ADDENDUM NUMBER TWO
BID S-15-20

To: All Prospective Bidders and all others concerned

From: City of Cheyenne, Purchasing Manager, TJ Barttelbort

Date: June 19, 2020

Subject: Addendum Number Two to Bid S-15-20 for the Parks Shop, Fleet Shop and Aquatics Center Roof Replacements project

The changes, clarifications, omissions, additions, and/or alterations in, on, and to the bid information and specifications shall apply to the Invitation For Bid submitted for and to the project indicated above. Except as modified by this Addendum Number Two, all of the terms and provisions of the Invitation for Bid for the above listed project remain in full force and effect. This Addendum Number Two supersedes all previous instructions pertaining to the items listed:

1. Addendum Two provides clarification for all questions & alternate submissions received by the City of Cheyenne. See pages 2 through 10.

ADDENDUM TWO ACKNOWLEDGED:

BY_________________________________ TITLE_________________________________
(Addendum must be signed and returned with bid or receipt of the addendum must be acknowledged on the Invitation to Bid).

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ADDENDUM TWO

Project: City of Cheyenne Miscellaneous Facility Roof Replacements
Architect’s Project No: 1928

Owner: City of Cheyenne
2101 O’Neil Avenue
Cheyenne, Wyoming 82001

Addendum Number: Two (2)

Bid Date: July 1, 2020
Time: 2:00 PM
Addendum Date: June 19, 2020

IT IS INTENDED THAT BIDS SUBMITTED ARE BASED ON THE INCLUSION OF ALL ADDENDA. PLEASE ATTACH ALL ADDENDA TO THE SPECIFICATIONS AND ACKNOWLEDGE RECEIPT OF SAME IN THE DESIGNATED PLACE ON THE BID FORM.

PART ONE - DRAWINGS:

FLEET MAINTENANCE FACILITY SHEET A1.3 – OVERALL NEW ROOF PLAN

- Roof System No. 1 is to meet the manufacturer’s requirements for a 90 m.p.h. 20 year wind speed warranty. New Roof System No. 1 to read: “2-1/2” STONE BALLAST 10 FOOT WIDE AT PERIMETER AROUND ROOF EDGE (INCLUDING CORNERS) AND 1-1/2” STONE BALLAST THROUGHOUT THE FIELD OF THE ROOF OVER 60 MIL EPDM MEMBRANE ON 2” ADHERED RIGID POLY-ISO INSULATION ON VAPOR BARRIER OVER (E) SLOPED CONCRETE DOUBLE TEE STRUCTURE.”

- Add Keyed Note Number 16 around perimeter of roof, “PROVIDE 2-1/2” STONE BALLAST 10 FEET WIDE AT PERIMETER AROUND ROOF EDGE INCLUDING CORNERS TO COMPLY WITH MIN. UPLIFT RESISTANCE AS RECOMMENDED BY MANUFACTURER – COORDINATE PLACEMENT WITH CRICKETS AND DRAINS PER MANUFACTURER RECOMMENDATIONS.”

AQUATIC CENTER SHEET A2.3 – OVERALL NEW ROOF PLAN

- Roof System No. 1 is to meet the manufacturer’s requirements for a 90 m.p.h. 20 year wind speed warranty. New Roof System No. 1 to read: “2-1/2” STONE BALLAST 10 FOOT WIDE AT PERIMETER AROUND ROOF EDGE (INCLUDING CORNERS) AND 1-1/2” STONE BALLAST THROUGHOUT THE FIELD OF THE ROOF OVER 60 MIL EPDM MEMBRANE ON 1-1/2” AND 2” ADHERED RIGID POLY-ISO INSULATION OVER 1/2” FIBERGLASS MATT ROOF BOARD ON VAPOR BARRIER OVER (E) METAL DECKING ON (E) SLOPED STEEL STRUCTURE.”

- Roof System No. 2 is to meet the manufacturer’s requirements for a 90 m.p.h. 20 year wind speed warranty. New Roof System No. 2 to read: “2-1/2” STONE BALLAST 10 FOOT WIDE AT PERIMETER AROUND ROOF EDGE (INCLUDING CORNERS) AND 1-1/2” STONE BALLAST THROUGHOUT THE FIELD OF THE ROOF OVER 60 MIL EPDM MEMBRANE ON 2” ADHERED RIGID POLY-ISO INSULATION OVER 1/2” FIBERGLASS MATT ROOF BOARD ON 6 MIL. VAPOR BARRIER OVER (E) METAL DECKING ON (E) SLOPED STEEL STRUCTURE.”
- Revise Keyed Note Number 13 around perimeter of roof, "(E) PAVERS – COORDINATE FINAL PAVER RELOCATION W/ SYSTEM MANUFACTURER AND EQUIPMENT ACCESS."

