



Macon-Bibb County Government

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Chauncey Wilmore
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March 24, 2016

ADDENDUM #4

To: ALL PROSPECTIVE FIRMS

Re: INVITATION FOR BIDS: **16-051-NT, Gilead-Bloomfield Complex Renovation**

The Invitation for Bids, referenced above, is modified as follows:

1. Questions Responses.
2. Site Drawings.

Please incorporate this change into the Invitation for Bid and acknowledge receipt of this addendum on your bid form.

Sincerely,

Nancy Tharpe

Nancy Tharpe
Procurement Officer II

Macon-Bibb County

Gilead-Bloomfield Complex

Addendum No. 4 Question Responses

Technical Specifications

1. Q: In Section 07 0150 Preparation for Reroofing, paragraph 1.5 Information Submittals, C. Landfill Records, makes reference to “hazardous wastes, such as asbestos-containing materials”. Has any testing been done on existing conditions and are there any asbestos containing roofing materials present?

A: Testing for hazardous materials has not been executed. Bidders’ pricing should assume that there are no hazardous materials at the existing roofs. The abatement of any hazardous materials that may be discovered shall be handled by an outside contractor. Any delays to the selected general contractor’s critical path schedule are to be treated as a change authorization.

2. Q: In Section 07 0150 Preparation for Reroofing, paragraph 3.2 Roof Tear-Off makes reference to removing and reusing existing insulation and metal components. Please confirm that both low slope gravel roof areas are to be removed to the existing deck and replaced with new materials.

A: Yes, low slope gravel roof areas are to be removed to the existing deck and replaced with new materials. No existing roof insulation is to be reused.

3. Q: In Section 07 0150 Preparation for Reroofing, paragraph 3.3- Deck Preparation, E. calls for the metal deck to be painted. Please confirm that all metal deck areas are to be painted with a rust inhibitive primer on the top side only.

A: The existing metal decks are to be pressure washed after the existing roofing is removed. Remove any loose material and coat any areas showing rust on the top side with the rust inhibitive primer. It is not necessary to coat the entire deck.

4. Q: Section 07 5420 PVC Mechanically Attached Roofing, Part 1 – General, 1.1 Summary: A mentions a tectum deck. Please confirm that there are no tectum deck areas included within this scope of work.

A: There are no new Tectum decks in the scope of work. The STEM Building has an existing Tectum deck that will support the new roofing.

5. Q: In Section 07 5420 PVC Mechanically Attached Roofing, Part 2 – 2.2 Roof Insulation A-Isocyanurate roof insulation: there is an EPS expanded polystyrene that can be purchased to match

the profile of the existing metal roof panels. Would this provide a better insulation and support for the new sheathing board and single ply roofing?

A: EPS expanded polystyrene is not approved as a Product Substitution.

6. Q: Section 07 5420 PVC Mechanically Attached Roofing, Part 3 – Execution, 3.1 Preparation, B. states “Non-wall supported decks: Install in accord with NRCA Detail SP-7”. Since this is an existing metal building, will this detail apply anywhere on the project?

A: Note that this section applies to the Gymnasium, STEM and Former Gilead Church buildings. Although we are not currently aware of any non-wall supported decks in the scope of work, the detail as listed would apply should that condition be uncovered during the execution of the work.

7. Q: Section 07 5420 PVC Mechanically Attached Roofing, paragraph 3.3 Roof Membrane System Installation - J calls for walkway pads to be installed “where indicated on roof plan”. The roof plan does not indicate where to install walkway pads. Please confirm that there are no walkway pads to be included

A: There is no rooftop equipment to remain in the current scope of work. Hence, there are no walkway pads included in the scope of work.

8. Q: Spec Section 07 7112 Manufactured Copings and Fascias Part 2 Products, 2.1 Formed Aluminum Copings: Please confirm that there are no copings included within this scope of work.

A: There are no new copings in the scope of work.

9. Q: Spec Section 07 7112 Manufactured Copings and Fascias paragraph 2.2 Formed Aluminum Fascias: Please indicate all locations that this product is to be used.

A: See Roof Plans and Exterior Elevations. The increased depth resulting from the installation of the rigid insulation over the existing metal decks is going to require the replacement of the existing rakes and fascias at the Gymnasium, STEM and Former Gilead Church buildings.

