

ADDENDUM #4

15 March 2024

RE: Sherman School Roof Recovery Project
2 Rout 37 East, Sherman, CT 06784
Job No. 22067

FROM: ANTINOZZI ASSOCIATES, P.C.

TO: PROSPECTIVE BIDDERS

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This Addendum shall be part of the Contract Documents and modifies the original bidding documents. This Addendum is to be acknowledged by the bidders on the Bid Form. Failure to do so may subject the bidder to disqualification. **The bid date remains 03/22/2024.**

Changes to prior Addenda:

- 1) None.

General Items:

- 1) None.

Clarifications:

- 1) None

Changes to Bidding Requirements:

- 1) None.

Changes to Specifications:

- 1) **Section 012000**; "Allowances", revised 03/15/2024. Under paragraph 3.3 Schedule of Allowances, include the following:
 - a) Add subparagraph D.: "Allowance No. 4: Membrane Patch Stabilization Allowance: Include the stabilization of 150 membrane roof patches, having an average dimensional size of 12-inches by 18 inches (304.8-mm by 457.2-mm), with three course coating; comprising a top coat at 1/4 gallon per square, fabric reinforcing, and top coat at 1/4 gallon per square, prior to the installation of the silicone-based roof coating specified under Section 075600 "Fluid-Applied Roofing Recover." Extend patch stabilized with flashing grade silicone material on all sides.
1. Coordinate quantity allowance adjustment with unit-price requirements in Section 012200 "Unit Prices."
2. This allowance includes material cost, receiving, handling, installation, overhead and profit."

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2) **Section 012200;** Unit Prices, revised 03/15/2024. Under paragraph 3.1 Schedule of Unit Prices, add the followings:

- a) “Unit Price No. 5: Existing Membrane Patch Stabilization.”
 - 1. Description: Treat each existing membrane roof patch within the designated work zone in with three course coating; comprising a top coat at 1/4 gallon per square, fabric reinforcing, and top coat at 1/4 gallon per square, prior to the installation of the silicone-based roof coating specified under Section 075600 “Fluid-Applied Roofing Recover.” Extend patch stabilized with flashing grade silicone material on all sides of patch.
 - 2. Unit of Measurement: linear measurement of edge in inches (-mm) of existing EPDM membrane patches.

Changes to Drawings:

- 1) A-150 Roof Repair Plan, revised 03/15/2024 to quantify treatment of seams, perimeter system terminations, and openings in metal flashing components.

Attachments:

- 1) **Section 012100;** “Allowances”, revised 03/15/2024.
- 2) **Section 012200;** “Unit Prices”, revised 03/15/2024.
- 3) Drawing A-150 Roof Repair Plan, revised 03/15/2024

END OF ADDENDUM #3

SECTION 012100 - ALLOWANCES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes administrative and procedural requirements governing allowances.
- B. Types of allowances include the following:
 - 1. Quantity allowances.
- C. Related Requirements:
 - 1. Section 012200 "Unit Prices" for procedures for using unit prices, including adjustment of quantity allowances when applicable.
 - 2. Section 012600 "Contract Modification Procedures" for procedures for submitting and handling Change Orders.
 - 3. Section 014000 "Quality Requirements" for procedures governing the use of allowances for field testing by an independent testing agency.

1.3 DEFINITIONS

- A. Allowance: A quantity of work or dollar amount included in the Contract, established in lieu of additional requirements, used to defer selection of actual materials and equipment to a later date when direction will be provided to Contractor. If necessary, additional requirements will be issued by Change Order.

1.4 SELECTION AND PURCHASE

- A. At the earliest practical date after award of the Contract, advise Architect of the date when final selection, or purchase and delivery, of each product or system described by an allowance must be completed by the Owner to avoid delaying the Work.
- B. At Architect's request, obtain proposals for each allowance for use in making final selections. Include recommendations that are relevant to performing the Work.
- C. Purchase products and systems selected by Architect from the designated supplier.

1.5 ACTION SUBMITTALS

- A. Submit proposals for purchase of products or systems included in allowances in the form specified for Change Orders.

1.6 INFORMATIONAL SUBMITTALS

- A. Submit invoices or delivery slips to show actual quantities of materials delivered to the site for use in fulfillment of each allowance.
- B. Submit time sheets and other documentation to show labor time and cost for installation of allowance items that include installation as part of the allowance.
- C. Coordinate and process submittals for allowance items in same manner as for other portions of the Work.

