ADDENDUM TO
SPECIFICATIONS ENTITLED
“BURROUGHS & CHAPIN BUILDING RE-ROOF”
DATED MAY 2021

ADDENDUM NO. 1  June 22, 2021

The Specifications and Drawings contained in the project manual “CCU – BURROUGHS & CHAPIN BUILDING RE-ROOF H17-N127-PD” and dated May 14, 2021, are amended as follows:

1. QUESTIONS ADDRESSED DURING PRE-BID MEETING WALKTHROUGH:

   Q: Will the facility be occupied during the reroofing project?
   A: Yes, there will be faculty and students in the building during the Summer and Fall semesters. Contractors will need to coordinate reroofing activities with the University so that occupants can be relocated during work directly overhead.

   Q: Will bids submitted electronically be accepted on this project?
   A: No, all bids must be mailed or hand delivered to the address listed on the bid solicitation.

   Q: Will the University handle the electrical disconnects/reconnects for the rooftop equipment?
   A: No, the Contractor is responsible for all electrical disconnects/reconnects for the rooftop equipment.

   Q: Will the new metal downspouts require a metal transition to tie into the existing subgrade drainage system?
   A: Yes, the new metal downspouts should tie into the existing subgrade drainage system and will require a metal transition.

   Q: Will the Contractor be required to protect the contents of the building during the reroofing project?
   A: Yes, the Contractor will be required to, at a minimum, lay down sheet plastic over the area directly below where re-roofing is taking place on a day-to-day basis.

   Q: Are there any special inspection requirements for replacement of steel purlins?
   A: No, the new purlins are to be resecured in the same manner as the existing that was removed.
Q: Does the Contractor need to notify the Owner and Consultant prior to replacing any metal purlins determined to be damaged beyond reuse?

A: Yes, the Owner and Consultant should be notified, and the Contractor should take photographic documentation of the existing damaged purlin and its replacement.

Q: Will the Manufacturer allow the specified panel to be installed over purlins spaced 5’ o.c. without additional securement at the perimeter and corners?

A: Yes, but this varies by Manufacturer and what they have approved testing for. Contractor will need to confirm with the Manufacturer that they are quoting in the bids.

Q: Will the Manufacturer provide a 20-year Watertight Warranty on a snap lock trapezoidal roof assembly?

A: Yes, but this varies by Manufacturer. Contractor will need to confirm with the Manufacturer that they are quoting in the bids.

2. CONTRACTOR’S QUESTIONS DURING PRE-BID PERIOD:

Q: In lieu of the snap and lock panels, can we use a mechanical seamed panel?

A: Yes, a mechanically seamed panel will be accepted.

Q: Is the new ML 90 roof panel to be painted or bare galvalume plus?

A: The roof panel is to be pre-finished. Color to be selected from the Manufacturers standard color options.

Q: What is the thickness of the existing or new blanket insulation so we can be sure to quote the proper clip?

A: The thickness of the blanket insulation is approximately 3”.

Q: Please confirm that the slope is 2:12?

A: The slope is approximately 2:12.

Q: Please confirm that the spacing of the existing purlins are at 5’ OC?

A: Yes, purlin spacing is 5’ o.c.

Q: What is the size and gage of the existing purlins if some need to be replaced?

A: The existing purlins are 14 gage, 8” deep.

Q: Please confirm that the eave height is 20’ approximately?

A: Yes, the eave height is approximately 20’.
Q: Are all metal roof trims, gutters and downspouts to be the same gage as roof panel? Are they all painted?

A: Yes, the metal roof trims, gutters and downspouts are to be pre-finished and the same gage as the panels. Color to be selected from the Manufacturers standard color options.

Q: Some metal building manufacturer's use the diaphragm bracing of the screw down panel into the bracing design for a building and changing to a standing seam metal roof changes the design of the bracing. Has the building manufacturer been contacted about this, and have they signed off on the buildings ability to have a standing seam metal roof without adding additional bracing?

A: No, the building manufacturer is not known.

Q: Has anyone done a design analysis to confirm the 5' spacing everywhere will work with the panel specified?

A: Yes, but this varies by Manufacturer and what they have approved testing for. Contractor will need to confirm with the Manufacturer that they are quoting in the bids.

Q: Do we need to cover the cost of engineering to see if additional purlins are required at the eaves, end bays and ridge to meet current wind speed building codes?

