

INVITATION TO BID # G00223

COCHRAN JUDICIAL CENTER DLSS ROOF

BID SUBMISSION DEADLINE: August 7, 2023, 2:00 P.M.

ADDENDUM #1 - DATE: July 26, 2023

TO ALL POTENTIAL BIDDERS:

The following information is being provided for purposes of clarification or in response to questions received from potential bidders. This addendum will be posted on the eVA website and City of Staunton's procurement website:

- **eVA website:** <https://m.vendor.evro.cgipdc.com/Vendor/public/AllOpportunities>
- **City website:** <https://www.ci.staunton.va.us/departments/finance/procurement>

Summary of Additions and Revisions to Bid Document

In the event that any of these specifications conflict with the previous specifications, the specifications in this addendum shall control. Prepare your bids accordingly:

Page 2	Update of Bid Form Bid Form has been revised and updated to reflect necessary items.
Page 6	Changed Warranty Period I. 1.8 A.1: a. Warranty period shall be a 10-year Manufacturer's Warranty from date of Substantial Completion.
Page 7	Added a restriction II 2.2 A: 1. A Ridge Cap will not be allowed. The ridge is to be a hand-crimped, double-lock seam, with a field-applied bead of metal roof sealant along the inside.
Page 8	Changed thickness 2.2 B: b. "Aluminum, 3105-H14 alloy, smooth as per ASTM B 209, .032-inch thickness. Flashing and flat stock material: Fabricate in profiles indicated on Drawings of same material, thickness, and finish as roof system, unless indicated otherwise."

Questions & Answers
COCHRAN JUDICIAL CENTER DLSS ROOF
BID # G00223

QUESTIONS & ANSWERS
July 26, 2023

Q1: Replace any deteriorated wood decking in like kind materials. (At time of inspection no ladder was provided in attic to verify thickness of actual size or specie of wood boards.) Today nominal 1x10" board is measuring 3/4" thick x 9.5" wide. Most commonly sold species is Southern Yellow Pine Grade II typically sold for roof decking replacement. Depending on age of building, this board's dimension may not match the actual dimension of historic boards being milled 1" thick x10" wide. Please provide the dimensions of existing wood decking, and the desired SQFT QTY of GRAND TOTAL SQFT to be calculated as part of base bid.

- 1. if a real 1" thick board is present, we can get it -BUT at the minimal order of 500LF. Please clarify present size of wood boards.**
- 2. Do you want cost per 1/LF only if current nominal board can be used? if 1" boards are present, we will provide 500 LF allowance in the base bid for boards replaced. (Typically, 2 bottom rows of boards at gutters are rotten & are NOT visible from attic inspection or boards around penetrations or against parapet wall.)**

A1: As stated at the Prebid meeting, if the contractor wished to inspect the roof or attic, they were welcome to utilize their own equipment, set a ladder, and access the roof and attic to verify the necessary information.

- 1. Present boards are 1" true thickness.**
- 2. Use **Square Foot** for cost of board replacement (Bid Form has been updated to reflect this)**

Q2: Manufacturer Inspections. Daily over first (7 days) and no less than 3 out of 5 working days.

Please clarify if you really desire this. I'm only aware of Garland/Imetco who commonly offer this service and frequency- but I don't see them listed as B.O.D.

This is very unusual for project of this small size and small magnitude. There will definitely be a \$ fee.

You did also not specify particular manufacturer (Pac clad, Atas, Englert, Imetco etc.) which all have different Locations and rep coverage availability. In most public bids/ jobs the rules should be equal to any roofing contractor bidding and actually not listing particular manufacture causes unfair advantage.

- 1. Please clarify if the first 7 days of inspections are required.**
- 2. please clarify all applicable manufactures**

A2: Clarification:

- 1. Yes, first 7 days of inspections are required.**

2. The B.O.D. is IMETCO DLSS 1 Roof Panel System Manufactured by Innovative Metals. Any manufacturer/materials that are equal to or greater than provided specs is acceptable.

