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October 23, 2024

To Prospective Bidders:

**CITY HALL IMPROVEMENTS – BUILDING 6 ROOF REPLACEMENT
CIP 2024-31**

ADDENDUM NO. 1

This Addendum No. 1 (3 pages in total) forms an essential part of the contract documents by revising the following:

1A CONTRACT DOCUMENTS

No changes.

1B SPECIFICATIONS

The following changes to the specifications are being implemented:

1B-1 Replace paragraph 5 under section 900-3.3 *Installation* with the following:

All missing or broken concrete roof tiles along the perimeter of the parapet wall shall be replaced to match existing or equal and secured appropriately per manufacturer's requirements.

1B-2 Replace paragraph 1 under section 900-4 *Payment* with the following:

Payment for "**Remove Existing Multi-Ply Roof and & Parapet Wall Asphalt Shingles**" Shall be measured and paid for on a lump sum basis. Unit price shall include full compensation for furnishing all labor, materials, tools, equipment, including but not limited to; removal and disposal of existing multi-ply roofing system and parapet wall asphalt shingles, broken concrete roof tiles, flashing, metal edgings, pipe boots, broken drainage grates, cleaning adhesives, contaminants and debris, and all related appurtenant work required to complete the work in place.

1B-3 Replace paragraph 3 under section 900-4 *Payment* with the following:

Payment for "**60 Mil TPO Single-Ply Roof System**" shall be measured and paid for on a lump sum basis. Unit price bid shall include full compensation for furnishing all labor, materials, tools, equipment, including but not limited to; preparation of shop drawings, shipping, replacement of broken or missing concrete roof tiles, preparation of substrate, insulation board, TPO membrane, TPO walkway surfaces, heat welding, fasteners, plates, flashing accessories, adhesives, sealants, primers, and all related and appurtenant work required to complete the work in place.

1B-4 Add the following paragraph to section 900-3.3 *Installation*:

Cap flashing along the perimeter of the parapet walls shall wrap around the entire parapet top cap and underlying wood framing/sheathing and extend a minimum of 4" vertically on each side.

1C DRAWINGS

No changes.

1D RFI RESPONSES

1D-1 The specifications and exhibits say to replace all missing or broken clay roof tiles along the perimeter of the parapet wall; however, they were observed to be concrete roof tiles during the pre-bid meeting?

Response: The specifications have been corrected from clay to concrete roof tiles. See 1B-1, 1B-2, and 1B-3.

1D-2 Will the existing roof access door panels and parapet wall vents be replaced?

Response: The existing roof access door panels and parapet wall vents shall be replaced if required by the manufacturer for the installation of the proposed TPO roofing system and so that the manufacturer twenty-year (20) warranty can be applied for this TPO roofing system.

1D-3 Where will the Contractor be allowed to set up construction staging during the roof teardown?

Response: The Contractor shall submit a construction staging plan to the project engineer seven (7) days in advance of construction for review. The parking spaces in front of building 6 shall be allowed to be used as construction staging, however accessible parking spaces for building 6 must be maintained open and accessible during City business hours.

1D-4 How many layers is the existing built-up roof system?

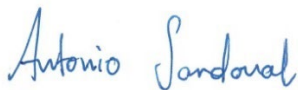
Response: A core sample of the existing roof system was taken during the pre-bid meeting, and only one (1) layer of built-up roof and gravel was observed.

1D-5 The aluminum cap flashing along the perimeter of the parapet walls does not wrap around the entire cap of the parapet wall, see Attachment A, page 3. Should the cap flashing be replaced to match existing or replaced with cap flashing that extends both sides of the parapet wall?

Response: The aluminum cap flashing along the perimeter of the parapet walls shall be replaced with cap flashing that extends both side of the parapet walls. See 1B-4.

Receipt of this addendum shall be acknowledged by attaching and/or indicating as such on the Information Required of Bidder to the submitted Bid Documents.

Thank you,



Antonio Sandoval
Assistant Engineer

Attachment A



Building 6 - SE Corner with Missing Concrete Tile