



Purchasing Department

140 Stonewall Avenue West, Ste 204
Fayetteville, GA 30214
Phone: 770-305-5420
www.fayettecountyga.gov

August 24, 2018

Subject: Invitation to Bid #1536-B: Stonewall TPO Roof - Addendum #1

Gentlemen/Ladies:

Below, please find responses to questions, clarification, or additional information for the above referenced Invitation to Bid. You will need to consider this information when preparing your bid.

1. Scope of Work, #27: Will we be expected to lift heavy HVAC equipment from the roof?

The intent of Item #27 is to inform the contractor that Fayette County will coordinate our repair efforts of any RTU or condenser fan that breaks down during the roof work at no fault of the contractor. HVAC equipment that has to be lifted from the curbing for placement of the TPO membrane is the responsibility of the contractor to perform this work.

2. Existing insulation: is it mechanically attached?

Yes, to a degree in various location primarily along seams. The initial roof was a ballasted EPDM roof that was not mechanically attached. When the stone was removed and a 2nd membrane was installed, it was mechanically attached along the membrane seams to hold down the new membrane.

3. Ponding water: Who will determine what is “excessive” ponding after the project is complete? Need clarification.

As noted in item #6 of the specification, no more than ½” depth of ponding over 4’ diameter area will be accepted. Fayette County will make the final determination of excessive. At a minimum, the specified membrane used shall meet the manufacturer’s requirements for ponding in order to warrant the roof for the specified warranty period. The more stringent of the manufacturer’s requirement or the County’s requirement for ponding shall prevail.

4. Replacement of rotted wood behind parapet walls: need unit price, and an estimated quantity for bidding purposes.

Item #11 on the attached pricing sheet includes item for replacing damaged wood within the parapet wall.

- 5. Provide clarity of the cutting of the electricity as it relates to the A/C boxes.**
Roofers will be required to provide their own electrician for any cutting of electricity to the roof top units or split system units. Disconnects are located on each RTU.
- 6. Provide parking area arrangements.**
Staging areas of all project dumpsters, lifts, etc. will be at the rear of the building parking area(s). Contractor is required to coordinate with Fayette County Buildings & Grounds staff of their needs.
- 7. When the roof was originally installed?**
Estimated around 1989.
- 8. Will the Contractor be responsible for the lifting of the compressor?**
Yes, Contractor is responsible for lifting up condenser fans as needed to install the TPO roof membrane under that unit. Care must be taken when moving the condenser fans to avoid a break in the copper tubing. Fayette County will make copper line repairs for up to two units where the tubing has cracked. Fayette County will replace up to 10-lbs of Freon loss with association of moving the condenser fans. Replacement of Freon beyond the first 10-lbs will be a direct charge to the contractor for the replacement Freon.
- 9. Does Alternate roofing manufacturers have to be pre-approved?**
No, while the current Invitation to Bid specifies Johns Mansville membrane, the Terms and Conditions portion says "this is to indicate the quality and characteristics of products that may be offered." It further states "Alternative products may be considered for award if clearly identified in the bid. Items offered must meet required specifications and must be of a quality which will adequately serve the use and purpose for which intended." The county remains open to evaluating TPO membrane that meet these requirements.
- Bidders must submit the specification sheet for the TPO membrane they will be using. The specification information submitted must demonstrate that it is a comparable product to the Johns Mansville membrane.
- 10. You are calling for new curbs at roof top equipment to be raised 6". Most manufacturers require minimum of 8" above finished roof. How will you address this?**
Specifications is calling for expansion joint curbing to be minimum 6". Roof curbs for all RTU exceed 8" and no RTU curb raising will be needed.
- 11. The existing expansion joint (curb to curb) has been coated and ability of the bellows to move with the roof is compromised. Are you replacing the expansion joint?**
Only if necessary due to damage. Otherwise, remove existing ply membrane and recover existing curb & compressible tube with new membrane as noted in the Firestone Detail UT-E-9. Replacing the expansion joint will be determined once the EPDM / TPO membrane is removed. A line item will be added to account for replacement of the expansion joint (compressible tube).

13. Where HVAC or AC electric cords currently meet the roof it appears as though the coating has bonded entirely around the socket connections. Possibly creating a potential hazard while trying to remove the coating/spray foam. Would it acceptable to cut the old roofing membrane out around the square electrical boxes hence leaving the coating on the wire and socket? Then simply framing a new curb around the socket and cord junction raising the curb to the 8" minimum height?

Yes.

14. If more insulation is deemed not reusable over and above the percentage of the insulation indicated to be removed by the thermal scans would the City like a per unit cost per 4x4' insulation for removal & replacement?