Q3: Basis of Design DLSS Metal Roofing system.

1. Please clarify if there is specific manufacture required
2. Do you allow on-site Rollforming? (This will be extremely beneficial -on site roll forming will not REQUIRE 40FT x 6 FT lay down area to store wooden crate with prefabricated metal panels for entire project. Imetco, Pacclat, Atas, Fabral will ship panels.
3. Example Englert allows on site roll forming panels.
4. Please specify the thickness of aluminum. (.032 for example.)
5. Please note different manufacture offer different selection of colors in specified "metallic finish". Therefore, please confirm manufactures and make sure they offer desired metallic color.

A3: Clarification:

1. No specific manufacturer is required, roofing materials must meet specs. Roof System must meet or exceed specifications.
2. No, on-site Roll-forming is not allowed.
3. No on-site Roll-forming.
4. As per the accompanying addenda, the panel material will be .032 aluminum instead of .040 aluminum.
5. Desired color: "matte black"

Q4: Snowguards. Almag 35 cast snow guard is Berger RT 200 and Rt300 model. RT 200 fits 1" tall seam better than RT 300 designed for 1.5" seam. Please note Berger Stopped custom color matching in 2021 and now only offers mill finish.

1. they can be post painted by 3rd party. Therefore, color is required. = Please provide desired color to receive actual quote.
2. QTY of snow guards or lay out was not provided nor access to the roof to verify current layout. Please provide Lay out on arch plans and desired QTY.
3. Please note on government building snow rails or snow fence offer far superior protection over individual snow guards. Please clarify indeed snow guards are desired.

A4: Clarification

1. Snow Guard color to match roof: Matte Black
2. As stated at the Prebid meeting, if the contractor wished to inspect the roof or attic, they were welcome to utilize their own equipment, set a ladder, and access the roof and attic to verify the necessary information.
3. To clarify, Snow Guards are desired

Q5: Shop drawings. Please provide name of manufacture as fees for shop drawings vary.

1. Do you require stamped shop drawings?
2. Drawings specified to this project, Or generic shop drawings DETAILS ARE ok. Please advise

A5: Clarification. IMETCO DLSS 1 Roof Panel System manufactured by Innovative Metals is the Basis of Design. Any manufacture that meets or exceeds the specs is acceptable.

1. No, the shop drawings do not need to be stamped.
2. Bid submittal does not need project specific drawings. Successful bidder will need project specific shop drawings.

Q6: Availability of funds. Please confirm funds for this project have been already set aside and allocated for this project

A6: Yes, this project has been budgeted for.

Q7: On the mandatory pre bid we were told there is NO SPACE for SCAFFOLDING. Ladders to be used. This will directly violate OSHA safety protocol. PLEASE provide in writing that OSHA scaffolding on this federal building is not only permitted but 100% expected with full overhead protection over all entrances. Please attach NEW site plan indicating appropriate set back to set up Scaffolding:

1. OSHA approved scaffolding 4FT wide at minimum along all 4 sides are required for this project to remove existing metal roof, install metal panels flashing, hem metal panels at eave to the drip edge, repair wood. Work of ladders is only permitted to painters or for roofing repairs. This is 100% roof replacement.
2. allow space for OSHA appropriate roof access via stair tower +tower hoist to load and onload material and metal roof panels.
3. provide Designated lay down area for metal roof panels and other material 40x6 FT during entire project for storing metal panels in wooden crate unless on site roll forming is permitted.
4. Have negotiated with both tenants next door "use and access of their street/alley to perform the specified work MO-Saturday 7-6pm daily" during entire project.

A7: Answers:

1. The Contractor is responsible for adhering to all mandatory local, state, and federal safety requirements.
2. There will be space provided for stair tower.
3. The City can provide space for designated lay down area.
4. The Contractor is responsible for ensuring they meet the requirements as stated in bid documents for safety.
5. The Contractor is responsible for contacting neighboring properties.