- Add Keyed Note Number 22 around perimeter of roof, "PROVIDE 2-1/2" STONE BALLAST 10 FEET WIDE AT PERIMETER AROUND ROOF EDGE INCLUDING CORNERS TO COMPLY WITH MIN. UPLIFT RESISTANCE AS RECOMMENDED BY MANUFACTURER – COORDINATE PLACEMENT WITH CRICKETS AND DRAINS PER MANUFACTURER RECOMMENDATIONS."

AQUATIC CENTER SHEET A2.4 – ROOF DETAILS

- Modified Keyed Note number 8 on A2.3 to read, "(E) MEMBRANE OVER EXPANSION JOINT BETWEEN NEW BUILDING AND OLD BUILDING. CONTRACTOR TO PRESERVE MEMBRANE DURING CONSTRUCTION AND REINSTALL USING EXISTING FASTENER HOLES. PROVIDE ADDITIONAL SEALANT OR FASTENERS WHERE NECESSARY." See attached modified detail 1/ADD2.1.

PARKS MAINTENANCE FACILITY SHEET A3.3 – OVERALL NEW ROOF PLAN

- Roof System No. 1 is to meet the manufacturer’s requirements for a 90 m.p.h. 20 year wind speed warranty. New Roof System No. 1 to read: "2-1/2" STONE BALLAST 10 FOOT WIDE AT PERIMETER AROUND ROOF EDGE (INCLUDING CORNERS) AND 1-1/2" STONE BALLAST THROUGHOUT THE FIELD OF THE ROOF OVER 60 MIL EPDM MEMBRANE ON 2" ADHERED RIGID POLY-ISO INSULATION ON VAPOR BARRIER OVER (E) SLOPED CONCRETE DOUBLE TEE STRUCTURE."

- Roof System No. 2 is to meet the manufacturer’s requirements for a 90 m.p.h. 20 year wind speed warranty. New Roof System No. 2 to read: "2-1/2" STONE BALLAST 10 FOOT WIDE AT PERIMETER AROUND ROOF EDGE (INCLUDING CORNERS) AND 1-1/2" STONE BALLAST THROUGHOUT THE FIELD OF THE ROOF OVER 60 MIL EPDM MEMBRANE ON 1-1/2" ADHERED RIGID POLY-ISO INSULATION ON VAPOR BARRIER OVER (E) SLOPED CONCRETE DOUBLE TEE STRUCTURE."

- Add Keyed Note Number 21 around perimeter of roof, "PROVIDE 2-1/2" STONE BALLAST 10 FEET WIDE AT PERIMETER AROUND ROOF EDGE INCLUDING CORNERS TO COMPLY WITH MIN. UPLIFT RESISTANCE AS RECOMMENDED BY MANUFACTURER – COORDINATE PLACEMENT WITH CRICKETS AND DRAINS PER MANUFACTURER RECOMMENDATIONS."

- Add Keyed Note Number 22 at existing pavers, "(E) PAVERS – COORDINATE FINAL PAVER RELOCATION W/ SYSTEM MANUFACTURER AND EQUIPMENT ACCESS."

PART TWO – SPECIFICATIONS:


- Portioned line item dollar amount lines for individual projects "Fleet Maintenance Facility", "Aquatic Center", and "Parks Maintenance Facility".

- Added note at bottom of page: "Note: All three (3) roof projects included in this document are available for individual bidding. Preference is to have one roofer complete the work, but roof projects will be awarded in the best interest of the City of Cheyenne."

PART THREE – QUESTIONS/CLARIFICATIONS:

ALL SITES

1. **Question:** Are warranties required to be No Dollar Limit (NDL) warranties?
Response: The roof warranty on the City of Cheyenne Roofs needs to be a 20 year, 90 mph, No Dollar Limit (NDL) full system warranty.

2. **Question:** Do you have an asbestos inspection report for each of these roofs you could post?
   **Response:** Yes, the asbestos inspection reports will be provided and uploaded to the Bid Posting when available.

3. **Question:** The applicable manufacturer guidelines for the EPDM system will not allow for hot air weld as stated in drawings. Will manufacturer details superseded project drawings?
   **Response:** For warranty purposes the manufacturer’s recommended details govern. Modify all details on A1.4, A2.4 and A3.4, to say: “MANUFACTURER’S STANDARD ADHESIVE” instead of “HOT AIR WELD” where applicable.