Item #7 of the attached pricing sheet will be used for any additional roof insulation replacement needed.

15. Most major manufacturers of TPO that offer 15 year+ NDL warranty require an 8" minimum curb height. In the Stonewall TPO re-roof invitation to bid it refers to a 6" curb height. This is something we wanted to bring to the attention of the City.

Item #8 on the attached pricing sheet reflects the change to 8".

Received by _____ Company _____

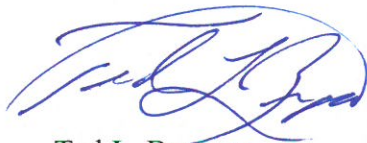
Note: Please sign and return this addendum with your submitted bid. Any bidder not returning a signed addendum will still be responsible for compliance with any requirements, specifications, or changes contained in the addendum.

So that this project can be completed in a timely manner, the time for submitting questions has expired.

The opening date for this ITB has not changed. **The opening time and date is 3:00pm, Thursday, August 30, 2018.** Bids must be received by the Purchasing Department at the address above in, Suite 204, at or before the opening date and time.

If you have questions, please contact Trina Barwicks, Contract Administrator, at (770) 305-5314, fax (770) 719-5515 or email at tbarwicks@fayettecountyga.gov.

Sincerely,

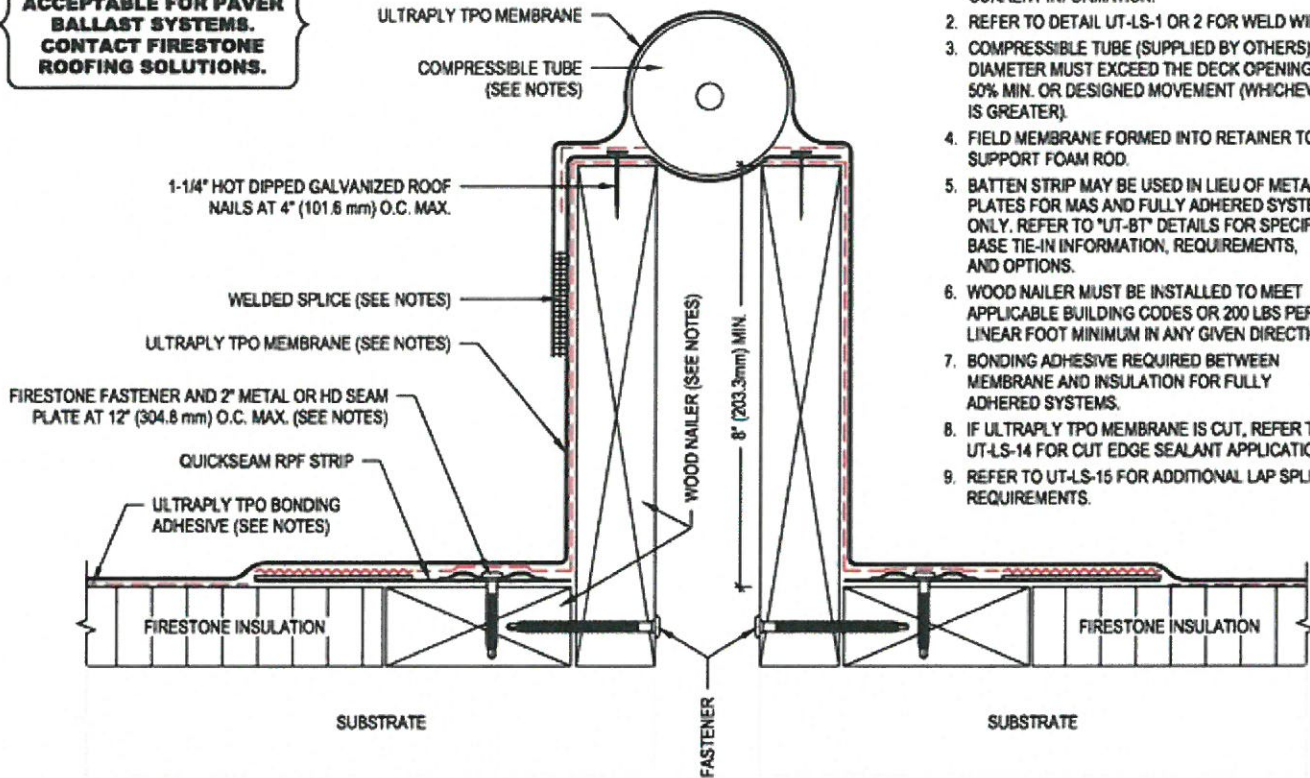


Ted L. Burgess
Director of Purchasing

TLB\tcb

Attachments

THIS DETAIL IS NOT ACCEPTABLE FOR PAVER BALLAST SYSTEMS. CONTACT FIRESTONE ROOFING SOLUTIONS.