Q8: Architectural plans Project notes: Is requesting that Roofer will provide Temporary barriers and controls in proximity of the work zones. As described above we want to make sure OSHA scaffolding erecting is 100% expected/mandatory and to comply with " Barrier per this request we are requesting that fencing be required to secure the site for all bidders" Please clarify this critical component in writing.

A8. The Contractor is responsible for adhering to all mandatory local, state, and federal safety requirements including OSHA requirements.

Q9: Incidental work: Please clarify there are NO previous or hidden damage (fire, water

damage, ice, hail damage) AND ALSO provide PHOTOS from roof inspection (by 3rd party as this was not possible on mandatory pre bid) by 08/26/2023. If any of this is present, retain structural engineer who will be present all first 4 days of demolition to provide inspection and on spot direction of repairs to any structural rafters.

A9: As stated at the Prebid meeting, if the contractor wished to inspect the roof or attic, they were welcome to utilize their own equipment, set a ladder, and access the roof and attic to verify the necessary information.

Q10: Final completion cleanup of all surfaces, fixtures, furniture. Please clarify this is old boiler plate bullet point as work is on the exterior and this does NOT APPLY to this bid.

A10: Contractor needs to clean after project completion, any furniture, fixtures and indoor surfaces should not be a part of this cleanup unless roof work caused an issue. If, for some reason, roof work causes any issues that require cleanup, Contractor is responsible for all cleanup.

Q11: Hold all dimensions to 1/8" tolerance.

Please note roof plan is not even to scale and with note not to be scaled. If you desire such precision provide

Access to Roof inspection was not provided to verify visually there are no major defects or framing issues. How can one be held to 1/8" tolerance without basic inspection? Please provide accurate documentation with field verified measurement and roof squared off alignment. If roof gables are not squarely framed in- the end panels will not be rectangular but trapezoid shape and will follow the frame in structure perimeter and can vary in inches from top width to ridge width panel width

A11: As stated at the Prebid meeting, if the contractor wished to inspect the roof or attic, they were welcome to utilize their own equipment, set a ladder, and access the roof and attic to verify the necessary information.

Q12: Flat roof deck- NA in this scope.

A12: Correct, no flat work

Q12: All curbs -NA in this scope.

A12: Correct

Q13: Sheet metal flashing free from oil caning. If existing Roof currently have roof deflection/sag either from eave to ridge or there is sag along the roof ridge and metal panels will only telegraph the roof structure deflection.

Unless owner authorize to reframe existing roof and eliminate with framing any current deflection to perfectly smooth deck. Oli canning can NOT be eliminated.

This also will result in oil canning as metal panels are run perfectly straight and in process of fastening with cleats, they will build tension and tension relief is causing oil canning.

Please provide photo documentation with string line strung from eave to ridge and along entire ridge prior bid date to determine current sag or rephrase oil canning requirement.

*There is NO manufacture which will VOID manufacture warranty due to oil canning. It is

only visual imperfection not a defect.

A13: As stated at the Prebid meeting, if the contractor wished to inspect the roof or attic, they were welcome to utilize their own equipment, set a ladder, and access the roof and attic to verify the necessary information.

Q14: Existing roof drains to be replaced. Please clarify is this is a) old boiler plate NA to this project or b) if this refers to the existing 4" PVC Pipe attached to exterior walls and will need to be replaced. The add alternate does not mention nothing about this.

A14: 4" PVC Pipe attached to the wall will remain. No roof drains are to be replaced.

Q15: All gas pipes to be painted yellow. Please clarify.

A15: If there are gas pipes on roof, they are to be painted yellow.

Q16: Roof plan demo notes:

1. remove and dispose of existing insulation. Please clarify.
2. Remove and dispose of all off spray foam along cornice parapet wall. Please clarify and provide photos. Please note removing spray foam residue is extremely difficult to impossible unless sand blaster or chemical agents are used which physically alter the surface. We have extensive restoration division but can't determine repairs unless we see photos or physically examine this damage.
3. Replace any damaged wood decking at pre-determined price. Please provide precise measurement of existing boards to make sure nominal dimensional lumber sold currently lumber will work or if we have to sue custom rough sawn limber to match dimensions. Also is cost per 1LF is desired or provide request for pre-determined SQFT of board replaced for pre-determined cost for X SQFT of boards replaced.

