

ADDENDUM #2

Roof Renovation Project
Manchester Regional Academy
Manchester, CT
Reference #2017-031A

June 25, 2019



GENERAL:

BID DUE DATE IS CHANGED TO TUESDAY JULY 2ND AT 2:00 PM. No additional questions will be answered; bid date will not be extended further.

All Bidders should plan to attend a **Scope Review on Wednesday July 3rd, 10:00 am**

QUESTIONS FROM BIDDERS:

1. Is the existing roof deck beneath the Garland R-Mer Lite Panels structurally-sloped or flat? If flat, what is the required slope for the new tapered insulation? Please clarify.
a. Deck is sloped
2. Specification Section 011000 – Summary (Paragraph 1.3/E) states that the existing roof consists of Garland R-Mer Lite Panels System over a built-up roof which will be removed down to the existing deck... Please clarify, are there (2) separate roof systems that are to be removed or just the Panels System?
a. Refer to Addendum #1
3. Parapet Walls indicated on the South High Roof as well as the Lower Area abutting the Canopy that are scheduled to receive new copings, are these new constructions? From the photos provided these areas of parapet and coping do not appear to exist. If so, can a detail be provided to show the construction intent?
a. These are not parapet walls nor new constructions; provide typical Roof Edge Detail.
4. Detail 1/A3.1 depicts both the coping cap and a saw-cut reglet. Please advise as to the intent of the high roof parapet with coping cap.
a. Refer to attached SKA2.2
5. Please clarify the color for both coping and edge gravel stop. The spec says to be selected from manufacturers full range. Due to pricing difference, is this to be from full range of standard -or- custom colors?
a. Standard colors
6. Are all Exhaust Fan Curbs to be removed and replaced? Key Note #6 on A1.1 states that the EF is to be removed and salvaged for reinstallation and the curb and associated framing is to be removed and replaced. This is further noted as (Typical), however the call out only points to (1) EF. Does this apply to everything labeled EF? If so, can a detail be provided of the intended EF curb construction?
a. All Exhaust Fan Curbs to be removed and replaced; refer to attached SKA2.1.
7. There is a discrepancy between the Demo Plan and New Roof Plan in regards to the RTU curbs. The demo plan calls out that all (3) are to have their curbs replaced... the new roof plan calls out that one of the RTU's (nearest the roof hatch) is to have the curb removed and put on sleepers?
a. Replace all RTU curbs.

8. In regards to the Unit Pricing #1 (2x Wood Blocking), can a dimension of 2x be provided to base this unit price? (e.g. 2x6)
 - a. **Yes**
9. If possible, please quantify the amount of Masonry and EIFS repair called out in Key Note #11 on A1.1 in regards to the removal and salvage of the lightning protection. Would the addition of an Allowance be possible perhaps?
 - a. **Scope will not be further quantified, and no Allowance will be added**
10. Is construction fencing required? If so, where?
 - a. **No**
11. If possible, can a Floor Plan be provided? The plumber needs to know how many walls he will need to core through in order to run the 4" pipe to the through-wall scupper location. Will seismic hangers for the 4" pvc be required per the spec?
 - a. **Yes. Refer to attached MRA Existing Floor Plan**
12. Will a wind rider be required for this project? The way the EPDM spec is written, particularly the uplift pressures on page 2 and the warranty exclusions on page 11, alludes to the need for a 134mph wind and lower rider... If so this would require the use of manufacturer copings and edge metal assemblies and increase fastening on the base layer. Please advise.
 - a. **Provide warranty to comply with spec requirements. Manufacturer copings and edge metal assemblies are not necessary unless required by manufacturer.**
13. Will an additional site visit be allowed as the walk-through was advertised as non-mandatory?
 - a. **Yes, all Bidders are strongly encouraged to visit the site and walk the roof. Contact Christopher Till CTill@manchesterct.gov**

REVISIONS TO SPECIFICATIONS:

None

REVISIONS TO DRAWINGS:

A2.1 – Roof Construction Plan Provide installation at all fan curbs per the attached SKA2.1.
1/A3.1 – Revise detail per attached SKA2.2

