

NORTH READING PUBLIC SCHOOLS

North Reading, Massachusetts 01864

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To: All Prospective Bidders

From: Michael Connelly, Assistant Superintendent of Finance & Operations

Re *ADDENDUM NO. 1- J. Turner Hood Elementary School, Phase II - Roof Restorations and Related Work*

Date: March 27, 2025

Below are clarifications as discussed at the Pre-Bid Meeting on March 19, 2025:

1. Add the following scope of work to the Base Bid for the project as follows:
 - a. Furnish and install new steel batten bars at the transition from the flat roof to the sloped roof at each side of the 2":12" sloped roof at Roof Area "A".
 - b. The batten bars shall be 18 ga. min. galvanized steel, and be approved for use on cementitious wood fiber decks (CWF) and be installed using approved fasteners for CWF decks. Basis of Design: OMG Lite-Deck Batten Bar with approved Polymer GypTec fasteners, or approved equal.
 - c. The batten bar shall run perpendicular to the slope of the roof (65' +/- wide).
 - d. Set the batten bar in continuous polyurethane sealant and fasten through the existing membrane and insulation and into the CWF deck at 12-inch on-center maximum spacing.
 - e. Furnish and install new 6" PVC cover strip over the batten bar and heat-weld all seams continuous prior to installing specified roof maintenance coating system per manufacturer's specifications.

2. Add the following scope of work to the Base Bid for the project as follows:
 - a. Furnish and install specified roof maintenance coating system on owner designated HVAC unit hood at Roof "B".
 - b. Prior to application of coating the owner will remove and repair the hood.
 - c. Following hood repairs the roofing contractor shall remove all existing adhesives and coatings to bare metal prior to priming with M-Prime and installing fully reinforced roof maintenance coating per manufacturer's specifications.

3. Replace Specification 070150.19, Section 3.4 B as follows:
 - B. Install new flat stock and tapered polyisocyanurate insulation to align with existing insulation to remain and secure with new approved fasteners and insulation plates.
 1. At Steel Deck: Fasten insulation to steel deck to resist uplift pressure at corners, perimeter, and field of roof according to membrane roofing system manufacturers' written instructions.

- a. Basis of Design Fastener: Trufast #14 HD or OMG HD Fastener (min. .75 inch embedment) with 3” Galvalume Metal Plate, or other manufacturer’s approved steel deck fastener and plate.
2. At Tectum Deck: Fasten insulation to tectum deck to resist uplift pressure at corners, perimeter, and field of roof according to membrane roofing system manufacturers' written instructions.
 - a. Basis of Design Fastener: OMG Polymer Gyptec Fastener (min. 2-inch embedment) with 3” Gyptec Metal Plate, or other manufacturer’s approved tectum deck fastener and plate.
3. Install 16 fasteners minimum per 4'x8' board in Field Zone 1, 24 fasteners minimum per 4'x8' board in Perimeter Zone 2, and 32 fasteners per board at Corner Zone 3, unless otherwise required by the manufacturer.
4. As reviewed during the Pre-Bid, the existing gas pipes will be removed and re-installed by The Owner’s designated contractor to allow for new expansion joints to be built in areas indicated per detail 11/A2.1.
5. See attached Updated Moisture Survey Dated 25 March 2025 for additional areas of wet insulation (350 s.f.+/-) that were detected.
 - a. Remove and replace all existing polyisocyanurate insulation, PVC membrane, and any underlying roofing materials to the structural deck for 1-foot minimum outside of all wet insulation areas identified per the project specifications and details, as a part of the scope of work of the Base Bid.
 - b. Any additional areas of wet / damaged insulation detected above and beyond the locations indicated in the Updated Moisture Survey shall be removed per requested Unit Prices in Section 00300 Form of General Bid.