A: As a part of the submittals on this project, the Contractor will be responsible for providing certified wind uplift calculations prepared in accordance with ASTM Standard 7-16; signed and sealed by a Professional Engineer registered in the State of South Carolina. Roof Manufacturers generally provide this information as a part of their submittal package to the Contractor.

Q: I see where we are required to replace 1 each 16 gauge purlin. What size?

A: The existing purlins are 14 gage, 8” deep.

Q: I see we are to provide unit cost for 2 each 16 ga. purlins 25’ long. Are these actually 25’ long or do we need to add additional length for the laps at the frames?

A: The existing purlins are 14 gage and span 25’ between framing members. Contractor should include an additional 12” on either side of the purlin to lap at the frames.

Q: Do you have a color in mind for the roof panels?

A: Color to be selected from the Manufacturers standard color options.
Q: I see where you expect to contract very soon after bid day with commencement of work to start within 60 days. Material availability and color selection will affect the delivery schedule. Do you have some flexibility in the 60 days?

A: Yes, we understand that there are lead times and availability issues associated with a variety of construction materials and will work with the Contractor to determine a commencement date once material has been ordered and delivery time frames are known.

Q: How many rain days are included in the 80 days to complete after commencement?

A: There are 5 weather days per month built into the contract duration, so 12 days are built in to the 80-day duration.

Q: Do we have a designated storage area for materials and storage trailers?

A: There is a gated dirt parking lot adjacent to the building that can be used for material storage and parking. Contractor will need to coordinate lay down area with Owner prior to material delivery.

Q: Section 70150-19 Preparations For Reroofing - 3.2A "Provide fall-thru protection over all areas of this work". Can harness and lanyards properly secured be used or do we need full catch protection under the roof?

A: A harness and lanyard properly secured to a tie-off point is adequate.

Q: Plans show specific details for gutter and rake trim. Do we need to fully comply with these details and related specs or use the metal roofing manufacturer's standard gutter and rake trim details and profiles?

A: The Contractor must comply with the details and related specs to meet the drainage requirements in the code.

Q: Specs call for fully welded aluminum curbs but do not specify thickness or finish. What thickness of aluminum do you want for the curbs? Are you going to require them to be painted the same color as the roof panel? If they are supposed to be painted the same color as the roof panel what type of paint finish are you going to require? Will there be a finish warranty required on the curbs?

A: Curbs should be fabricated from 14 gage mill finished aluminum. No finish or warranty requirements for the curbs.

3. REQUESTS FOR SUBSTITUTIONS

a) The following Manufacturers and products have been approved for inclusion on this project:

   o Nucor Building Systems - CFR panel.

   o Metal Sales Corporation - Snap-Loc 24 and Seam-Loc 24
4. CLARIFICATIONS TO THE SPECIFICATIONS
   
a) None

5. CHANGES TO THE SPECIFICATIONS
   
a) Section 011000 SUMMARY, page 2:
   
o Delete sub-paragraph “1.4.C.3.a.2”, and replace with the following new sub-paragraph:

   2. The R-panels are applied with exposed fasteners spaced at 12”OC to 14 gauge
      Z-purlins spaced at 5’OC.

b) Section 0122000 UNIT PRICES, page 2:
   
o Delete sub-paragraph “3.1.B”, and replace with the following new sub-paragraph:

B. Unit Price No. 2: Replacement of damaged or deteriorated 14 gage steel sub-purlins in 25’ lengths.

c) Section 074113 METAL ROOF PANELS, page 6:
   
o Delete sub-paragraph “2.3.A.1” and replace with the following new sub-paragraph:

   l. Aluminum-Zinc Alloy-Coated Steel Sheet: ASTM A 792/A 792M, structural quality,
      Grade 50, Coating Class AZ55 pre-finished Galvalume.

   o Delete sub-paragraph “2.3.A.1.c”, and replace with the following new sub-paragraph:

   c. Exterior Finish: Full-strength 70% Kynar coating system that meets or exceeds
      AAMA 605.2 specifications.

6. CLARIFICATIONS TO THE DRAWINGS
   
a) None

7. CHANGES TO THE DRAWINGS
   
a) None

   Nothing herein is interpreted or construed as changing any provisions of the specifications
   except as specifically stated herein.

   END OF ADDENDUM NO. 1