

ADDENDUM NUMBER ONE

HCPS ROOF REPLACEMENTS AT FRMS/EHHS HENDERSON COUNTY, NORTH CAROLINA

MLA PROJECT NUMBER: 25004

Mark Lusk Architecture, PLLC

DATE OF ISSUE: October 9, 2025

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. FAILURE TO DO SO WILL DISQUALIFY THE BID.

This Addendum consists of one page(s) and any enclosures noted:

ENCLOSURES:

1. Pre Bid Conference Report
2. Bid Form
3. Section 012200

GENERAL INFORMATION / CLARIFICATIONS:

1. See attached Pre Bid Conference Report
2. Refer to 6/A301: Gutters and downspouts shall be aluminum only as specified, steel is not acceptable

CHANGES TO PROJECT MANUAL:

1. Refer to attached 012200 and attached Bid Form - add the following Unit Prices
 - a. UNIT PRICE #5: Provide roof drain replacement of an existing 4" roof drain as selected by Owner. Roof Drain shall be equal to Josam 21504-22-Z-1.
 - b. UNIT PRICE #6: Provide roof scupper leader box and 4"x4" downspout replacement of an existing gym roof leader box and downspout at EHHS Locker Room Complex Roof.

CHANGES TO DRAWINGS:

1. Refer to A202, 7/A301: The base of wall section 7/A301 around the Gym - existing counterflashing shall be replaced with surface mounted .032" aluminum counterflashing.
2. Refer to A203: Stone ballast removed from FRMS roof shall be located on site. Coordinate with Owner
3. Refer to 5/A301: Existing roof drain dome shall be replaced with aluminum roof drain dome.
4. Refer to 3/A302: Sawcut removal of existing screen wall shall occur at west side of gym only.

END OF ADDENDUM

PRE-BID CONFERENCE

DATE: October 8, 2025
LOCATION: Flat Rock Middle and East Henderson High Schools
PROJECT: HCPS ROOF REPLACEMENTS AT FRMS/EHHS
PROJECT #: 25004

ATTENDING:

Bidder's List	See attached
Bryan Rhodes	Henderson County
Brian Cotton	Henderson County
Ronnie Kilby	Henderson County
Chad Dillon	HCPS
Brian Cantrell	HCPS
Mark Lusk	Mark Lusk Architecture

The following items shall be incorporated as part of the Contract Documents:

1. Pre Bid is mandatory with the list bidders qualified only to submit a bid.
2. Bid Date is October 8, 2025 at 2:00 PM at 246 Education Drive, Flat Rock, NC. The Bidder is responsible for the bid arrival by this time in specified envelopes. Bidder's questions may be submitted until October 14, 2025. Questions must be submitted by email only.
3. Bid bonds are required for bids \$500,000 or greater and P&P Bonds are required for contracts \$300,000 or greater. MBE forms must be submitted as required.
4. The substantial completion date is May 1, 2026. Liquidated damages are \$150/day. Extensions to the schedule must meet the requirements noted in the bid form and documentation submitted. The notice to proceed should be issued by November.
5. There is One Alternate:
 - Alternate 1 – EHHS Media Center Roof Replacement
6. There are 4-unit prices and no allowance. There will be 2 additional unit prices. Additional work will be performed as a change order.
7. **Bidders are required to acknowledge receipt of addenda on the bid form; failure will result in disqualification of bid.**
8. The following items are requirements during construction:
 - Coordination with school personnel and schedules (bus, etc.)
 - Employees must report for ID badges, must have state form of ID, must have clean record (no sex offenders, etc.)
 - Work schedule will be set at preconstruction and schedule changes (weekends etc.) should be submitted.
 - Staging areas were identified at each roof location. Reseeding and care to smooth out wheel tracks of disturbed areas are required. The grounds shall be kept clean with debris removed regularly and ladders removed each day.
 - Contractor shall provide temporary equipment, including portable toilet and power.
 - Contractor is responsible for permits
 - Roof warranty is edge to edge
9. The scope of the project was reviewed:
 - Acceptable roofing manufacturers are
 - Carlisle
 - Elevate by Holcim Building Envelope

- Johns Manville
 - Square footage and dimensions are approximate, contractor shall verify.
 - Each roof was reviewed for scope
 - Electrical work and permits are required for power hood ventilators
10. The sites were visited.



