

ARCHITECT'S ADDENDUM

Addendum Number: 01

Date: 02.22.16
Prepared By: Michael Perez
Cordogan, Clark & Associates

RE: Kane County KBC Roofing
CCA Project No.: 15431

To: Prospective Bidders

Subject: Addendum No. 01 to the Construction Documents for the Kane County KBC Roofing project.

This Addendum forms a part of the Construction Documents and modifies the original Construction Documents, dated 02.09.16. Acknowledge receipt of this Addendum in space provided on the Bid Form. Failure to do so may subject Bidder to disqualification.

THE FOLLOWING ITEMS ARE TO BE INCLUDED IN THE PROPOSAL.

General Clarifications:

1. A *voluntary* return site visit is scheduled for **Tuesday, February 23, 2016** at **8:00Am** at the project site. Meet Don Biggs of Kane County at the same entry as the Pre-Bid (main entry, north-west side of the building).

No additional questions will be answered by the owner or architect.

Clarifications to the Specifications:

1. Section 004000 – Kane County Offer to Contract Bid Form – REVISE section D Schedule of Alternates to read as follows:

“Alternate #1: The Owner is requesting alternate pricing to the base bid to install an additional 2” of polyisocyanurate insulation over the existing to remain insulation for “Roof Area A”. The membrane installation cost is in the base bid.

\$ _____
Add/Deduct/No
Change

Alternate #2: The Owner is requesting alternate pricing to the base bid to install a TPA roofing membrane in lieu of EPDM roofing membrane for Roof Area A and Roof Area C. Existing insulation to remain. Alternate added insulation is only to be factored in Alternate #1 (Area A) and Alternate #3 (Area C).

\$ _____
Add/Deduct/No
Change

Alternate #3: The Owner is requesting alternate pricing to the base bid to install an additional 2" of polyisocyanurate insulation over the existing to remain insulation for Roof Area C. The membrane installation cost is in the base bid.

\$ _____
Add/Deduct/No
Change"

2. Section 012300 – Alternates, Part 3 – Execution, 3.1, REVISE subsection "A" to read as follows;

"Alternate #1: The Owner is requesting alternate pricing to the base bid to install an additional 2" of polyisocyanurate insulation over the existing to remain insulation for "Roof Area A". The membrane installation cost is in the base bid.

Alternate #2: The Owner is requesting alternate pricing to the base bid to install a TPA roofing membrane in lieu of EPDM roofing membrane for Roof Area A and Roof Area C. Existing insulation to remain. Alternate added insulation is only to be factored in Alternate #1 (Area A) and Alternate #3 (Area C).

Alternate #3: The Owner is requesting alternate pricing to the base bid to install an additional 2" of polyisocyanurate insulation over the existing to remain insulation for Roof Area C. The membrane installation cost is in the base bid."

3. Section 075400 – Tri-Polymer Alloy Membrane Roofing, Part 2, Section 2.4, REVISE paragraph "A.1.a" to read as follows:
"a. Membrane Thickness: 45 mils, nominal."
4. Section 075323- Part 3- Execution, 3.5. D, REMOVE subsection "1" that reads "At corners and perimeters, adhere a second layer of roofing."

Clarifications to the Drawings:

1. Drawing 1/A4.1: REMOVE detail callouts, "10/A4.2" and "11/A4.2" from all portions of Roof B. Roof B is not to receive new roof membrane.
2. Drawing 17/A4.2: CHANGE loosely laid polyisocyanurate insulation note to read; "New loosely laid polyisocyanurate insulation. Comply with current ASHRAE 90.1 Energy Code, R-20 minimum."

