

ADDENDUM No. 01

SUBJECT Pre-Bid Walkthrough

- Questions and Answers
- Sign in sheet

DATE ISSUED..... November 18, 2019

Important Note to Bidders:

Only the items referenced in this addendum shall be revised. All other provisions, requirements, and terms and conditions of ITB ESD 112-16-19 shall remain the same.

Instructions to Bidders:

Bidders shall sign, date and submit the form on this page with the rest of your company's bid materials.

Name of Company _____

Name of Authorized Representative (Please print) _____

Signature of Authorized Representative _____

Date Signed _____



- **What bonding is required?**

A bid bond is not necessary, but payment and performance bonds will be required in the amount of the contract. Standard bond/AIA forms are fine.

- **Is there an engineer's estimate for this project?**

We do not have an engineer's estimate for this project.

- **Is this a "Prevailing Wage" job?**

Yes. We are an agency of the State of Washington. Thus, all of the work contracted with us requires that you pay your employees that are working on our projects the state mandated prevailing wage rates for their respective trades, and their individual trade levels.

- **What is the "schedule" and "time duration" for this project?**

We would like to start this project right after the first of the year, weather permitting. Our expectations for how long this project should last is approximately 30 days maximum, but ultimately you the contractor should be advising us on this.

- **How many layers of roofing currently exist?**

One (1) layer. This has been confirmed thru multiple core tests in the past 60 days.

- **Is there any metal work required?**

The coping around the perimeter of the roof, the counter-flashing at the RTU's & roof-hatch, and the various roof-penetrations flashing will be the only new metal work required.

In regards to the eight (8) parapet pop up walls, the existing cap sheet and sheet metal will not be replaced nor over-laid with TPO. However, contractors should plan to un-screw or release each parapet's vertical sheet metal panels so the new roofing material can be "tucked underneath" and adhered up the wall 6-8 inches, and then re-attach the panels.

- **Is there a specific manufacturer for the roofing material?**

The only requirement is that it is TPO roofing material with an "integrated" or "attached" ½" backer material, and a 20-year warranty.

- **Should the wooden blocks supporting the pipes be replaced?**

Yes, these blocks should be replaced with some sort of UV stable composite material similar to Trex. Figure on at least two different sizes of blocks (2"x4" and 4"x4") and make sure to "round-off" all sharp edges. These blocks need to bare-down onto the roof to prevent any stress leaks in the gas lines. Spacing to be per code. Additionally, all blocks are to be sitting on added patch material to reinforce against any movement wear.

- **Should the HVAC units be raised to allow roofing to cover curbs?**

No. Tuck up new TPO under the four (4) existing RTU curb-flashings and install new counter-flashing. The same should be done for the existing roof-access hatch.

- **Should the existing bubble areas of the roof be cut out and replaced?**

Yes - there are approximately 85 marked sections of major bubbling that should cut out and replaced.



- **Do the existing gas supply lines that exit the roof at an angle need new flashing?**
Yes. There are two (2) $\frac{3}{4}$ " gas lines that exit the roof at an odd angle. The building owner (ESD112) will have their plumber handle the modifications to these lines so that they exit the roof at a "right" angle so that a proper flashing detail can be achieved by the roofer.
- **Are the abandoned gas lines staying?**
No. 40% of the existing gas lines, all branches leading to nowhere, will be removed by ESD's plumber prior to any roofing work being done.
- **Can the existing roof hatch be used as the contractor's main access?**
No. Contractors should plan on accessing the roof by their own means.
- **Are there any new "crickets" required?**
Yes. Contractors should plan on providing & installing new crickets as required at the four (4) RTU's.

Please see the sign in sheet attached.

Thank you.

Jeff Strunk, Purchasing Manager, ESD 112
E-Mail: Jeff.Strunk@esd112.org

**ESD 112-16-19 Roof Recovering – 2300 Building
Pre-Bid Job Walk - 11/12/2019**

<u>Name</u>	<u>Company</u>	<u>Email</u>
Jason Coe	Gresham Roofing	jasoncoe74@gmail.com
Varick Apland	Roof Toppers	varicka@rooftoppers.com
Rick Renner	Johns Manville	rick@roofingsg.com
Austin Thummel	D & D Construction	austing@dndconstructioninc.com
Eli Kimmel	Petra Design Build	eli@petradesignbuild.com
Todd Wilson	Weatherguard	todd@weatherguardinc.net
Travis Fisher	Pacific Tech	tfisher@pactechgroup.com
Todd Robinson	Snyder	trobenson@snyder-builds.com
Tynan Furman	ABC Roofing Co.	tom@abcroofingco.com
Al Perez	Arrow Roofing	al@arrow-roofing.com
Ryan Nikkila	Garon Roofing	ryan@garonroofing.com
Brad Lafortune	Frontier Roofing	brad@frontierroofingllc.com
Tom Holden	RCI Sheet Metal	rcisheetmetal@yahoo.com