1.7 QUANTITY ALLOWANCES

- A. Allowance shall include cost to Contractor of specific products and materials ordered by Owner or selected by Architect under allowance and shall include freight, and delivery to Project site.
- B. Unless otherwise indicated, Contractor's costs for receiving and handling at Project site, labor, installation, overhead and profit, and similar costs related to products and materials ordered by Owner or selected by Architect under allowance shall be included as part of the Contract Sum and not part of the allowance.
- C. Unused Materials: Return unused materials purchased under an allowance to manufacturer or supplier for credit to Owner, after installation has been completed and accepted.
 - 1. If requested by Architect, retain and prepare unused material for storage by Owner. Deliver unused material to Owner's storage space as directed.

1.8 ADJUSTMENT OF ALLOWANCES

- A. Allowance Adjustment: To adjust allowance amounts, prepare a Change Order proposal based on the difference between purchase amount and the allowance, multiplied by final measurement of work-in-place where applicable. If applicable, include reasonable allowances for cutting losses, tolerances, mixing wastes, normal product imperfections, required maintenance materials, and similar margins.
 - 1. Include installation costs in purchase amount only where indicated as part of the allowance.
 - 2. If requested, prepare explanation and documentation to substantiate distribution of overhead costs and other markups.
 - 3. Submit substantiation of a change in scope of Work, if any, claimed in Change Orders related to unit-cost allowances.
 - 4. Owner reserves the right to establish the quantity of work-in-place by independent quantity survey, measure, or count.

- B. Submit claims for increased costs due to a change in the scope or nature of the allowance described in the Contract Documents, whether for the purchase order amount or Contractor's handling, labor, installation, overhead, and profit.
 - 1. Do not include Contractor's or subcontractor's indirect expense in the Change Order cost amount unless it is clearly shown that the nature or extent of Work has changed from what could have been foreseen from information in the Contract Documents.
 - 2. No change to Contractor's indirect expense is permitted for selection of higher- or lower-priced materials or systems of the same scope and nature as originally indicated.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine products covered by an allowance promptly on delivery for damage or defects. Return damaged or defective products to manufacturer for replacement.

3.2 PREPARATION

- A. Coordinate materials and their installation for each allowance with related materials and installations to ensure that each allowance item is completely integrated and interfaced with related work.

3.3 SCHEDULE OF ALLOWANCES

- A. Allowance No. 1: Exposed Scrim Repair Quantity Allowance: Include 250 square feet (23.23 square meters) of existing EPDM scrim repair as specified by Section 075600 "Fluid-Applied Roofing Recover", and detailed by the Drawings. Apply this work at conditions where the existing membrane's internal reinforcing scrim is observed to telegraph to its surface; or the existing EPDM membrane is similarly compromised, requiring repair prior to the application of the silicone-based coating system.
 - 1. Coordinate quantity allowance adjustment with unit-price requirements in Section 012200 "Unit Prices."
 - 2. This allowance includes material cost, receiving, handling, installation, overhead and profit.
- B. Allowance No. 2: Failed Seam Repair Quantity Allowance: Include 500 linear feet (152.4 linear meters) of existing EPDM membrane seam repair, as specified in Section 075323 "Ethylene-Propylene-Diene-Monomer (EPDM) Roofing" as required to provide a suitable substrate to receive the silicone-based roof coating specified under Section 075600 "Fluid-Applied Roofing Recover."

1. Coordinate quantity allowance adjustment with unit-price requirements in Section 012200 "Unit Prices."
 2. This allowance includes material cost, receiving, handling, installation, overhead and profit.
- C. Allowance No. 3: Roof Insulation Replacement Quantity Allowance: Include 1000 sq. ft. (92.9 sq. m) of removal and installed replacement of polyisocyanurate insulation, as specified in Section 075323 "Ethylene-Propylene-Diene-Monomer (EPDM) Roofing" at sections of the existing roof found to be deteriorated, compromised through the saturation of moisture, or otherwise deteriorated, prior to the installation of the silicone-based roof coating specified under Section 075600 "Fluid-Applied Roofing Recover."
1. Coordinate quantity allowance adjustment with unit-price requirements in Section 012200 "Unit Prices."
 2. This allowance includes material cost, receiving, handling, installation, overhead and profit.
- D. Allowance No. 4: Membrane Patch Stabilization Allowance: Include the stabilization of 150 membrane roof patches, having an average dimensional size of 12-inches by 18 inches (304.8-mm by 457.2-mm), with three course coating; comprising a top coat at 1/4 gallon per square, fabric reinforcing, and top coat at 1/4 gallon per square, prior to the installation of the silicone-based roof coating specified under Section 075600 "Fluid-Applied Roofing Recover." Extend patch stabilized with flashing grade silicone material on all sides. [Addendum No. 4]
1. Coordinate quantity allowance adjustment with unit-price requirements in Section 012200 "Unit Prices."
 2. This allowance includes material cost, receiving, handling, installation, overhead and profit.

