

ADDENDUM NUMBER ONE

**DANA & ETOWAH ELEMENTARY GYM ROOFS REPLACEMENTS
HENDERSON COUNTY PUBLIC SCHOOLS**

MLA PROJECT NUMBER: 19013

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

DATE OF ISSUE: September 18, 2019

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(s) and any enclosures noted:

- I. ENCLOSURES:**
 - 1. Pre Bid Conference Report
 - 2. Sign in Sheet

- II. GENERAL INFORMATION / CLARIFICATIONS:**
 - 1. See attached Pre Bid Conference Report

- III. CHANGES TO PROJECT MANUAL:**
 - 1. See attached Pre Bid Conference Report

- IV. CHANGES TO DRAWINGS:**
 - 1. See attached Pre Bid Conference Report

END OF ADDENDUM

PRE-BID CONFERENCE

DATE: September 17, 2019
LOCATION: Sites-Dana and Etowah Elementary Schools
PROJECT: Dana & Etowah Elementary Roofs Replacements
PROJECT #: 19013

ATTENDING:

Brian Cantrell	HCPS
Chris Wheeler	Bonitz
Ronnie Wheeler	Bonitz
General Putnam	CMRCI
Chuck Patterson	CMRCI
Sarah Eskola	Eskola, LLC
Brian Bartholomew	J Bartholomew Construction
John Howell	Beacon Roofing
Dan Dandrow	American Renovation Professionals
Mark Lusk	Mark Lusk Architecture PLLC

The following items shall be incorporated as part of the Bid Documents. Items noted in bold are changes to the bid documents:

1. Bid Date is September 24, 2019 at 2:00 PM at the Maintenance Facility a 246 Education Drive. The Bidder is responsible for the bid arrival by this time. Electronic and FAX submittals are not accepted.
2. Bid bonds are not required for bids under \$500,000 and P & P Bonds are not required for contracts under \$300,000.
3. The project consists of roof replacements at the gymnasiums at Dana and Etowah Elementary Schools. Both roofs are barrel vault roofs at approximately 7,550 sf each.
4. A notice to proceed will be issued for September 30, 2019 and the substantial completion date is December 31, 2019. Extensions to this schedule are specified on the Bid Form. **The extensions are modified as follows:**
 - **The precipitation forecast is revised from 40% to 30%**
 - **There is no tear-off. The existing roof will remain and will be overlaid.**The intent is once the contractor mobilizes on site, work will continue without unapproved delays.
5. The work will be coordinated with the student drop-off / pick up schedule and testing schedule.
6. Base bid shall be lump sum bid
 - Base bid is broken down with a separate cost between each roof
 - There are 3 alternates
 - There are 2 unit prices
7. The scope of the project was reviewed.
 - The existing roof deck is exposed wood boards at least 1-1/2" thick. Fasteners lengths shall be coordinated with the roof deck thickness so as to not penetrate through the deck
 - The roof is barrel vault shape and is over a gym
 - The existing roofing systems will remain and the specified TPO system will be installed as an overlay system. Both existing membranes are PVC with 1" of

fiberboard underlayment at Dana and 1/2" of fiberboard underlayment at Etowah. Attached is the Dana roof core report as requested.

- The gutters and downspouts will be replaced
- The wood fascia board at the eaves at Dana will be replaced including the metal fascia cladding
- The adjacent lower roofs are required to be protected. Contractor responsible for leaks, repairs, and damages
- The gyms will be occupied during reroofing work. Contractors will be responsible to dry mop the existing gym floor as needed to maintain clean conditions.
- Contractor responsible for securing roof water tight for overnight

8. Additional items:

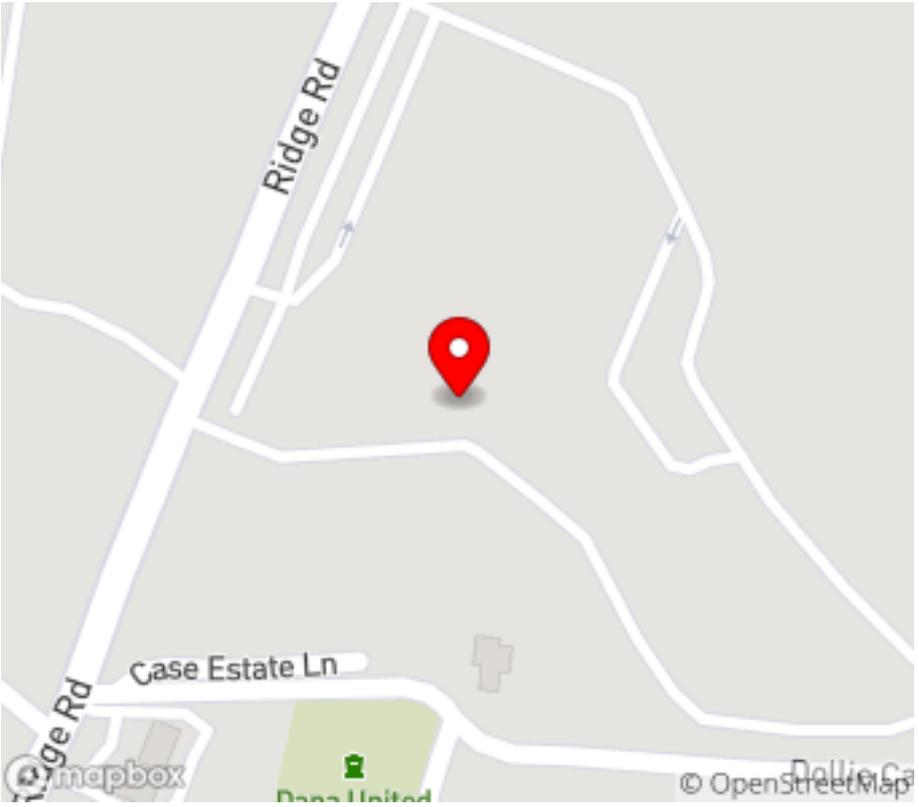
- **Delete the brackets noted on details 1,3/A301**
- **The gutters hangers can be either aluminum or stainless steel details 1,3/A301**
- **Provide splashblocks at the 3 downspouts on the adjacent roof at Dana**
- **Coordinate the 3 downspouts at the existing locations on the front side at Etowah**