10. Q: Spec Section 07 7112 Manufactured Copings and Fascias paragraph 2.4 Waterproof Membrane Subflashing: Please indicate all locations that this product is to be used.

A: There is no Waterproof Membrane Subflashing in the scope of work. The material was intended for use as a subflashing at copings.

11. Q: The specifications include a section 11 6624 Ballet Barres. I have not found any reference on the drawings to Ballet Barres. Are they required?

A: Ballet barres are not included in the scope of work.

Construction Drawings

1. Q: A401 and A402 note 13 requires window sills to be SS-1. What is SS-1? Specification 06 6116 lists Acrylic and quartz materials but does not specify which is SS-1. Detail 4/A601 does not show a solid surface sill as part of the assembly; are solid surface sills required?

A: Provide 1/4" thick solid surface sills at the windows in the Middle School Building only. SS-1 is to be Corian Abalone or similar white acrylic solid surfacing material.

2. Q: Detail 14/A501 calls for plastic laminate vanity top and also an undermount sink. Is this correct?

A: Lavatory LV-2 is to be undercounter mounted. The countertops are to be solid surface material SS-1 – Corian Abalone or equal per the attached supplemental drawing SD-2 to replace 14/A501.

3. Q: Detail 2/A301 and 1/SD-1 shows a sloping bulkhead. On the reflected ceiling plan A301 the bulkhead almost aligns with the existing rafters. Is the intent to wrap the existing rafter?

A: The gypsum board at the bulkhead can be terminated 6" above the acoustical ceiling system.

4. Q: What is the basis design for the ceiling tiles?

A: The basis of design for the acoustical ceiling tiles is Armstrong World Industries Cortega.

5. Q: On sheet A105, there is a note on the Plan West portion of the sheet that is typical of other notes on same sheet which reads "PROVIDE NEW METAL FASCIA WITH COUNTERFLASHING INTO EXISTING METAL GUTTER SYSTEM". Please provide detail and/or confirm that this is simply a shop fabricated drip edge (24 gauge metal) that is installed over new wood blocking and extends into existing gutter.

A: The design intent is for the shop fabricated drip edge as described.

6. Q: On sheet A105, there is a note on the Plan South portion of the sheet that is typical of other notes on the same sheet which reads "REPLACE EXISTING WITH NEW METAL RAKE TRIM". Please provide a detail and/or confirm that this is where the manufactured fascia is supposed to be installed.

A: The design intent is for a sloping manufactured metal fascia.

7. Q: Regarding Gutter Detail 3/A105, please confirm that this is the detail for both low slope gravel roof area gutters. Please confirm that this is simply a shop fabricated drip edge (24 gauge metal) that is installed over new wood blocking and into the new gutter.

A: The design intent is for a standard prefinished metal gutter and shop-fabricated drip edge at both low slope roof gutters. Please note that there are no new gravel roofs in the scope of work.

8. Q: On sheet A106, Plan South portion of the new cricket area is to drain into existing gutter system. We are concerned that the existing gutter system will not be able to handle the large amount of water that will be directed to it after the cricket is installed. Please comment.

A: The amount of rain water should not increase from the current flow other than the rain water that is currently leaking into the building. Provide pricing based upon the current design. Alternative approaches can be discussed with the selected general contractor as a change authorization.

9. Detail 5/A202 Stem Building East Elevation shows a note to prime and paint existing 2x wood fascia. Does this eliminate the need to cover with new manufactured fascias?

A: The existing 2x wood fascia at the STEM Building is not required to be covered with a new metal fascia. The fascias at the former Gilead Church low slope roofs included a metal fascia that is required to be replaced. The general contractor is to match the existing condition at the Gymnasium Building where the gutters appear to cover the existing fascia.

10. Q: Existing roofing is not standing seam, but rather thru-fastened "Ag" or "R" type panels. These panels are typically 26 gauge and will most likely not provide the pull out values needed for this type single ply retro-fit system. Should we proceed with pricing as specified, or rather incorporate a system that will utilize the existing framing to enhance the pull out values and satisfy the manufacturer that will be issuing the warranty?

A: General contractor is to install a layer of 1/2" plywood or other suitable nailable surface material that will be warrantied by the roofing manufacturer over the rigid insulation using RhinoBond fasteners or similar PVC capped fasteners into the existing pre-engineered metal building purlins below.

