Addendum 5A
Roofing Contractors

Date: March 22, 2018
To: Bidders of Record
Annual Major Maintenance FY 19

This Addendum and pre-bid conference notes forms a part of the Contract Documents and modifies the original Bidding Documents. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject the Bidder to disqualification.

Bid / Construction Schedule

BID DUE DATES AND AWARD DATES
Bid / Construction Schedule
Bids due: March 28, 2018 @ 11:00 AM
Selection of successful bidders: Week of April 9, 2018
Construction Start Dates: As noted in the proposal form
Project Completion Dates: Strictly adhered to as noted in the proposal form

General
1. Reference attached “Notice of intent to Warrant” from Soprema that outlines the approved equal Soprema system(s) that can be used for the following projects:
   a. 156 High Street
   b. Butterfield A
   c. Hall Atwater / Exley Science Center Connector
   d. Foss Hill 6
2. Vapor barrier is noted to be installed in all roof systems. For all roofs except the Hall Atwater/Exley connector and 156 High Street, contractor shall include 100 sf of vapor barrier repair.
3. Alternate #1 in the proposal form shall identify the cost for 100% vapor barrier installation.
4. Changes in the Work
   a. To address changes in the work, either an addition or deletion, not indicated under unit costs by the Contract Documents and Specifications, and upon written instructions of the Owner, the following prices shall prevail in accordance with the General Conditions.
      i. Labor - including all profit and overhead. All trades at their prevailing hourly rate plus __________________________ percent ( ____ %) for profit and overhead.
      ii. Material costs at cost plus FIVE percent (.5 %) for profit and overhead.

156 High Street - Roof Replacement
1. Stair Tower Roof: Modify drawing SK-156-1 as follows: Eliminate “New Alphaguard Bio Fluid-Applied Coating” at stair tower roof, and replace with “New White Granule Surfaced Modified Bitumen Cold-Applied Roof.” Remove existing rolled roofing down to concrete substrate and remove from
existing LCC drip edge. Maintain existing LLC perimeter edge, and prep per manufacturer requirements to accept new roof system. Install 2 plys over concrete substrate and install new perimeter metal drip edge.

2. **Mechanical fastening:** Contractor to review existing conditions above ceiling, below metal deck. Do not fasten through any conduit below deck.

3. **Aluminum Crossover Ship Stair:** Provide aluminum crossover ships stair with railing to bridge between roofs and over stairtower. Ship stair shall be by Precision Ladders, LLC, Model #SL-03 or approved equal (Reference attached drawing SL-03). Provide roof curbs on either side of stair tower to allow for proper watertight fastening of ladder floor brackets. Field measure to obtain appropriate measurements for fabrication based on existing conditions. Submit shop drawings for review and approval immediately upon award of project.

4. **Skylight:** Skylight shall be by Wasco, Model TBV FPA.
   a. **Outer Acrylic Glazing Color:** Clear
   b. **Inner Acrylic Glazing Color:** White
   c. **Metal Finish:** Clear Anodized
   d. **Size:** field measure to match existing

Provide new skylight roof curb and provide 10” curb height per the typical curb detail shown on the drawing.

5. **Safety Screen:** Install new continuous vault safety screen, Wasco Model BV – screen material shall be galvanized steel, screen frame shall be mill finish aluminum. Coordinate screen size with skylight size.

6. **Roof Drains:** New roof drains shall be Zurn Z100 - 15” diameter with cast iron dome, flashing clamp, under-deck clamp and sump receiver pan. Provide a 4’ sump around all drains. Diameter of drain outlet shall match diameter of existing leaders. Match existing pipe insulation on adjacent similar pipe. Perform removal of existing and installation of new drains from above and below the deck to complete the required operations. Protect the area below and restore ceiling to original condition. Provide unit cost for drain replacement. If drains are not replaced, Owner shall be credited unit cost of drain replacement(s).

7. **Existing Core Sample Information:**
   a. Peastone ballast
   b. 4 plys built-up roof
   c. ½” fiberboard
   d. 1 ½” insulation
   e. Vapor barrier
   f. Metal deck

8. **Electrical Equipment Disconnects:** All electrical disconnect work for existing equipment shall be coordinated with the Owner’s electrician. Provide 48 hour notice to Owner to allow time to schedule electrician.

