



ADDENDUM #1

To: All Companies Interested in Submitting a Bid
From: Heather Mell, Purchasing Agent
Bid: Building 16 Roof Repairs (Bid #PUR0321-239); Dated: March 24, 2021
City Services Center Roof Repairs (Bid #PUR0321-240); Dated: March 24, 2021
Subject: Addendum #1 (3 pages)
Date: April 1, 2021

The following questions and/or clarifications were asked relative to the above-listed Request for Bid. This memo is sent for clarification to all companies to whom the bid was sent.

Sealed bids must be submitted per the instructions on page 3 of the RFB document, with required bid bond attached in a separate envelope. City Hall is currently closed to the public; therefore, submittals shall be placed in the drop box located outside of the building at the corner of First Avenue SE and First Street SE. No electronic submittals will be accepted.

Purchasing staff will collect all bids submitted prior to 11:00 a.m. on Wednesday, April 14, 2021 and open them publicly via Zoom. Please send an email to h.mell@cedar-rapids.org before 9:00am on April 14, 2021 to request the login information if you would like to attend the bid opening virtually.

Notes from the Pre-Bid Meeting:

- Roof on Building 16 was new in 2017 and installed by DrySpace.
- Roof on City Services Center was new in 2012-2013 and installed by Bailey Roofing of Des Moines, IA.
- City understands timeline is tight. Contractor will work with City on schedule once materials are ordered.

General Questions

Question: Completion date is June 30, 2021. Wanted to make sure that there are no liquidated damages on this project. Also due to the delay material procurement times (both steel and roofing materials, pushing back the completion date shouldn't be a huge concern if communicated with the city?

Answer: City understands lead times on materials and will work with vendor on completion timeline once material lead times determined. There are no liquidated damages on either project.

Question: OSHA 10 require is for all personnel onsite, not just for foreman/superintendents?

Answer: Reference Item 4.6 of bid documents.

Question: Performance Bond is for 2 years, any consideration for 1 year due to lower cost?

Answer: No

Question: Have staging/laydown areas been determined? Any areas off limits due to high traffic areas? How often is drive/door on North West corner of CSC Building used?

Answer? Staging area will be on north side of main building. One door way has to remain open. Drive door is used daily. City can accommodate periods of the NW door being out of service so long as other doors are not restricted.

Question: What are onsite work hours?

Answer: 7am until 7pm Monday through Friday

City Services Center Questions

City Services Center Additions:

1. See revised Sheets R1 and R2.
2. **Plan Sheet R1** Note addition of Wall Repair Area #3 and Note 12 for scope of repairs.
3. **Plan Sheet R2** See updated sheet. Note additional deck/splice joint repair area. Repair Area 1 is approximately 15 feet x 13 feet deck area to remove and replace also with 3 joists to add new splice joist onto. Approximately 13 lineal feet each. Field verify. Repair Area 2 is approximately 5 feet x 10 feet deck area to remove and replace also with 1 joist to add new splice joist onto. Approximately 10 lineal feet. Field verify.
4. See Detail W1 for wall repair work.

Question: How long was original warranty for?

Answer: 20 years

Question: Roof Insulation Spec 1.3 says 3.2" + 3.0" base insulation and then tapered insulation. Drawings appear like structural slope (hard to read information on drawings). Is it structural slope or tapered insulation? If tapered, what slope?

Answer: Structural sloped deck with tapered insulation crickets (saddles) as shown on plan. Cricket slope is 1/2 inch per foot per Firestone tapered plan. Sheet R2 is basically the Firestone cricket plan.

Question: How much stagger between boards? Are measurements on plans for membrane area to be removed and then stagger insulation back or for bottom insulation to be removed and staggered from there?

Answer: Areas shown are for membrane area to be replaced/patched.

Question: Do we need to remove full 4' x 8' sheets of insulation if it falls within the hashed area or cut the insulation as shown, butt new insulation to cut insulation and create more thermal bridging areas?

Answer: Contractor's option to do either.

Question: City Services Roof Plan, Note 12: contractor shall replace per unit cost on bid form. I didn't see this unit cost on bid form. Will it be on new bid form?

Answer: Contractor shall provide a firm fixed price for all work. Contractor shall supply unit costs on separate piece of paper with bid.

Question: Will access to roof only be through outside of building or will contractor have access to elevator? If access to elevator, will any space inside be allowed for truck and/or small material that can fit in elevator?

Answer: Elevator will be for personnel and hand tools only. Only the onsite contractor supervisor will hold access to keys to control elevator.

Building 16 Questions

Building 16 Additions:

- 1) Specification Section 07 53 23 - ELASTOMERIC SHEET ROOFING - FULLY ADHERED
 - a. Paragraph 1.8.B revise as follows: The membrane manufacturer shall issue a 30-year material warranty for the roof and a 30-year system warranty. If membrane manufacturer can provide a 40-year material warranty, then provide such.

- b. Paragraph 1.8.C revise as follows: The membrane manufacturer shall provide puncture damage warranty due to unintentional damage due to normal maintenance and service on the roof for a minimum 32 man-hours per year for repairs of such and leaks due to hail damage from hail stone impact- maximum size of 2 inches, if available from manufacturer.
 - c. Paragraph 2.1.A.b revise as follows All 90 mil thick materials and components shall be such that the membrane manufacturer's 30-year leak and workmanship warranty and 30-year non prorated material warranty will be obtained for the project. If membrane manufacturer can provide a 40-year material warranty. then provide such.
- 2) Detail Sheet R2 – Delete Detail 8 . Not applicable to this project.

Question: I don't see detail 8/R2 identified anywhere. Is this detail relevant to this project at all?

Answer: No. delete detail for Building 16

Question: Can ½" HD board be 4' x 8' since it is mechanically fastened system?

Answer: Yes 4' x 8' size is approved.

Question: Who is responsible for current deficiencies in roof system. Many areas of open roof and repairs not adequate. Concerned about overnight tie ins where there may be holes/tears for enough away from tie in to not be fixed but allow water into system.

Answer: Roofing contractor responsible for tie-ins to be watertight. Contractor to review roof and patch existing holes/tears at beginning of project to reduce potential of leaks into building or installed system in progress.

Question: There is no work on the lower east roof besides the new gas supports correct?

Answer: Correct. No work at all on the lower roof. New gas line supports only for upper roof.

Companies represented at the Pre-Bid Meeting:

- Advance Builders
- Duball Electric
- For Sure Roofing
- Grell Roofing
- Hornbuckle Heating
- Jim Giese Roofing
- Service Roofing

All addenda that you receive shall become a part of the contract documents and shall be acknowledged and dated on the bottom of the Signature Page (Attachment C). The deadline for bid submittal is Wednesday, April 14, 2021 at 11:00am CDT.