

THE SCHOOL DISTRICT OF PHILADELPHIA
OFFICE OF CAPITAL PROGRAMS
440 NORTH BROAD STREET, 3RD FLOOR
PHILADELPHIA, PENNSYLVANIA 19130-4015

TELEPHONE (215) 400-4730

FAX (215) 400-4731

ADDENDUM No. 002

Subject: Roof Replacement
SDP Contract No. **B-046C of 2017/18** General Construction

Location: T. Creighton School
5401 Tabor Avenue
Philadelphia, Pennsylvania 19120

This Addendum No. 002, dated 5 December 2019, shall modify and become part of the Contract Documents for the work of this project. Any items not mentioned herein, or affected by, shall be performed strictly in accordance with the original documents. This Addendum contains (1) numbered page, for a total of (1) pages.

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

1. REVISIONS TO DRAWINGS

1.1 Drawing A1

1. Revise Keynote 2 to read: "DISCONNECT AND REMOVE MECHANICAL UNITS_STORE AND PROTECT FOR REINSTALLATION AS PART OF NEW WORK. **UNIT DISCONNECTION SHALL INCLUDE ANY ELECTRICAL CONNECTIONS AND EVACUATION OF UNITS BY QUALIFIED MECHANICAL CONTRACTOR.**"

1.2 Drawing A2

1. General Note 2 to read: "STORE AND PROTECT MEP EQUIPMENT TO BE REINSTALLED AS PART OF NEW WORK. **REINSTALLATION SHALL INCLUDE RECONNECTION OF ELECTRICAL SUPPLY, AND REFILL OF ANY EVACUATED UNITS BY QUALIFIED MECHANICAL CONTRACTOR.**"

1.3 Drawing A3

1. Add Detail 12/A3 Detail at Access Door Sill. Raise door sill and modify door as required to operate. Refer to attached SK120219D.

2. BIDDER'S QUESTIONS AND ANSWERS

2.1 QUESTIONS FROM PREMIERE ROOFING

1. You show a new ladder to access roof F that would step out the sloped shingle area (on drawing). There is an existing ladder to access Roof F lower down this wall at the box gutter location. Question is the new ladder needed at this location? You show a new ladder

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to access Roof G that would step off into the high box gutter location (on drawing). You could change this location so it would step off into the low box gutter and match the other side and be a shorter ladder. Question is do you want to change the location of this ladder?

- a. Refer to attached SK120219A and SK120219B for revisions. Delete ladder RL3 on west side of sloped roof. Relocate ladder RL2 on east side.
2. Please confirm type of roof sheathing you want on the shingle roof section Ref Detail B/A4? In the summary of work page 2, item I , 2 b calls out a gypsum cover board.
 - a. Revise Summary of Work Section 01000.1.3.J.1.b Roof insulation: Provide and install flat polyisocyanurate roof insulation, overlaid with minimum ½” CDX plywood, as specified in Section 075216
 3. Please confirm amount of extra shingles will be required? Spec section 073113 page 3-1.8 calls out for 25 sq that would be 75 bundles. If this amount is what is needed where will they be stored?
 - a. Revise amount of extra shingle stock to **50 square feet.**
 4. I was at the site to review the drain access for drain inserts vs new drain installed. Please confirm inserts can be used on Roof areas C1 & C2, L, K, and G.
 - a. Confirmed, drain inserts are permissible at Roofs C1, C2, G, L, and K.
 5. Please confirm we do not really see a need for spec section 040120.
 - a. Specification Section 040120 shall remain to cover incidental work that may be encountered during membrane installation and interface with parapet walls.
 6. Please confirm that the bid form will change to reflect unit cost involved with deck repairs spec section 030130. I would think you would break out sq.ft. cost for deck repair and Lin. Ft. cost for re-bar repairs and re-bar replacement.
 - a. Bid form shall remain. Concrete deck repair is not expected to include rebar repair or replacement.
 7. Detail 8/A3 shows metal coping. Will any areas get metal coping?
 - a. Refer to attached SK120219C. Delete metal coping and provide termination bar and liquid-applied flashing as required for low-rise flashing heights.
 8. In spec section 075216 SBS Mod-Bit Roofing page 7 item N Warranty calls out for a 25 year warranty then on page 9 item 1.14 warranty calls out for 20 year warranty. What warranty term be required?
 - a. Warranty terms for all roofs for the School District of Philadelphia is 25 years.