4. **Question:** Key Notes mention the through-wall scuppers and removing the sealant. During our walk through it was noted that many of these through-wall scuppers, conductor heads and downspouts are rusting (see attached pics). Will any or all through-wall scuppers, conductor heads and downspouts be replaced?
   **Response:** Add to Keyed Note 3 on Sheet A1.1 and Sheet A3.1, “REPLACE DAMAGED/RUSTING SCUPPERS AND DOWNSPOUT WITH NEW.”

5. **Clarification:** Per General Notes, Contractor is responsible for adjusting height of penetrations, piping, curbs, and stands including gas lines and providing new supports per the drawings.

**FLEET MAINTENANCE FACILITY**

1. **Question:** Are concrete “T” deck portions pre-tensioned? If so, bodily harm may result if a person drills or fastens into the pre-tensioned portion of the deck.
   **Response:** T’s are more than likely pre-tensioned. Adhered poly-iso insulation is acceptable as long as pull test results present adequate concrete condition for adhesive application.

2. **Question:** Is the roof system to be mechanically fastened or adhered?
   **Response:** Poly-iso insulation to be adhered pending favorable pull test, see roof system descriptions in addendum above.

3. **Question:** Firestone requirements for the 90mph wind warranty require:
   *Base layer of insulation needs to be adhered with an insulation adhesive at 6”-4”-4” bead spacing.
   *2 rows of 2’x2’ pavers around perimeter of building
   *Ballast 14#-18#-20# lb/sf
   Will the drawings be updated to include the purchase of additional rock ballast, adhesives and pavers?
   **Response:** Roof System description updated in this addendum to add 2-1/2” ballast 10 feet wide around roof perimeter. Roof system must meet 90 mph warranty and the contractor is required to provide materials necessary to meet warranty requirements per manufacturer. Adhered poly-iso insulation will be allowed provided it meets the pull test requirements.

4. **Question:** The cell towers, is this the responsibility of the roofer to do the detach and reset and arrange this with the cell provider and cover this costs? Or, is this covered by the owner? If it is our responsibility, can you send me the cell tower contact information so I can get the pricing for this work?
   **Response:** The cost to detach, and reset the cell towers is the responsibility of the City. Verizon will provide a tower crew familiar with the requirements to detach and reset the towers, but the roofer will need to coordinate schedule with Verizon and the City. The Verizon Contact is: Keith Penrod (307)287-8702.

5. **Question:** Is the roofer required to protect below the roof during tear-off? Will the buildings be occupied during project?
   **Response:** The roofer is required to tarp below roof during tear off to protect area below from falling debris. The buildings will be occupied during the project.
AQUATIC CENTER

1. **Question:** Detail 1/A2.4 will require the manufacturer’s detail that will utilize applicable penetration boots or penetration pockets with applicable sealants rather than extending membrane 1” on penetrations. Will manufacturer details superseded project drawings?
   **Response:** For warranty purposes, applicable to this and other similar details, the manufacturer’s recommended details govern.

2. **Question:** The applicable manufacturer guidelines for the EPDM system will not allow for hot air weld as stated in drawings. Will manufacturer details superseded project drawings?
   **Response:** For warranty purposes the manufacturer’s recommended details govern. Modify all details on A1.4, A2.4 and A3.4, to say: “MANUFACTURER’S STANDARD ADHESIVE” instead of “HOT AIR WELD” where applicable.

3. **Question:** Since EPDM is not a weldable membrane, may the weldable metal copings/edge metals be substituted with edge metal compatible with membrane manufacturer?
   **Response:** For warranty purposes the manufacturer’s recommended details govern. If metal is noted as manufacturer’s standard finish compatible with the system installation, it may be used in lieu of weldable metal copings/edge.

4. **Question:** What is basis-of-design for the manufacturer of the ½” fiberglass mat?
   **Response:** ½” USG Securock glass mat sheathing or DensDeck Prime are the basis-of-design. The ½” fiberglass mat is to be placed on the metal deck as described in the Roof System descriptions. Make sure it meets the manufacturer’s requirements for warranty.

5. **Question:** Demo Note #1, Sheet A2.1, states to salvage existing rock ballast. The majority of the rock ballast primarily contains rock smaller than the manufacturer’s required sizes (see attached pics). Is the contractor required to sort all the existing ballast and then replace with new ballast?
   **Response:** Contractor has the option to screed/clean existing rock to reuse where possible or remove existing rock ballast and replace. Store or dispose of existing rock ballast per owner request. For bidding purposes, provide cost to remove and replace rock ballast.

6. **Question:** What is the % of rock ballast to be replaced with new rock ballast?
   **Response:** See answer to question 5.