A16: Clarification:

1. If there is existing insulation, it will need to be removed.
2. & 3. As stated at the Prebid meeting, if the contractor wished to inspect the roof or attic, they were welcome to utilize their own equipment, set a ladder, and access the roof and attic to verify the necessary information.

Q17: Repair existing rafter (see A-6) We will repair rafter ridge beam per A-6 arch plans repair notes.

A17: The rafter should be replaced using 2X6's, 8-ft long, sistered to existing roof beam on both sides

Q18: Install RT 300 snow guards match existing lay out and color TBD by Owner. See Snow guard RFI above.

A18: See Snow guard RFI answer above.

Q19: Roof details Gutter see 2/A-4. The drawing gutter is box gutter profile, but add Alternate #1 request 6" round copper gutters and DS. Please clarify this is wrong detail.

A19: Clarified: This detail IS incorrect. 6" round copper gutter is desired

Q20: Can East Beverley Street be closed on an as needed basis?

A20: East Beverley St. can be closed on a day-to-day basis. City would like to know in advance what that schedule would be.

Q21: Can East Beverley Street be closed for a continuous period?

A21: To close for one continuous period, it would need to be approved by the City, be for no more than 2 weeks, and effected businesses would have to be contacted by the Contractor.

Q22: Can scaffolding be used, and where? Temporary barriers?

A22: Scaffolding across front of building would be necessary for loading/unloading operations. Other scaffolding would be at the discretion of contractor. Temporary barriers at other areas on an as needed basis.

Q23: Will the building be in use during the project timeframe?

A23: Yes, the building would be in continuous use throughout project. Will be able to provide dates of any times when work could not occur.

CITY OF STAUNTON

BID FORM

<u>DESCRIPTION</u>	<u>TOTAL COST</u>
Provide all materials, equipment, labor and supervision to remove the old metal standing seam roofing system and install a new 1" Double Lock Standing Seam Roofing System to The Cochran Judicial Center in accordance with provided specifications.	\$
Repair ridge beam in accordance with provided specifications.	\$
Use Square Foot for cost of board replacement for damaged or rotted wood.	\$ /SqFt
TOTAL	\$

Add/Alternate: Replace existing gutter on north side of structure with new copper guttering in accordance with provided specifications.	\$
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NOTE: For bid to be considered complete, all required documentation must be included in the bid package.

PER ATTACHED SPECIFICATIONS

OFFER

To Purchasing Department:

In compliance with the bid information, the undersigned offers and agrees, if this offer is accepted within _____ calendar days (30 calendar days unless a different period is inserted by the purchaser) from the bid open date specified above, to furnish any or all items upon which prices are offered, at the price set opposite each item, delivered at the designated point(s), within the time specified. **TERMS:** _____

BIDDER/COMPANY NAME: _____

BY: _____

TYPED NAME OF BIDDER: _____

STREET ADDRESS: _____

CITY AND STATE: _____

VIRGINIA SCC NUMBER: _____

DATE: _____ **PHONE:** _____ **FAX:** _____

Inquiries Concerning the Bid

Any questions or comments concerning this Invitation to Bid should be directed in writing to:

Christopher Hull
Superintendent of Facility Services
City of Staunton
P.O. Box 58
Staunton, Virginia 24402-0058
hullcr@ci.staunton.va.us

Note: A signed acknowledgement of this addendum must be received by this office prior to the due date and time, or must be attached to your bid. Signature on this addendum does not constitute signature on the original bid document. The original bid document must also be signed per bid instructions.

Company Name: _____

Signature: _____

Type/Print Name: _____

Title: _____

Date: