

THE SCHOOL DISTRICT OF PHILADELPHIA
Office of Capital Programs
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Addendum No. 004

Project: Envelope Repairs
SDP Contract Number: 2022-014-G

Location: Spring Garden Elementary School
1146 Melon Street, Philadelphia, PA 19123

This Addendum, dated July 28, 2022 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.

ATTENTION ALL BIDDERS – IMPORTANT NOTICE

QUESTIONS & ANSWERS:

Q1: Will roof access be available from within the building during construction? Some roof areas look as if they are accessed out of a window.

A1: Access through the building must be coordinated with the school per the bid document requirements. Some roofs may only be accessible through a window or via hoist.

Q2: If exterior access only do I need to cover costs for a scaffolding stair tower?

A2: Bidders are responsible for means and methods.

Q3: Would this be a summer 2023 project for the roofing portion? They have the roofing phase being done late spring, should I assume building is occupied for roofing portion?

A3: The building will be occupied during the 2022-23 school year. All phasing information provided in the bid documents are suggestions except for statements specific to coordination with building occupancy.

Q4: Who is responsible for picking up removing the caulking at the top of the thru wall counter flashing? Detail 4&5 on A420. Roofing scope is not removing the metal counter flashing only lifting it to install the coating underneath and dressing back down.

A4: This is the decision of General Contract bidder.

Q5: Terracotta coping stones on perimeters are called out to be finished with liquid applied resin in the roofing section while it's called out to be coated with a masonry finishing coat in the masonry section. Please advise as to what they want performed. If the masons are repairing the joints to the coping stones, I would think it's best to have them use their products for the finished protective surface.

A5: The intent of the roof coping finish coat is in addition to the masonry finishing. The roof coping is intended to provide a waterproofing membrane, whereas the masonry face is intended to be a crack and spall repair.

Q6: Is the roof system 2 ply total? One base ply and one cap ply. I am not counting the vapor barrier. Detail 1 on A420 reads two plys AND a cap but A104 states to provide 2 ply system.

A6: Please provide a 2-ply, base + cap.

Q7: What are they referring to in the roofing spec section for preparing the concrete deck? It states " fill surface honeycomb and variations with latex filler." Are they referring to spalled or chipped structural concrete repairs or is the concrete in need of a refinishing before applying the roof system?

A7: This is referring to potential spalled or chipped concrete in need of repair prior to roofing installation. These conditions may or may not be revealed after tear-off.

Q8: For the restoration roof areas, it states to raise the roof drains to align with roof coating. The coating will not add any significant thickness where raising the drains is required. Please advise.

A8: If coating system does not significantly add thickness which would prevent drainage, roof drains do not need to be raised.

Q9: Please confirm that SDP has made arrangements with PECO to relocate poles and electric wires located on Melon Street so that we have access to do masonry repair work in a safe and workmanlike manner.

A9: See Addendum 3. The district has included an allowance in the Bid proposal to pay for required PECO work; but it is the responsibility of the contractor to coordinate and schedule that PECO work to accommodate the construction schedule.

CHANGES TO SPECIFICATIONS:

1. Section 01 1000 SUMMARY OF WORK:

2. Section 01 1300 TIME OF COMPLETION, etc., Paragraph 1.4 PHASING AND SEQUENCING:

SDP CONTRACT NO. 2022-014-G

DELETE PHASING NOTES, except for limitation of Window Replacement to two (2) classrooms at a time.

REPLACE with following provisions:

- 1. Asbestos Abatement is restricted to the off hours when school is not in session.**
- 2. Lead Based Paint Stabilization and Repairs to the Rooftop Exercise Cage Area must be completed before Roof replacement in that area; otherwise Roof Replacement and Re-Coating may be performed at any time.**
- 3. Masonry Repairs in or around Window Openings must be coordinated with Window Replacement.**
- 4. Repairs/Refurbishment of Exterior Doors and Terra Cotta Repairs shall be performed after surrounding Masonry Repairs are completed.**

CHANGES TO DRAWINGS:

DELETE Phasing Plan Drawing G-002.

See Section 01 1000 Summary of Work and Section 01 1300 TIME OF COMPLETION, etc. for Phasing and Sequencing Requirements And Restrictions.

CLARIFICATIONS - None

The Bid Due Date - Unchanged

END OF ADDENDUM #004