HENDERSON COUNTY PRE-BID SIGN IN

Project: HCPS Roof Replacement @ Firms/EHHS

Date: 10/8/25

Location: Firms/EHHS

Time: 10 AM

Name	Company	Email	Phone #
Chris Wheeler	Bonitz	chris@bonitzofash.com	828-255-0123
Brian Russell	Highland Roofing	Bruce11@highlandroofing.com	919-628-6453
Rachel Venn	ACR	Intake@alpaccommercialroofs.com	855-862-7663
Jason Guzowskas	Horizon Roofing	Jason@horizonr.com	980-392-7736
Tanner Carter	Palmetto State Rf	Tanner@psroof.com	804-745-1354
Joey Garris	Alcons ofville	jgarris@alconsroofing.com	928-246-2584
Joey Tillman	Owens Roofing, Inc	joey@owensroofinginc.com	936-707-2051
NEIL HUTCHINS	FERRIS CONSTRUCTION INC DBA SUMMIT BSR ROOFING	neil@summitbsr.com	704-822-7677
Severin Simprephone	Benton Roofing Inc.	Serena@bentonroofing.com	828-606-9288

H.C. Attendees:

BRIAN CARTER CHAD DILLON
RONNIE KUBBY BRIAN CANTRELL
BRIAN RHODES

BID FORM (ADDENDUM #1 BOLD PRINT)

BID OF: _____
(Contractor)

BID TO: _____ HENDERSON COUNTY
(Owner)

PROJECT NAME: HCPS ROOF REPLACEMENTS AT FRMS/EHHS

PROJECT NUMBER: 25004 BID DATE: _____

BASE BID AGREEMENT

The undersigned, having examined all the Bidding Documents and acknowledging all Addendum(a) as follows **(failure do so will disqualify bid)**:

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.

ALTERNATE(S) TO THE BASE BID:

Alternate No. 1 – EHHS Media Center Roof Replacement:

_____ Dollars(\$)

UNIT PRICES:

Unit Price #1 _____ per 2 in x6 in x8 ft board
Provide treated wood nailers

Unit Price #2 _____ per square foot
Provide 22 ga galvanized corrugated metal decking

Unit Price #3 _____ per square foot x 3 in thick
Provide cementitious wood fiber deck

Unit Price #4 _____ per 4 foot x 4 foot x 1 in thick
Provide polyisocyanurate insulation

Unit Price #5 _____ per Roof Drain
Provide roof drain replacement

Unit Price #6 _____ per Leader Box and Downspout
Provide roof scupper leader box and downspout

LISTING OF ROOFING MANUFACTURER

Roofing Manufacturer: _____

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) May 1, 2026, subject to adjustments as provided in the Contract Documents and the following:

The following shall not be considered adjustments to the number of calendar days:

- A day precipitation forecast is 30% or less or when precipitation (any percentage) is not forecast until after 4:00 pm to perform roofing tear-off and membrane installation
- A day precipitation forecast is 50% or less to perform roofing work including flashing, metal work, or incidental work, other than tear-off and membrane installation

Testing days affected by roofing work, shall be considered adjustment to the calendar

Documentation shall be submitted to substantiate days' work cannot be performed for adjustments to the calendar.

The undersigned further agrees that from the compensation to be paid, the owner may retain 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

Bid Bonds are required if bid is \$500,000 or greater. If required the undersigned enclosed bid security in the amount of not less than five (5) percent of the BASE BID. The Contractor shall have seven (7) 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.

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.

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 (30) 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)	(Sub-classification)	(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

SECTION 012200 - UNIT PRICES (ADDENDUM #1 BOLD PRINT)

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

UNIT PRICE #1: Provide treated wood nailers	Unit Price per 2 x 6 by 8' board
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UNIT PRICE #2: Provide 22 ga galvanized corrugated metal decking	Unit Price per Square Foot
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UNIT PRICE #3: Provide cementitious wood fiber deck.	Unit Price per square foot x 3 in thick
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UNIT PRICE #4: Provide polyisocyanurate insulation.	Unit Price per 4 foot x 4 foot x 1 in thick
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UNIT PRICE #5: Provide roof drain replacement of an existing 4" roof drain as selected by Owner. Roof drain shall be equal to Josam 21504-22-Z-1.	Unit Price per Roof Drain
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UNIT PRICE #6: Provide roof scupper leader box and 4"x4" downspout replacement of an existing gym roof leader box and downspout at EHHS Locker Room Complex Roof.	Unit Price per Leader Box and Downspout
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END OF SECTION 012200