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28112

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Purchasing and Contracts

Addendum #2

BID#: 5-97348023

Facilities Roof Replacement

DUE DATE: February 25, 2025 at 10:00 AM

Contractor shall fulfill all requirements listed within the bid documents, including additions and changes noted below.

Please see the attached documents for Addendum #2

End of Addendum #2

2.19.25

ADDENDUM NO. 2

PROJECT: Roof Replacement
UCPS Facilities Office

OWNER: Union County Public Schools
400 N. Church St
Monroe, NC 28112

FROM: Bute, PLLC
PO Box 2833
Durham, NC 27715
919.491.9105

TO: Prime Bidders

This Addendum becomes a part of the Contract Documents and modifies the original Contract Documents dated 1.6.25 as noted below. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so will disqualify the Bid.

This Addendum consists of:

- (2) Sheets Pre-Bid Meeting Notes (8 ½ x 11)
- (1) Sheets Pre-Bid Meeting Sign In Sheet (8 ½ x 11)
- (1) Sheets Changes to Specifications (8 ½ x 11)
- (2) Sheets Changes to Drawings

I PRE-BID MEETING NOTES

1. Base Bid work includes, but is not limited to the following items as indicated on see drawings.

- Removal of existing ballast stone, built-up bituminous membrane roofing, and insulation to structural deck.
- Removal of existing coping, scuppers, and metal work as indicated on drawings.
- Installation of new air/vapor barrier
- Installation of new adhered rigid insulation system, both tapered and flat stock.
- Installation of new adhered cover board
- Installation of new torch applied (SBS) Modified Bituminous Membrane Roofing
- Installation of new copings, scuppers and other metal work as indicated on drawings.

2. Alternates ALL ALTERNATES ARE CHANGES TO THE BASE BID

Alternate No 1.

Add to include new Elastomeric Roof Coating on Roofs 1.02 & 1.03 as indicated on drawing an specified herein.

3. Cores were taken and the results are in the specs. Bidders may take additional cores as needed.

4. The last day for questions is Tuesday February 18th 2:00 pm

5. Bids are due Tuesday February 25th at 10:00 am the Owners offices as listed in the advertisement.
6. Bids must have the MBE participation form and either Affidavit A with a minimum of 50 points or Affidavit B (100% self-performed)
7. Bidders need to be sure the Identification of Minority Business Participation form is included
8. Substantial Completion is 90 calendar days from NTP. The owner anticipates a NTP in early May.
9. Two core samples are documented in the specs along with lab analysis. Bidders may take additional samples if they feel it is necessary. Bidders are responsible for cutting and patching.
10. All additional site visits must be scheduled with the Owner. Contact Maurice Brown at 704.320.0313
11. The air/vapor barrier will be changed from self-adhered to a torch applied system. See addendum No. 2

Table 1

UCPS Facilities Roof 2.11.25				
Present				
Name	Company	Phone	Email	
Lindsey Bute	ButePLLC	919.491.9105	lindsey@butepllc.com	
Maurice Brown	UCPS	704.320.0313		
Joe Beeson	Weatherguard	704.989.8290	joe@weathergardinc.com	
Victor Kynard	Rike Roofing	980.432.2144	estimators@rikerroofing.com	
Lin Tucker	Interstate Roofing	704.525.3143	lt@interstateroofingco.com	
Joey Tillman	Owens Roofing	336.707.2051	joey@owensroofinginc.com	
Gary Kurth	AAR	336.727.4534	PC@aarnc.com	
Brent Vassey	Triad Roofing	336.345.1070	brent@triadroofing.com	
Tom Caudle	Piedmont Roofing	704.624.5544	piedmontroofing@charlotte.twcbc.com	
Kendall Helms	Davco	980.378.6596	khelms@davcoroofing.com	
Brandt Strait	Techta America	803.431.1061	bstrait@tectaaamerica.com	
Daniel Vinn	ACR	855.862.7663	intake@alphacommercialroofs.com	
Logan Callahan	Eskola Roofing	865.805.3078	lcallahan@eskolaroofing.com	
Dwight Sherron	Benton Roofing	828.216.2285	dwight@bentonroofing.com	
John Austin	Johnson's Roofing	704.776.0380	john@johnsonroofinginc.com	
Brian Fariss	Eskola Roofing	704.5191.7858	bfariss@eskolaroofing.com	
Brian Myers	DLT Roofing	919.648.8624	david@dltroofing.com	

