



**ROCKFORD BOARD OF EDUCATION
INVITATION FOR BID ON SUPPLIES, MATERIALS, EQUIPMENT OR SERVICES
FOR SCHOOL DISTRICT NO. 205
ROCKFORD, ILLINOIS**

IFB No. **IFB No. 23-18 West M.S. Roofing Project**

DATE: **November 15, 2022**

RE: **ADDENDUM NO. 2**

To All Bidders:

Included are modifications, clarifications and/or corrections for the Project Manual and are hereby made a part of the contract documents. Please attach this addendum to the Project Manual(s) in your possession. Please note the receipt of this addendum on the bid form. Bidders shall review changes to all portions of this work as changes to one portion may affect the work of another.

If you plan to hand deliver your IFB submission on the due date, please note you must check in on the 1st floor prior to coming to the bid opening. Please allow time for this as late submission will not be accepted.

Refer all questions relative to the business aspect, Instructions to Bidders, Special Conditions, and questions concerning the technical aspect of the documents to the Director of Purchasing by email at purchasingdeptstaff@rps205.com.

ROCKFORD BOARD OF EDUCATION

By: Dane Youngblood
Director of Purchasing

RPS PROJ# 2239
WEST MIDDLE SCHOOL RE-ROOF
ROCKFORD PUBLIC SCHOOLS 205
ROCKFORD, ILLINOIS

LARSON & DARBY GROUP

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Rockford, IL 61108
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TO: ALL BIDDERS

RE: **IFB 23-18 ADDENDUM #2**

Changes to Bidding Documents Dated October 25th, 2022

PROJECT:

Roof Replacement
West Middle School
1900 N. Rockton Ave.
Rockford, IL 61103

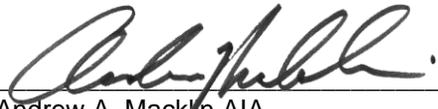
RPS PROJECT NO.: 2239; IFB 23-18
LDG PROJECT NO: 31029-03

November 9th, 2022

Please attach this Addendum to the Project Manual and Drawings for the referenced project. Take the changes to the Project Manual and Drawings into consideration in preparing your Bid.

Bidders shall make note in writing on Bid Form that this Addendum has been taken into consideration. Failure to do so may be sufficient cause to reject the Bid.

LARSON & DARBY GROUP

By 
Andrew A. Macklin AIA

This Addendum consists of 6 pages, plus materials itemized herein.

I. ADDITIONS OR CHANGES TO THE DRAWINGS:

None

II. CLARIFICATIONS

RFI Questions:

1. Can the gas lines be removed from the roof and reinstalled since they will need to be raised, or do they need to remain operational?

Response: Gas lines treatment for re-roof scope is contractors means and methods. Gas lines that are currently operational will need to remain operational. Shutting down the gas lines may be an option as coordinated with the school district and WMS staff.

2. Can the light fixtures be removed and reinstalled after the sheet metal is installed?

Response: Yes the roofing contractor shall remove and reinstall the light fixtures as required to perform their roof work.

3. Keynote R28 calls for a new hatch. Is the concrete roof deck accessible inside room 100 or will the ceiling have to be removed for the new hatch and is asbestos present?

Response: Yes the roof deck is accessible from below and no, there is no ceiling in the loading dock area where the new hatch is to be installed. Reference previously issued Carnow Conibear report regarding hazardous materials.

4. The plans call for all roof drains to be replaced. Are all drains accessible inside the school, or will the ceiling have to be removed and is asbestos present?

Response: A catwalk runs the center of the roof in the attic space of areas A.1, B and under central drains of roof area C. The drains in these areas shall be accessed from attic space catwalk with planking suspended from concrete roof deck over existing plaster ceilings as required. Drains in roof areas A.3, A.2 and boiler house are accessible from inside. Roof drains in Areas A.4, A.5, A.6 and East side of area C shall require partial demo of existing plaster ceiling and installation of access hatch in ceiling below each drain for access. Prime and paint new hatch to match ceiling.

There are pipes in the attic that have asbestos wrapping on them, please reference the Carnow Conibear report and provide protection on pipes as needed.

5. A1.4 - 5 shows the new scupper detail at the overflow scuppers. Due to the new insulation height, some of the overflow scuppers will be buried. What is your detail for the scuppers that will be buried?.

Response: As noted on the drawings and details, provide a tapered insulation sump wells sloping to the overflow scuppers within 4' of the scupper.

6. A1.6 - 3 has the roofing contractor providing 17 curb and pipe portal penetrations coordinated by the HVAC contractor. Shouldn't the HVAC contractor be providing these? Where are the curbs going to be installed?

