



# Department of Purchasing & Contract Compliance

**October 20, 2015**

**Re: 15ITB98380K-JAJ Central Library Roof Replacements**

Dear Proposers:

Attached is one (1) copy of Addendum 2, hereby made a part of the above referenced **15ITB98380K-JAJ Central Library Roof Replacement**

Except as provided herein, all terms and conditions in the **15ITB98380K-JAJ Central Library Roof Replacement** referenced above remain unchanged and in full force and effect.

Sincerely,

*James A. Jones*

James A. Jones  
Assistant Purchasing Agent

Winner 2000 - 2009 Achievement of Excellence in  
Procurement Award • National Purchasing Institute



## 15ITB98380K-JAJ Central Library Roof Replacement

### Addendum No. 2

#### Page Two

This Addendum forms a part of the contract documents and **modifies** the original ITB documents as noted below:

The date for receipt of bids is hereby changed to **October 29, 2015**. The time and place for receipt of bids remains the same.

**Johns Manville** is added as an approved manufacturer of TPO Roofing System.

**Question:** Page 3 of 4 on the Bid Form contains items 1-5 to be completed. Items 1-4 are blank. Please clarify what is needed for this project?

**Answer:** The bid form is for bidders to provide a breakdown of project costs (use additional lines if necessary).

**Question:** The Owner-Contractor Agreement shows Liquidated Damages are \$500.00 Per day. However, a duration is not given. What is the stated duration for this project?

**Answer:** The project duration is 365 consecutive calendar days

**Question:** Specification section 01520, D, 5 calls for pest control services (on a temporary basis). Please clarify if this requirement is needed since it is an existing facility.

**Answer:** Pest Control services will remain and shall be applicable to areas of project scope and worker gathering places.

**Question:** 07540-2.4 ROOF INSULATION COMPONENTS – Will high density, closed cell polyisocyanurate 1/2" thickness be an acceptable cover board? Number 4 nominal thickness is not produced by the manufacturers specified.

**Answer:** 4" insulation is produced by Firestone, Johns Manville, Owens Corning, Carlisle and RMaw Operating among others. Use the insulation recommended by the TPO roofing manufacturer.

**Question:** Will new tapered insulation be required on the roof areas to be demolished (7<sup>th</sup> and 8<sup>th</sup> floors, 8<sup>th</sup> floor roof and penthouse roof)?

**Answer:** Yes.

**Question:** If so, is there a minimum requirement for tapered insulation panel slope?

**Answer:** Provide the same slope as the existing roof.

**Question:** Will a base layer be required?

**Answer:** Follow the roofing manufacturer's recommendations.

**Question:** If any or all of these roof areas do not require tapered insulation, what is the minimum insulation thickness required for these areas?

**Answer:** All areas require tapered insulation.

**Question:** The drawings indicate that we are to test all roof drains for leaks and install inserts on the ones that do leak. We have no way of determining the quantity of leaking drains prior to the bid date. It would be helpful if all bidders were providing the same quantity of drain inserts instead of guessing. Please provide a quantity allowance amount of drains to be fixed?

**Answer:** Provide a unit cost for drain inserts.

**Question:** The drawings call for washing windows at the 6<sup>th</sup> floor location per B/A2.1 and 5<sup>th</sup> floor on A/A2.1 and 1/A2.3. Please clarify if we are to wash all windows where the sealant is removed and replaced or only wash the indicated windows on the 5<sup>th</sup> and 6<sup>th</sup> floors?

**Answer:** Wash all windows where sealant is to be replaced.

**Question:** I noted that there are several broken and damaged pavers currently located on the patio. Please clarify if these broken pavers are to be replaced or reinstalled? If replaced, please provide a quantity allowance for all bidders to bid accurately without guessing? In addition, if the pavers are to be replaced, please provide specifications for the existing pavers.

**Answer:** Reinstall all existing pavers.

**Question:** Detail 2/A-1.9 cuts through column line 3 on A-1.9 (Reflected ceiling Drawing). Is this detail typical at every beam located on the 8a floor (column lines 1, 1.3, 2, 3, 4, 5, 6, 6.7, 7, A.8, B.4, C, C.8 and D) or should this detail be cut through the hatched areas? If this detail cuts the column lines, then please clarify if we need to replace the ceiling tiled along these column lines?

