

ADDENDUM NO. 3

PARTICULARS

DATE: March 20, 2025

PROJECT: Troy University – University Park Reroof, DCM # 2025149

ARCHITECT: Seay, Seay & Litchfield, P.C. (SS&L Project No: 24095)

TO: PROSPECTIVE BIDDERS:

This Addendum is hereby made part of the Contract Documents, dated February 27, 2025, to the same extent as though it was originally included therein. Acknowledge receipt of this Addendum in the space provided in the proposal form. Failure to do so may disqualify the bidder.

1.01 CLARIFICATIONS / MODIFICATIONS:

- A. Please see the RFI log attached
- B. Based on information obtained during the core extraction process, bidders shall include the following roof requirements in their bids.
 - 1. All existing roofs and associated flashings shall be removed down to the deck substrates with the exception of the metal roof at roof area E.
 - 2. Metal deck substrates with minor rust / deterioration may be cleaned and primed with rust inhibitor primer prior to the installation of the new roof systems.
 - 3. Metal deck substrates with moderate deterioration issues (heavy rust, holes, etc.) may be allowed to remain in place with synthetic felt underlayment loose laid over the deck and new 22-gauge steel decking matching the existing deck profile mechanically attached to the underlying bar joists over the synthetic felt underlayment. The attachment of the new steel decking shall meet the necessary wind uplift requirements. (Note: This deck recover process will not require the replacement of the foam insulation on the underside of the deck.)
 - 4. Metal deck substrates with severe deterioration which is not suitable for recovery shall be removed and replaced with new 22-gauge steel decking installed to meet the necessary wind uplift requirements. (Note: This replacement process will require the replacement of the spray foam insulation on the underside of the deck. See unit prices).
 - 5. The new tapered insulation requirements are as follows:
 - Roof Area A – 1/4" tapered Polyiso insulation with a 1.5" start thickness at drains and the rear gutter.
 - Roof Area B – 1/4" tapered Polyiso insulation with a 1.5" start thickness at drains and the rear gutter.
 - Roof Area C – 1/4" tapered Polyiso insulation with a 2" start thickness at drains and the rear gutter.
 - Roof Area D – 1/4" tapered Polyiso insulation with a 2" start thickness at drains.
 - Roof Area E – 1.5" flute-fill insulation (Polyiso or EPS) with a 1/2" coverboard. (Note: 1/2" Tapered Polyiso crickets shall be installed at the rear of the roof as indicated on the drawings.)

- Roof Area F – 1/4" tapered Polyiso insulation with a 2" start thickness at drains and the rear gutter.
 - (Note: All base and tapered insulation may be mechanically attached to meet necessary wind uplift requirements.)
6. All roof areas are to receive an approved 1/2" coverboard which shall be installed over the new tapered insulation system with low-rise foam adhesives approved by the roofing manufacturer.
 7. The new coverboard and flute-fill insulation at roof area E may be simultaneously attached per the necessary wind uplift requirements.
 8. The box gutter located at the rear of roof area E shall be infilled with new insulation and covered by the new tapered crickets, cover board, and roof membrane. The open gutters on each side of this detail shall remain in use with new downspouts added, as necessary. See roof plans.
 9. All new roof membranes shall be fully adhered per the project specifications and manufacturer's requirements.
 10. All metal wall panels at the front parapet wall shall be altered to allow for the new roof system and associated flashings (Min. 8" above the finished roof.). This work will require the installation of new 1/2" CDX plywood mechanically attached to the parapet substrate where wall panels are removed. A new pre-finished metal counter flashing shall be installed from behind the existing metal wall panels to cover the new base flashing termination details.
 11. Any existing mechanical equipment, curbs, penetrations, etc. which may require removal, elevation alterations, etc. will be the responsibility of the installing contractor.