9. **Direct TV Satellite Dish:** Maintain satellite dish operation during construction. Coordinate service interruption with Owner if necessary. Satellite dish location shall be maintained and placed on walkway pads.

10. **Cap Flashing:** Install new brick parapet wall coping cap flashing at east side roof. Provide Sopra-Tite coping by Soprema or approved equal.

11. **Metal Fascia:** Install metal clad fascia on exposed vertical wood fascia around entire perimeter of west side roof. Match metal roof edge material. Coordinate height with roof edge metal to completely cover wood. Provide all required anchoring clips.

12. **Wood Blocking:** Provide perimeter wood blocking to accommodate tapered insulation heights.

13. **Tapered Insulation Heights:** Existing LCC counterflashing shall be maintained. Tapered insulation heights shall be coordinated with existing through wall counterflashing heights. Provide crickets as needed for proper drainage at all required areas including former roof deck area.

14. **Counterflashing:** Existing counterflashing shall be bent up to install base flashing system. Do not bend more than 90 degrees to complete this work. Install metal flashing under counterflashing. Return to original position after completion of base flashing system installation. Repair any counterflashing areas for a complete watertight system.
a. Re-secure counterflashing with butyl tape under counterflashing and over existing counterflashing. Refasten counterflashing with stainless steel fasteners at 8” o.c. set in butyl tape.
b. Install liquid flashing system at roof deck.

15. Original Design Drawings: Attached for reference and clarification – 156 High Street, Sheets 7, 10 & 11 dated 10-1-65

Butterfield A – Roof Replacement

1. Roof Drains: New roof drains shall be Zurn Z100 - 15” diameter with cast iron dome, flashing clamp, under-deck clamp and sump receiver pan. Provide a 4’ sump around all drains. Diameter of drain outlet shall match diameter of existing leaders. Match existing pipe insulation on adjacent similar pipe. Perform removal of existing and installation of new drains from above and below the deck to complete the required operations. Protect the area below and restore ceiling to original condition. Coordinate replacement with Owner. Provide unit cost for drain replacement. If drains are not replaced, Owner shall be credited unit cost of drain replacement(s).

2. Existing Core Sample Information:
   a. Peastone ballast
   b. 4 plys built-up roof
   c. ½” coverboard
   d. 1 ½” insulation
      i. (Concrete patio under line of old abandoned roof deck area as shown on SK-25-2)
   e. Vapor barrier
   f. Concrete deck

3. Tapered Insulation Heights: Existing LCC counterflashing shall be maintained. Tapered insulation heights shall be coordinated with existing through wall counterflashing heights. Provide crickets as needed for proper drainage at all required areas including former roof deck area.

4. Counterflashing: Existing counterflashing shall be bent up to install base flashing system. Do not bend more than 90 degrees to complete this work. Install metal flashing under counterflashing. Return to original position after completion of base flashing system installation. Repair any counterflashing areas for a complete watertight system.
   a. Re-secure counterflashing with butyl tape under counterflashing and over existing counterflashing. Refasten counterflashing with stainless steel fasteners at 8” o.c. set in butyl tape.
   b. Install liquid flashing system at roof deck.

5. Existing LCC Metal Seam Roofs:
   a. Contractor to install Sentinel SilverArt P150 HFB fleece backed PVC membrane over all flat metal seam ed roofs. Accommodate for roof drains.
   b. Install Sentinel VCM metal sheet/PVC membrane to all metal vertical surfaces.
   c. Install metal drip edge for a complete watertight system.
   d. Use Sentinel H20 bonding adhesive to adhere this system.
   e. Prep existing substrate to comply with manufacturer requirements for proper adhesion.
   f. System noted is by Soprema or approved equal may be submitted.


Hall Atwater / Exley Science Center Connector – Roof Replacement

1. Roof Drain: New roof drain shall be Zurn Z100 - 15” diameter with cast iron dome, flashing clamp, under-deck clamp and sump receiver pan. Provide a 4’ sump around drain. Diameter of drain outlet shall match diameter of existing leaders. Match existing pipe insulation on adjacent similar pipe. Perform removal of existing and installation of new drain from above and below the deck to complete the required operations. Protect the area below and restore ceiling to original condition. Perform removal of existing and installation of new drain from above and below the deck to complete the required operations. Protect the area below and restore ceiling to original condition. Provide unit cost for drain replacement. If drain is not replaced, Owner shall be credited unit cost of drain replacement.