PARKS MAINTENANCE FACILITY

1. **Question:** Key Notes mention the through-wall scuppers and removing the sealant. During our walk through it was noted that many of these through-wall scuppers, conductor heads and downspouts are rusting (see attached pics). Will any or all through-wall scuppers, conductor heads and downspouts be replaced?
   **Response:** Add to Keyed Note 3 on Sheet A1.1 and Sheet A3.1, “REPLACE DAMAGED/RUSTING SCUPPERS AND DOWNSPOUT WITH NEW.”

2. **Question:** The lower roof section appeared to have less than a 1/8”/12” pitch which can lead to standing water as seen on the roof. Will a taper system be created for the lower roof section?
   **Response:** The IBC allows existing slopes less than 1/4”:12” to remain as long as positive drainage exists. Contractor to provide positive drainage as required. If ponding is caused by lack of cricketing, contractor to add cricketes where applicable. Contractor to verify the maximum allowed ponding with manufacturer. It may not be an issue.

3. **Question:** May we install a self-adhered strip of membrane over each joint space between the concrete “T” deck components?
   **Response:** Contractor may choose to install if proposed item does not compromise the system warranty/ performance.

4. **Question:** Proposed gravel stops appear to be less in height compared to the height of manufacture’s specified rock ballast. Will a parapet be built on the east and west parameters to retain rock ballast?
Response: Revise detail 1/A3.4 per attached detail 2/ADD2.2. Provide gravel stop and new pressure treated 2x built up edge as detailed and as required to perform to manufacturers recommendations.

5. Question: Are crickets needed on the west ends of each skylight to help drain water away from each skylight?  
Response: Crickets are graphically shown on drawings. Provide crickets behind curbs at high side of roof for equipment, skylights, etc… typical per Sheet A3.3, Key Note 19.

6. Question: Is a roof hatch safety railing to be installed?  
Response: Provide and install roof hatch safety railing - Bilco RL2-S or approved equal to meet OSHA requirements. Size as required to fit existing roof hatch. This is in addition to guard rail.

7. Question: Are concrete “T” deck portions pre-tensioned? If so, bodily harm may result if a person drills or fastens into the pre-tensioned portion of the deck.  
Response: T’s are more than likely pre-tensioned. Adhered poly-is insulation is acceptable as long as pull test results present adequate concrete condition for adhesive application.

8. Question: Is the roof system to be mechanically fastened or adhered?  
Response: Poly-is insulation to be adhered pending favorable pull test, see roof system descriptions in addendum above.

9. Question: Firestone requirements for the 90mph wind warranty require:  
   * Base layer of insulation needs to be adhered with an insulation adhesive at 6”-4”-4” bead spacing.  
   * 2 rows of 2’x2’ pavers around perimeter of building  
   * Ballast 14#-18#-20# lb/sf  
Will the drawings be updated to include the purchase of additional rock ballast, adhesives and pavers?  
Response: Roof System description updated in this addendum to add 2-1/2” ballast 10 feet wide around roof perimeter. Roof system must meet 90 mph warranty and the contractor is required to provide materials necessary to meet warranty requirements per manufacturer. Adhered poly-is insulation will be allowed provided it meets the pull test requirements.

10. Question: Is the roofer required to protect below the roof during tear-off? Will the buildings be occupied during project?  
Response: The roofer is required to tarp below roof during tear off to protect area below from falling debris. The buildings will be occupied during the project.

PART FOUR – ATTACHMENTS

- Pre-Bid Meeting Sign In Sheet  
- Detail 1/ADD2.1 Roof Expansion Joint Detail  
- Detail 2/ADD2.2 Roof Section Detail

