




ITB-18-04
ADDENDUM #2 
CITY HALL ROOF-HVAC REPLACEMENT

Date: March 13, 2018
Bid Number: ITB-18-04
Bid Due Date: **THURSDAY, MARCH 22, 2018 BY 1:00 PM OUR CLOCK**

The following information is provided to all prospective bidders and is hereby made a part of the above bid documents. Bidders must acknowledge this Addendum 1 with their bid. It is a total of three pages.

CLARIFICATION, ADDITIONAL INFORMATION, AND CHANGES:

CLARIFICATIONS:

- a. The City has decided not to replace The two Loren Cook rooftop gravity ventilators, one is 60x72 and the other is 58x58.
 - b. Regarding the insurance requirements: Builders Risk is not required, and 30 day prior notice of cancellation is sufficient.
 - c. The City of Wheat Ridge has adopted the 2012 International Building Code and the 2012 International Energy Conservation Code
1. How many years are required for our manufactures NDL warranty? In the 1st job walk you stated a NDL warranty was required but did not specify the amount of years. We need this so everyone is using a like amount of years for their NDL warranty.

The required NDL warranty period is 20 years.

2. You said the metal required a manufacture's water tite warranty. How many years are required on the metal work's warranty?

There should be a 20-yr warranty on the paint finish on the metal. There should also be a watertight warranty of 20 years.

3. On the metal work you stated we should match like for like. You have 2 different profiles of metal. Can we do all the metal panels with the mechanical locking profile? On the metal work you stated we should match like for like. Can we substitute to a snap lock panel or mechanical locking panel?

The metal roofs panels should be mechanically locking.

4. What gauge metal do you want us to use?

This was noted in the scope document, it is 24 GA.

5. Are there any required manufacturers for the metal work?

The City does not have a list of required manufacturers for the metal work. However, based on previous replacement projects the following are acceptable manufacturers: Berridge Manufacturing Company, AEP-Span, United Structures of America. If quoting another manufacturer, the same specifications are required. (24 GA with finish and watertight warranty requirements).

6. The metal panels on the West Section are Embossed metal panels. Do we need to provide an embossed metal panel?

Embossed panels are not required.

7. Are the lower North facing eyebrow roofs, required to be re-roofed?

No, nor are the smaller roofs on the west and east sides of the building (roofs A and C) on the overview plans.

8. What curbs will be required to be raised along with the roofing work?

It isn't known exactly how many curbs need to be raised until a tapered insulation plan is created and the final insulation thickness is known at each curb. From our initial walkthroughs over the last couple weeks it looks as though the curbs on units 10, 11 and 12 may need to be raised. The only other units that are sitting on curbs are units 22, 24 and 25, but after initial walkthroughs they are close but it doesn't look as though they will need to be raised. Again, we won't know for 100% certainty until a tapered plan is put together and final insulation thicknesses are determined.

9. Has a core sample been taken? What are the components of the existing roof?

Yes, core samples were taken to determine if the insulation is tapered or not. It is tapered on both the upper and lower roofs. Initial core samples were also taken by Nelson Forensics and there is some information on the roof systems in their report.

10. Is a Bid Bond and Performance and Payment Bond required?

Yes.

11. Are we required to bid all mechanical parts listed even if they have no effect on the operation of unit? Some of the parts are obsolete and very hard/expensive/impossible to obtain.

Without knowing specifically which equipment is in question, it is hard to respond. Please provide pricing for all of the HVAC repairs aside from the Loren Cook units that have removed from the scope, see Clarifications above.

12. Has the City of Wheat Ridge adopted the 2015 IECC, which calls for a minimum R 30 insulation above deck, instead of R25 designated in Addendum # 1 ?

No, the City of Wheat Ridge is on the 2012 IECC.

13. Based on test cuts performed last week. Please confirm that all EPDM roof areas are structurally flat and require a full tapered insulation system, not just insulation crickets. Please confirm that the required sloped of the tapered insulation system is ¼" per foot slope.

Confirmed, the roof should be a fully tapered system. 1/4" per foot is the proper sloping per the 2012 code.

14. Is the warranty requirement for the EPDM to be a Total system warranty, with a No Dollar Limit clause for a duration of 20 years from the roof system manufacturer?

Confirmed, yes.

15. Is Builders Risk insurance actually required for this project?

No, Builder's Risk insurance is not required.

16. The existing snow retention system on the metal roofs cannot be reused on the new metal roof system. I suggest the use of a clamp on type system with a color strip to match the metal roof color. I would suggest the S5, ColorGard snow fence system.

Yes, new snow guards will need to be installed on the metal roofs. They should be similar to what is currently installed.

17. On the existing metal roofs there are 3 rows of the snow fence, except for one roof which only has 2 rows. I suggest that 3 rows should be installed on all roofs. I also suggest the use of snow clips with the snow fence system to help mitigate the sliding of snow and ice under the snow fence.

Adding more snow clips it may be considered an owner upgrade, therefore, if desired, the City may add to the LF quantity based on the unit price provided in the awarded bid.

18. Is engineering from a licensed engineer required on the snow retention system, or would the recommendation from the snow retention system manufacturer be sufficient?

If the City were adding a snow retention system to a roof that didn't have one before it may make sense to have it engineered, but in this case we're ok with installing a similar system to what is already in place. (Replace like with like.) A recommendation from the system manufacturer will be sufficient because there is a current system in place.

19. The scope of work on the metal roofs calls for installation of 15# felt under the metal panels. On roof slopes of 3/12 or less the manufacturer requires 2 ea layers of 30# felt. I suggest the use of a single layer of High Temperature Ice & water Shield as an equivalent.

Some manufacturers may require 2 layers of 30# felt, some may require only one. 2012 IBC SECTION 1507.4.5 only requires underlayment to be applied in accordance to the manufacturer's installation instructions. *There is an exception for Ice barrier complying with ASTM D1970 to be an alternative, but it would only be required at the eaves, unless the manufacturer states otherwise.*

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