 Roofing Notes A201, A202 and Addendum One Item IV-5: REPLACE the Roofing Notes as follows (This revises the Auditorium Roof's existing roofing components and its removal):

BASE BID

Upper Main Roof

1. Existing roofing components:
 - Modified Bitumen Membrane
 - 1 ½" Polyiso Insulation
 - Built Up Roofing
 - Concrete Roof Deck
2. Remove existing modified bitumen roofing system and components, polyiso insulation and built-up roofing down to existing concrete roof deck.
3. Provide fully adhered 60 mil TPO membrane roofing system over attached 2.6 inch flat polyiso insulation on existing concrete roof deck.

Lower Auditorium Roof

1. Existing Roofing components:
 - Modified Bitumen Membrane
 - 1" Perlite Insulation
 - Built up Roofing
 - ½" Fiber board
 - 2" Precast Concrete Roof Deck
2. Remove existing modified bitumen roofing system and components and perlite insulation. The existing built-up roofing shall remain.
3. Provide fully adhered 60 mil TPO membrane roofing system over attached 2.6 inch flat polyiso insulation over existing built up roofing. Attach the insulation into existing concrete roof deck

Roof Drains

1. Provide roof drain inserts at existing roof drains. (Per Addendum One Item IV-5)

ALTERNATE 1

Lower Auditorium Roof

1. Existing Roofing components:
 - Modified Bitumen Membrane
 - 1" Perlite Insulation
 - Built up Roofing
 - ½" Fiber board
 - 2" Precast Concrete Roof Deck
2. Remove existing modified bitumen roofing system and components, perlite insulation and built up roofing down to existing concrete roof deck.
3. Provide fully adhered 60 mil TPO membrane roofing system over attached 2.6 inch flat polyiso insulation on existing concrete roof deck.

2. Refer to Addendum One Item IV-1: REVISE - One overflow scupper shall be opened, provide PVC pipe and flash. All but 4 overflow scuppers are revised to flashing existing PVC pipe.

END OF ADDENDUM

BID FORM

BID OF: _____
(Contractor)

BID TO: HENDERSON COUNTY PUBLIC SCHOOLS
(Owner)

PROJECT NAME: _____

PROJECT NUMBER: 17007 BID DATE: _____

BASE BID AGREEMENT

The undersigned, having examined all the Bidding Documents and acknowledging all Addendum(a) as follows:

Addendum(a)#

Shall execute the entire Work in the Bidding Documents as described, for a LUMP SUM amount of:

_____ Dollars

(\$ _____) which sum is hereafter called the BASE BID.

DATE FOR COMMENCEMENT AND SUBSTANTIAL COMPLETION

The Date for Commencement shall be established in the Notice to Proceed. The Contractor shall not incur any expense until the contract has been awarded. An award requires that either the Contract be signed by both the awarding authority and the contractor or a Notice to Proceed is executed.

All work shall be substantially completed (as evidenced by the date on the CERTIFICATE OF SUBSTANTIAL COMPLETION) shall be September 21, 2017:

The undersigned further agrees that from the compensation to be paid, the owner may retain as Step One liquidated damages the sum of One Hundred Fifty Dollars (\$150) for each calendar day the actual contract time for Substantial Completion exceeds the specified or adjusted contract time for Substantial Completion as provided in the Contract Documents.

BID SECURITY

The undersigned enclosed bid security in the amount of not less than five (5) percent of the BASE BID. The Contractor shall have twenty-one (21) days maximum from the date of the Notice of Intent to Award to deliver Performance and Payment Bond, Certificate of Insurance, and the Contract (signed by Contractor only). Failure to deliver these documents, as required, shall entitle the agency to consider the Contractor non-responsible and declare the bid security forfeited.

***ALTERNATE(S) TO THE BASE BID:**

***Alternate No. 1- Work as described in Roofing Notes A201, A202 in Addendum Two regarding the Auditorium Roof**

***(Add) _____ Dollars(\$)**

UNIT PRICES:

Unit Price #1 _____ per board foot

Remove and provide treated 2 x 6 wood nailer

Unit Price #2 _____ per unit

Provide Gravity Ventilator Type A

Unit Price #3 _____ per unit

Provide Turbine Ventilator Type B

***Unit Price #4 _____ per unit**

***Provide Turbine Ventilator Type C**

ADDENDA

The undersigned acknowledges the receipt of the addenda (as noted on page one of this Bid Form) and confirms that the BID as submitted reflects appropriate price responses.

