

ADDENDUM NO. 1

This Addendum forms a part of the Bidding Documents dated December 17, 2024. Acknowledge receipt of this Addendum by so noting on Bid Submittal.

DATE: January 13, 2025

PROJECT: **Roof Replacement**
Band Hall - Blinn College – Brenham Campus
Consultant Project Number: 245300-01
RFP No. 221

FROM: **Aestimo, Inc.**
John Fairchild, P.E. – john@aestimo.com
David Swords – david@aestimo.com
955 Dairy Ashford, Suite 204
Houston, Texas 77079
(281) 556-1522

TO: Zeke Valdes, Atlas Universal – zeke@atlasuniversal.com
Savnan Tang, Roofing Solutions – estimating@roofingsolutions.com
Jeremy Jackson, Vogler Sheet Metal – jeremy@voglermetals.com
Mark Beckendorf, Walton Roofing – mbeckendorf@fwwalton.com
Andy Steckbeck, Siplast – andy.steckbeck@siplast.com
Benjamin Mc Nelis, D & G Quality Roofing – bmcnelis@dggroofing.com
Chris Cooper, Mighty Dog Roofing – ccooper@mightydogroofing.com
Elissa Wilsin, Corey Construction – elissa.wilsin@coreyco.com
Hunter Wisnoskie, GAF – hunter.wisnoskie@gaf.com
Nathan Hickman, LiquaTech – nathan@liquatech.com
Mark Jarrah, Schulte Roofing – mark@schulterroofing.com
Koby Hollinsworth, The Roof Co – koby@theroofcowaco.com
Kyle Duffy, Walton Roofing – kduffy@fwwalton.com

CC: Mark Feldhake, Blinn College – mark.feldhake@blinn.edu
Ross Schroeder, Blinn College – ross.schroeder@blinn.edu
Jessica Gaida, Blinn College – jessica.gaida@blinn.edu
Ron Duzenack, Blinn College – ron.duzenack@blinn.edu
John Burke, Blinn College – john.burke@blinn.edu

CLARIFICATIONS – SECTION 015000 – TEMPORARY FACILITIES AND CONTROLS :

1. Temporary Field Office – Installation of a temporary field office is not required.
2. Interior Dust Protection – Temporary dust protection will be enacted by Blinn College.
3. Overhead Protection – A covered scaffold is not required. Contractor should temporarily block, at the ground level, any entrance where roofing operations are being performed.

CLARIFICATIONS – PROJECT CONDITIONS:

1. Based on AESTIMO's site observations, including the use of a magnet, the two-piece fascia flashing above the existing risewall panels appears to be copper.
2. The Contractor will be responsible for the proper abatement and disposal of the asbestos-containing materials, on Roof Area A only, according to all applicable codes and regulations.
3. Blinn College will work with the awarded Contractor to establish a suitable staging area for the project.

CLARIFICATIONS – SCOPE OF WORK:

1. Gang fastening of all layers of insulation board (tapered iso and coverboard) utilizing 8 fasteners per 4'x4' board will be acceptable.
2. The tapered insulation system specified will meet the required R-value of the current Energy Code. A base layer of insulation will not be necessary.
3. Base Bid should include the installation of new foam closures at the top and base of the existing metal risewall panels, if the panels are removed during roofing operations.

CLARIFICATIONS – QUALITY ASSURANCE:

1. It is our understanding that Blinn College is not FM insured; however, the specification does require the use of FM approved products.
2. If it is determined that roof cuts or testing is required for possible nonconformance with the specifications or manufacturer's requirements, the Contractor will be responsible for the cost of the testing.

CLARIFICATIONS – ALTERNATE NO. 1:

1. The existing substrate at the pre-finished metal risewall panels is plywood. The cost of Alternate No. 1 should include the installation of an adhesive-backed, high temperature underlayment, such as Grace Ice & Water Shield HT, or approved equivalent.
2. The McElroy Multi-V Panel and The Berridge L-Panel are both acceptable options for the new pre-finished metal risewall panels.
3. Price for Alternate No. 1 should include the installation of new foam closures at the top and base of the new metal risewall panels.

CLARIFICATIONS – ALTERNATE NO. 2:

1. New copper gutter seams may be soldered or riveted with sealant.

PRODUCT SUBSTITUTION:

AESTIMO has completed evaluations of the following product substitution requests:

Specified Product:

1. Base Sheet Membrane - Soprema Elastophene Flam.
2. Cap Sheet Membrane - Soprema Elastophene Flam FR GR (SG).

Proposed Substitution:

1. Base Sheet Membrane – Siplast Paratech Glass Base TG.
2. Cap Sheet Membrane – Siplast Paratech Glass Cap FR TG.

Based on our review, AESTIMO has determined that the above-listed modified bitumen membranes can be considered as approved equivalents of the modified bitumen membranes specified in the project documents.

END OF ADDENDUM NO. 1

RFP 221 Questions

1. Is a temporary Field Office required? Specification Section 015000

A temporary Field Office is not required.

2. Is interior dust protection required? Specification Section 015000

Temporary dust protection will be enacted by Blinn College.