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9. In spec section 075216 SBS Mod-Bit Roofing page 11 item 2.3 materials C2 it calls out ½” cover board and list Dens Deck Prime and Securock. Would we be able to substitute Soprema 1/8” Sopraboard that is also used for this application?
 - a. No
10. In spec section 073113 Asphalt Shingles on page 3 item 1.12 warranty A 2 and 3 call for 25 year material and wind speed of 100 mph warranty for 15 year. With the selected shingle the GAF Royal Sovereign it appears it will not meet the warranty requirements.
 - a. Warranty for material shall remain twenty-five (25) years as stated in manufacturer’s warranty. Revise warranty for material failure in blow-off and wind damage to five (5) years as stated in manufacturer’s warranty.

1.2 QUESTIONS FROM SIPLAST ROOFING

1. Part 1.6 A.1.f. calls for polyisocyanurate insulation thickness to be 3.5 inches. Part 2.3 D.1.j. calls for 2.0 inch. Which thickness should we figure?
 - a. Minimum insulation thickness is 5”. Use two layers of 2.6” insulation to achieve R-value.
2. Part 1.10 N calls for a 25 year guarantee. Part 1.14 B calls for a 20 year guarantee. What term do you want?
 - a. Warranty terms for all roofs for the School District of Philadelphia is 25 years.
3. Part 2.1 A.2.b. calls for Paradiene 20 HV TG for the Siplast base ply. This would be correct if you are asking for a 25 year guarantee. If you are asking for a 20 year guarantee the base ply should be Paradiene 20 TG.
 - a. Warranty terms for all roofs for the School District of Philadelphia is 25 years. Provide Paradiene 20 HV TG.
4. Part 1.6 A.1.j. calls for aluminum clad flashing. Part 2.3 F.3.o calls for ceramic granule surfaced flashing. Which one or either?
 - a. Either is acceptable.

1.3 QUESTIONS FROM KOBITHEN ROOFING

1. We would like to submit JM as an approved or equal product for the above mentioned bid.
 - a. Request for substitution is premature. Substitutions are not considered during the bidding period, but are made by the awarded contractor with his submittals. See General Conditions GC-4.23 SUBSTITUTIONS (OR EQUAL) for procedures and requirements. Bidder/ Contractor assumes the risk that any proposed substitution for the basis of design or specified product will be approved; if not, he or she will be required to provide the basis of design or specified product at no additional cost to the District.