LISTING OF SUBCONTRACTORS (where applicable)

NCGS (43-128 (d) provides: Single-prime contracts – All bidders in a single-prime project shall identify on their bid the contractors they have selected for the subdivisions or branches of work.

BID HOLDING TIME AND ACCEPTANCE

The undersigned agrees that this Base Bid may not be revoked or withdrawn after the time set for the opening of bids, but shall remain open for acceptance for a period of sixty (60) days following the bid date.

CERTIFICATION REGARDING DRUG-FREE WORKPLACE

The undersigned certifies that the contractor listed below will provide a "drug-free workplace" as that term is defined in Article 5 of Chapter 90 of the NC General Statutes.

PROGRESS PAYMENTS

Contractor's Application for Payment shall be submitted to the Architect on AIA Document G702 and G703 - 1983 Edition. The period covered by each application for Payment shall be not less than one calendar month. The Owner shall make progress payments to the Contractor on undisputed amounts certified by the Architect within thirty (30) days from receipt of the Application for Payment by the Owner.

CONTRACTOR'S CLASSIFICATIONS AND SUBCLASSIFICATIONS WITH LIMITATIONS

(Classification) (Subclassification) (Limitations)

(NC Contractor's License Number)

AUTHORIZATION

(Type or Print Name of Contractor)

(Type or Print Address)

(Type or Print Phone Number)

(Type or Print Fax Number)

(Type or Print Name)

(Title)

(Signature)

(Date)

END OF BID DOCUMENT

. ***Addendum 2 items with asterisk and bold font.**

SECTION 012200 - UNIT PRICES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes administrative and procedural requirements for unit prices.

Related Requirements:

1. Division 01 Section "Contract Modification Procedures" for procedures for submitting and handling Change Orders.

1.3 DEFINITIONS

- A. Unit price is an amount incorporated in the Agreement, applicable during the duration of the Work as a price per unit of measurement for materials, equipment, or services, or a portion of the Work, added to or deducted from the Contract Sum by appropriate modification, if the scope of Work or estimated quantities of Work required by the Contract Documents are increased or decreased.

1.4 PROCEDURES

- A. Unit prices include all necessary material, plus cost for delivery, installation, insurance, applicable taxes, overhead, and profit.

Measurement and Payment: See individual Specification Sections for work that requires establishment of unit prices. Methods of measurement and payment for unit prices are specified in those Sections.

Owner reserves the right to reject Contractor's measurement of work-in-place that involves use of established unit prices and to have this work measured, at Owner's expense, by an independent surveyor acceptable to Contractor.

List of Unit Prices: A schedule of unit prices is included in Part 3. Specification Sections referenced in the schedule contain requirements for materials described under each unit price.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 SCHEDULE OF UNIT PRICES

- | | | |
|----|---|----------------------------------|
| A. | UNIT PRICE #1: Remove and replace wood nailer: | Unit Price per Lineal Foot |
| B. | UNIT PRICE #2: Provide Gravity Ventilator Type A: | Unit Price per Ventilator |
| C. | UNIT PRICE #3: Provide Turbine Ventilator Type B: | Unit Price per Ventilator |
| D. | *UNIT PRICE #3: Provide Turbine Ventilator Type C: | Unit Price per Ventilator |

END OF SECTION **012200**

***Addendum 2 items with asterisk and bold font.**

SECTION 012300 - ALTERNATES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes administrative and procedural requirements for alternates.

1.3 DEFINITIONS

- A. Alternate: An amount proposed by bidders and stated on the Bid Form for certain work defined in the bidding requirements that may be added to or deducted from the base bid amount if Owner decides to accept a corresponding change either in the amount of construction to be completed or in the products, materials, equipment, systems, or installation methods described in the Contract Documents.

- 1. Alternates described in this Section are part of the Work only if enumerated in the Agreement.

The cost or credit for each alternate is the net addition to or deduction from the Contract Sum to incorporate alternate into the Work. No other adjustments are made to the Contract Sum.

1.4 PROCEDURES

- A. Coordination: Revise or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.

- 1. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.

- B. Execute accepted alternates under the same conditions as other work of the Contract.