2. Existing Core Sample Information:
a. Peastone ballast  

b. 4 plys built-up roof  

c. ½” coverboard  

d. 1 ¼” insulation  

e. Vapor barrier  

f. 1 ½” metal deck  

3. Expansion Joints: Provide expansion joints at east and west building tie-in connections. Coordinate expansion joint details with existing conditions and manufacturer expansion joint detail requirements.  

4. West Elevation Tie-In: Provide new insulated panel to replace existing panel at west elevation, to allow for proper flashing termination. Panel color shall match existing. Provide all required backer rod and sealants for new panel installation. Coordinate final expansion joint and waterproofing detail with Owner at both ends.  

5. East Elevation Tie-In: Remove existing caulk and flashing system at east elevation from existing metal panels and panel seams. Install new counterflashing and caulking at metal panel wall for a watertight connection.  


**Foss Hill 2-3 Connector**  

1. Railings: Remove and recycle railings on both sides of connector. Install new aluminum railing to replace railings removed. Railings shall be painted white to match color of existing railings throughout the Foss complex. Flash in with liquid flashing system noted below.  

2. Roof Drain: New roof drain shall be Zurn Z100 - 15” diameter with cast iron dome, flashing clamp, under-deck clamp and sump receiver pan. Provide a 4’ sump around all drains. Diameter of drain outlet shall match diameter of existing leaders. Match existing pipe insulation on adjacent similar pipe. Perform removal of existing and installation of new drain from above and below the deck to complete the required operations. Protect the area below and restore ceiling to original condition. Provide unit cost for drain replacement. If drain is not replaced, Owner shall be credited unit cost of drain replacement.  

3. Counterflashing: Existing LCC counterflashing shall be maintained. Existing counterflashing shall be bent up to install base flashing system. Do not bend more than 90 degrees to complete this work.  

a. Install liquid flashing system under counterflashing.  

b. Return to original position after completion of base flashing system installation. Repair any counterflashing areas for a complete watertight system.  

a. Re-secure counterflashing with butyl tape under counterflashing and over existing counterflashing. Refasten counterflashing with stainless steel fasteners at 8” o.c. set in butyl tape.  

4. Waterproofing System: Remove existing quarry tile and mortar adhesive down to the concrete substrate (approximately 1”). Remove existing railings and coping stones on both sides of connector. Remove all perimeter wall flashing and maintain all existing through wall counterflashing. Remove existing drain and prep for installation of new.  

a. Install a new fully reinforced balcony/parking system – textured finish waterproofing system. Basis of design shall be as follows:  

i. Approved Substrate (Prepared per Soprema Alsan RS requirements)  

ii. Soprema Alsan RS 276 Primer (Applied to substrate)  

iii. Soprema Alsan RS 260 LO Field  

iv. Soprema Alsan RS Fleece Reinforcement  

v. Soprema Alsan RS 260 LO Field  

vi. Soprema Alsan RS 287 color Finish Top Coat  

b. Prep and scarify the existing concrete substrate upon removal of quarry tile, mortar and coping stones. Substrate surface finish shall be prepped to manufacturer requirements to allow for proper adhesion for new waterproofing system.
c. Review moisture content of the concrete substrate. The base bid shall include the primer application and shall be in accordance with manufacturer preparation requirements.

d. Repair all damaged and deteriorated concrete with a quick dry concrete.

e. Patch and repair concrete pad under vestibule prior to installation of new waterproofing system.

5. Coping Stones: Install new coping stones to replace existing removed. New coping stones shall be bluestone. Secure new coping stones per manufacturer requirements based on new waterproofing system specified and as required to obtain warranty.

6. Flashing: Flash all walls, flash over new coping stones and flash around railing posts. Flashing details shall be per Soprema liquid flashing standards for all conditions on this project.

Foss Hill 4 – Roof Replacement

1. Existing Core Sample Information:
   a. 2 plys
   b. ½” coverboard
   c. 1 ½” insulation + 1 ½” insulation (tapered)
   d. Vapor barrier
   e. Light weight concrete
   f. Concrete deck

2. Roof Drain: New roof drain shall be Zurn Z100 - 15” diameter with cast iron dome, flashing clamp, under-deck clamp and sump receiver pan. Provide a 4’ sump around drain. Diameter of drain outlet shall match diameter of existing leaders. Match existing pipe insulation on adjacent similar pipe. Perform removal of existing and installation of new drain from above and below the deck to complete the required operations. Protect the area below and restore ceiling to original condition. Provide unit cost for drain replacement. If drain is not replaced, Owner shall be credited unit cost of drain replacement.