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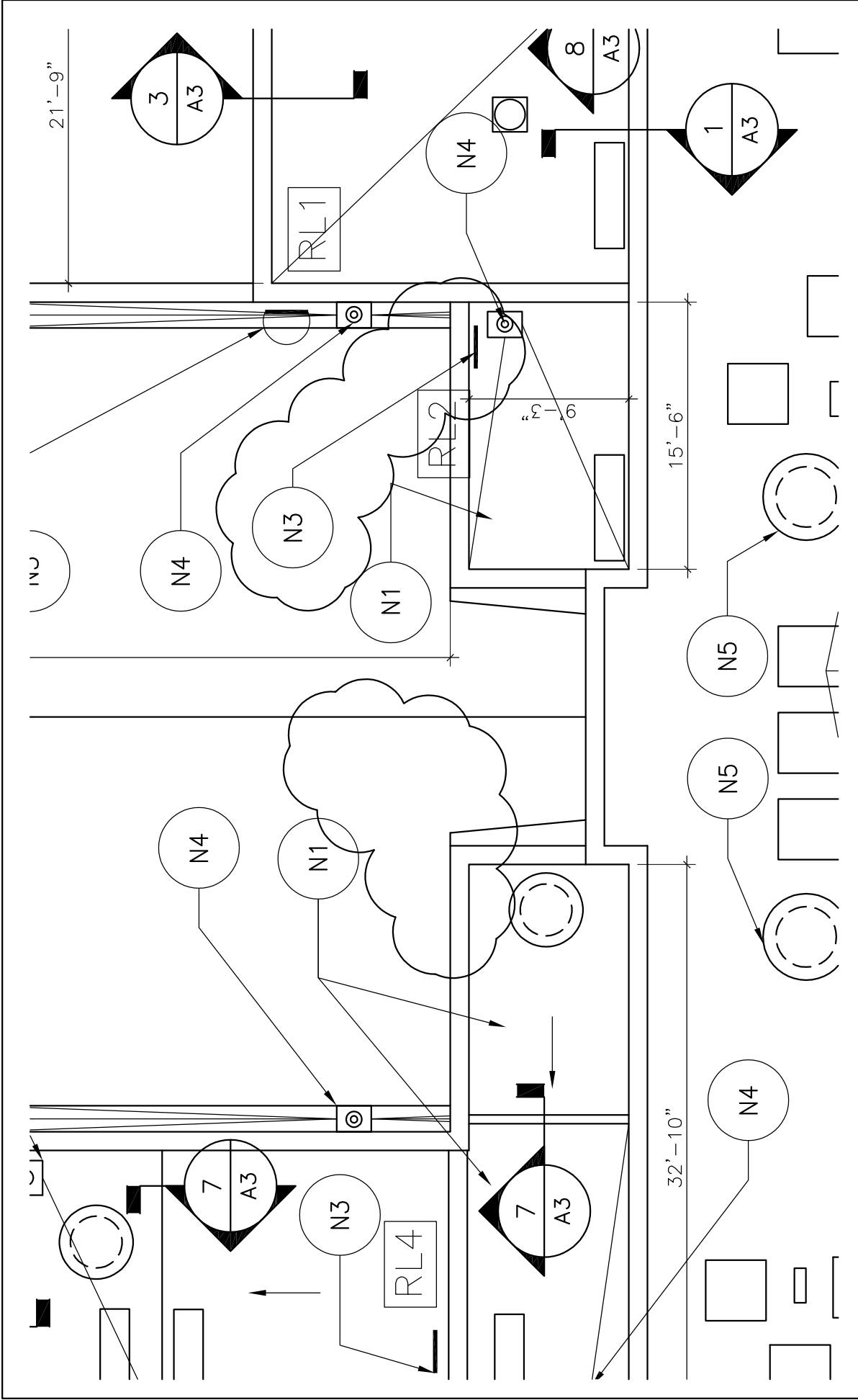
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FAX (215) 400-4731

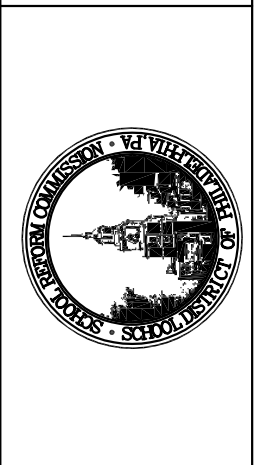
2. We need more detail on the roofing system being torn off, We are to tear off the shingles, but are we to tear off the plywood over the gypsum? Please note we need more detail on the system going back for roof system 2. We need more detail on the spec section, as it does not show anything for the vapor barrier. We are recommending after we tear down to the poured gyp, install the vapor barrier, and then install a nail-board. This would allow you to have R-Value, but also have a nail able substrate. If you go this way, we need more detail in the spec section for it.
 - a. See Roof Core Report dated September 14, 2018 for existing membrane roof system description attached as part of this Addendum. Plywood at sloped shingle roof shall remain. Install vapor barrier, insulation, underlayment, and shingles as shown in Drawings.
3. On detail 8/A3, you show coping but on the same roof, just the other side you show no coping. Please know this would be very hard to do, and almost impossible to keep water tight.
 - a. Refer to attached SK120219C. Delete metal coping and provide termination bar and liquid-applied flashing as required for low-rise flashing heights.
4. Please confirm that the roofing contractor will not be responsible for any asbestoses abetment, or Hazardous material removal.
 - a. See Asbestos Inspection Report. Existing roofing material is assumed to be non-friable asbestos containing material, which the roofing contractor may remove using methods that do not render it friable, per Philadelphia Asbestos Control Regulations

End of Addendum 002

8 ATTACHMENTS

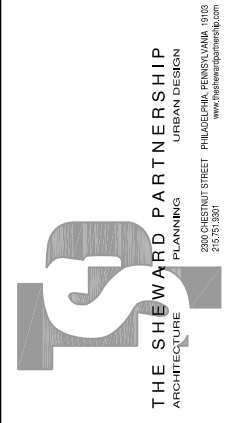
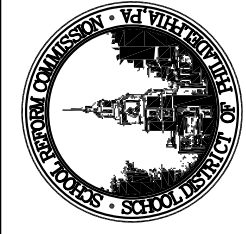