11. Q: The metals specified for roof flashings are all aluminum. All of the existing roof flashings, panels, and wall panels in place are either galvanized or galvalume steel. Are we to mix these different types of metal, or can we change to all steel components?

A: New flashing that abuts existing galvalume or galvanized steel is to match the abutting material.

12. Q: Please show a wood blocking detail for the eaves and rakes on the metal building PVC retrofit roofing areas.

A: See attached supplemental drawing SD-3. The eave and rake profile are to be similar to the existing components.

13. Q: Please show a detail of the flashing condition at the roof to wall areas on the metal buildings. (Low roof to high roof).

A: See attached supplemental drawing SD-4.

14. Q: Please advise what material the new lavatory counter tops should be made of. The section on the drawings indicate plastic laminate on 3/4" substrate. The specification section 06 6116 Solid Surfacing Fabrications indicates lavatory tops, window sills and integral sinks and bowls are to be solid surface material. Plumbing fixture indicates an under mount sink.

A: Lavatory LV-2 is to be undercounter mounted. The countertops are to be solid surface material SS-1 – Corian Abalone or equal per the attached supplemental drawing SD-2 to replace 14/A501.

15. Q: Note 13 on sheets A401 and A402, "All window sills to be SS-1". Please advise if we are to install solid surface window sills, and where? The details for the modified windows in the Middle School Building show a block sill.

A: Provide 1/4" thick solid surface sills at the windows in the Middle School Building only. SS-1 is to be Corian Abalone or similar white acrylic solid surfacing material.

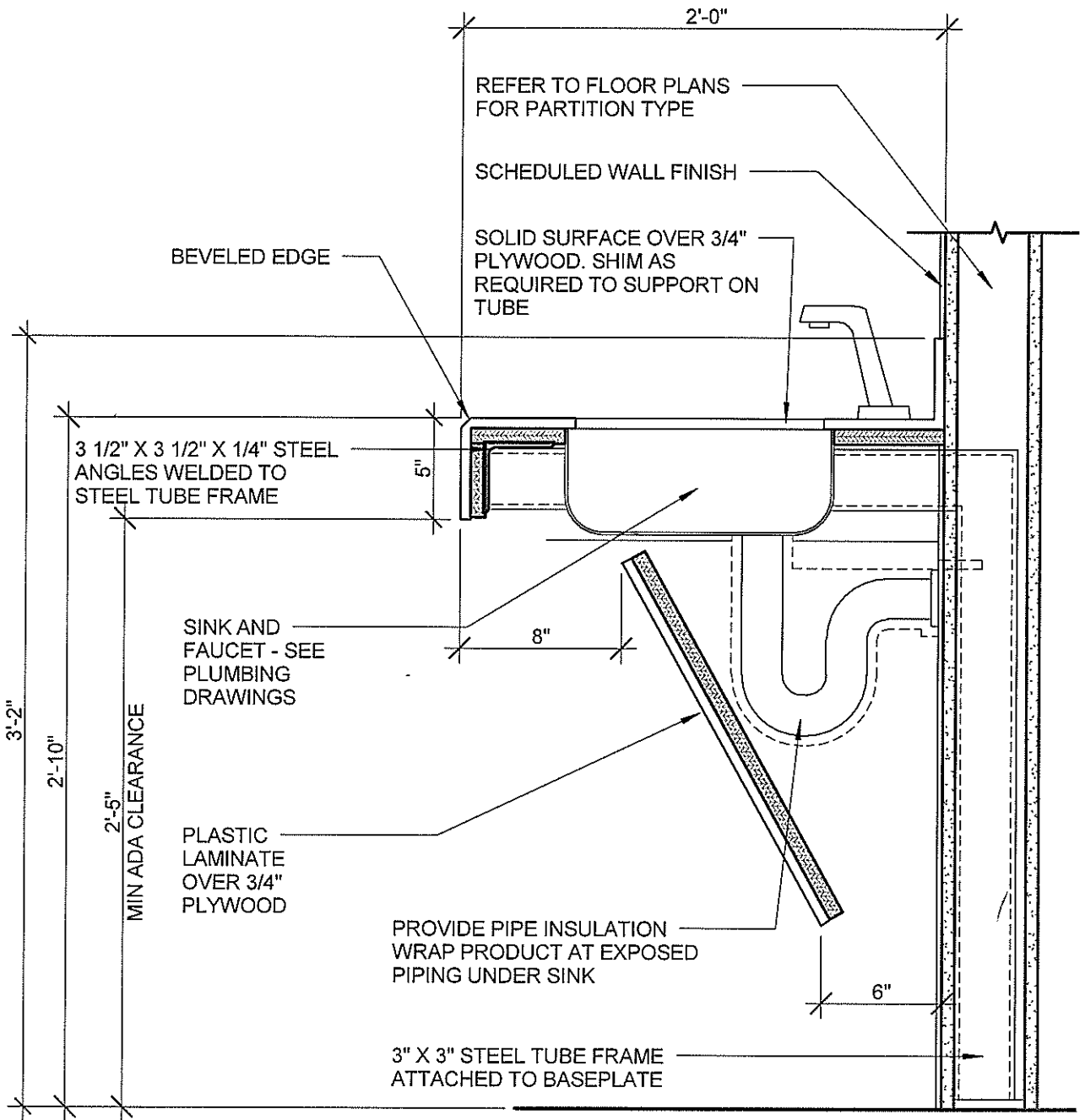
16. Sheet M001: Revise face size of grille Mark 'B' in Grille Schedule to be 36"x14"