3. Scuppers: Replace existing scuppers, keep collector heads.

4. Coping Stone Mortar Joints: Repoint all existing coping stone mortar joints within the roof replacement area.

5. Tapered Insulation Layout: Firestone tapered insulation layout is attached. Tapered insulation shall be modified to properly drain to wall scuppers, step scupper on roof field and to roof drain.

6. Tapered Insulation Heights: Existing LCC counter flashing shall be maintained. Tapered insulation heights shall be coordinated with existing through wall counter flashing heights. Provide crickets as needed for proper drainage at all required areas including former roof deck area.

7. Expansion Joint: Coordinate expansion joint detail with tapered insulation drawing to allow for proper drainage to scuppers.

8. Counter flashing: Existing counter flashing shall be bent up to install base flashing system. Do not bend more than 90 degrees to complete this work. Install metal flashing under counter flashing. Return to original position after completion of base flashing system installation. Repair any counter flashing areas for a complete watertight system.
   a. Re-secure counter flashing with butyl tape under counter flashing and over existing counter flashing. Refasten counter flashing with stainless steel fasteners at 8” o.c. set in butyl tape.
   b. Install liquid flashing system at roof deck.

Foss Hill 6 Roof Replacement

1. Existing Core Sample Information:
   a. Peastone ballast
   b. 4 plys built-up roof
   c. ½” coverboard
   d. 1 ½” insulation
   e. Concrete deck

2. Existing Bluestone Cap: carefully remove existing roofing from perimeter bluestone cap. Install new roof system edge metal detail per manufacturer’s instructions.
3. **Vertical Standing Seam LCC:** Remove vertical LCC with standing seams and replace with new composite panels by Laminators, Inc., or approved equal.

4. **Concrete Canopies:** Provide liquid waterproofing system over concrete canopies.

5. **Roof Hatch:** Provide two (2) new roof hatches to replace existing. Provide new roof curbs to accept new roof hatches. New roof hatches shall match existing roof hatch sizes. Roof hatches shall be Bilco Model S-50 aluminum, or approved equal. Inside & outside handles shall be equipped with padlock hasps.

6. **Roof Drains:** New roof drains shall be Zurn Z100 - 15” diameter with cast iron dome, flashing clamp, under-deck clamp and sump receiver pan. Diameter of drain outlet shall match diameter of existing leaders. Match existing pipe insulation on adjacent similar pipe. Perform removal of existing and installation of new drains from above and below the deck to complete the required operations. Protect the area below and restore ceiling to original condition.

7. **Expansion Joint:** Contractor shall install modified expansion joint to accommodate different elevations between the buildings. Expansion joint shall be per the selected roof manufacturers detail requirements. (Similar to Butterfield expansion joint).


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**202 Cross Street – Roof Replacement**

1. Delete any reference to interior work in Bedroom #2. The work was previously completed. Exterior faux chimney removal can be performed from the exterior. Provide all patching work for a smooth substrate for new shingle installation.

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**Attachments:**

**General**

Soprema “Notice of intent to Warrant” letter dated 3-20-18

Zurn Z100 - 15” diameter roof drain

**156 High Street - Roof Replacement**

Ship stair - Precision Ladders, LLC, Model #SL-03 or approved equal

Skylight - Wasco, Model TBV FPA.

Skylight safety screen - Wasco Model BV

Original Design Drawings - 156 High Street, Sheets 7, 10 & 11 dated 10-1-65

**Butterfield A – Roof Replacement**

Sentinel SilverArt P150 HFB fleece backed PVC membrane

Sentinel VCM metal sheet/PVC membrane.

Sentinel H20 bonding adhesive


**Hall Atwater / Exley Science Center Connector – Roof Replacement**


**Foss Hill 4 – Roof Replacement**

Tapered Insulation Drawing, 3-23-18

**Foss Hill 6 Roof Replacement**

Roof hatch - Bilco Model S-50 aluminum,

Original Design Drawing: – Foss Hill Dormitory – Typical Wall Sections & Roof Flashing Details, Sheet A-14