THE SHEWARD PARTNERSHIP
 ARCHITECTURE PLANNING URBAN DESIGN
 2280 CHESTNUT STREET PHILADELPHIA, PENNSYLVANIA 19103
 www.shewardpartnership.com

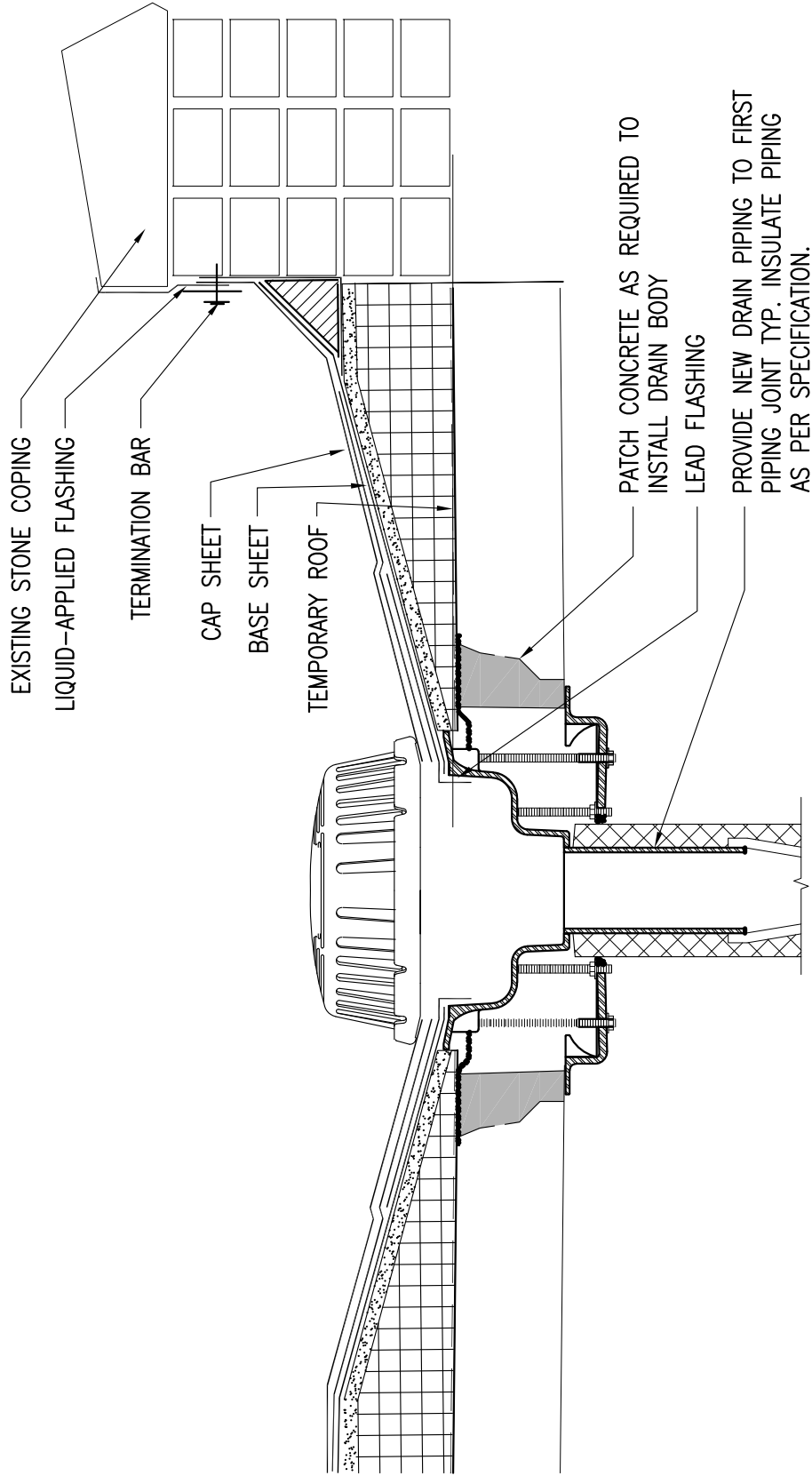


PROJECT CREIGHTON SCHOOL ROOF REPLACEMENT	JOB # B046C OF 2017/18	REVISION 1
	DRAWN BY: CJN	DATE: 12/1/19
SUBJECT ROOF PLAN		SCALE: 1/8" = 1'-0"
DRAWING # SK120219A		DRAWING REF. A2