1.02 DRAWINGS:

A. AD0.00 DEMOLITION NOTES

- a. Delete the following demolition notes (no interior demolition in scope of work):
 - i. 4. CONTRACTOR SHALL ASSUME THAT ANY AND ALL CONCRETE/MASONRY INDICATED TO BE REMOVED IS REINFORCED.
 - ii. 5. WHERE REQUIRED, ALL ACOUSTICAL CEILING TILES SHALL BE DEMOLISHED IN THEIR ENTIRETY ALONG WITH ASSOCIATED GRIDS, HANGERS, FASTENERS, CLIPS, ETC UNLESS OTHERWISE NOTED.
 - iii. 6. REMOVE ALL MISC. HARDWARE, PANELING, CLIPS, FASTENERS, ETC FROM ANY AND ALL SURFACES TO RECEIVE A NEW FINISH. PATCH SUBSTRATE BY FILLING, GRINDING AND SANDING SMOOTH WITH ACCEPTABLE CONSTRUCTION INDUSTRY AND CODE COMPLIANT MATERIALS. PREPARE SURFACE FOR ACCEPTANCE OF MANUFACTURER SPECIFIED FINISH AND SURFACE TREATMENT. INSTALLATION OF FINISH INDICATES ACCEPTANCE OF SUBSTRATE BY APPLICATOR.
 - iv. 8. REMOVE ALL EXISTING FINISHES AS REQUIRED IN PREPARATION FOR INSTALLATION OF NEW FINISHES. SEE FINISH SCHEDULE AND PROJECT SPECIFICATIONS.
 - v. 9. ALL EXISTING EXPOSED CONCRETE FLOOR SURFACES SCHEDULED TO REMAIN AS EXPOSED CONCRETE FLOOR SURFACES SHALL BE STRIPPED, SANDED, AND/OR GROUND SMOOTH AS MAY BE REQUIRED FOR INSTALLATION OF NEW CONCRETE SEALER UNLESS SPECIFICALLY NOTED OTHERWISE. STRIP, SAND, AND/OR GRIND AS RECOMMENDED BY THE MANUFACTURER OF NEW FINISH MATERIAL - REFER TO FINISH SCHEDULE AND PROJECT SPECIFICATIONS.
 - vi. 10. REFER TO FIRE SUPPRESSION, PLUMBING, MECHANICAL , AND ELECTRICAL DRAWINGS FOR REQUIRED DEMOLITION OF EXISTING FIRE SUPPRESSION, PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS. PATCH ALL LOCATIONS REQUIRED BY FIRE SUPPRESSION, PLUMBING, MECHANICAL, AND ELECTRICAL DEMOLITION ACTIVITIES AND MATCH ADJACENT MATERIALS.
 - vii. 12. ALL EXISTING FLOOR FINISHES ARE TO BE DEMOLISHED. PREPARE CONCRETE FLOOR SLAB AS REQUIRED TO INSTALL NEW FLOOR FINISHES. REFER TO FINISH SCHEDULE AND PROJECT SPECIFICATIONS.
 - viii. 13. DEMOLISH EXISTING CONCRETE FLOOR SLABS AS REQUIRED TO INSTALL NEW MECHANICAL, PLUMBING, ELECTRICAL,

STRUCTURAL, AND FIRE PROTECTION SYSTEMS. PATCH FLOOR BACK IN ACCORDANCE WITH DETAIL 5/A1.2 AND APPLICABLE PROJECT REQUIREMENTS.

- B. AD2.52 NEW ROOF PLANS E AND F
 - a. Add specific note 11 – “CLOSE OFF GUTTER ON EACH SIDE OF ADJACENT ROOF. ELIMINATE AND INFILL BOX GUTTER WITH RIGID INSULATION. COVER WITH NEW ROOF SYSTEM PER DETAILS.”
 - b. See revised sheet AD2.52_rev_AD03 for locations of specific note 11

1.03 SPECIFICATIONS:

- A. See revised Proposal Form (DCM Form C-3) attached to be used for bid proposal submissions
- B. 01 2200 UNIT PRICES
 - a. 1.06 Schedule of Unit Prices, Add B. Unit Price No. 2 as listed below:
 - i. **Removal and replacement of Damaged/Deteriorated Existing Spray Foam Insulation on Underside of Existing Roof Deck:** The Contractor shall include in his base bid the cost per **square foot**. Removal and replacement shall be in strict accordance with all applicable codes and safety requirements. The Contractor shall provide a unit figure at a rate of cost per square foot of removal and replacement with spray foam insulation as specified in section 07 2119. Insulation on the underside of the roof deck shall maintain a minimum R-25 value for the roof assembly. The Contractor shall include in his base bid an additional amount of **12,000 square feet**.
 - ii. If the actual square footage of removal and replacement in addition to that called for on the plans is more than **12,000 square feet**, as required by the Contract Documents, an amount (dollar for dollar) will be added to the contract amount at this rate for any square feet in excess of **12,000**.
 - iii. If the actual square footage of removal and replacement in addition to that called for on the plans is less than **12,000 square feet**, as required by the Contract Documents, an amount (dollar for dollar) will be subtracted from the contract amount at this rate for any square feet fewer than **12,000**.
 - iv. Quantities will be verified by the Architect and will be based on the measurement of the total square footage of damaged / deteriorated spray foam insulation. The contractor shall notify the Architect after removal and receive confirmation of his measurements prior to beginning replacement; otherwise, no consideration will be given on account of this unit price.
- C. 07 5410 Thermoplastic Polyolefin Roofing Membrane – TPO
 - a. 2.01 Acceptable Manufacturer, add “D. Duro-last” and “E. Elevate”

END OF SECTION