



ADDENDUM NO.: 1

DATE OF ADDENDUM: OCTOBER 23, 2012

**ROOF REPLACEMENT DCF OFFICE BUILDING
395 WEST MAIN STREET
WATERBURY, CT 06702
Project No.: BI-2B-353**

Original Bid Due Date / Time: November 6, 2012 1:00 PM

Previous Addendums: N/A

TO: Prospective Bid Proposers:

This Addendum forms part of the "Contract Documents" and modifies or clarifies the original "Contract Documents" for this Project dated August 22, 2012. Prospective Bid Proposers shall acknowledge receipt of the total number the Addenda issued for this Project on the space provided on Section 00 41 00 Bid Proposal Form. Failure to do may subject Bid Proposers to disqualification.

The following clarifications are applicable to drawings and specifications for the project referenced above.

A. QUESTIONS AND ANSWERS PRIOR TO BID TOUR:

1. Information given at this Prebid Conference is informal and not binding on the construction contract, unless issued in an Addendum.
2. All questions following today's Mandatory Prebid Tour shall be submitted to the Project Architect, Robert J. Zmijewski, ARMM Architecture Associates, Inc. via fax at 856-665-5255. Questions submitted via email will not be considered.
3. The deadline for all written questions to the Project Architect is October 19, 2012 @ 4:00 PM.
4. All questions submitted to the Project Architect in writing shall be answered via Addendum to be issued by ARMM Architecture Associates, Inc. on October 24, 2012. This Addendum will include questions submitted in writing by all contractors with ARMM Architecture Associates, Inc.'s response to each question.
5. The last date for the issue of an Addendum is October 26, 2012.
6. The bid opening is scheduled for November 6, 2012 @ 1:00 PM.
7. Procedures for submitting proposed substitutions prior to the bid opening, as well as proposed substitutions after contract award are outlined within Specification Section 01 25 00 - Substitution Procedures.
8. Return site visits will be limited to the pre-arranged date of October 30, 2012 between the hours of 9:00 AM and 11:00 AM. Contractors that wish to return to the project site must first contact either Robert Martin (phone #860-986-4428) or Steve Ciriack (phone #860-729-5051) no later than October 29, 2012 to confirm that they will return to the project site during these designated hours (9:00 AM to 11:00 AM). Return site visits by contractors that do not contact Robert Martin or Steve Ciriack by October 29, 2012 will not be guaranteed access to the project site.
9. Neither Robert Martin nor Steve Ciriack will answer any technical questions raised by contractors during return site visits.



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10. Existing roof compositions for individual roof areas are listed within the Selective Demolition Section of the Specification (Section 02 06 00). The Selective Demolition Section of the Specification also lists specific roof components and/or accessories that are to be removed and Discarded, as well as specific roof accessories that are to be removed and reinstalled.
11. This is a Factory Mutual Insured building and, therefore, the roof system must achieve FM Global Roof NAV numbers for all roof systems at individual roof areas. Contractors must submit FM Global Work Sheets for the selected roof system during the submittal phase after contract award. FM Global Work Sheets are contained on the last three (3) pages of the specification booklet.
12. The basis of the roof design utilizes a fleece back TPO membrane system as manufactured by Firestone Building Products. FM Global Roof NAV Numbers for the basis of design are contained on contract plans (Drawing Number A.1) and within the contract specification (Section 07 54 55 - Thermoplastic TPO Membrane Roofing). Approved or equal manufacturers include Carlisle, Versico, GAF and Johns Manville. Contractors are cautioned to verify that approved or equal manufacturers have Factory Mutual Approved systems utilizing the specified insulation and membrane materials.
13. The selection of the fleece back TPO membrane system was to provide a white reflective membrane surface with the ability to utilize foam adhesive that does not contain volatile organic components (VOCs). It is the intent to perform the roof installation while the building is occupied and, therefore, field membrane installations utilizing low VOC adhesives will be not allowed.
14. It is understood that the use of low VOC adhesives will be necessary at specific flashing conditions, such as curbs and walls. It shall be the responsibility of the contractor to coordinate the shutting down of all air intakes in the general vicinity of low VOC adhesive applications. Specifics concerning shutting down air intakes are further discussed within General Site Staging Notes contained on Drawing Number A.1.
15. Allowable ground staging locations are indicated on Drawing A.1. Allowable staging areas include six (6) parking spaces and one (1) area adjacent to the building for dumpster placement. Contractors were cautioned that dumpster placement will necessitate the relocation of a facility dumpster and this could result in facility personnel utilizing contractor's dumpsters for trash disposal.
16. Security at this facility is a major issue. Security personnel are on site from approximately 7:00 AM until 8:00 PM. Site security will result in special procedures for the identification and tracking of contractor personnel at the jobsite on a daily basis. Specifics concerning security and contractor's personnel in regards to possible bagging and/or personnel logs will be further discussed and agreed upon at the Preconstruction Conference to be conducted with the awarded contractor.
17. Contractors were informed that onsite security is present for the owner's protection only. Contractors bare the sole responsibility of the security of their materials and equipment stored on the project site.
18. Access to all roof areas shall be by outside ladder provided by the contractor. With the exception of the project foreman and plumbing mechanics no access to the building interior will be allowed for contractor's personnel.



