



October 17, 2017

Roof Recovery
Collin County Justice Center
McKinney, Texas

ADDENDUM NUMBER TWO

Clarifications:

The following clarifications were asked by bidding contractors. Responses did not require scope changes to the contract documents, but are listed here as clarification to the questions.

1. Q- Is information available on the thickness of the existing roof insulation?
A- Base the bidding on the insulation thickness per the information shown on revised details 01 and 02/R1.8. Please see attached revised sheet R1.8.

2. Q- Is the moisture survey information available?
A- Yes, please see attached document titled "Aerial Infrared Roof Moisture Survey" dated 03-31-17. Please note that the info on wet insulation shown on the demolition drawings is the same as shown in the moisture survey.

3. Q- On the hallway areas where all roofing and insulation is being removed and replaced (refer R1.1, R1.2 and R1.3) does the insulation need to be brought up to current energy code requirements?
A- No, the project as a whole is classified as a roof recovery project despite the need to remove and replace insulation in certain areas. The insulation in these areas will be replaced with thickness the same as existing (refer detail 01/R1.8 similar). Tapered insulation crickets are to be added per the contract documents.

4. Q- Is all of the sealant on the buildings being replaced as part of the base bid?
A- No, please refer to the elevations on sheets E1.1 through E1.4. There is a note on each elevation that states "Sealant and water repellent work below this line to be included in Alternate No. 1". In general, the base bid scope of cleaning and sealing of the face brick and the removal and replacement of sealant is those areas shown cross-hatched on the elevations. The scope for Alternate No. 1 is the cleaning and sealing of the face brick and the removal and replacement of sealant on all of the wall areas shown on the elevations.

5. Q- Is the sealer and sealant work to extend to the interior “well” areas? (Please refer R1.0, the “well” areas are those noted as “open to below”- yard areas that have metal grating over them) What about the coping, is it addressed the same as the exterior wall coping?
- A- Yes to both, please refer to the roof plans R1.1 through R1.6. Note that the copings in question are all keyed to detail 03/R1.8 which is the “Typical Parapet Detail”. The detail indicates that the water repellant is required to 1 course below the existing weeps, and also shows the coping detailing is the same as the perimeter exterior walls. Please note that Alternate No. 1 does not include cleaning, sealing and replacing sealant all the way to grade inside these well areas, it was deemed the security issues to do this work would make it difficult to accomplish under this contract. The Base Bid scope does include cleaning, sealing and replacing sealant as shown on detail 03/R1.8 though. The contractor will be able to conduct this work from above, the area in question is above the metal security grating.
6. Q- Do the existing coping joint repairs need to be removed from the coping before the new membrane is laid down (per detail 03/R1.8)?
- A- Since the existing repairs are an asphaltic product, they would be very difficult to completely remove. But they are not compatible with the PVC membrane. So we have added a new detail requiring a piece of sheet metal over the top of the existing asphaltic repairs, to be installed before the sheet metal trim and PVC membrane. Please refer revised detail 03/R1.8 and new detail 13/R1.8.
7. Q- Does the existing coping need to be removed?
- A- The intent is to only remove the coping in the areas where it is crushed to the point that it does not properly drain (mainly near the corridor roof areas where people have been stepping on the coping to move from one roof area to the other). These crushed areas will need to be removed and an added support added per detail 12/R1.8, then reinstalled. In all other areas the intent is to leave the coping in place and install the new sheet metal and membrane shown on 03/R1.8 over the top of it.

The following questions were asked by bidding contractors. The responses required revision to the contract documents to add scope.

8. Q- Is a fire watch required?
- A- Yes, please see attached revised specification section 07 5200 3.04 B. Revisions highlighted in yellow.
9. Q- The drawings show metal decking on the details under the roofing, is this correct?
- A- No, the existing deck in all areas of scope is concrete. Please see attached revised drawings R1.7 and R1.8.
10. Q- Is sealant required around the exterior louvers, windows and doors as part of the Base Bid and Alternate No. 1?
- A- Yes, the scope includes all sealant in the designated areas. Please see attached revised sheets E1.1 through E1.4 for clarification.
11. Q- There are keynotes shown on the elevations but the notes are not on the drawings.
- A- The missing notes have been added, please see attached revised sheets E1.1 through E1.4.
12. Q- Is the Contractor responsible for lawn repairs due to construction activity?
- A- Yes. Please see attached revised specification 01 5000 1.08 A. 1.

13. Q- Who is responsible for realigning of dishes?
A- The Contractor is responsible for costs and coordination associated with realignment, please refer attached revised specification 01 5000 1.08 C. Also see revised drawings D1.4 and D1.6 that have been revised to clarify which dishes are to be realigned and which dishes are to be removed by the Contractor and disposed of. Notes have been added to the drawings to clarify who the Contractor is to contact for dish realignment.
14. Q- The drawings show the gas pipe supports as existing roller supports on detail 09/R1.7, but in some locations the gas lines are sitting on wood blocks. How are these areas to be addressed?
A- A note has been added to detail 09/R1.7 clarifying that the wood blocks are to be removed and new supports added per 08/R1.7. Please see attached revised sheet R1.7.

Attachments:

Revised specifications sections 01 5000, 07 5200

Revised drawings Cover Sheet, D1.4, D1.6, R1.7, R1.8, E1.1, E1.2, E1.3, E1.4

Aerial Infrared Roof Moisture Survey dated 03-31-17

END OF ADDENDUM NUMBER TWO



Date of signing: 10/13/2017