

TOWN OF GLASTONBURY
GL-2023-21
ROOF REPLACEMENT & ROOF RESTORATION WPCF
ADDENDUM NO. 2
September 26, 2022

REVISED Bid Due Date: 09-29-2022 @ 11:00 A.M.

The attention of bidders submitting proposals for the above-referenced project is called to the following Addendum to the specifications. The items set forth herein, whether of omission, addition, substitution or other change, are all to be included in and form a part of the proposed Contract Documents for the work. Bidders shall acknowledge this Addendum on the Bid Proposal Form (Attachment 1)

NOTIFICATION TO BIDDERS:

Please be advised that the Bid due date has been extended to:

September 29, 2022 at 11:00 A.M.

CLARIFICATIONS FOR BIDDERS:

1. Bidders are advised that the attached summary of work shall be included in the base bid:

SECTION 011100 – SUMMARY OF WORK

2. Core information -

Sludge Process Building	Concrete deck, 5" ISO, fully adhered EPDM
Garage	Concrete deck, 5" ISO (Lower roofs) 2" ISO on High Roof
North Garage	Metal deck, 4" of ISO over a BUR with gravel

QUESTIONS:

Question 1: *Specification 075416 Elvaloy Modified Thermoplastic Roofing, 1.10 Warranty, states to refer to Section 017836 for warranty requirements. There is no such section in the bidding docs. Please advise on the requirements for the Roof Warranty. i.e. Warranty Type, Length, Wind Speed, etc.*

Answer: SECTION 017836 – WARRANTIES is attached.

Note: This Addendum consists of 8 pages.

SECTION 011100 – SUMMARY OF WORK

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Documents affecting work of this Section include, but are not necessarily limited to, General Requirements, bidding documents and drawings.

1.2 SUMMARY

- A. Furnish and install roof materials, insulation, flashings, and miscellaneous materials on the following designated roof areas:

- B. Work on the Garage Includes:

1. Contractor responsible for an infra-red survey on Garage lower areas. Mark all wet areas.
2. Spot tear off existing roof and insulation in areas designated as “wet” by moisture survey in designated areas.
3. Tear off designated roofing, insulation, flashings, perimeter metal, and obsolete equipment and properly dispose in designated area. Rip entire Upper area
4. Bring to the attention of the building owner of all questionable substrate conditions and repair or replace decking as designated by building owner’s representative at a cost in addition to the contracted amount based upon line item quoting on Bid Form.
5. Slice up existing EPDM membrane
6. Install specified insulation for ripped area and go over areas using Oly bond adhesive.
7. Install tapered edge and saddles as required to keep water from standing at raised perimeter, upslope from curbs, and between drains.
8. Install .060 mil Sion RM membrane with RM Adhesive
9. Install flashings as specified.
10. Install new gravel stop, reglet, counter flashing, lead stack flashings, and other metal components, as specified.
11. Spot tuck point and seal masonry above flashings, as specified.
12. Provide manufacturer’s warranty, as specified.

- C. Work on Sludge Process Includes:

1. Contractor responsible for the cost of an infra-red survey on Sludge Process. Mark all wet areas
2. Spot tear off existing roof and insulation in areas designated as “wet” by moisture survey or damaged buckled insulation in designated areas

3. Bring to the attention of the building owner of all questionable substrate conditions and repair or replace decking as designated by building owner's representative at a cost in addition to the contracted amount based upon line item quoting on Bid Form.
4. Slice up existing EPDM membrane
5. Install specified insulation and cover board using Oly bond adhesive
6. Install tapered edge and saddles as required to keep water from standing at raised perimeter, upslope from curbs, and between drains and/or scuppers.
7. Install drain sumps as specified.
8. Install .060 mil Sion RM membrane with RM Adhesive
9. Install flashings, as specified.
10. Install new gravel stop, reglet, counter flashing, lead stack flashings, and other metal components, as specified.
11. Spot tuck point and seal masonry above flashings, as specified.
12. Provide manufacturer's warranty, as specified.