END OF SECTION 012100

SECTION 012200 - UNIT PRICES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes administrative and procedural requirements for unit prices.
- B. Related Requirements:
 - 1. Section 012100 "Allowances" for procedures for using unit prices to adjust quantity allowances.
 - 2. Section 012600 "Contract Modification Procedures" for procedures for submitting and handling Change Orders.
 - 3. Section 014000 "Quality Requirements" for field testing by an independent testing agency.

1.3 DEFINITIONS

- A. Unit price is an amount incorporated into the Agreement, applicable during the duration of the Work as a price per unit of measurement for materials, equipment, or services, or a portion of the Work, added to or deducted from the Contract Sum by appropriate modification, if the scope of Work or estimated quantities of Work required by the Contract Documents are increased or decreased.

1.4 PROCEDURES

- A. Unit prices include all necessary material, plus cost for delivery, installation, insurance, overhead, and profit.
- B. Measurement and Payment: See individual Specification Sections for work that requires establishment of unit prices. Methods of measurement and payment for unit prices are specified in those Sections.
- C. Owner reserves the right to reject Contractor's measurement of work-in-place that involves use of established unit prices and to have this work measured, at Owner's expense, by an independent surveyor acceptable to Contractor.

- D. List of Unit Prices: A schedule of unit prices is included in Part 3. Specification Sections referenced in the Part 3 "Schedule of Unit Prices" Article contain requirements for materials described under each unit price.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 SCHEDULE OF UNIT PRICES

A. Unit-Price No. 1: Selective Replacement of Existing Roof Insulation.

1. Description: Removal of deteriorated, wet, or otherwise compromised polyisocyanurate roof insulation and replacement with polyisocyanurate roof insulation of comparable thickness specified under Section 075323 "Ethylene-Propylene-Diene-Monomer (EPDM) Roofing."
2. Unit of Measurement: Square feet (square meter) for equivalent thickness of roof insulation being replaced.
3. Quantity Allowance: Coordinate unit price with allowance adjustment requirements in Section 012100 "Allowances."

B. Unit Price No. 2: Existing Roof Drain Replacement.

1. Description: Removal of damaged or leaking roof drain assembly, and replacement with roof drain assembly of comparable size in accordance with the specified requirements of Section 221423 "Storm Drainage Piping Specialties". Match outlet type and diameter of existing. Connect roof drain to existing storm drainage system. Include sump flashing assembly and replacement of EPDM membrane roofing, per Section 075323 "Ethylene-Propylene-Diene-Monomer (EPDM) Roofing", to provide a waterproof installation.
2. Unit of Measurement: Per unit.
3. Quantity Allowance: Coordinate unit price with allowance adjustment requirements in Section 012100 "Allowances."

C. Unit Price No. 3: Existing EPDM Roof Seam Repair.

1. Description: Restoration of existing EPDM membrane roof seams in accordance with the specified requirements of Section 075323 "Ethylene-Propylene-Diene-Monomer (EPDM) Roofing" to provide a watertight condition.
2. Unit of Measurement: Linear foot (linear meter) of existing roof seam.
3. Quantity Allowance: Coordinate unit price with allowance adjustment requirements in Section 012100 "Allowances."

D. Unit Price No. 4: Existing EPDM Membrane Exposed Scrim Repair.

1. Description: Repair areas of existing EPDM membrane roofing showing evidence of telegraphing or exposed scrim reinforcement in accordance with the specified

requirements of Section 075600 "Fluid-Applied Roofing Recover" and Detail B5/A-151 of the Contract Documents.

2. Unit of Measurement: square feet (square meters) of restored existing EPDM membrane.

E. Unit Price No. 5: Existing Membrane Patch Stabilization. [Addendum No. 4]

1. Description: Treat each existing membrane roof patch within the designated work zone in with three course coating; comprising a top coat at 1/4 gallon per square, fabric reinforcing, and top coat at 1/4 gallon per square, prior to the installation of the silicone-based roof coating specified under Section 075600 "Fluid-Applied Roofing Recover."
Extend patch stabilized with flashing grade silicone material on all sides of patch.
2. Unit of Measurement: linear measurement of edge in inches (mm) of existing EPDM membrane patches.

END OF SECTION 012200

ROOF KEY PLAN