Attachments:

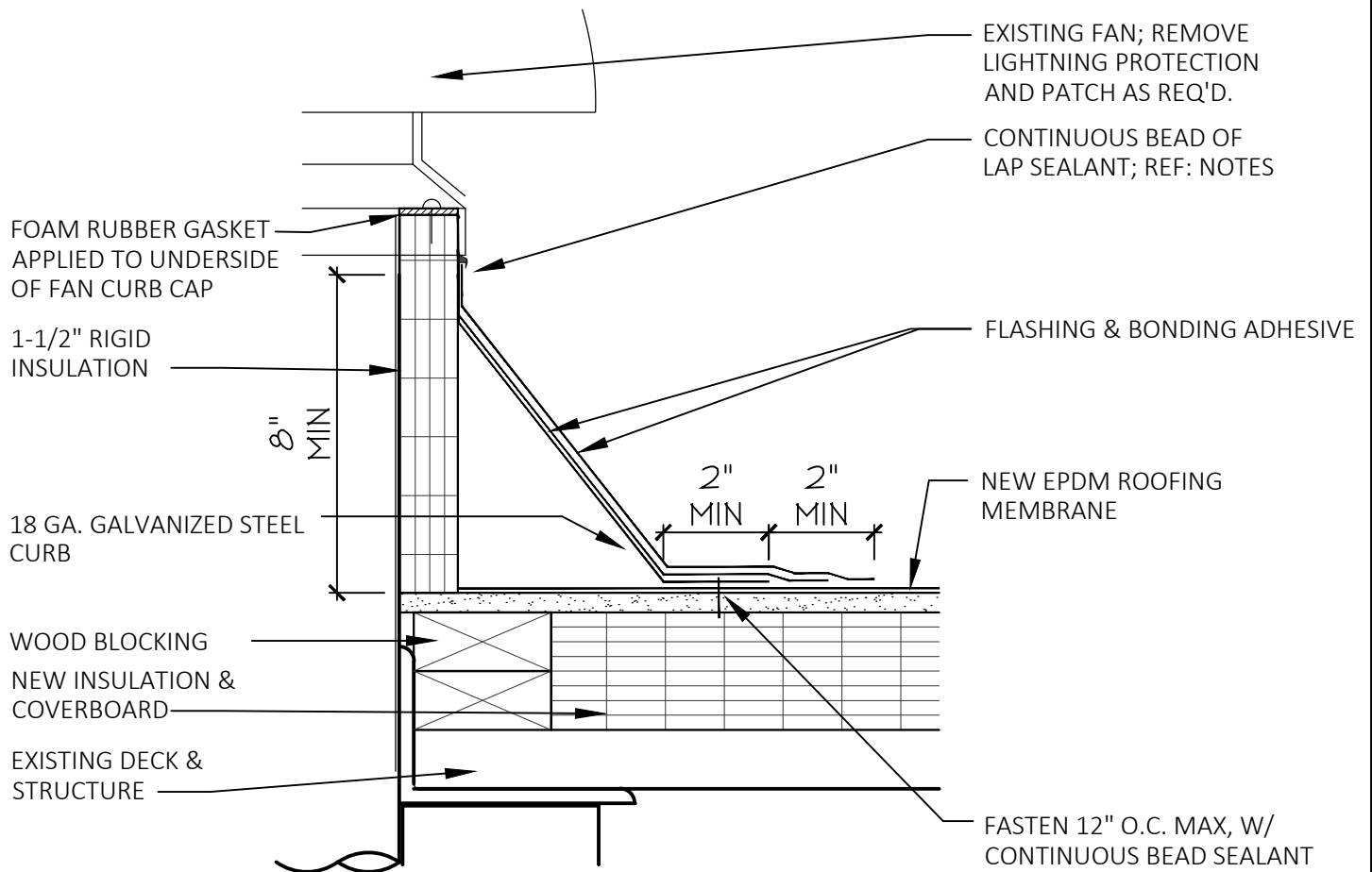
- SKA2.1 Fan Curb Detail
- SKA2.2 Parapet Detail
- MRA Existing Floor Plan

Submitted by:

Robert W. Roach, AIA
Vice President
Friar Architecture Inc.