**Answer:** Provide a cost for cleaning, replacing insulation at beams indicated in hatched areas only if water damaged.

**Question:** There is a typical note on A/1.9 that references detail 2/A-1.8 for new ceiling repair. Detail 2/A-1.8 does not exist. Please provide this detail?

**Answer:** Detail indicated as 2/A-1.8 should read 2/A-1.9.

**Question:** Detail 2/A-1.9 note that we are to clean and replace fireproofing on columns. The columns on the 8<sup>th</sup> floor are currently covered in gypsum board. Please clarify if this note is only talking about exposed columns above the ceiling?

**Answer:** "Columns" refers to exposed columns above the ceiling.

**Question:** The ceiling tile on the 8<sup>th</sup> floor is old and will be difficult to match. Please provide a basis of design product for bidding purposes.

**Answer:** As a basis of design replace approximately 2,975 sq ft of damaged tiles. See revised Drawing A-1.9. As a basis of design use Armstrong Cirrus Tegular 24x24- #534.

**Question:** The carpet on the 8<sup>th</sup> floor is damaged and has numerous locations of wet ceiling tiles and fireproofing. Please clarify who is responsible for the clean-up of this debris?

**Answer:** Include cleaning up debris in your cost.

**Question:** There are numerous light fixtures in the 6<sup>th</sup> floor ceiling that are damaged and not working. Please clarify if our contract will include any light fixture repairs or replacement?

**Answer:** Contract will not include replacing damaged light fixtures.

**Questions:** Please verify if a General Contractor's License is required ( Form C2)

**Answer:** Yes

**Question:** Sheets A-3.4 and A-3.5 show section cuts for the 5<sup>th</sup> floor roof area. The details mention Cold Tar Waterproofing. There is a specification for TPO Roofing but no specification for Cold Tar waterproofing. Please clarify.

**Answer:** Attachment A of this Addendum is the specification for cold tar roofing for the 5<sup>th</sup> floor patio.

**Question:** Sheets A-3.4 and A-3.5 show section cuts for the 5<sup>th</sup> floor roof area. It appears that the details show new cast-in-place concrete sleepers to be installed to

support the BluestonePavers. If we install continuous sleepers, there will be no way for water to get to the roof drains. Please clarify if adjustable pedestals can be used to support the Bluestone Pavers that will allow the water to get to the roof drain?

**Answer:** The concrete sleepers have water passage channels cast into them. See details 3/A-3.4 and 4/A-3.4.

**Questions:** The asbestos report shows only one sample of the base flashing was tested for asbestos. This sample was taken from the 7<sup>th</sup> floor and tested positive for asbestos. Please clarify if all the base flashings at the other locations contain asbestos?

**Answer:** Yes. Presume that base flashings at other locations of work contain asbestos as outlined in the report.

**Questions:** Please clarify if we will be able to store the 4 potted planters from the 5<sup>th</sup> floor patio in a designated area within the building or if we have to remove from the site?

**Answer:** Permission will be granted by the Library Group to store Planters on site. The location to be agreed upon by the Fulton County Library Group.

**Question:** Please clarify if we will be able to store the artwork from the 5<sup>th</sup> floor patio in a designated area within the building or if we have to remove from site?

**Answer:** Permission will be granted by the Fulton County Library Group. The location to be agreed upon by the Fulton County Library Group.

**Question:** Please clarify if we will be able to store the pavers from the 5<sup>th</sup> floor patio in the designated area within the building or if we have to remove from the site?

**Answer:** Permission will be granted by the Fulton County Library Group. The location to be agreed upon by the Fulton County Library Group.

**Question:** Are the following required that are specified in Section 05120- Temporary Facilities and Controls; Part 2.1-B Temporary Facilities, Part 3.1-B-5 Heating and Cooling, Part 3.1-B-6 Ventilation and Humidity Control?