Clarifications to Bidders' Questions:

1. Q: *Is there an Alternate #3? It is shown on the bid form but is not mentioned anywhere else in the documents.*
A: Roof C is the area of work for Alternate #3 as indicated in 1/A4.1 (lower right hand corner).
2. Q: *Are the three mansard roofs in "Roof B" included in the project?*
A: No, the new roof membrane is meant to tie into the existing roof at the mansard areas "Roof B."
3. Q: *The scope states 'new membrane and ballast', does this actually mean new ballast or re-use ballast as stated in the EPDM options?*
A: If the contractor can obtain a roof warranty for the re-use of the existing ballast it is at their own discretion.
4. Q: *The axonometric, 17/A4.1, calls for tapered insulation while the alternate calls for additional 2" of insulation. Please clarify.*
A: No tapered insulation is required; refer to clarification to drawing 17/A4.1.
5. Q: *Could you provide more information about the recovery board shown in the drawings?*
A: Provide High Density Wood Fiber, with top surface seal-coated, complying with ASTM C 728. Minimum thickness will be 1/2".
6. Q: *Who is responsible for disconnecting and removing the mechanical equipment called out to be removed?*
A: Owner will remove equipment, contractor responsible for capping curbs/penetrations as required.
7. Q: *What material is to be used for the deck infill/repair where roof top equipment is being removed?*
A: 1" Marine grade plywood.
8. Q: *Who is responsible for disconnecting and raising the roof top equipment that is too low?*
A: All equipment should be at acceptable heights with the addition of 2" insulation.
9. Q: *Who is responsible for disconnecting and raising the gas piping and electrical conduits that are too low?*
A: It is the contractor's responsibility to disconnect and raise any gas piping or electrical conduits that are too low.

10. Q: Are we required to mechanically fasten or adhere the roof perimeters and adhere a second layer of roofing as specified in 3.5, C. and D. in specification 075323 ?

A: Adhere roofing at corners, disregard "second layer of roofing" called out in 3.5,D,1.

11. Q: Due to the thickness of the east parapet detailed in 13/A4.2 and 14/A4.2 I think additional blocking will be needed along the top. Is this something that has been considered?

A: Additional blocking may be added to the bid at the contractor's discretion. All modified details must be approved by the architect and owner prior to construction. Treat rebuilt parapet as a voluntary alternate.

12. Q: Can I make a return visit to the site?

A: The scheduled return site visit will be at **8:00Am February 23, 2016** at the project site. Meet Don Biggs of Kane County at the same entry as the Pre-Bid (main entry, north-west side of the building).

13. Q: Are the sheet metal copings at Roof Area "B" being replaced with new copings?

A: No, no work to be done to existing mansard roofs, disregard 11/A4.2 and 12/A4.2 detail callouts in those areas.

ATTACHMENTS: Pre-Bid Sign-In Sheet; Pre-Bid Agenda

End of Addendum No. 01

L:\CCA\2001jobs\Job# / Folder\Addendum 01_050115.doc mcb

Kane County KBC Roofing Project

Pre-bid Conference – February 17, 2016, 8:00 AM

Discussion Items

1. DIVISION 00

- a. Bids are due February 25, 2016 at 1:30 PM at the Kane County Purchasing Department, Building A, Room 210, 719 S. Batavia Ave., Geneva, IL.
- b. 5% Bid Bond or Cashier's Check made payable to Kane County Treasurer is required with the sealed bid. Money Orders or Company checks will not be accepted. 100% Performance & Payment Bonding Required
- c. Offer to Contract Bid Forms must be completely filled out (typewritten or in ink) and fully attached. Complete Relevant Experience Verification Form in whole. The Offer to Contract Bid Form shall be submitted, in triplicate with **ONE ORIGINAL (CLEARLY MARKED), TWO COPIES (CLEARLY MARKED).**
- d. This Project is exempt from Taxes.
- e. Each bidder shall carefully examine all bid documents and all addenda thereto, and shall thoroughly familiarize themselves with the detailed requirements thereof prior to submitting a proposal. Should a bidder find discrepancies or ambiguities in, or omissions from documents, or should they be in doubt as to their meaning, they shall, at once, and in any event, not later than February 19, 2016 by 3:00 pm CST, notify the County of Kane, who will, if necessary, send written addendum to all bidders. The County of Kane shall not be responsible for any oral instructions. All questions shall be submitted via email to Brian Kronewitter at bkronewitter@cordoganclark.com and Purchasing Office at purchasing@co.kane.il.us. After sealed bids are received, the bidder will make no allowance for oversight.
- f. Contractor Qualifications – AIA A-305 Contractor Qualification Form must be filled out in its entirety and duly executed.
- g. Insurance Requirements are as noted in the Specifications
- h. This is a Prevailing Wage Project – Rates are included in the Specs
- i. Evaluation Criteria for Award:
 - i. The ability, capacity and skill of the bidder to perform services or provide the goods required.
 - ii. Whether the bidder can perform the contract or provide the service promptly, or within the time specified, without delay or interference.
 - iii. The character, integrity, reputations, judgment, experience and efficiency of the bidder.
 - iv. The quality of performance of previous contracts or services.
 - v. The previous and existing compliance by the bidder with laws and ordinances relating to the contract or service.
 - vi. The sufficiency of the financial resources and ability of the bidder to perform the contract or provide the service.
 - vii. The quality, availability and adaptability of the supplies, or services to the particular use required by the Owner.
- j. Award of the Bid is expected to occur at the April 2016 County Board Meeting
- k. AIA General Conditions of the Contract Sample included in Specifications
- l. Project Schedule (Start Construction 5/15/16; Substantial Completion 6/25/16)