This addendum is being sent to all prospective bidders on record of having picked up or received the bid documents. Acknowledge receipt of this addendum must be documented to be considered a responsible and responsive bidder. All bidders shall include with their bids in the written acknowledgement form provided in Section 0300. **Bids remain due on Wednesday, April 2, 2025, at 12:00 p.m.**

If you have any additional questions, please contact me at 978-526-5270 or mconnelly@nrpsk12.org.

Thank you.

Signature of Bidder
Acknowledge of Receipt

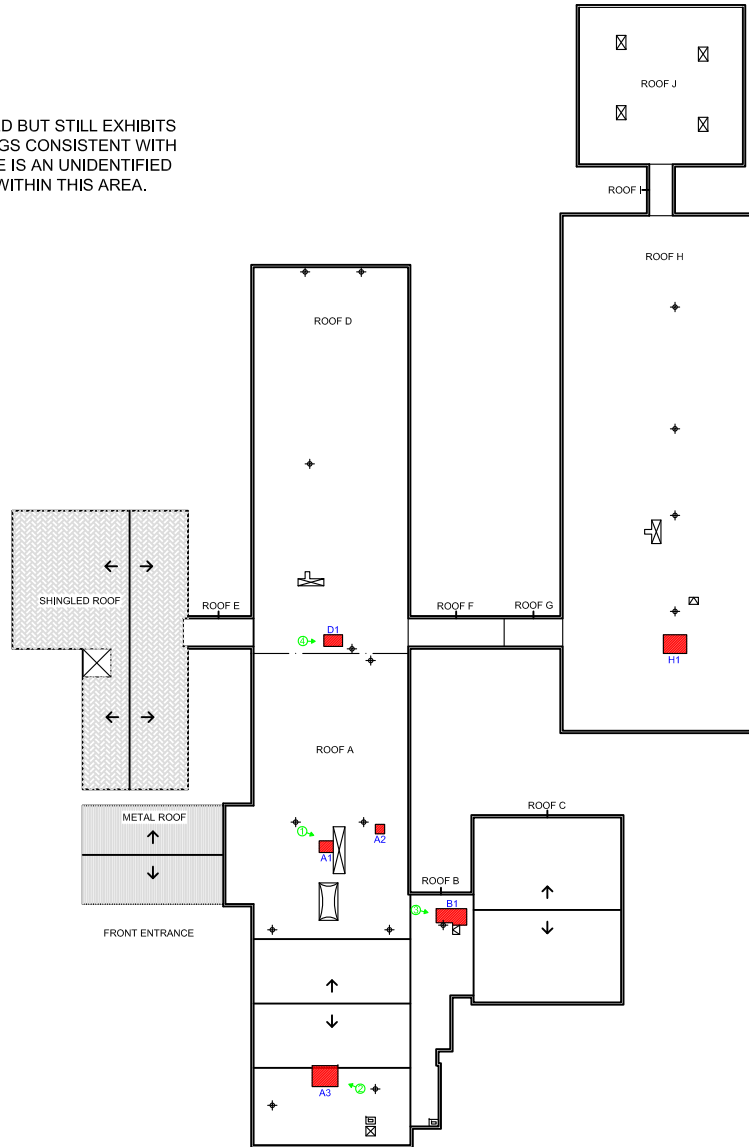
Date

END OF ADDENDUM NO. 1



NOTES:

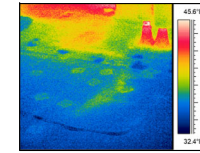
- AREA A3 (PREVIOUS AREA A6) WAS REPAIRED BUT STILL EXHIBITS THERMAL PATTERNS AND NUCLEAR READINGS CONSISTENT WITH SUB-SURFACE MOISTURE. ITS LIKELY THERE IS AN UNIDENTIFIED MEMBRANE PUNCTURE OR VOID IN A SEAM WITHIN THIS AREA.