- NOTES:
1. REFER TO FIRESTONE WEBSITE FOR MOST CURRENT INFORMATION.
 2. REFER TO DETAIL UT-LS-1 OR 2 FOR WELD WIDTH.
 3. COMPRESSIBLE TUBE (SUPPLIED BY OTHERS) DIAMETER MUST EXCEED THE DECK OPENING BY 50% MIN. OR DESIGNED MOVEMENT (WHICHEVER IS GREATER).
 4. FIELD MEMBRANE FORMED INTO RETAINER TO SUPPORT FOAM ROD.
 5. BATTEN STRIP MAY BE USED IN LIEU OF METAL PLATES FOR MAS AND FULLY ADHERED SYSTEMS ONLY. REFER TO "UT-BT" DETAILS FOR SPECIFIC BASE TIE-IN INFORMATION, REQUIREMENTS, AND OPTIONS.
 6. WOOD NAILER MUST BE INSTALLED TO MEET APPLICABLE BUILDING CODES OR 200 LBS PER LINEAR FOOT MINIMUM IN ANY GIVEN DIRECTION.
 7. BONDING ADHESIVE REQUIRED BETWEEN MEMBRANE AND INSULATION FOR FULLY ADHERED SYSTEMS.
 8. IF ULTRAPLY TPO MEMBRANE IS CUT, REFER TO UT-LS-14 FOR CUT EDGE SEALANT APPLICATION.
 9. REFER TO UT-LS-15 FOR ADDITIONAL LAP SPLICE REQUIREMENTS.

MAXIMUM WARRANTY: **20 YEARS**



EXPANSION JOINT (FIELD FABRICATED) WITH QUICKSEAM RPF - CURB TO CURB

ULTRAPLY™ TPO ACCEPTABLE SYSTEMS: ALL

ISSUE / REVISION DATE:
03/15/2011
NOT TO SCALE

DETAIL NO.
UT-E-9

**PRICING SHEET – ADDENDUM 1
ITB #1536-B: STONEWALL TPO ROOF**

ITEM NO	ITEM DESCRIPTION	QUAN	UNIT	UNIT COST	TOTAL ITEM COST
1	Mobilization	1	LS		\$
2	Remove & discard existing roofing material	1	LS		\$
3	Install new commercial grade, mechanically attached, Johns Mansville 60-mil TPO roofing material or equal within the roof replacement area (includes all edge metal)	1	LS		\$
4	Add additional 2” thick roofing insulation on top of existing roof insulation on entire roof	1	LS		\$
5	Install new 3” metal Counterflashing under parapet cast stone cap	1	LF		\$
6	Remove & Replace existing gutter with equal 8” gutter. Exist. Downspouts to remain.	440	LF	\$	\$
7	Remove and replace damaged 2” thick roofing insulation with equal in areas shown on plan and marked on the roof	650	SF	\$	\$
8	Modify curb height to minimum 8” requirement	128	LF	\$	\$
9	Adjust Roof Drain elevations (Only apply’s if roof drain pipe has to be lowered)	6	EA	\$	\$
10	Add roofing insulation tapers to provide positive drainage to roof drains	1	LS		\$
11	Replace damaged material (wood, etc.) along inside face of parapet wall (where required)	100	SF	\$	\$
12	Replace existing expansion joint compressible tube with equal	130	LF	\$	
12	Allowance – For owner use only to address scope changes	1	LS		\$20,000.00
	BASE BID PRICE				\$
13	ALTERNATE: Install new commercial grade, fully adhered, Johns Mansville or equal, JM TPO 60-mil, single ply membrane in lieu of mechanically attached system per Item No.3	1			\$
	BASE BID PRICE W/ALTERNATE				\$

PRICING SHEET – ADDENDUM 1 - CONTINUED
ITB #1536-B: STONEWALL TPO ROOF

NOTE: All estimated quantities above are based on aerial photos measurements and field measurements per Attachment A. Contractor is responsible to verify all quantities prior to beginning work.

NOTE: A 10% retainage will be withheld from each payment up to 50% of the contract value. Retainage is released when the project scope of work including any accepted change orders have been signed by Fayette County as complete and accepted per the contract.

- ❖ STATE PAYMENT TERMS _____ DAYS.

- ❖ State Number of Days to Start Project after Notice to Proceed is issued: _____ Days.

- ❖ State Number of Days to Complete Work after Start Date: _____ Days.

- ❖ Who is the TPO manufacturer you will use for this project? _____

- ❖ How long has this manufacturer been producing this TPO product? _____

COMPANY NAME: _____