Response: The roofing contractor shall provide and coordinate locations with Miller Engineering.

7. What color do you want the ladders painted? Prime and paint to match the existing wall doesn't specify a color.

Response: Correct. Contractor shall provide paint drawdowns of a color(s) that best matches the existing brick for architect and owner approval.

8. Do you want a vapor barrier installed on the concrete deck?

Response: There are not areas of humidified spaces below the concrete roof decks thus the vapor barrier is not required except where ice & water shield type barrier is called out to be installed around the new roof drains.

9. The specifications call for all insulation to be 25 PSI. With cover board, is 20 PSI ISO acceptable?

Response: No cover board. Top layer of insulation should be 25psi. underlying insulation may be 20psi.

10. Specifications call for 1/2" dens deck on the parapet walls and drawings show 3/4". Which one do you want to go with?

Response: Provide 1/2" thick glass mat gypsum parapet and curb decking as specified in Section 061600, paragraph 2.1A2 and compatible with the adhesive of the roofing membrane.

11. Drawings show wood blocking within the roof system at the parapet wall. Can we eliminate the wood blocking and run the insulation up to the wall?

Response: No, install wood blocking at perimeter for membrane anchored to blocking on deck as shown to prevent membrane from pulling away from base of parapet wall over time.

12. Do you want coverboard installed over the entire roof area? What thickness?

Response: Do not provide cover board. In specification Section 075323, change paragraph heading 2.5 to read "2.5 INSULATION ACCESSORIES".

13. The drains are called out for replacement – can there please be a plumbing specification issued to give to plumbers so they know what's expected there?

Response: Acceptable Manufacturers: Josam, Mifab, Smith, Wad, Zurn.

Items: Roof Drain: Cast iron body with combined flashing clamp and gravel stop, flashing ring, cast iron low dome, bottom outlet, underdeck clamp. Zurn no. Z100-C

14. Detail 3 on the roof plan shows and calls for a minimum of 5.25" on insulation and also asks for a minimum r-value of thirty, which can be achieved with 5.2", commonly achieved with two layers of 2.6" – 5.25" would be a little more than what is needed, and I'm not positive we could get the sizes needed to get the extra .05". Please clarify if 5.2" is acceptable.

Response: 5.2" is acceptable.

15. Page 50 of the spec references a cover board, but does not call out a specific type or size or any details. A cover board is also not shown in any of the roofing details – please clarify if it is required, and if so, what thickness?

Response: Do not provide cover board. In specification Section 075323, change paragraph heading 2.5 to read "2.5 INSULATION ACCESSORIES".

16. Going off of #3, page 49 and 50 of the spec (Section 075323, pages 4 and 5) call out 25 PSI for the insulation. Is this required for all layers – flat base layers and the tapered – or just the top (tapered) layer? This could be based on whether or not a cover board ends up as part of the system or not. Also, would the insulation that we install vertically to full the cavities and make the walls flush and plumb with the stone caps need to be 25 PSI as well or can that be 20?

Response: Top layer of roof insulation shall be 25 psi. Base layers of insulation and insulation installed vertically may be 20 PSI.

17. Pages 51 and 52 of the spec (Section 075323, pages 6 and 7) call for upper layers and all layers over concrete to be “adhered according to SPRI’s Directory of Roof Assemblies listed roof assembly requirements for specified Wind Uplift Load Capacity and FM Global Property Loss Prevention Data Sheet 1-29” Assuming that we can meet these performance requirements, is it acceptable to adhere the system using hot asphalt – as long as school is not in session, due to odors? .

Response: Due to high VOC content and flame exposure required for hot asphalt roofing, it is not acceptable

18. Please clarify if there are any deck types other than concrete present – all details show concrete.

Response: There are limited areas of metal deck and tectum that have been used to patch over abandoned openings and penthouse roofs.

19. Are we to remove all existing ballast from the site, or might the owner like it to remain on site for their own reuse?.

Response: Remove and dispose of all existing ballast.

20. Are there any areas on the ground that are off limits for staging? Obviously this probably changes if school is in or not.

Response: Areas where persons enter and leave the building and transportation zones are not available for staging. This will need to be coordinated with school staff.

21. Note R10 on the roof plan calls for existing ladders to be removed, altered as needed for the new roof, painted and reinstalled.

1. Are they to be completely painted?
2. Are we allowed to leave them on the wall and cut them as needed for the new roof, and paint, or should they be removed and reinstalled no matter what?

Response: completely primed and painted. If the ladder can remain without impeding roof flashing or requiring modification, and can be primed and painted in place, that is acceptable.