17. Q: Detail 5/S102 and detail 8/S102 show the new roof framing attaching to the existing roof sheeting between the purlins with no additional support. Please advise.

A: The structural engineer had assumed 24 gauge for the existing deck. Even with a 26 gauge deck, based on their calculations, the four PDF's will be adequate for the uplift we have

18. Q: Please advise how we should handle the wall openings for the new wall hung HVAC equipment. I may have overlooked the information, but I am seeing the Architectural referring us to the Mechanical and Mechanical referring us to the Architectural. Please provide the size opening desired for the installation of the new equipment? Also, provide how the openings should be supported? Were the units for the Gym selected so that they will fit the existing opening without masonry modifications?

A: For the Gym portion of the building, we indicated to use the existing wall penetrations for the new units. New wall openings will be required for the HVAC thru-wall units at the Middle School and Stem Buildings. Heights and opening sizes are to be confirmed based upon the actual units to be installed. Openings will require through bolted lintel angles to support the existing masonry.



1 **MILLWORK DETAIL**

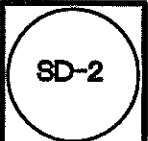
SD-2 1-1/2"=1'-0"

REVISION TO 14/A501



MACON-BIBB COUNTY
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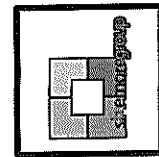
DATE	03/24/16
PROJECT NO.	14640



SD-3

DATE 03/24/16
PROJECT NO. 14640

MACON-BIBB COUNTY
GILEAD-BLOOMFIELD COMPLEX RENOVATIONS



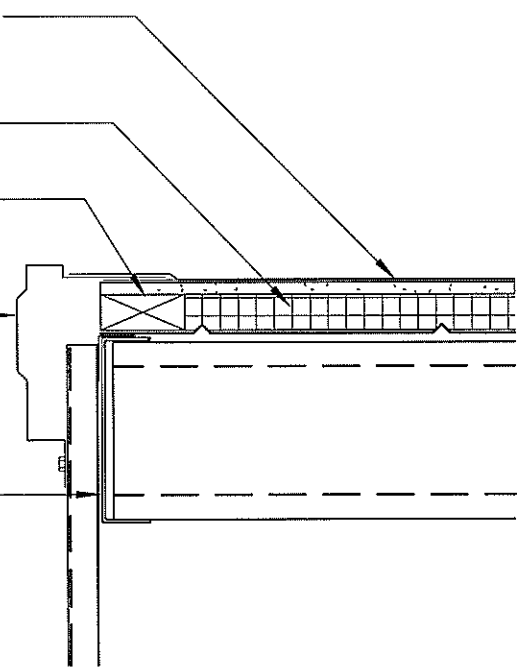
NEW ADHERED PVC ROOFING
OVER 1/2" SUBSTRATE
FASTENED TO EXISTING GIRTS