END OF ADDENDUM
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<tr>
<td>Mark Stephens</td>
<td>Inman Roofing</td>
<td><a href="mailto:mark@inmanroofinginc.com">mark@inmanroofinginc.com</a></td>
<td>307-284-3873</td>
<td>4014 WELCHESTER DR</td>
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<tr>
<td>Charles Livermont</td>
<td>Inman Roofing</td>
<td><a href="mailto:charles@inmanroofinginc.com">charles@inmanroofinginc.com</a></td>
<td>307-631-6233</td>
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<tr>
<td>Tom Sedlack</td>
<td>AVI Roofing</td>
<td><a href="mailto:TSedlack@aviroofing.com">TSedlack@aviroofing.com</a></td>
<td>730-737-6694</td>
<td>1295 E 58TH</td>
</tr>
<tr>
<td>Jason Loerke</td>
<td>AVI Roofing</td>
<td><a href="mailto:JLoerke@aviroofing.com">JLoerke@aviroofing.com</a></td>
<td>303-219-8513</td>
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<tr>
<td>Greg Forbes</td>
<td>Front Range Roofing</td>
<td><a href="mailto:gforbes@frontrangeroofing.com">gforbes@frontrangeroofing.com</a></td>
<td>970-578-7768</td>
<td>227 13TH AVE</td>
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<tr>
<td>Deacon Maggard</td>
<td>Plan One/Arch.</td>
<td><a href="mailto:dmaggard@planone.com">dmaggard@planone.com</a></td>
<td>307-286-5285</td>
<td>325 W 18TH ST.</td>
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<tr>
<td>Britt Morgan</td>
<td>Plan One/Architects</td>
<td><a href="mailto:bmorgan@planone.com">bmorgan@planone.com</a></td>
<td>307-514-4575</td>
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<tr>
<td>Lee Mast</td>
<td>H.B. Fuller</td>
<td><a href="mailto:Lee.Mast@HBFuller.com">Lee.Mast@HBFuller.com</a></td>
<td>970-388-2727</td>
<td></td>
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Inquiries regarding this bid should be directed to:
CITY OF CHEYENNE, PURCHASING MANAGER, PHONE: (307) 773-1045, EMAIL: TBARTELBO@CHEYENNECITY.ORG
MUNICIPAL BUILDING, 2101 O'NEIL AVE, ROOM 309, CHEYENNE, WYOMING 82001
**CITY OF CHEYENNE BID PROPOSAL FORM**

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<td>Wednesday, July 1&lt;sup&gt;st&lt;/sup&gt;, 2020</td>
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<tr>
<td>TIME</td>
<td>2:00 PM</td>
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<tr>
<td>PROJECT</td>
<td>Parks Shop, Fleet Shop and Aquatics Center Roof Replacements</td>
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</tbody>
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**TO:** GOVERNING BODY  
CITY OF CHEYENNE  
2101 O’NEIL AVENUE  
CHEYENNE, WY 82001  
(Submit bids to the City Purchasing Division, Room 309, Municipal Bldg. at 2101 O’Neil Avenue)

1. Pursuant to and in full compliance with all Bidding Documents, the undersigned Bidder hereby proposes to furnish all the labor and materials and to perform all the work required for the complete and prompt execution of everything described or shown in or reasonably implied by the Bidding Documents, including the Drawings and Specifications, for the work above indicated for the monies stated herein, which includes all State, County and local taxes normally payable in respect to such work when done for an entity not entitled to any exemption from such taxes. The amounts stated include all allowances for profit and overhead, taxes, fees and permits, transportation, services, tools and equipment, labor and materials and other incidental costs.

2. The Bidder has carefully examined the Bidding Documents, including the Drawings and Specifications and the work sites, and has fully apprised him/her-self of the conditions affecting the work to be executed, and hereby proposes to construct and complete the above-referenced projects, all in accordance with the Bidding Documents, at and for the following sums, as reflected in the total on the attached itemized bid sheets:

- **Fleet Maintenance Facility**
  
  (_____________________________ Dollars
  
  ($_____________________________).

- **Aquatic Center**
  
  (_____________________________ Dollars
  
  ($_____________________________).

- **Parks Maintenance Facility**
  
  (_____________________________ Dollars
  
  ($_____________________________).

*Note: All three (3) roof projects included in this document are available for individual bidding. Preference is to have one roofer complete the work, but roof projects will be awarded in the best interest of the City of Cheyenne.*
ADD2.1 - ADDENDUM NO. 2
CITY OF CHEYENNE ROOF REPLACEMENT, CHEYENNE, WY

SCALE: 1 1/2" = 1'-0"
DATE: 06/19/2020

REMOVE (E) TERM. BAR AND PEEL BACK EPDM CONTROL JOINT ON PARAPET.
THEN RUN NEW EPDM OVER PARAPET.
THEN REINSTALL EPDM CONTROL JOINT OVER NEW EPDM. REINSTALL TERM BAR
IN BEAD OF SEALANT AND TAKE CAUTION TO ALIGN FASTENERS IN EXISTING HOLES.

(E) SPONGE TUBE
(E) EPDM CONTROL JOINT MEMBRANE OVER EXISTING PARAPET WALL
(E) EXISTING WALLS W/ EXPANSION JOINT

(N) 2 1/2" STONE BALLAST AT PERIMETER
(N) 60 MIL EPDM MEMBRANE
(N) POLY ISCO INSULATION
(N) 1/2" ROOF BOARD
(N) VAPOR BARRIER
(E) METAL ROOF DECK
(E) STEEL STRUCTURE

ORIGINAL POOL SPACE

PARAPET WALL DETAIL

SCALE: 1 1/2" = 1'-0"