D. Work on North Garage Includes:

1. Tear off existing roof, insulation, and all other metal components.
2. Bring to the attention of the building owner of all questionable substrate conditions and repair or replace decking as designated by building owner's representative at a cost in addition to the contracted amount based upon line item quoting on Bid Form.
3. Mechanically attach specified insulation and cover board
4. Sump 2 drains as specified.
5. Install .060 mil Sion RM membrane with RM adhesive
6. Install flashings as specified.
7. Install new gravel stop.
8. Provide manufacturer's warranty, as specified.

1.3 INTENT OF THE SPECIFICATIONS

- A. The intent of these specifications is to describe the materials and methods of construction required for the performance of the work. In general, it is intended that the drawings shall delineate the detailed extent of the work. When there is a discrepancy between drawings, referenced specifications, and standards and this specification, this specification shall govern.

1.4 PROTECTION

- A. The Contractor shall use every available precaution to provide for the safety of property owner, visitors to the site, and all connected with the work under the specification.
- B. All existing facilities both above and below ground shall be protected and maintained free of damage. Existing facilities shall remain operating during the period of construction unless otherwise permitted. All access roadways must remain open to traffic unless otherwise permitted.

C. Barricades shall be erected to fence off all construction areas from operations personnel.

D. Safety Requirements

1. All application, material handling, and associated equipment shall conform to and be operated in conformance with OSHA safety requirements.
2. Comply with federal, state, local and owner fire and safety requirements.
3. Advise owner whenever work is expected to be hazardous to owner employees and/or operations.
4. Maintain a crewman as a floor area guard whenever roof decking is being repaired or replaced.
5. Maintain proper fire extinguisher within easy access whenever power tools, roofing kettles, and torches are being used.
6. All safety requirements of the building owner must be followed. No exceptions will be permitted. Safety orientation meeting required prior to performing any work.

1.5 HOUSEKEEPING

- A. Keep materials neat and orderly.
- B. Remove scrap, waste and debris from project area.
- C. Maintenance of clean conditions while work is in progress and cleanup when work is completed shall be in strict accordance with the "General Requirements" of this contract.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

SECTION 017836 – WARRANTIES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Documents affecting work of this Section include, but are not necessarily limited to, General Requirements, bidding documents and drawings.

1.2 GENERAL

- A. This specification section sets forth warranty requirements.

1.3 WARRANTY

- A. Quotations will include a price for a **20** year no dollar limit, non prorated warranty to be provided by the material supplier. If the supplier is a subsidiary company, the warranty must be issued by the parent company.
- B. The material supplier will issue the warranty to owner upon material supplier acceptance of project completion and full payment of all bills related to project.
- C. Warranty supplier shall, as part of the warranty, provide one (1) maintenance visit within the first two (2) years of the warranty period. Each maintenance visit will include Inspections, Housekeeping, Routine Maintenance and Preventive Maintenance as described below.

- 1. General

- a. All repairs will follow the manufacturer's written repair and maintenance guidelines or NRCA recommended repair procedure.

- 2. Debris

- a. A complete walkover of the existing roof areas to determine the immediate surface conditions of the roof.
 - b. Removal of all naturally occurring debris (i.e., leaves, branches, paper and similar items) from the roof membrane.
 - c. Service will include removal of surface debris from the roof drains, gutters, and scuppers, but not clogged piped or plumbing.
 - d. All debris will be disposed of at the owner's approved site location.

- 3. Terminations and Flashing

- a. Sealant voids in termination bars, counter flashings and parapet caps will be cleaned and resealed as required.

- b. Exposed fasteners will be resealed on perimeter metal details where required.
- c. All pitch pans will be refilled and topped off as required.
- d. Metal projections (hoods and clamps) will be checked and resealed.
- e. Soil stack leads will be inspected for cuts or holed and temporarily resealed when required with appropriate materials until arrangements can be made for permanent repair.
- f. Re-secure loose metal coping caps, termination bars, counter flashings and metal edge systems where required with appropriate fasteners.