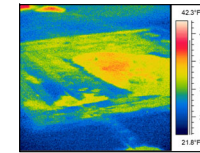
| WET AREA CHART | | | |
|----------------|--------------------|---------------|------------------------|
| AREA # | OVERALL DIMENSIONS | ACTUAL SQ.FT. | NUCLEAR GAUGE READINGS |
| A1 | 6' x 5' | 30 | 12 |
| A2 | 4' x 4' | 16 | 12 |
| A3 | 11' x 9' | 99 | 17 |
| B1 | 13' x 7' | 84 | 24 |
| D1 | 8' x 5' | 40 | 14 |
| H1 | 10' x 8' | 80 | 13 |

| MOISTURE SURVEY RESULTS | | | | | |
|-------------------------|--------------------|---------------------|-----------------|----------------|--------------------------------------|
| ROOF SECTION & TYPE | APPROX. SIZE (SF)* | NUMBER OF WET AREAS | AREA WET (SF)** | PERCENTAGE WET | NUCLEAR GAUGE BASELINE(DRY) READINGS |
| ROOF A (PVC/TPO) | 14,471 | 3 | 145 | 1% | 4-7 |
| ROOF B (PVC/TPO) | 1,941 | 1 | 84 | 4.3% | 4-7 |
| ROOF C (PVC/TPO) | 4,977 | 0 | 0 | 0% | 4-7 |
| ROOF D (PVC/TPO) | 10,890 | 1 | 40 | <1% | 4-7 |
| ROOF E (PVC/TPO) | 360 | 0 | 0 | 0% | 4-7 |
| ROOF F (PVC/TPO) | 492 | 0 | 0 | 0% | 4-7 |
| ROOF G (PVC/TPO) | 300 | 0 | 0 | 0% | 4-7 |
| ROOF H (PVC/TPO) | 18,250 | 1 | 80 | <1% | 4-7 |
| ROOF I (PVC/TPO) | 220 | 0 | 0 | 0% | 4-7 |
| ROOF J (EPDM) | 4,690 | 0 | 0 | 0% | 4-7 |
| TOTAL SCANNED | 56,601 | 6 | 349 | <1% | - |

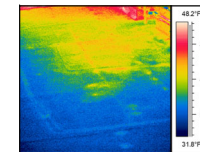
*ROOF SIZE IS APPROXIMATE AND IS PROVIDED SOLELY TO SHOW AMOUNT OF MOISTURE DAMAGE AS A PERCENTAGE OF THE ENTIRE ROOF AREA. CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN MEASUREMENTS.
 **FIGURES SHOWN ON THIS CHART REPRESENT THE ACTUAL DIMENSIONS OF WET AREAS AS MARKED ON THE ROOF AND SHOWN IN THE DRAWING. FINAL REPLACEMENT FIGURES (SQUARED OFF DIMENSIONS) WILL BE HIGHER.



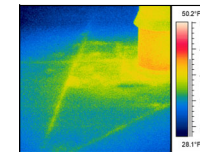
THERMOGRAM 1



THERMOGRAM 2



THERMOGRAM 3



THERMOGRAM 4



PHOTO 1



PHOTO 2

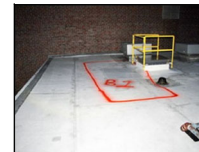


PHOTO 3



PHOTO 4

| REVISIONS | No. | DATE | BY |
|-----------|-----|------|----|
| | | | |
| | | | |
| | | | |

INFRARED ROOF MOISTURE SURVEY

LEGEND:

- MOISTURE INDICATED
- MECHANICAL EQUIPMENT
- SKYLIGHT
- ROOF DRAIN
- ROOF HATCH
- CHIMNEY
- PHOTO ORIENTATION



CUSTOMER:

NORTH READING PUBLIC SCHOOLS

BUILDING:

J. TURNER HOOD ELEMENTARY SCHOOL

LOCATION:

298 HAVERHILL ST. NORTH READING, MA

DRAWN BY APPROVED DATE

3/25/2025