1-1/2" RIGID INSUL. OVER
EXISTING ROOF PANELS

CONT. P.T. 2X WOOD NAILER

NEW PREFIN. METAL
RAKE TRIM

EXISTING PRE-ENGINEERED
METAL BUILDING STRUCTURE
AND PANELS

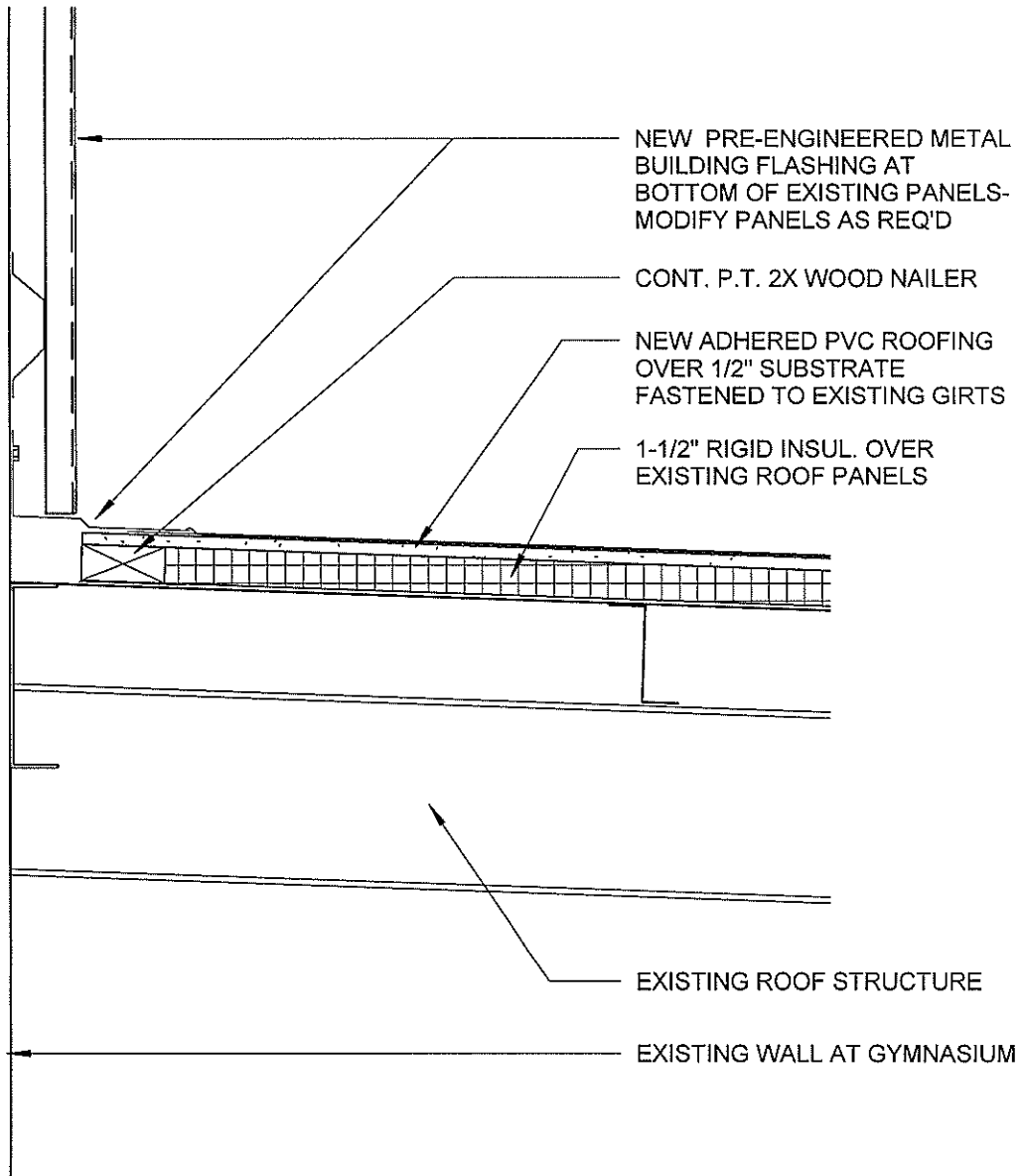


1
SD-3

DETAIL AT RAKE TRIM

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

REVISION TO 2/A301



1
SD-4

DETAIL AT FLASHING

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

SD-4

DATE 03/24/16
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