Halifax
Regional Centre for Education

RFP# 4257 - Addendum #1
Roof Replacement
Hammonds Plains Elementary

To: All Bidders

Date: October 2, 2024

From: Nancy Rideout, Purchasing Manager
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The bid documents shall be amended, and new drawings and clauses added, and shall become part of the contract documents as follows:

1. Reference Specification Section: 07 01 50 – Preparation for Re-Roofing.

.1 Part 3.2, PREPARATION AND PROTECTION; add sentence 3.2.1, as follows:

.1 Install plywood hoarding around base of tower, 16' high. Equip with lockable door; ensure door is locked at the end of each work-day.

2. Reference Specification Section: 07 52 16 – Modified Bituminous Membrane Roofing.

.1 Part 1.6, FIRE PROTECTION; add the following items:

.1 HRCE is to be notified and must approve the fire watch plan prior to doing any open flame, grinding, or extreme heat procedures.

.2 Hot work permits will not be approved during regular school hours.

.3 Fire watch is to include the contractor's staff walking the interior of the building while the procedure is occurring and for 3-hours after the procedure is completed.

.4 Any areas of concern during the procedure is to be reported to 911, and the HRCE project manager is to be contacted immediately.

.2 Part 2.4, WOOD COMPONENT COVERING:

.1 Delete item 2.4.2, regarding use of self-adhesive and cold adhesive applied membranes. Item 2.4.3, regarding the alternate approach to protecting wood components, is required at all wood surfaces.

.3 Part 2.8, POLYISOCYANURATE INSULATION:

.1 Revise item 2.8.5.1 to read: Base layer: 90mm.

.2 Add the following, regarding non-tapered/flat insulation system:

1. Total thickness: 180mm, comprised of 2 layers of 90mm thick insulation.

3. Reference Drawing: A-101, Roof Plan:

.1 Revise per attached drawing A-101, Revision 1, “ISSUED FOR ADDENDUM 01”.

4. Reference Drawing: A-501, Section Details:

.1 Revise per attached drawing A-501, Revision 1, “ISSUED FOR ADDENDUM 01”.

5. Reference Drawing: A-502, Details:

.1 Revise per attached drawing A-502, Revision 1, “ISSUED FOR ADDENDUM 01”.

6. Reference Drawing: A-503, Details:

.1 Revise per attached drawing A-503, Revision 1, “ISSUED FOR ADDENDUM 01”.

7. Bidder Questions

.1 Specification section 07 52 16, 2.6.1. calls for 12.7 mm thick Thermal barrier. Detail 2/A-501 Roof A calls for 5/8” Gypsum Roof Board. Detail 6/A-501 (Roof C) calls for 5/8” Thermal Barrer. Detail 1/A-501 calls for 5/8” Thermal Barrier on Roofs D & B. Detail 2/A-501 calls for 5/8” Thermal Barrier on Roof C & B (Detail references Roof D & B). Is the Thermal Barrier to be 5/8” as per drawings or ½” as per specification?

.1 *Response*: 1/2” thick thermal barrier is to be used.

.2 Detail 2/A-501 - Parapet At Roof A, shows a sloped structure with 6” of polyisocyanurate insulation. Roof plan drawing A-101 shows Roof A as having tapered insulation. Is tapered insulation required on Roof A?

.1 Response: Yes, tapered insulation is required.

.3 Roof B – Is the minimum thickness of insulation at the Eave to be 3”?

.1 *Response*: It was determined during a site walkthrough that the existing steel deck is sloped, so tapered insulation is not required. The new assembly will be comprised of 2 layers of 3-1/2” thick insulation.

.4 Is Detail 1/A-503 relevant to the current phase of roof replacement?

.1 *Response*: No. it is not part of scope.

.5 The ROOF REPLACMENT PHASES on drawing A-101 show Roof B, C, D and E for the current tender. The tender form includes Roof A.

.1 *Response*: Yes, Roof A is part of this tender.

.6 The tender form calls for a lump sum price with individual pricing for each roof section. What roof section should Ladder 2 be included in for the individual price? What roof section should Ladder 3 be included in for the individual price? What roof section should the construction of the expansion joints (detail 3/A-501) be included in?

.1 *Response*: Ladder 2 is part of Roof E. Ladder 3 is part of Roof B. All expansion joints are part of Roof D.

.7 Should detail 2/A-502 be labeled Roof C and D?

.1 No, but it is incorrectly titled. It should read: “Roof C to Metal Cladding at Roof B Eave”.

.8 Giving consideration to the time of the year and size of the roof replacement area(s) (if all areas are awarded) and the allowable working hours (evenings only, no weekends) we do not believe this timeframe is feasible.

.1 *Response*: The working hours are after-school hours and weekends. It is unlikely that the budget will accommodate all roof sections.

.9 Section 07 52 16, 2.4 Wood Component Covering – Can a self-adhesive base sheet be used to cover wood components in lieu of a dry base sheet and 6mm recovery board? In both instances, 2.4.2 and 2.4.3 refer back to the details which show a dry base and recover board.

.1 *Response*: No. Install dry base sheet and recovery board at all wood surfaces to receive torch-applied membranes.

When this project was originally tendered, the intent was for the work to occur in the Spring/Summer, which is why self-adhesive/cold adhesive membranes were specified. As of this current tender, work will occur in the fall and possibly winter months. As such, cold/self-adhesive membranes are not acceptable.

8. Attachments

.1 A-101, Roof Plan, Revision 1, “ISSUED FOR ADDENDUM 01”.

.2 A-501, Section Details, Revision 1, “ISSUED FOR ADDENDUM 01”.

.3 A-502, Details, Revision 1, “ISSUED FOR ADDENDUM 01”.

.4 A-503, Details, Revision 1, “ISSUED FOR ADDENDUM 01”.

End of Addendum #1

PLEASE SIGN BELOW AND RETURN WITH BID DOCUMENTS:

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Signature Company Name