



Date: January 27, 2021

To: All Bidders

Re: **ADDENDUM NO. 1**

For: City of Elmhurst – Public Works Garage Roof Replacement

Project: 21-05

This addendum shall be a part of the Contract Documents and modifies the original Bidding Documents dated January 8, 2021 as follows. Acknowledge receipt of this addendum in the space provided on the Bid Form. Failure to acknowledge receipt of addenda may subject Bidder to disqualification.

RESPONSE TO RFI

- A. Is the membrane thickness to be 60 mil NOMINAL or 60 mil MINIMUM?
(similar NOMINAL vs. MINIMUM for 80 mil on Alternate #2)?
 - a. *Section 07 5423 Sub-Paragraph 2.03.A.4 and 2.03.B.4 clearly states 60 mil thickness. If the product is not 60 mil, it will not be accepted.*
- B. It appears that the specification calls for Light Gray / Reflective Gray membrane for each manufacture. Please confirm.
 - a. *Depending on manufacturer, the description of gray varies per their product language. A gray color is acceptable.*
- C. Would you consider an alternate bid for a green colored membrane?
 - a. *Yes*
- D. Specification seems to call for Adhered system, but Roof Plan indicated “Self-Adhered”. Please confirm?
 - a. *Revised to (Fully Adhered) bubble 1 on Sheets A9.1 and A9.2.*
- E. Do you really want a ½” Poly-Iso Cover Board on the Upper Roofs? Also, confirm if this Poly-Iso Cover Board is **Standard** Compressive Strength (20PSI) or **High Density**?
 - a. *Provide cover board as indicated on drawings. Revised compressive strength to minimum (80 PSI) bubble 1 on Sheet A9.1 and A9.2.*
- F. Notes on 11/A9.3 for the Bilco Roof Hatch may need to be clarified. Do you want a Bilco S-20? If so, this is 2’-6” x 3’-0”?
 - a. *Revise to provide 36”x30” minimum clearance Bilco S-50TB with the Bilco RL2-S Rail or equal bubble 1, on 11/A9.3.*
- G. I see a lot of LF of Snow Fence on the Roof Plan but do not see a detail or any mention in the spec. Please advise?
 - a. *Revise to provide (Rocky Mountain Snow Guards / Fence) bubble 1 on Sheets A9.1 and A9.2.*

- H. The specifications reference Firestone TPO membrane. Will a Johns Manville TPO roof system be acceptable in lieu of Firestone?
- a. *Yes, alternate approved manufacturers are acceptable. Johns Manville TPO 60 mil or 80 mil, and Johns Manville PVC SD Plus 60 mil or 80 mil are an acceptable.*
- I. What is the thickness of insulation at the existing PVC roof system? The drawings scale to be 3" thick. Is this accurate?
- a. *To our knowledge, Yes. This is based off original design documents; cores were not taken.*
- J. It is acceptable to use shop fabricated roof related sheet metal, in lieu of the prefabricated trims listed in the specifications?
- a. *Yes, provide sheet metal flashing per specification.*
- K. The counterflashing details show that the new sheet metal flashings are to be inserted in between the mortar joints of the existing brickwork. Will be acceptable to provide a surface mounted counterflashing with a termination bar at these locations, in lieu of saw cutting the existing masonry?
- a. *Provide flashing as designed.*
- L. The specifications state that the upper layer of insulation is to be adhered and the bottom layer of insulation is to be mechanically attached. Will it be acceptable to adhesively attach the coverboard only and mechanically the (2) base layers of polyiso insulation?
- a. *Yes, install per the specification.*
- M. The plans note that the existing roof hatch is to be removed and the roof system infilled at this location. Is this part of the base bid? Or is this only to be included along with Alternate #3?
- a. *This is part of the base bid.*
- N. At the expansion joint location at the main roof, would it be acceptable to eliminate the sheet metal expansion joint, ice and water shield, 2x12 wood blocking and bolts altogether and provide a manufacturers standard foam rod expansion joint at this location? This would be less expensive and would allow the roof membrane to continuous cover the expansion joint, instead of having a separate metal flashing.
- a. *Provide flashing as designed.*
- O. Does the roof system have to be attached for FM requirements? Or will a manufacturers standard attachment recommendation be acceptable?
- a. *We are eliminating FM-90 requirements from the specification.*

