PreBid Notes – Addendum #1

Date: March 11, 2016

To: Bidders of Record

Project: Area #8 PreBid Conference – March 10, 2016
Annual Major Maintenance FY 17

SPECIAL NOTE: Addendum #1 information shall supersede the information contained in the Contract Documents

This Addendum forms a part of the Contract Documents and modifies the original Bidding Documents dated December 1, 2015. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject the Bidder to disqualification.

PreBid Meeting Minutes & Site Walks; 3/10/16

Bid / Construction Schedule
Bids due: March 29, 2016 @ 1:00PM
Selection of successful bidders: April 7, 2016
Construction Start Date: As noted in the scopes and on the proposal form
Project Completion Date: Reference Proposal Form
Housing Opens/Students Arrive on campus: August 14, 2015
http://www.wesleyan.edu/construction/majormaint/FY_17.html

The prebid meeting addressed the following general items:
1. Schedule: Completion dates shall be strictly adhered to.
   1. Coordination of the work is critical.
2. Safety: Zero accidents. All contractors shall practice safe workmanship practices
3. Surrounding areas/buildings will be occupied throughout the project schedule.
4. OSHA Training: Contractor shall provide minimum 10 hour OSHA Training Certification for workman and minimum 30 hour OSHA Training Certification for Working Foreperson or Supervisor to Owner prior to start of work. Reference 01015 General Requirements.
5. Hazardous Materials: Contractor shall coordinate all required ACM removal with Owner. Inspection reports are available in the Owner’s office and will be posted to the MM FY17 website.
6. Lead Materials: All painted surfaces are to be treated as positive for lead containing paint due to the construction of the building prior to 1978. All contractor personnel working on the project shall be certified by the U.S. Environmental Protection Agency (EPA) for lead based paint activities.
7. Abatement costs will be borne by the Owner. Contractor to coordinate utility disconnections, fixture removals, and demolition prior to abatement removal with the Owner.
8. Parking: Parking on grass surfaces is strictly prohibited. Parking in driveway of the woodframe is acceptable. Off street parking is available. Additional parking is available at the Vine Street parking lot.
9. It is the contractors’ option to a flash drive or CD to obtain available AutoCAD drawings.
10. Contractors are encouraged to check the major maintenance website frequently for new and updated information. Addenda, specifications and additional project work will be posted to the website as it becomes available.
11. A bond is not required. Builder’s Risk insurance is not required.
12. Insurance Certificate must name Wesleyan University as additional insured.
13. Location Plan provided at: [http://www.wesleyan.edu/construction/majormaint/FY_17.html](http://www.wesleyan.edu/construction/majormaint/FY_17.html)
14. All entrances shall not be left unattended.
15. Contractor sign in sheet will be posted to the MM FY17 website [http://www.wesleyan.edu/construction/majormaint/FY_17.html](http://www.wesleyan.edu/construction/majormaint/FY_17.html)
16. Contractor shall mark-up drawings and note areas of replacement and areas of repair. Where drawings are not available, contractor shall provide sketches. Submit marked up drawings with bid.

The prebid meeting addressed the following project specific items added or removed from the scope of work:

### 125 Cross Street – Asphalt Roof Replacement Project
2. Contractor shall remove existing ACM containing chimney flashing and dispose of properly. Provide manifest to owner.
   a. Contractor shall install new lead coated copper step flashing, counter flashing and apron flashing.
   b. Saw cut 1” into mortar joints and apply sealant for a waterproof installation.
3. Install ice and water shield over 100% of the roof area.

### 156 High Street – Canopy Repairs
1. Remove existing caulking and backer rod. Install new backer rod and caulking along the perimeter of the roof canopy, along the masonry walls and below the window for a complete watertight system between all horizontal and vertical surfaces.

### 301 High Street – Davison Art Center, Alsop House Skylight Replacement
1. Construction Schedule: 5/24/16 – 6/13/16 OR 7/26/16 – 8/12/16
2. Remove existing flashing at west side chimney and install new liquid flashing.
3. Repair and touch-up paint any damaged stucco due to flashing removal / installation if required (See photo #1 below).

Photo #1: New flashing at west side chimney
4. Enlarge existing skylight opening approximately 12” to the south to allow new skylight to bear on existing roof rafter. Flash entire perimeter of new skylight curb & skylight and provide a 24” SBS patch between the existing SBS and tin roof systems. All patching and flashing work shall be cold applied. Height of new skylight curb shall be 8” (See sketch#1 below).