**Answer:** Yes to all of the above.

**Question:** Is the tapered insulation to match the existing thickness or is there a required R-Value or minimum thickness?

**Answer:** Minimum R value to be R 6.0 per inch. Minimum thickness to be 4 inches.

**Question:** Four inch HD coverboard is specified, the product is only made in ½ inch. I

**Answer:** ½ inch is acceptable.

**Question:** The specifications say to match the existing fascia which is an extruded aluminum system by Tremco. It also says to use 24 GA Steel per SMACNA. Which is required?

**Answer:** Match existing Tremco fascia where it is now in place. Other non-Tremco flashing shall be minimum 24GA Steel per SMACNA or aluminum if indicated on the drawings.

**Question:** On the fifth floor roof the drawings say to remove the existing waterproofing down to the concrete and install three layers of tar based modified bitumen on a layer of torch applied modified bitumen. I don't see a section in the specifications that show the products we should use and the execution. Can we get a basis of design?:

**Answer:** See attachment A.

**Question:** On that same roof area are we to install new concrete sleepers with plastic foam liners. Is there a specific product to be used here?

**Answer:** The new concrete sleepers will have form liners to provide rain water passages. See details 3/A-3.4 and 4/A-3.4. Use Greenstak # 30 or equal.

**Question:** In drawing A3.5-3 it is showing Tremco Flashing at the walls. Which flashing material is specified and are there any alternatives.

**Answer:** On detail 3/A-3.5 the reference to Tremco flashing should read "Aluminum Flashing". The critical Tremco flashing detail that must be met is shown on detail 2/A-3.3

**Question:** In drawing A3.3-2 it says to remove all nailer at the perimeter fascia and replace with new. Typically we only replace what is required at a unit6 cost. Is removal of all required?

**Answer:** Yes, remove and replace all wood blocking as shown on 2/A-3.3.

**Question:** In drawing A1.9 it says to replace approximately 1225 sq.ft. of ceiling tile. Is this what we should base our bid on?

**Answer:** Base your cost estimate on 2,975 sq.ft. and see revised drawing A-1.9.

**Question:** In the same drawing it says to replace damaged fireproofing and batt insulation. Is there an estimated footage to base our bid on? If so, will there be a unit cost to add/deduct if the number is different?

**Answer:** Provide an estimated unit cost for add/deduct if the number is different. See revised Drawing A-1.9 Attachment B.

**Question:** There is a conflict between drawings and written specification regarding the drains. Drawings say to use retrofits and the specifications say to replace existing drainbowls and strainers. Please clarify?

**Answer:** Remove existing drain bowls and stariners and replace with new ones. See 4/A3.5. See revised Section 15086- Drain Pipe Lining and Strainers( See Attachment C), Part 1- General 1.1 Summary, A B and C.

**Question:** Are we going to be able to use the corner of Fairlie Street and Williams Street as a setup area with a dumpster? If not, where will a dumpster and a setup area be allowed for material delivery.

**Answer:** What is placed on City streets and where it may be placed must be approved by the City of Atlanta through the permitting process.

**Question:** Is a UL Master Label required on this project or is a UL Inspection and Letter of Finding sufficient?

**Answer:** Follow the specifications.

**Question:** The specifications states that all materials shall be copper/bronze, however the current system is all aluminum. Will it be acceptable to install an aluminum Class II roof top system?

**Answer:** Follow the specificstions.

**Question:** The specifications are requesting that we conduct ground resistance testing. Are conductors exposed in the basement for testing?

**Answer:** Assume that there are exposed conductors in the basement for testing.

ACKNOWLEDGEMENT OF ADDENDUM NO. 2

The undersigned proposer acknowledges receipt of this addendum by returning one (1) copy of this form with the proposal package to the Department of Purchasing & Contract Compliance, Fulton County Public Safety Building, 130 Peachtree Street, Suite 1168, Atlanta, Georgia 30303 by the ITB due date and time **Thursday, October 29, 2015, 11:00 A.M.**

This is to acknowledge receipt of Addendum No. 2, \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Legal Name of Bidder

\_\_\_\_\_  
Signature of Authorized Representative

\_\_\_\_\_  
Title