3. Is overhead protection required (Covered Scaffold) at all entrances for the public to gain access to the building.

Covered Scaffold is not required at entrances. Contractors should temporarily block entrance at ground level during roofing operations at that location.

4. Do the gutters require solder at the gutter seams or is riveting and sealants acceptable?

Riveting and sealant at seams is acceptable.

5. David Swords said to Mechanically Fasten the Polyiso Insulation through the steel deck. Can we gang fasten through all layers including the tapered with 8 fasteners per 4x4 insulation?

Yes, gang fastening all layers of insulation board is acceptable.

6. Currently there is a foam closure at the base of the wall panels. If you choose to replace the panels or remove and replace them, new foam closures would be recommended.

Yes, new foam closures should be included in the scope of work.

7. What type of underlayment would you prefer behind the wall panels? Recommend a High Temp Ice/Water shield.

High Temp Ice/Water Shield is the preferred underlayment behind the wall panels.

8. What is the substrate behind the wall panels?

Plywood is the substrate behind the wall panels.

9. Wall Panels Options:

1. McElroy Multi V- Similar but has more grooves(Exposed fastens)

2. Berridge L Panel- Similar but is not angled on the face but does have a groove, 24 ga, and is a concealed fastener panel. Less future maintenance due to the concealed fasteners.

Both panels would be acceptable.

10. Specification Section 015000 -Is a temporary Field Office required? Specification Section 015000 - Is interior dust protection required? Specification Section 015000 - Is overhead protection required (Covered Scaffold) at all entrances for the public to gain access to the building.

Covered Scaffold is not required at entrances. Contractors should temporarily block entrance at ground level during roofing operations at that location.

11. Our question is whether a field office is required for this project, as per this spec section.
A temporary Field Office is not required.

12. Can you please review the two areas designated on the attached Satellite Image and advise if either of these locations would be acceptable to utilize as a staging area during the Re-Roof Process?

If neither of these locations will work for the school, could you please mark up this Satellite Image with any suggestions as to where we could consider staging for the Project.

Blinn College will work with the awarded vendor to find a suitable staging area.

13. The Specification Section 015000 Temporary Facilities and Controls, Line Item 2.2 Temporary Facilities, subsection A. calls out a mobile unit with serviceable finishes.

Will a Temporary Job Trailer/Field Office be required for this Project?

If a Temporary Job Trailer/Field Office is required, will the College provide Temporary Utility Services or are we to include this as well?

A temporary Field Office is not required.

14. During the Site Walk I noticed that the Existing Two-Piece Fascia above the Existing Risewall Panels appear to be Prefinished Steel. Per the Base Bid we are to Provide and Install new Copper Edge Metal, Per the Alternate No. 2 we are to Provide and Install new Copper Two Piece Fascia. Since the Existing Risewall Panels, Two Piece Fascia and Edge Metal at Area A appear to be Prefinished Steel, would you prefer to use Prefinished Steel on the Base Bid and Alternate in lieu of the Copper Edge Metal and Copper Two Piece Fascia or should we stay with the Copper as specified?

The two-piece fascia flashing is copper.

15. 15. In regard to the presents of Asbestos at Roof Area A, I spoke with an Abatement Contractor and he has informed me that due to the presents of Asbestos in the Roof Area, Friable or not, this will definitely need to be abated by a Licensed Abatement Contractor.

Will the College be supplying the Air Monitoring for the Abatement Process or are we to include the cost of all Air Monitoring in our Base Bid?

The Contractor will be responsible for properly abating and disposing of the asbestos containing materials on roof only according to all applicable codes and regulations.

16. Specification Section 075200 Modified Bituminous Membrane Roofing mentions FM Listings in 1.4 Quality Assurance on page 2 of the specification.

Is Blinn currently FM Insured?

If so, can you provide the Agent's contact information so I can reach out and discuss their requirements with them prior to bid submission?

FM Global Testing is not a requirement of Blinn College.

17. Re: Specification Section 075200 Modified Bituminous Membrane Roofing, Line Item 3.8 Quality Control by Testing Laboratory.

Will the successful contractor be required to pay for and provide any of the Testing listed in this section or will the successful contractor merely be responsible for repairing tested areas and tested areas that fail testing?

If it is determined that testing is required for noncompliance, Contractor will be responsible for the cost of testing.

18. The Asbestos Test Report attached to the Project Specification list's a few Asbestos Containing Materials outside of the Built-Up Roof Materials at Area A.

Are we to include the Removal and Replacement of the other Asbestos Containing items or are we simply responsible for the Roof Material Abatement at Roof Area A?

The scope of this project is related to Roof Area A.

19. In regard to the Minimum R-Value indicated on Plan Page R-2, under the Energy Conservation Code Review. The Code Requirement Table states the R-value (Long Term LTTR), is to be R-25.

Is this Table stating that the R-25 requirement is met by the Taper System itself, being averaged from starting height to ending height?

Is the R-25 to be a minimum including the ¼" Taper System starting thickness? (meaning we will have a base layer(s) of insulation added to the taper start to meet the requirements)

With the above two questions in mind (depending on your response of course) can we utilize the R-Value of the Existing 3" LWC, combined to new components to meet the R-25?

Yes, the tapered plan meets the requirements.