9. The sites were visited.



Roof Inspection (Up to 4 Roof Sections)

Client Information

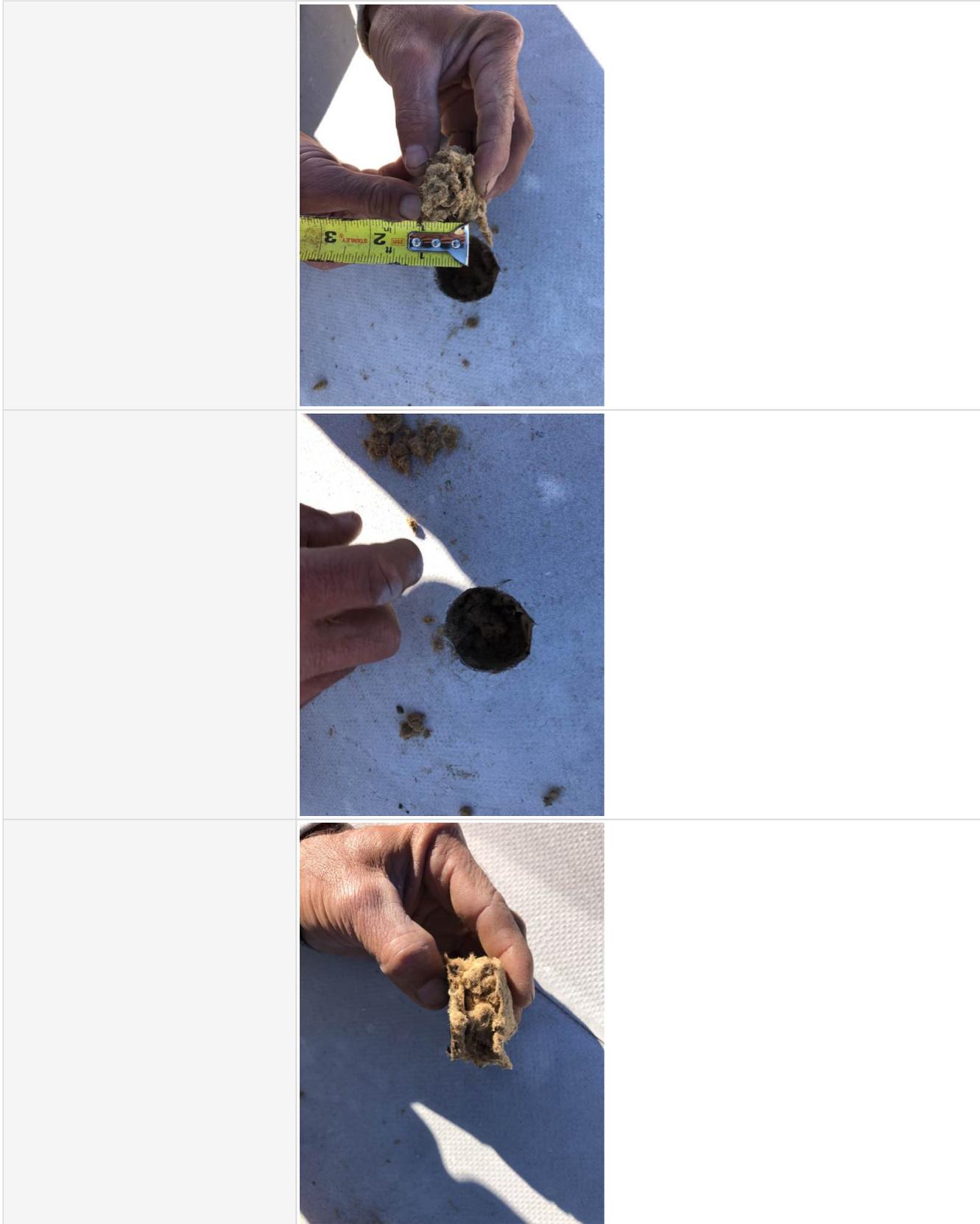
Client	HCPS
Date/Time	12-04-2018
Facility/Residence	Dana Elementary School
Facility/Residence Address	690 Ridge Road Hendersonville, NC 28792
Location / GPS	 <p>Lat: 35.3379211425781 Long: -82.3735435959719</p>
Facility/Residence Cover Photo	

Roof Section Information

Roof Inspection (Up to 4 Roof Sections)

Roof Section #	A
Roof Membrane Type	Unknown
Roof Membrane Attachment Type	MECHANICALLY ATTACHED
Roof Insulation/Board Type	Fiber Board
Roof Insulation/Board Attachment Type	MECHANICALLY ATTACHED
Roof Deck Type	Wood Plank
Roof System Core Tested	Yes
Core Test Photos	
	

Roof Inspection (Up to 4 Roof Sections)





Roof Inspection (Up to 4 Roof Sections)

Core Test Report	Core #1 Wood Deck 1.25" Fiber Board Possibly CSEP(Hypalon)
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Roof Section Condition

Roof Section Recommendation

Roof Section Pricing

Time & Material Repair Pricing	Click to Download
Inspection Pricing	Click to Download
Maintenance Pricing	Click to Download

Roof Section Budget Pricing