COMMENTS		
NO.	TYPE	HEIGHT
RL1	CAGED	21'-0"
RL2	STANDARD	6'-0"
RL4	STANDARD	12'-0"



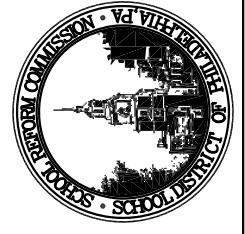
PROJECT CREIGHTON SCHOOL ROOF REPLACEMENT	JOB # B046C OF 2017/18	DRAWING # SK120219B	REVISION 1
	DRAWN BY: CJN		DATE: 12/1/19
SUBJECT LADDER SCHEDULE			SCALE: NTS
			DRAWING REF. A4



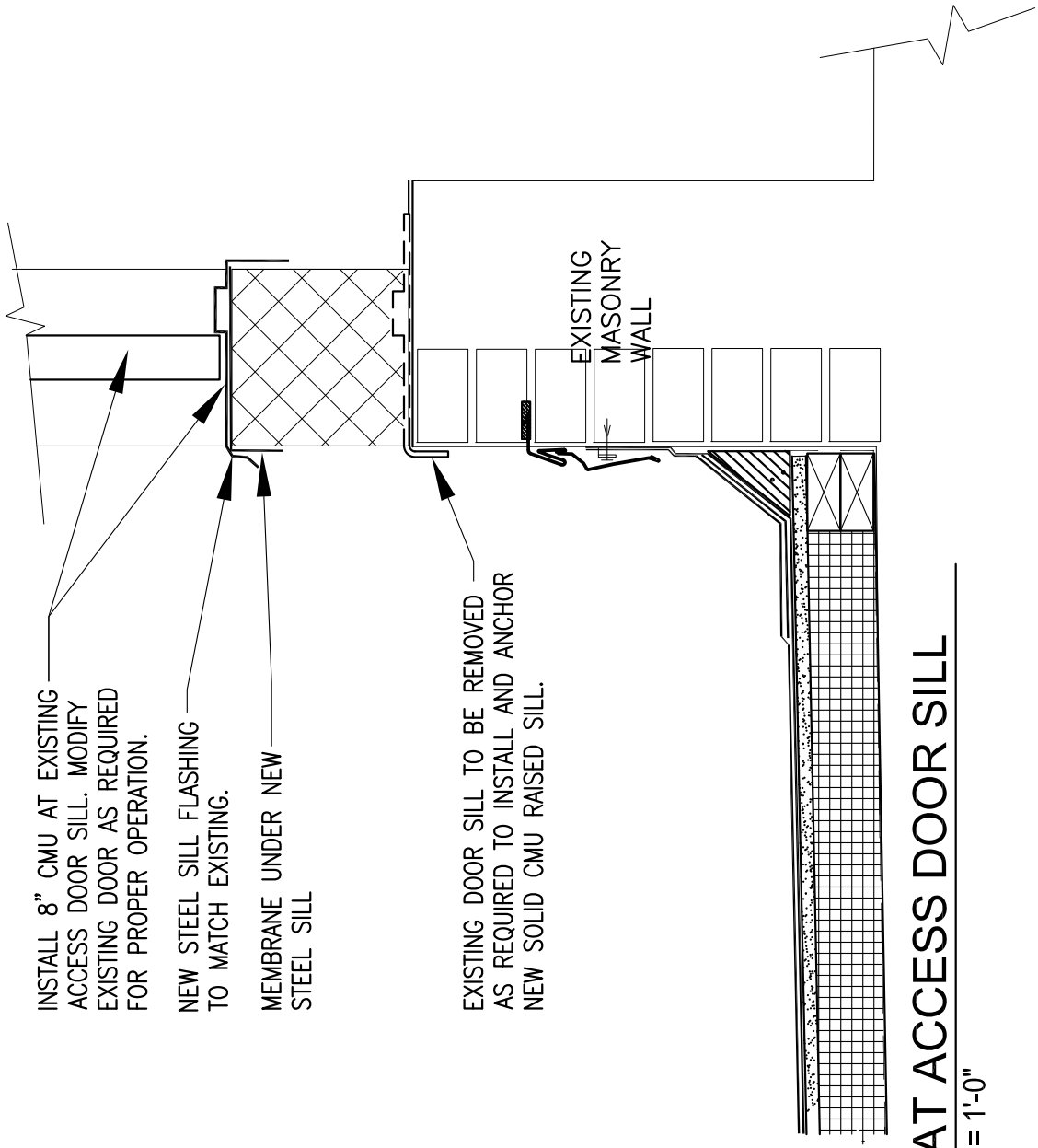
8 DETAIL AT ROOF DRAIN (EDGE)

