

THE SCHOOL DISTRICT OF PHILADLPHIA
SCHOOL REFORM COMMISSION
Office of Capital Programs
440 North Broad Street, 3rd Floor – Suite 371
Philadelphia, PA 19130

TELEPHONE: (215) 400-4730

ADDENDUM No. 1

Subject: Watson Comly School
Roof Replacement
SDP Contract No.: B-056 C of 2016/17

Location: 1001 Byberry Road
Philadelphia, PA 19116

This Addendum No 1 dated 22nd of February, 2018, shall modify and become part of the proposed Contract Documents of the work of this project. Any items not mentioned herein, or affected by, shall be performed strictly in accordance with the original Contract Documents. This Addendum contains (5) pages, and 1 sign-in page for a total of (6) pages..

The following items, clarifications and/or revisions are to be included in the Contract Documents.

1. Sign-in Sheet from the Pre-bid Meeting dated 02-14-18

2. Meeting Minute notes from Pre-bid meeting dated 02-14-18

- a. Another walk-thru is scheduled for Tuesday 2/20/18 for contractors to access the roofs.
- b. All questions need to be submitted by 2/21/18 at 5pm.
- c. Addendum will be issued 2/22/18 by 5pm.
- d. Bids are due 2/27/18
- e. Bids will be opened 2/27/18 at 2pm
- f. Construction not to begin until October, 2018
- g. Contractors have 365-days to complete the work.
- h. Unit Prices per drawing R-001:
 - i. Contractor will provide a unit price for the repair of 13,850 sqft of spalled concrete of the deck once roofing system is removed, if and where directed by the Engineer and per detail 5/R-300.

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- ii. Contractor will provide a unit price for the repair of 112 sqft of wood decking once roofing system is removed, if and where directed by Engineer and per detail 9/R-300.
- i. Phasing and staging areas will be discussed with awarded contractor at pre-construction meeting, but for bidding purposes the school has requested that the courtyard area and entrance from Byberry Road not be blocked during school time, as this is where the children play and drop off/pick up occurs with the buses. If the area needs to be utilized for a few hours here and there for work being performed, during school time, coordination needs to occur with the school principal.
- j. Contractors were given access to the roofs.

3. Contractor's Questions and responses

- 1. Specification section 07 5510 infrared moisture roof scan calls out for a pre-scan and post scan, the drawings only mention a post-scan, please clarify? Can the roofing contractor conduct the scan ourselves?
 - a. One post-scan shall be performed per specification by independent scanning company hired/paid for by the roofing contractor.
- 2. Specification section 07 5552 Modified Bituminous Protection Membrane Roofing refers to a smooth cap sheet, the drawings state a mineral cap sheet, please clarify?
 - a. The roofing shall be a comprised of the following:
 - i. Base Ply
 - ii. SBS Torch Grade Base Sheet
 - iii. Base Flashing Ply: SBS Torch Grade Base Sheet with woven fiberglass scrim reinforcement with the following minimum performance requirements according to ASTM D5147. Properties: (Finished Membrane):
 - 1. Tensile Strength (ASTM D-5147)
2 in/min. @ 73.4 ± 3.6°F MD 210 lbf/in CMD 210 lbf/in
 - 2. Tear Strength (ASTM D5147)
2 in/min. @ 73.4 ± 3.6°F MD 250 lbf CMD 250 lbf
 - 3. Elongation at Maximum Tensile (ASTM D5147)
2 in/min. @ 73.4 ± 3.6°F MD 4.0% CMD 4.0%
 - iv. Modified Flashing Ply
 - 1. StressPly IV Plus Mineral IV
 - v. Modified Membrane Properties (Finished Membranes): StressPly IV Plus Mineral; ASTM D6162, Type III Grade G
 - 1. Tensile Strength (ASTM D5147)
2 in/min. @ 73.4 ± 3.6°F MD 310 lbf/in CMD 310 lbf/in
 - 2. Tear Strength (ASTM D5147)
2 in/min. @ 73.4 ± 3.6°F MD 510 lbf CMD 510 lbf
 - 3. Elongation at Maximum Tensile (ASTM D5147)
2 in/min. @ 73.4 ± 3.6°F MD 9.0% CMD 8.0%
 - 4. Low Temperature Flexibility (ASTM D5147): Passes -40°F