RWR:rwr

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DATE:
6/25/19

REV:
Add #2

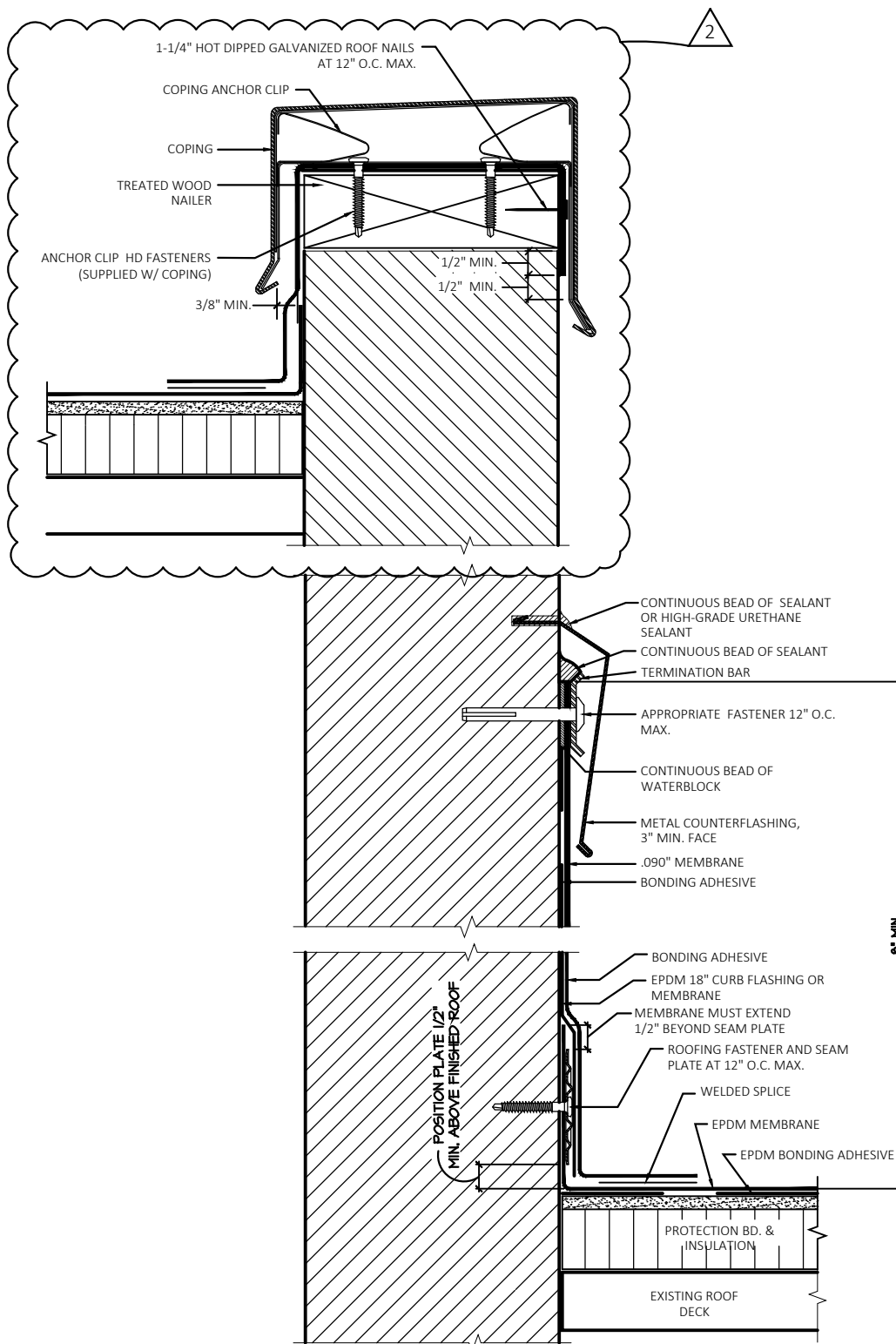


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21 Talcott Notch Rd.
Farmington, CT. 06032

STATE PROJECT NO. 077-0238 RR
MANCHESTER REGIONAL ACADEMY
ROOF REPLACEMENT
665 WETHERELL STREET
MANCHESTER, CONNECTICUT

FAN CURB DETAIL

SHEET NO.
SKA2.1



NOTES: BONDING ADHESIVE REQUIRED BETWEEN MEMBRANE AND INSULATION FOR FULLY ADHERED SYSTEMS.