4. Membrane

- a. Tears, splits and breaks in the perimeter and internal membrane flashing systems and flashing strip-ins will be repaired with appropriate repair materials.
- b. Visible membrane defects which may allow water into the roofing system will be repaired with appropriate repair materials.
- c. Dress-up reflective coatings where mastic repairs have been made.
- d. Drains and Gutters.
- e. Check and re-secure drain bolts and clamping rings.
- f. Check strip-in around drain leads, coat with approved mastics if required.
- g. Reattach loose gutter straps, seal open gutter joints, and repair gutter strip-ins where required.
- h. Check scupper boxes for open solder or caulking and seal with appropriate materials if required.

PART 2 - PRODUCTS (Not Applicable)

PART 3 - EXECUTION

3.1 SPECIAL PROJECT WARRANTY

- A. Submit roofing Installer's warranty, on warranty form at end of this Section, signed by Installer, covering the Work of this Section, including all components of built-up roofing such as built-up roofing membrane, base flashing, roof insulation, fasteners, cover boards, substrate boards, vapor retarders, roof pavers, and walkway products, for the following warranty period:
- B. Warranty Period: **5** years from date of Substantial Completion.
- C. AND WHEREAS Roofing Installer has contracted (either directly with Owner or indirectly as a subcontractor) to warrant said work against leaks and faulty or defective materials and workmanship for designated Warranty Period,
- D. NOW THEREFORE Roofing Installer hereby warrants, subject to terms and conditions herein set forth, that during Warranty Period he will, at his own cost and expense, make or cause to be made such repairs to or replacements of said work as are

necessary to correct faulty and defective work and as are necessary to maintain said work in a watertight condition.

E. This Warranty is made subject to the following terms and conditions:

1. Specifically excluded from this Warranty are damages to work and other parts of the building, and to building contents, caused by:
 - a. lightning;
 - b. peak gust wind speed exceeding **72 mph**
 - c. fire;
 - d. failure of roofing system substrate, including cracking, settlement, excessive deflection, deterioration, and decomposition;
 - e. faulty construction of parapet walls, copings, chimneys, skylights, vents, equipment supports, and other edge conditions and penetrations of the work;
 - f. vapor condensation on bottom of roofing; and
 - g. activity on roofing by others, including construction contractors, maintenance personnel, other persons, and animals, whether authorized or unauthorized by Owner.
2. When work has been damaged by any of foregoing causes, Warranty shall be null and void until such damage has been repaired by Roofing Installer and until cost and expense thereof have been paid by Owner or by another responsible party so designated.
3. Roofing Installer is responsible for damage to work covered by this Warranty but is not liable for consequential damages to building or building contents resulting from leaks or faults or defects of work.
4. During Warranty Period, if Owner allows alteration of work by anyone other than Roofing Installer, including cutting, patching, and maintenance in connection with penetrations, attachment of other work, and positioning of anything on roof, this Warranty shall become null and void on date of said alterations, but only to the extent said alterations affect work covered by this Warranty. If Owner engages Roofing Installer to perform said alterations, Warranty shall not become null and void unless Roofing Installer, before starting said work, shall have notified Owner in writing, showing reasonable cause for claim, that said alterations would likely damage or deteriorate work, thereby reasonably justifying a limitation or termination of this Warranty.
5. During Warranty Period, if original use of roof is changed and it becomes used for, but was not originally specified for, a promenade, work deck, spray-cooled surface, flooded basin, or other use or service more severe than originally specified, this Warranty shall become null and void on date of said change, but only to the extent said change affects work covered by this Warranty.
6. Owner shall promptly notify Roofing Installer of observed, known, or suspected leaks, defects, or deterioration and shall afford reasonable opportunity for Roofing Installer to inspect work and to examine evidence of such leaks, defects, or deterioration.
7. This Warranty is recognized to be the only warranty of Roofing Installer on said work and shall not operate to restrict or cut off Owner from other remedies and resources lawfully available to Owner in cases of roofing failure. Specifically, this Warranty shall not operate to relieve Roofing Installer of responsibility for

performance of original work according to requirements of the Contract Documents, regardless of whether Contract was a contract directly with Owner or a subcontract with Owner's General Contractor.

F. IN WITNESS THEREOF, this instrument has been duly executed this _____ day of _____, _____.

1. Authorized Signature: _____.
2. Name: _____.
3. Title: _____.

END OF SECTION 017836