II CHANGES TO SPECIFICATIONS

1. Section 075216 Styrene Butadiene Styrene SBS Modified Membrane Roofing

a. PART 2, paragraph 2.07, replace item H with the following:

H. Air/Vapor Barrier Sopralene 180 SP 3.0 SBS-modified bitumen membrane approved for use in roofing assemblies. Non-woven polyester reinforcement. Meets or exceeds ASTM D6164, Type I, Grade S, torch applied in complete accordance with all manufacturers requirements, per ASTM D5147 test methods

1. Thickness: 110 mils
2. Width: 39.4 in
3. Length: 32.8 ft
4. Roll weight: 86 lb
5. Net mass per unit area, lb/100 sq ft (g/sq m): 77 lb
6. Peak load @ 0F (-18C), lbf/in (kN/m): MD 115 lbf/in (20.1 kN/m), XMD 90 lbf/in (15.8 kN/m)
7. Elongation at peak load @ 0F (-18C), lbf/in (kN/m): MD 35%, XMD 40%
8. Peak load @ 73.4F (23C), lbf/in (kN/m): MD 85 lbf/in (14.9 kN/m), XMD 65 lbf/in (11.4 kN/m)
9. Elongation at peak load @ 73.4F (23C), lbf/in (kN/m): MD 55%, XMD 60%
10. Ultimate Elongation @ 73.4F (23C), lbf/in (kN/m): MD 65%, XMD 80%
11. Tear Strength @ 73.4F (23C), lbf (N): MD 125 lbf (556 N), XMD 85 lbf (378 N)
12. Low temperature flexibility, F (C): MD/XMD: -15F (-26C)
13. Dimensional stability, %: MD/XMD: Less than 0.5%
14. Compound stability, F (C): MD/XMD: 240F (116C)

b. PART 2, paragraph 2.08, change the fourth sentence to read as follows:

A. Field insulation to be two layers of 2.6" flat stock insulation as indicated on drawings.

2. Section 075216 Styrene Butadiene Styrene SBS Modified Membrane Roofing, PART 2, paragraph 2.01, add the following :

Equal products as manufactured by Holcom/Elevate

3. Section 099100 Elastomeric Roof Coating, PART 2, paragraph 2.01, revise part a) as follows:

a) Roof coating to be a water-based, acrylic, elastomeric roof coating formulated to meet and/or exceed the standards as established in ASTM D 6083-05. Equal in all respects to "Solargard 6083 System " by Tremco Inc. Color to be grey, as selected from manufacture's standard colors.

III CHANGES TO DRAWINGS

1. Sheet 0.1, General New Construction Notes

a. Revise note 3 as follows:

"Prime Contractor to protect all existing roof mounted equipment. Throughout project, no fumes shall be allowed to enter thru vents, fans, or other openings during normal business hours. Shut down and restart of all units must be coordinated with the Owner to prevent introduction of fumes into occupied spaces and minimize disruption to the Owner. All existing HVAC equipment and curbs to be raised as required to maintain a minimum 8" flashing height as indicated in details. Disconnection and re-connection to be the responsibility of the Contractor except as stated in note 14 below."

b. Revise note 13 as follows:

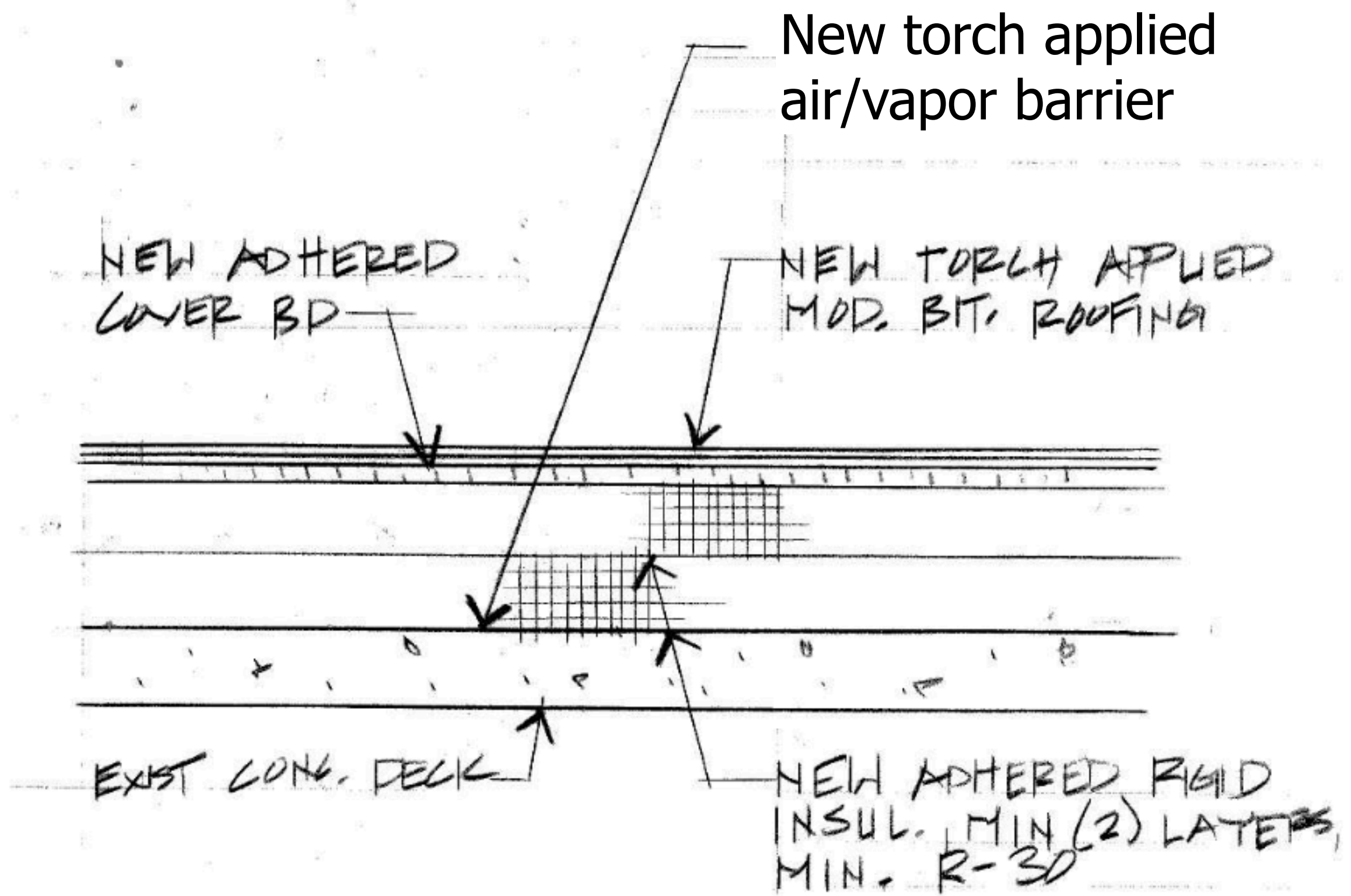
"Contractor to provide and install twelve (12) conduit box flashings as shown in details 8 & 9 sheet 2.1 at the Bid Unit Price."

c. Add note 14 as follows:

"The Owner will enter into a separate contract with an HVAC sub contractor to replace units M4, M5, M6, M9, & M10. HVAC sub contract to include disconnecting and lifting the old units from the roof, and lifting new units in place and reconnecting. The Bidder shall assist in setting the new curbs and flashing curbs in place. Prime Contractor to coordinate work with the Owner's HVAC sub contractor."

2. Sheet 2.0

a. Detail No. 8, change "New self-adhered air/ vapor barrier" to "torch applied air/ vapor barrier"



⑧ NEW ROOF SYSTEM
N.T.S.

(refer to sheet 2.0)