- P. Detail 7/A9.3 and keynotes 2 and 3 on page A9.3 are drawn as if these are to be new roof curbs. Are we correct to assume that all of the existing roof curbs are to remain as is and NO new curbs or HVAC equipment are required?
- a. *Existing mechanical roof curbs are to remain.*
- Q. Details 1,2,3,4/A9.3 shows a new layer of plywood on the face of the fascia. Keynote 37 does not clarify what thickness of plywood sheathing is required at this location. Will ½" thick plywood sheathing be acceptable here?
- a. Yes, see revision 1 note 37 sheet A9.3.
- R. Details 1,2/A9.3 show gutter with a separate sheet metal drip above. Will the Architect allow us to install a gutter with a flange at this location and eliminate the metal edge?
- a. Yes.
- S. Detail 6/A9.3 indicates that the existing sheet metal expansion joint cover is to remain. The associate keynote states that the existing sheet metal expansion joint color needs to match the new roof color. Is the intent for the existing metal expansion cover to remain...or to be replaced with a new flashing? Please advise?
- a. *Replace with new flashing.*
- T. Detail 9/A9.3 and Keynote 35 indicates that a separate piece of ice and water shield is to be installed within the expansion joint cavity. Due to concerns of compatibility between the ice and water shield and the TPO membrane, would it be acceptable to substitute this for a separate piece of TPO membrane?
- a. Yes.
- U. The rough carpentry specifications references both fire treated and preservative treated wood blocking. The only wood blocking on this joint is at the perimeter fascia locations and at the expansion joint – is preservative or fire treated wood blocking required? Please clarify.
- a. *Provide type of wood (treated) as indicated on drawings.*
- V. Keynote 904 on page A2.3 indicates that new mortar is to be infilled at the existing brickwork locations where the existing counterflashing has been removed. Being that this brickwork will be covered by the new roof membrane and counterflashing, will it acceptable to eliminate the new mortar at these locations?
- a. Yes.

- W. Along column line 12X (between Ax – Gx), the detail referenced (1/A9.3) is for a gutter and downspout. The existing condition at this location does not have a gutter. Is one required at this location, or should this just be a metal edge?
- a. *Detail 1/A9.3 is SIMILAR (omit gutter) See revision 1 Sheet A9.1.*
- X. What is the Start date and completion date?
- a. *See Title Sheet.*
- Y. Need Snow guard location map. Is this provided?
- a. *See noted locations on sheets A9.1 and A9.2.*
- Z. What is the thickness of the aluminum gutter to be installed? What is the type of metal and thickness of the gutter support hangers? Do we need to install under brackets on the gutters? if so all locations? What is the type of metal and thickness of the under brackets for the gutters? Is the metal anodized or pre-finished color?
- a. *See specification section 07 7123.*
- AA. Roof Ladders – do you want to require the fall arrest cable system for the ladders that are less than 10' tall? He shared that there is really no need for these since they are between 6' to 8' tall.?
- a. *Yes, provide as specified.*
- BB. What are the insulation requirements for the Low Roof and the High Roof? I have seen R-25. Could be R-30? Also saw, 4 ½" + ½".
- a. *Provide insulation as drawn, the existing roof flashing design, dictates different approaches depending on roof type and location.*
- CC. If you decide to go with an Evergreen colored membrane, a lot of the sheet metal could remain in place. It will be very costly to remove/replace this existing green sheet metal.
- a. *If a bidder wants to propose cost saving options they will be considered.*
- DD. Is Flute Filler to be Polyisocyanurate? What is spacing between ribs?
- a. *Existing drawing indicated the spacing between ribs is approximately 18" wide; bidder is to field verify. Flute filler to be polyisocyanurate.*
- EE. Would you consider adding aluminum to the roof ladder specification?
- a. *Yes. Bidder needs to provide documentation that the ladder would meet the intent of the design.*

ADDENDA TO THE SPECIFICATION

NOTICE TO BIDDERS

- A. SEE ATTACHED NOTICE TO BIDDERS AND INVITATION FOR BIDS FOR THE ROOF REPLACEMENT AT THE ELMHURST PUBLIC WORKS COMPLEX

ADDENDA TO THE DRAWINGS

ARCHITECTURAL

- A. T1 – Title Sheet
 - a. Under the heading “Important Dates”; Note the following:
 - i. Bids Due: 10:00 am, February 05, 2021. attached hereto.
- B. A9.1 – Area ‘A’ Roof Plan
 - a. Revise bid box notes stating “POLYISO 80 PSI”.
 - b. Add box note, “SNOW FENCE GUARD NOTE”. attached hereto.
- C. A9.2 – Area ‘B’ Roof Plan
 - a. Revise bid box notes stating “POLYISO 80 PSI”.
 - b. Add box note, “SNOW FENCE GUARD NOTE”. attached hereto.
- D. A9.3 – Roof Details
 - a. Revise box note stating “HATCH TO BE 36"X30" MINIMUM CLEARANCE, BILCO S-20 WITH RL2-S RAIL OR EQUAL”
 - b. Revised note 31 to read “EXISTING FLASHING”.
 - c. Revised note 37 to read “1/2" EXTERIOR GRADE CDX PLYWOOD ON FACE OF EXISTING BLOCKING”. attached hereto.

END ADDENDUM NO. 1