FASTEN COPING CLEAT AS PER SUPPLIED INSTRUCTIONS.

WOOD NAILER MUST BE INSTALLED TO MEET APPLICABLE BUILDING CODES OR 200 LBS PER LF MIN, IN ANY GIVEN DIRECTION, TYP.

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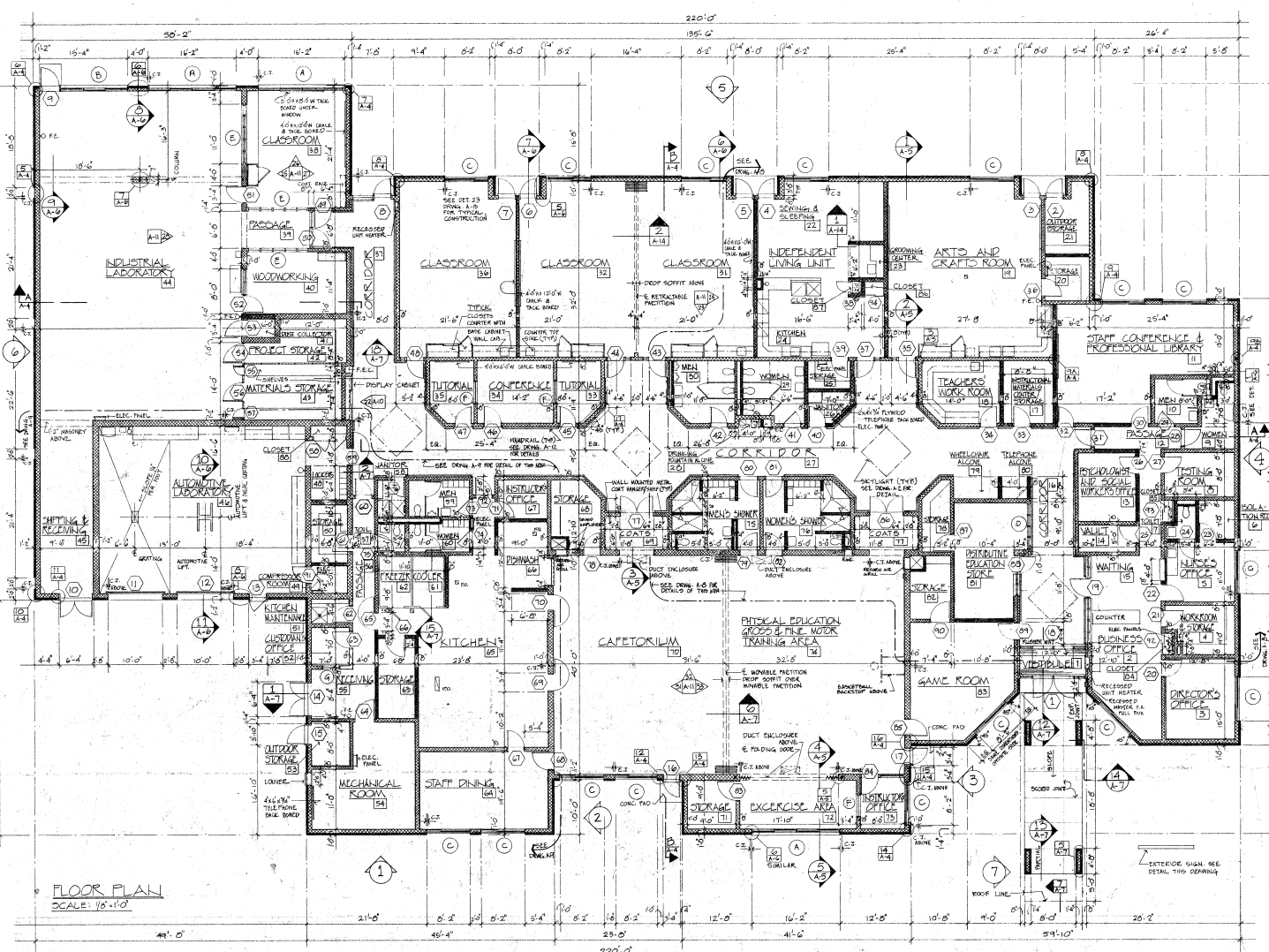
21 Talcott Notch Rd.
Farmington, CT. 06032