22. The typical wall flashing details show two 2xs at the base of the wall on the deck noted “as required to resist uplift.” If we are able to achieve the required performance and uplift by fastening vertically into the parapets, may this wood blocking be omitted?

Response: No see response to #11

23. The details and specifications call for the walls to be clad in USG Glass-Matt gypsum. Would plywood be acceptable in lieu of this product? It would be a significant cost savings and provide an acceptable substrate for the roof, both to adhere to and also to secure the field membrane – eliminating the need for any further blocking or detailing for uplift.

If only gypsum is acceptable, we have the following questions

1. The spec calls for 1/2” while the details call for 3/4”. 3/4” apparently is not made – this product is available only in 1/2” or 5/8” – please clarify which thickness is desired.

2. The spec calls for the seams to be taped and to make use of a setting compound of the seams and exposed fasteners – this is not necessarily required by the manufacturer and will add cost. Please clarify if this is desired/required.”

Response: Provide ½ inch thick glass mat gypsum sheathing. Sealing and taping joints will not be required. Per addendum 1, plywood may be submitted as a voluntary alternate bid to the base bid design, however membrane perimeter shall always be anchored to wood blocking at base of parapet wall as detailed.

24. For note R28, we are installing a new hatch and ladder, so we will need to cut open the existing concrete deck – can anyone confirm the thickness of the deck?

Response: The precast concrete channels of area D are approximately 3” deep at the channel legs see typical details on roof plan.

25. On Roof Area B – there appears to be both ¼” and 1/8” per foot tapered called for – every other area appears to call for 1/8”. Also the roof legend only has a note for ¼”. Is area B supposed to have both slopes or is 1/8” acceptable in the entire area? 1/8” would be ideal as it would be less expensive and keep the area consistent with what appears to be called for everywhere else – assuming 1/8” is indeed the intention all over.?

Response: The roof legend identifies the slope to be ¼” unless noted as 1/8”. Provide both as indicated on the drawings.

26. At the pre-bid, there was much discussion over the HVAC scope of work and how that ties into the roofing work – i.e. which units will need to be raised and which will be okay, where are the new units yet to be installed going and will they be tall enough, what piping needs to be raised, etc. Might I suggest, as a potential solution to this, adding an allowance that all bidders are to include specifically earmarked for HVAC related costs – disconnects/reconnects, labor and material to add wood blocking to curbs, etc. Given that we’re installing a new tapered system, the roof thickness is going to vary wildly, making it very difficult to determine prior to work beginning, which penetrations, piping, etc. will need to be reworked/raised and which will be okay. Not to mention the HVAC work yet to take place. Having an allowance would ensure that all bidders have the exact same amount included for this, instead of having us all guess – it could keep the bid amounts more even and generally lower – and we would then be able to return any unused costs back to the owner at the end. It just seems like a solid way to deal with what is a pretty open ended aspect of the work right now that would allow us to bid more confidently and aggressively and overall, save money..?

Response: As noted in addendum #1 the keynote R13 identifies which curbs are required to be raised. Contractors shall quantify accordingly

27. Similar thought on material escalations – also discussed at the pre-bid. A place on the bid form where we declare our total material costs at time of bid, along with copies of our quotes, with the idea being that we would then provide those same quotes and totals at time of shipment to document the difference – has been a good solution we’ve seen on other bids. This allows us to go in with current prices, instead of guessing at what the increases might be. If we all just guess, we’re going to be careful and cover ourselves, and then if the material ends up being less than we guessed, we’ll all keep that extra money and the school ends up overpaying. If we declare this number up front, there will be an increase, but it will be documented and the school will only pay exactly what it ends up being, and not whatever we all guess it will be. Just a suggestion as to how to deal with this issue and keep the overall costs as low as possible for the school.

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Response: Contractors shall be expected to hold their bid pricing through construction.

28. Due to the fact that we are installing full tapered insulation and there is the HVAC coordination aspect, we highly recommend that a temporary roof/vapor barrier be used – allowing us to tear the existing roof off completely, then fall back to lay up and not have to install the new roof the same day. This could be a major benefit, affording way more flexibility and the ability to adjust to different conditions with the HVAC, flashing heights, any unforeseen conditions discovered during the tear off, etc. instead of needing to have the new roof on each day. Would this be allowed, and if so, could a specification be provided? We were thinking perhaps a two ply system consisting of a 28# ply and a glass ply in hot asphalt – with any the deck primed of course. This should not affect the performance requirements of the roof system, and if anything would generally be considered an enhancement to the system.

Response: Temporary roofing is not allowed as an installation method

END OF ADDENDUM #2