SCALE: 1-1/2" = 1'-0"

PROJECT CREIGHTON SCHOOL ROOF REPLACEMENT	JOB # B046C OF 2017/18	DRAWING # SK120219C	REVISION 1
	DRAWN BY: CJN	DATE: 12/1/19	SCALE: 1 = 1 1/2" = 1' - 0"
SUBJECT DETAIL AT ROOF DRAIN		DRAWING REF. A3	



THE SHEPPARD PARTNERSHIP
ARCHITECTURE PLANNING URBAN DESIGN
280 CHESTNUT STREET PHILADELPHIA, PENNSYLVANIA 19106
www.sheppardpartnership.com



INSTALL 8" CMU AT EXISTING ACCESS DOOR SILL. MODIFY EXISTING DOOR AS REQUIRED FOR PROPER OPERATION.

NEW STEEL SILL FLASHING TO MATCH EXISTING.

MEMBRANE UNDER NEW STEEL SILL

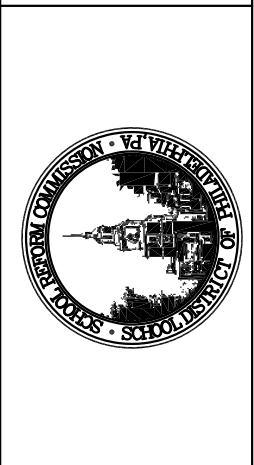
EXISTING DOOR SILL TO BE REMOVED AS REQUIRED TO INSTALL AND ANCHOR NEW SOLID CMU RAISED SILL.

EXISTING MASONRY WALL

12
A3

DETAIL AT ACCESS DOOR SILL
SCALE: 1-1/2" = 1'-0"

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ARCHITECTURE PLANNING
URBAN DESIGN
280 CHESTNUT STREET PHILADELPHIA, PENNSYLVANIA 19106
415.763.6561
www.sheppardpartnership.com



PROJECT CREIGHTON SCHOOL ROOF REPLACEMENT	JOB # B046C OF 2017/18	REVISION 1
	DRAWN BY: CJN	DATE: 12/1/19
SUBJECT DETAIL AT ACCESS DOOR SILL	DRAWING # SK120219D	SCALE: 1/8" = 1'-0"
		DRAWING REF. A3

**SCHOOL DISTRICT OF PHILADELPHIA
T. CREIGHTON ELEMENTARY SCHOOL ROOF REPLACEMENT
ROOF CORE SURVEY
SEPTEMBER 14, 2018**

The Sheward Partnership arranged a roof core survey with Connie Weiss and Timothy Wilbur, Registered Roof Observers, for two (2) representative roof cores approximately 4" square in each location. The weather was dry and cloudy, 75 degrees Fahrenheit. Access to the roof was made through a crawl space and small interior access ladder in the mechanical penthouse. The following observations were made:

ROOF CORE A:

Deck: Concrete, sloped 1/8" per ft. to drain
Insulation: -
Coverboard: -
Membrane: 2-ply modified SBS membrane system

- The existing roof membrane is a Siplast modified SBS membrane adhered to concrete deck. The membrane system is intact but is past its useful lifespan.
- The roof core sample was found to be dry.

ROOF CORE B:

Deck: Concrete
Insulation: -
Coverboard: -
Membrane: 2-ply modified SBS membrane system

- Roof Core B was found to be identical to Roof Core A..



*Roof membrane adhered to concrete deck
showing degraded granular coating*



All other roofs were assessed to be similar construction through physical and visual observation





All other roofs were assessed to be similar construction through physical and visual observation