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19. All interior plumbing work shall be performed after normal working hours (second shift and/or weekends).
20. Removal of stone ballast via vacuum truck will only be allowed to be performed after normal working hours (second shift and/or weekends).
21. The use of a crane to load and/or unload the roof will be limited to after normal working hours (second shift and/or weekends).
22. Interior plumbing after normal working hours will require a representative of the Facility to be present when plumbing work is performed after normal working hours (second shift and/or weekends). Contractors will be required to reimburse facility personnel's for after hour (after 8:00 PM) or weekend work.
23. Facility personnel need not be present during stone ballast removal or roof loading via crane. Facility personnel, however, will be required to be on site if roof removal work is to be performed on weekends. Here again, the contractor will be required to reimburse facility personnel for their time.
24. No contractor parking will be allowed outside of the designated onsite parking area shown on Drawing A.1.
25. The six (6) parking space locations shown on Drawing A.1 could change to an alternate location within the same parking area; however, the quantity of parking spaces (six) will not decrease in quantity.
26. Contractor's were warned that the building will be occupied and fraternizing with security personnel, facility personnel and/or the general public seeking services at this facility will not be tolerated. Contractor's workman caught fraternization with security personnel, facility personnel and/or the general public will be asked to leave the project site by security and will not be allowed to return for the duration of the project.
27. The awarded contractor shall bare the sole responsibility of exercising a safe work environment in accordance with OSHA.
28. ARMM Architecture Associates, Inc. conducted insulation adhesive pull-tests at concrete deck areas utilizing Firestone Building Product's Approved Adhesive as the basis of design. Insulation adhesives exhibited the required pull resistance to achieve Factory Mutual Approval. Contractors wishing to utilize an alternate approved membrane manufacturer will be required to perform additional insulation adhesive pull-tests for verification and acceptance by alternate approved membrane manufacturers.
29. Work includes some minor masonry rehabilitation work, which includes raking out and recaulking designated masonry wall control joints and sectionalized masonry wall dismantling and reconstruction. Masonry wall dismantling and reconstruction is to occur at two (2) separate locations. One (1) location is readily accessible from the surface of Roof Area C. The second location can only be accessed via swing scaffold from the roof surface or making arrangements with the adjacent property owner to locate a mechanical lift and/or erect scaffolding on property not owned by the State of Connecticut.



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30. A remanufactured metal edge system is specified to be installed at all roof perimeters. It is not a requirement that this premanufactured metal edge system be provided by the membrane manufacturer for inclusion within the membrane manufacturer's warranty. Contractors will be required, however, to provide the metal edge manufacturer's printed warranty for the coverages as outlined within the specification section for the preformed metal edge system (Section 07 41 00, paragraph 1.05, subparagraph D).
31. Interior plumbing work will require the removal and reinstallation of existing drop ceiling tiles and the ceiling tile grid system. Ceiling tiles and the ceiling tile grid system shall be reinstalled. All components damaged during removal and replacement shall be replaced in kind to match existing components in all respects.
32. Specifics concerning the reinstallation of existing components described to be removed and reinstalled within the Selective Demolition of the specification are contained within the Specification Section 07 70 00 - Roof Specialties and Accessories.
33. Included within Roof Specialties and Accessories is the installation of a new self supporting and non-penetrating safety rail system. Locations for safety rail installations are noted on the roof plan to include an area adjacent to the roof hatch and serviceable equipment located within 10' of the roof edge.
34. At the conclusion of the project scope description, access was provided to the roof for inspection by all contractors.

B. QUESTIONS AND ANSWERS AT THE CONCLUSION OF THE ROOF WALK-OVER:

At the conclusion of the roof inspection and walkover, all contractors returned to the conference room, at which time a question and answer session was conducted. Questions and answers given were as follows:

- Q1: Can a storage locker and/or storage trailer be located within the designated ground staging parking lot area?
- A1: Yes; however, this storage trailer must fit within the confines of the designated area and the security of this storage unit will be at the sole responsibility of the contractor.
- Q2: Will the use of a lull (forklift) to load and unload the roof surface be allowed during normal work hours?
- A2: Yes; however, in addition to the operator, the contractor will be required to have a ground man with a flag follow the lull (forklift) in order to direct pedestrians away from the operation of this equipment, as well as warn the operator of any impending hazards that might not be seen or readily visible by the operator.
- Q3: How soon after the bid opening will the contract be awarded?
- A3: DCS, in conjunction with ARMM Architecture Associates, Inc., will make every effort to review submitted bids and respective low bidders' qualifications in an expeditious manner. It must be understood; however, that ultimate contract award depends on available funding.



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- Q4: Are there any temperature constraints for work to proceed?
- A4: Yes; ambient temperatures of 40° and rising must be present during any given day that roof installations are to occur. The use of permanent heated storage containers at the jobsite will not be allowed. Contractors will be expected to deliver adhesive materials at proper temperatures to the project site on a daily basis as needed. Heated materials brought to the project site on a daily basis can then be stored in temporary heated storage units until the use of adhesives is required. Temporary heated storage units must be shutdown at the end of each work day.
- Q5: Will there be a fee charged to have facility personnel present during off work hours for plumbing work and roof membrane removal work to occur on weekends?
- A5: Yes; \$60.00 per hour will be charged for facility personnel to be present after hours (Monday through Friday) and on weekends. This reimbursement will be made via direct payment to the Facility Management Company. Contractors must include all costs anticipated for after hour work with subsequent facility personnel time reimbursement within their base bid figure.

C. CONTRACTORS QUESTIONS SUBMITTED IN WRITING AFTER THE BID TOUR

1. No written questions were received by ARMM Architecture Associates, Inc. from contractors or vendors by the established question cut-off date and time, October 19, 2012 4:00 PM.
2. No further questions will be accepted.

End of Addendum Number 1

David Busanet, Bidding & Contracts Supervisor
Department of Administrative Services
On Behalf of the Department of Construction Services