Kane County KBC Roofing Project

Pre-bid Conference – February 17, 2016, 8:00 AM

Discussion Items

m. SCHEDULE DEVELOPMENT:

- i. All work shall be performed during normal working hours unless disruptive activities that generate significant noise are required to complete the work. If such activities arise, the contractor shall coordinate completion of those activities with the Owner and CM. Weekend hours must be coordinated with the Owner & CM. All use areas must be returned to a useable state by the end of each working day as approved by the Owner and CM.
- ii. All contractors will be required to collaborate with the CM in developing and maintaining the Master Schedule. Contractors will provide schedule information in a timely manner so that the work of other trades can progress without delay or interruption.

2. Section 000500 – Supplementary Conditions

- a. Article 1.2.3 – Should discrepancies appear among the Contract Documents or between the Contract Documents and existing conditions, the Contractor shall request an interpretation from the Architect/Construction Manager before bidding. If the Contractor fails to make such request, it is presumed that both provisions were included in the bid and the Architect/Construction Manager shall determine which of the conflicting requirements shall govern. The contractor shall perform the Work at no additional cost to the Owner in accordance with the Architect/Construction Manager's determination. Where conflicts exist between or within the Contract Documents or between the Contract Documents and applicable standards, codes ordinances or manufacturer's recommendations, and clarification has not been requested from the Architect/Construction Manager prior to bidding as provided for above, the more stringent or higher quality standard shall prevail. Large scale drawings shall take precedence over small scale drawings, figured dimensions on the drawing over scales dimensions and noted material over graphic representations.

3. Section 012300 – ALTERNATES

A. Alternate #1:

The Owner is requesting alternate pricing to the base bid to install an additional 2" of polyisocyanurate insulation over the existing to remain insulation for Roof Area A. The membrane installation cost is in the base bid.

B. Alternate #2:

The Owner is requesting alternate pricing to the base bid to install a TPA roofing membrane in lieu of EPDM roofing membrane for Roof Area A and Roof Area C. Existing insulation to remain. Alternate added insulation is only to be factored in Alternate #1 (Area A) and Alternate #3 (Area C).

Kane County KBC Roofing Project

Pre-bid Conference – February 17, 2016, 8:00 AM

Discussion Items

C. Alternate #3

4. The Owner is requesting alternate pricing to the base bid to install an additional 2" of polyisocyanurate insulation over the existing to remain insulation for Roof Area C. The membrane installation cost is in the base bid.
5. Section 013200 – CONSTRUCTION PROGRESS DOCUMENTATION
 - a. Submittals due within 2 weeks of award
 - b. Construction Schedule, meeting & reporting Requirements
6. Construction Building and Site Logistics – all access and staging for the project shall be coordinated with the CM and Owner. A walk through with the trades will clarify the parameters.
7. Additional Items