![Sketch #1: Flashing and roof patch at new skylight installation](image)

5. The new skylight shall be an acrylic domed skylight, VELUX model CM, manufactured by VELUX America, 450 Old Brickyard Road, Greenwood, SC 29648, 888-878-3589.
   a. The skylight shall be a factory-assembled, curb mounted unit welded using a 6063 extruded aluminum retaining angle and an extruded aluminum inner frame providing a leak-proof design.
   b. Skylight shall include a full polyurethane thermal break and weep system to minimize condensation.
   c. The skylight shall be double domed with polycarbonate over clear acrylic.
   d. Field measure and coordinate required skylight length and width dimensions with new skylight curb.
6. Provide OSHA fall protection screen over new skylight installed, manufactured by VELUX America.
7. Infill / shim void between existing roof rafter and tongue & groove roof deck. Refasten and secure deck boards to roof rafter (See photo #2 below).
301 High Street – Davison Art Center, Carriage House Roof Replacement

1. Construction Schedule: 5/24/16 – 6/13/16 OR 7/26/16 – 8/16/16
2. Maintain existing goose neck within the cupola and reflash.
3. Provide new composite cupola to match existing dimensions and secure to existing roof structure. Cupola shall be by Weather vanes of Maine or approved equal: http://www.weather vanes of maine.com/cupolas/cupolas-catalog/hexagon-cupolas/default.asp?mn=1.10.28.192&sfield=content.id&search=888

Model Hexagon Trenton in Vinyl. Reinstall existing weathervane onto new cupola.
   a. Submit shop drawings to owner for review and approval prior to the start of work.
4. Maintain existing gutter and leader system in place. Ensure gutters are properly protected for the duration of the project. Repair, solder and seal gutters to ensure all are watertight.
5. Carefully remove, to the extent possible, existing caulking and install new clear caulking at all skylight metal ribs (typical for all 4 skylights).
6. Maintain existing lead coated copper chimney flashing at chimney – rework and supplement existing flashing to install new shingles. Apply new sealant and solder existing joints as required for a watertight installation.
7. Apply liquid flashing at all existing skylight curbs.
8. Reference photo #3 below showing existing carriage house roof substrate – issued for information.
161 Cross Street – Lobby Roof Replacement
2. Remove existing asphalt shingles and felt paper. Maintain ¾” plywood sheathing and 2” phenolic insulation. Notify Owner of any deteriorated sheathing and provide a unit cost to install ¾” x 4’ x 8’ plywood on the bid proposal form.
3. Salvage existing snow guards at north elevation – reinstall at south elevation. Provide new snow guards to match existing to be installed at north, east and west elevations at area 1 lobby roof.
4. Install ice and water shield over 100% of the roof for both roofs being replaced.
5. Maintain existing perimeter lead coated copper drip edge at both roofs.
6. Provide white screws to install new shingles at area 1 lobby roof.
7. Carefully remove and reinstall existing lead coated copper roof caps at both roofs being replaced. Repair and re-solder as required.
8. Attachment: The two 11x17 detail sheets that were distributed at the prebid are attached for record. These details were taken from the original 1991 design drawings when the building was built.

285 Washington Terrace – CFA L Roof Replacement Project
1. Construction Schedule: 5/24/16 - 6/21/16 OR 7/24/16 – 8/19/16. Students return on August 14, 2016. These dates are critical and must be adhered to.
2. Contractor shall not park on south side of building. East, west and north sides of building are available to perform the work.
4. Additional site visit is scheduled for plumbing and roofing contractors
   a. Tuesday, March 15 at 1:00pm.
   b. Meet at CFA L and Contractors shall bring ladders for access.
5. Core sample information from CFA Theater is noted on SK-285-2.
   a. Contractor may perform core sample on CFA L roof if desired. This work must be scheduled with Owner and core hole shall be properly patched for watertight repair.

272-278 Court Street Apartments – Roof Replacement Project
1. Install ice and water shield over 100% of the roof area where the new Slateline asphalt shingles are being installed.
2. Maintain existing box gutter and leader system in place. Ensure gutters are properly protected for the duration of the project. Repair, solder and seal gutters to ensure all are watertight.
3. Replace a 10’ section (seam to seam) of the LCC box gutter at the west elevation to match existing (note: this section was damaged by a falling tree limb).
4. SBS roof system shall be by Johns Manville, Firestone or approved equal. Submit proposed system with bid proposal form.
5. Apartment building will be continuously occupied. Contractor shall maintain fire egress at all times and provide a safe site at the end of each day.
6. Contractor shall frame, sheath and install metal valley between large and small dormers at the east and west roof areas to span between both. Review detail options with Owner prior to the start of work (see Sketch 2 below).
Sketch #2: Span dormers to create valley – east and west roof areas

7. Existing roof condition photos of 272-278 Court Street shown below for information.
End of Addendum #1
ASPHALT SHINGLE
#43 FELT
3/4" PLYWOOD
R-15 BATT INSUL.