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ADDENDUM

January 29, 2021

ADDENDUM # 3

Bid 21C4, Gov. Thomas Johnson High School Roof Replacement Project

DUE DATE & TIME: 2:00 P.M., local time, on February 11, 2021 via Skype Business: (240) 236-6172 (FCPS)

Conference ID: 7907906 Meeting URL: <https://meet.fcps.org/kimberly.miskell/D21WC0P9?sl=1>

This addendum is being issued to provide additions, corrections, clarifications and answers to certain questions raised referencing the original bid packages and any resultant contracts for the above bid.

1. This Addendum includes the following attachment(s):
 - a. Bushey Feight Morin Architects, Inc. - Addendum No. 3 (3 pages)

Thank you for your interest in bidding with Frederick County Public Schools and we apologize for any inconvenience this may have caused.

Sincerely,

Kim Miskell

Kim Miskell, CSBO,
Assistant Purchasing Manager

km/ab

pc: Brian Staiger, Senior Project Manager, Capital Program Department
BFM Architects - Michael Gehr

BUSHEY FEIGHT MORIN ARCHITECTS INC.
473 North Potomac Street
Hagerstown, Maryland 21740

FREDERICK COUNTY PUBLIC SCHOOLS
GOV. THOMAS JOHNSON HIGH SCHOOL
AREA 'I' - ROOF REPLACEMENT

FCPS BID NO. 21C4 – Section I

PSC No. 10.057.21SR
BFM Project No. 20046

ADDENDUM NO. 3
January 28, 2021

TO: All prime contractors and all others whom drawings and specifications have been issued. Acknowledge receipt of this Addendum by inserting its number and date of receipt on the Proposal Form. Failure to do so may subject bidder to disqualification. This Addendum forms a part of the Contract Documents.

GENERAL

- ITEM NO. 2.01 There are no unit costs for steel decking for the project. Provide material as needed per specification for patching small holes or removed penetrations.
- ITEM NO. 2.02 Access to the roof area shall be from the football field side beyond the trees alongside the roof area allow access. The contractor shall protect the adjacent roof area with plywood and tarps to prevent damage to the existing roof where travel is required from Area I to the roof edge for loading / unloading.

SPECIFICATIONS

- ITEM NO. 2.03 SECTION 01 01 00 – SUMMARY OF WORK; REVISE as follows:
- A. Article 1.3.C.7.a.1).; Revise to Read as follows:
 - “a. If the existing vapor barrier is intact - Mechanically fasten existing vapor barrier membrane and a new base sheet to meet FM 1-90 wind uplift criteria.
 - b. If the existing vapor barrier is removed provide a layer of red rosin paper over tectum deck and mechanically fasten a new base layer to meet FM 1-90 wind uplift criteria.”
- ITEM NO. 2.04 SECTION 01 50 00 – CONSTRUCTION FACILITIES AND TEMPORARY CONTROLS; Article 114.A.; REVISE Paragraph as follows: “...below the work areas with tarps, plastic sheeting, or appropriate materials.”
- ITEM NO. 2.05 SECTION 01 73 00 – SELECTIVE DEMOLITION; Article 1.6.C; REVISE Paragraph as follows: “Coordinate with FCPS Contractor to disconnect, remove,”
- ITEM NO. 2.06 SECTION 01 74 00 – WARRANTIES AND BONDS; REVISE as follows:
- A. Article 1.06.B.1.b; DELETE this paragraph its entirety.
 - B. Article 1.06.B.2: REVISE to read “Qualified Representative” in lieu of full-time inspector.
- ITEM NO. 2.07 SECTION 03 5110 – CEMENTITIOUS WOOD FIBER DECKING; Article 1.1.B – REVISE 100 to “1,000”.
- ITEM NO. 2.08 SECTION 06 06 00 – ROUGH CARPENTRY; Article 1.01.C. – REVISE to Read at near end of paragraph: “100” in lieu of 50.
- ITEM NO. 2.09 SECTION 07 52 00 – HOT-APPLIED BUILT-UP ROOFING; REVISE as follows:

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Roof Replacement**

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- A. Article 2.5.B.1.a.: DELETE “melt” from paragraph.
- B. Article 2.7.B.: ADD the following paragraph: “B. Elastomeric Coating for Elastomeric Flashings: High solids, water-based, elastomeric coating of acrylic latex polymer, asbestos free. Equal to ‘ICE’ coating.
- C. Article 3.10.A.2.: REVISE to Read: “Apply Acrylic coating over exposed flashing membrane surfaces that have been soiled, stained, or discolored the membrane. Clean prior to coating application per manufacturer’s recommendations.”

DRAWINGS

ITEM NO. 2.10 DRAWINGS CS.1, A1.1, A1.2, & A1.3; DELETE all drawings in their entirety. INSERT the REVISED drawings included in this addendum as attachment no.1 (4 pages (drawings)), Dated Jan 28, 2021. This includes drawings CS.1, A1.1, A1.2, & A1.3.

CONTRACTOR QUESTIONS

- ITEM NO. 2.11 Question: Section 01 01 00-3 Summary of Work 1.03C 7a1b - *If the existing roof is being removed down to the tectum deck, may the base sheet be mechanically attached to the Tectum in lieu of the hot asphalt and is this base sheet pad of the 4-ply Hot applied built-up roofing system or an additional ply?*
Response: *The base sheet to re-establish the vapor barrier shall not be included as a ply of the 4-ply roofing system.*
- ITEM NO. 2.12 Question: Section 01 01 00-4 Summary of Work 1.03.C.8.f.1 - *Please verify that the coverboard is six-sided asphalt coated wood fiberboard insulation*
Response: *Provide the Roofing System Manufacturer’s recommendation for high density wood fiberboard material.*
- ITEM NO. 2.13 Question: Section 01 50 00-5 Construction Facilities and Temporary Controls 1.14 - *Please explain what is required for interior protection.*
Response: *Contractor needs to cover floor or room contents with plastic*
- ITEM NO. 2.14 Question: Section 01 73 20 Selective Demolition - *For any units that need to be raised, will FCPS be responsible for disconnecting and reconnecting the electrical, gas and freon lines?*
Response: *YES*
- ITEM NO. 2.15 Question: Section 01 74 00-2 Warranties and Bonds 1.06B.1.b - Please verify that the new warranty must include inspection by the roofing manufacturer at 2, 5, 10, 15 and 20 years and include any preventive maintenance and housekeeping as necessary.
Response: *This requirement will be deleted.*
- ITEM NO. 2.16 Question: Section 01 74 00-2 Warranties and Bonds 1.06B 2- Please verify that the manufacturer shall provide a full-time inspector during actual performance of roof replacement.
Response: *The Manufacturer shall provide a qualified representative to perform the required inspection(s).*
- ITEM NO. 2.17 Question: Section 05 31 00-1 Steel Deck 1.1.A - *Please verify that the repair and replacement and unit cost of the steel decking are not required for the Alternate bid.*
Response: *YES*

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- ITEM NO. 2.18 Question: Section 07 52 00-7 Hot Applied Built-Up Roofing 2.5.B.1.a - *Hot Melt*”
 asphalt is listed. Is regular Type III or Type IV hot asphalt acceptable?
 Response: YES
- ITEM NO. 2.19 Section 07 52 00-12 Hot Applied Built-Up Roofing 3.10. - *Please verify that the*
 Elastomeric flashing is to receive fibrated aluminum coating?
 Response: The Coating shall be an acrylic coating for elastomeric membrane.

END OF ADDENDUM

ATTACHMENTS:

No. 1 – Revised Drawings CS.1, A1.1, A1.2, & A1.3.