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3. Please provide a specification for the new metal coping shown on Detail 11/R-400 and the metal roof edge shown on Detail 7/R-400. For example, type of metal, gauge of metal, finish of metal, pre-manufactured or shop formed, etc...
 - a. Copings shall be Zinc-coated steel, ASTM A653, coating designation G-90, in thickness of 22 gauge, 36" to 48" by coil length, chemically treated, commercial or lock-forming quality.
 - a. Coping Chairs shall be Zinc-coated steel, ASTM A653, coating designation G-90, in thickness of 0.0635 nom./ 16 gauge, 36" to 48" by coil length, chemically treated, commercial or lock-forming quality.
 - b. On Fascia Cover and Splice Plate shall be Zinc-coated steel, ASTM A653, coating designation G-90, in thickness of 22 gauge, 36" to 48" by coil length, chemically treated, commercial or lock-forming quality
 - c. Fascia Extruded Base Anchor and Anchor Splice Plates shall be 6005A-T61 extruded aluminum. Compression Seal for top of anchor: TPE thermoplastic elastomer. Sealant for Flange: Green-Lock Sealant XL: Single-component high performance 100% solids, interior and exterior polyether joint sealant.

4. Is a cover board required?
 - a. No a cover board is not required, just a recovery board, see answer to 11.

5. On R-101, Roof G is note 8 also being applied or are these stones being removed?
 - a. These stones are to remain, so yes note 8 will apply.

6. Reinstall the ball cage as required by reusing the existing holes and using Hilti HY-70 epoxy (or approved equal) as needed. Replace corroded hardware (bolts/washers) in kind. If the brick is damaged as part of the reinstallation process, refer to typical brick repair details included in the bid drawings.

7. Can you please confirm that we are to include 13,850 SF of spalled concrete deck repair in our base bid? The unit prices associated with that type of repair can vary greatly and by requiring that large amount of allowance in the base bid may produce a bid result that may not reflect the actual cost of the project. If that amount is correct, will the School District base their award on the overall base bid amount that includes the unit price allowance or will they keep the unit price separate for the contract award?
 - a. Yes both unit prices as stated above should be included in your base bid amounts. Yes the School District will include the unit prices as part of the overall bid amount that low bidder will be based upon.

8. Does the stone coping on all roof levels, except Roof Areas A1 & A2 get removed and stored for the owner's use? Note E on Demolition Drawing R-001 is not shown on all parapet walls, yet Note 5 on Drawings R-100 and R-101 indicate that new wood blocking and coping is to go on all parapet walls.
 - a. Only coping stones on Roof A, Roof B, Roof F1 and Roof H have stones removed and to be re-used on other areas or disposed of (see question 20 on this addendum), the other roofs coping stones are to be note 8, not note 5.

9. Do you have a detail and/or specification on the new parapet wood blocking and how it is to be attached to the parapet walls?

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- a. Provide fasteners of size and type indicated that comply with requirements specified in this Article for material and manufacture.
 - i. Where rough carpentry is exposed to weather, in ground contact, pressure-preservative treated, or in area of high relative humidity, provide fasteners with hot-dip zinc coating complying with ASTM A 153/A 153M.
 - ii. Nails, Brads, and Staples: ASTM F 1667.
 - iii. Power-Driven Fasteners: NES NER-272.
 - iv. Expansion Anchors: Anchor bolt and sleeve assembly of material indicated below with capability to sustain, without failure, a load equal to 6 times the load imposed when installed in unit masonry assemblies and equal to 4 times the load imposed when installed in concrete as determined by testing per ASTM E 488 conducted by a qualified independent testing and inspecting agency.
 - v. Material: Carbon-steel components, zinc plated to comply with ASTM B 633, Class Fe/Zn 5.

10. On Roof Area A, the existing parapet wall height is Eight (8) Inches high to the bottom of the stone coping. If we remove the stone coping and add R-27 insulation with a recovery board, and use flat insulation, the thickness of flat insulation will be Five (5) Inches. That will leave only 3 inches to the top of the parapet wall. If the insulation is a full tapered system, then the insulation will exceed the height of the parapet wall. Of course, we will install new wood blocking on top of the parapet wall but how many courses of wood blocking should we install? What is your minimum parapet wall height above the finished roof surface?
 - a. The eight inches to the bottom of the existing stone is from the existing roof, which we are removing, so you will gain some height from the removal, yes R-27 is 5 inches thick, min. flashing height needs to be between 10-12". Add as much wood blocking necessary, and new metal coping cap shall have the extended leg to cover at least 1" past the bottom wood blocking.