Schedule: A schedule of alternates is included at the end of this Section. Specification Sections referenced in schedule contain requirements for materials necessary to achieve the work described under each alternate.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 SCHEDULE OF ALTERNATES

Add Alternate No. 1: Work as described in Roofing Notes A201, A202 in Addendum Two regarding the Auditorium Roof.

***Addendum 2 this Section is added.**

END OF SECTION 012300



6/30/2017

General Putnam
Carolina Mountain Roofing
177 Youngs Cove Rd.
CANDLER, NC 28715
UNITED STATES

Re: Hendersonville High School

Dear General:

I have enclosed the Job Report Number 15672 from the job referenced above. The report was recorded by Chase Downs, OMG .

OMG is interested in your feedback on our services. Please visit www.omglistens.com to take a brief, 2-3 minute survey to help us understand how we did on this project, and more importantly, anything we can do better next time. We value your time and input, and thank you in advance for your participation.

If you have any further questions, please feel free to call.

Sincerely,

A handwritten signature in black ink, appearing to read "Andy Cleveland", is written over a light blue horizontal line.

Andy Cleveland
OMG Technical Support Lead

CC:
Chase Downs (OMG)

Attn:
general@cmrci.biz;

Enc:
None

Pull Test Report

Job Name: Hendersonville High School

Report Number: 15672

Job Location: HENDERSONVILLE, NC

Test Date: 6/29/2017

Ambient Temperature: 75°F

Building Height: 50 ft.

Tester Manufacturer: DMD Force-2000

Max Cap of Tester: 2000

Test Witnessed By: General Putnam (Carolina Mountain Roofing)

Ground Roughness: B

Roof Area: 23,000 sq. ft.

Test Performed By: Chase Downs

Existing Roof System: Tear-Off

Test Cut Area Repaired By: General Putnam (Carolina Mountain Roofing)

Thickness of Existing Roof: 3"

Fasteners Tested: Heavy Duty Fastener

New System Manufacturer: Unknown

Roof Cover Type: F/A Single Ply

New Insulation Manufacturer: Unknown

Insulation Type

Thickness

ISO

Tapered

Deck Type

Thickness

Structural Concrete

See Comments

Disclaimer: Manufacturer's installation requirements shall be followed when using any of the tested fasteners or adhesives. Neither the technician performing the pullout tests, nor his/her company is responsible for the waterproofing integrity of the repairs. This test report does not certify the structural integrity of the roof deck.

Test Results

Job Name: Hendersonville High School

Test Location No.	Results lbs	Fastener Tested	Penetration	Bit Diameter	Comments
1	1500	Heavy Duty Fastener	1"	3/16"	
2	1500	Heavy Duty Fastener	1"	3/16"	
3	1500	Heavy Duty Fastener	1"	3/16"	
4	1500	Heavy Duty Fastener	1"	3/16"	
5	1500	Heavy Duty Fastener	1"	3/16"	
6	765	Heavy Duty Fastener	1"	3/16"	
7	1500	Heavy Duty Fastener	1"	3/16"	
8	1500	Heavy Duty Fastener	1"	3/16"	
9	1304	Heavy Duty Fastener	1"	3/16"	
10	1500	Heavy Duty Fastener	1"	3/16"	

Pull Test Comments:

This project consists of two roof areas. The lower roof area is approximately 8,000 SF and 40' tall. The structural concrete on this area is approximately 2" thick. The existing system on the lower roof area consists of a MOD BIT membrane with a layer of wood fiber insulation underneath. Below the wood fiber insulation is a BUR and another layer of wood fiber insulation mopped directly to the concrete deck. The customer is still deciding between tearing off all the way down to the structural concrete deck or just tearing off to the existing BUR on this lower section.

The upper roof area is approximately 15,000 SF and 50' tall. The structural concrete deck on this roof area is approximately 10" thick at the peak and is tapered 1/2" per foot towards the buildings perimeter. The existing system on this area consists of a MOD BIT membrane with a layer of ISO directly underneath. Below the ISO is a BUR which sits directly on top of the tapered concrete deck. The customer plans to tear off all the way down to the structural concrete deck on this upper roof area.

The customer plans to M/A new tapered ISO to the structural concrete deck and then F/A a new TPO membrane.

For pull tests 1-5, 7,8 & 10 the pull test was stopped at 1500 pounds to avoid damaging the pull tester.

Roof Diagram