STATE PROJECT NO. 077-0238 RR
MANCHESTER REGIONAL ACADEMY
ROOF REPLACEMENT

665 WETHERELL STREET
MANCHESTER, CONNECTICUT

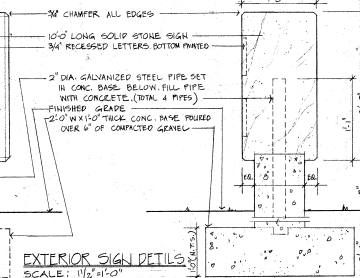
PARAPET
DETAIL

SHEET NO.
SKA2.2



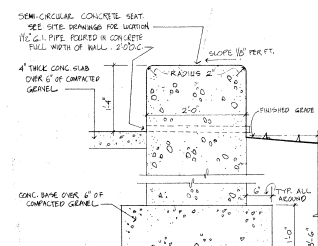
FLOOR PLAN
SCALE: 1/8"=1'-0"

REGIONAL OCCUPATIONAL TRAINING CENTER



TYPICAL WALL/PARTITION CONSTRUCTION

PLAN LOCATION	CONSTRUCTION	DETAILS
	1" SPLIT RUB CONC. BLOCK AIR SPACE 2" RIGID INSULATION PLAIN CONC. BLOCK	
	INTERIOR: CONC. BLOCK WALL UP TO THE INSIDE OF C.F. FEEL AND ONE LAYER DESIGNING PLATE. SEE ROOM FINISH SCHEDULE FOR TYPE OF BLOCK.	
	INTERIOR: CONC. BLOCK WALL UP TO ONE BLOCK COURSE BEYOND CEILING. SEE ROOM FINISH SCHEDULE FOR TYPE OF BLOCK.	
	INTERIOR: 1/2" GYPSUM BOARD OVER 1" METAL FILING CHANNEL 16" O.C. OVER CONC. BLOCK. SEE 2" CHANNEL & RIGID INSULATION IN ROOMS 21 & 22 ONLY.	
	INTERIOR: 1/2" GYPSUM BOARD OVER 1" METAL FILING CHANNEL 16" O.C. (BOTH SIDES) OVER CONC. BLOCK.	
	INTERIOR: COMPOSITE WALL CONSTRUCTED WITH PLAIN CONC. BLOCK ON ONE SIDE AND PROFILE SCHEDULED BLOCK ON THE OTHER. OR PROFILE SCHEDULED BLOCK ON BOTH SIDES. SEE ROOM FINISH SCHEDULE FOR LOCATION.	
	INTERIOR: 1/2" GYPSUM BOARD OVER 1" METAL FILING CHANNEL 16" O.C. OVER CONC. BLOCK. ON ONE SIDE. NO PROFILE SCHEDULED BLOCK ON THE OTHER.	



EXTERIOR SEAT DETAIL
SCALE: 1 1/2"=1'-0"

REVISIONS DATE DESCRIPTION		PROJECT TITLE REGIONAL OCCUPATIONAL TRAINING CENTER R.E. DORRER ARCHITECTS, INC. & ASSOCIATES, INC. MANCHESTER, CONNECTICUT 06040				THE LAWRENCE ASSOCIATES 571 PORTER STREET, MANCHESTER, CONNECTICUT 06040	SCALE DATE PROJECT NO. DRAWING NO. AS NOTED 3-31-75 1212 AL 7
DRAWING TITLE FLOOR PLAN							