11. Roof Assembly Detail 1/R-400 indicates R-27 insulation and recovery board:
 - a. Is the R-27 insulation flat insulation with tapered crickets or is it a full tapered Insulation system? If it is a full tapered system, is it a minimum R-27 or average R-27? If it is a full tapered system, what slope do you want us to use? What type of recovery board do you want us to use?
 - a. R-27 is flat insulation with tapered crickets, we have slope in the deck.
 - b. Dens deck prime or Secure rock – ½" thick.

12. Specification 075552, Page 10 of 17, Para. 2.6.B indicates using Extruded Polystyrene insulation. Should this read Polyisocyanurate Insulation?
 - a. Yes

13. Do you have painting specification?
 - a. See note 11 on R-100 for paint to be used for the vents.

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14. Is there access to underside of roof in order replace section of pipe and connect to under deck clamps?
 - a. In most locations, however this must be coordinated with the school to gain access during school hours.

15. Roof Area A – Are the coping stones to be removed on the entire roof?
 - a. Yes, other than in the front of the building where Roof A3 is located.

16. On the side with Metal coping, are the stone copings below the metal and are both the metal and stone being removed?
 - a. No stone exists below the metal coping, it is wood blocking.

17. At the gunnel location where the stone coping is below the main coping what is the detail?
 - a. Only remove enough to get the flashing heights for the roof, then install metal coping.

18. Do the stone copings come off on roof area B?
 - a. Yes, see answer to question 8.

19. On Roof areas d, D1,D2,D3, F, - Are the stone copings being removed?
 - a. Only coping stones on Roof A, Roof B, Roof F1 and Roof H have stones removed and stored for owner's use or to re-use on other areas, the other roofs coping stones are to be note 8, not note 5.

20. Roof Demolition Note E reads to remove the existing stone copings and return to the owner. Does Selective Demolition Specification 024119, Page 5 of 6, Para. 3.4.C, "Removed and Salvaged items" identify what you want to happen with the coping stones that are removed and returned to the owner? If this does pertain to the removed coping stones, can you tell me where the owner's storage area is located?
 - a. The school district has decided NOT to save the stones, therefore note E on R-001 shall now read Remove existing stone copings and discard legally.

-END OF ADDENDUM NO. 1-

SIGN-IN SHEET

- School Name: Comly
- Scope of Work: ROOF REPLACEMENT - PRINCE BIRD MTG
- Conference Date: 2-14-18 @ 10:00AM

NAME	ORGANIZATION	PHONE	E-MAIL
A. BIER	SVP	215-400-5192	ABIER@PHILASD.ORG
B. Campbell	Robert Michaels Inc	215-237-1808	BCampbell@RobertMichaelsInc.COM
Paul Belcher	Belcher Roofing	215-362-5400	Pbelcher@BelcherRoofing.com
Kate Sylvester	Comly	215-400-3010	ksylvester@philasd.org
G. JONES	COMLY	215-400-3010	gjones@philasd.org
Rob McCarthy	Garland	267-446-6558	rmccarthy@garlandind.com
DAVE THORNTON MARTIN CAHILL	ARC Roofing Corp.	215-953-5800	mcahill@arcroofingcorp.com
John Queeney	EDA	215-416-8800	JQueeney@edcontractor.com
KEVIN MOLESKI	FIRESTONE PERFORMANCE RFG.	484-678-5835	KEVINM@PRARFG.COM
Gerard Faia	US Roofing Corp	610-272-6600	gfaia@USRoofing.com
Jim Smith	Armor Masonry	484-784-8331	Jsmith@ARMORMASONRY.COM
Mike Kobithen	Kobithen Roofing	215-533-3118	michael@KobithenRoofing.com
Tim Weaver	Patent Roofing	609-723-6688	tweaver@patentroof.com
Liz Lemonick	Pennoni	482-598-0849	llemonick@pennoni.com
John Gannon	Gannon	215-538-3540	JGANNON@GANNONCONSTRUCTION.COM