

ADDENDUM NO. 1

Date: March 4, 2024

To: All Bidders

Reference: Pre-Bid Conference Meeting Minutes
Bolivia Elementary School
Roof Replacement
Bolivia, North Carolina
SKA Job No. 230443.0

The contractor shall consider the following clarifications, modifications, and general items described herein when preparing and submitting bids for the referenced project. All associated costs for items described herein shall be included in the contractor's bid.

General

1. Meeting minutes attached.
2. Revised Bid form to include alternate as described below.
3. Though the project start date of May 26, 2024, was discussed in the prebid meeting, the Brunswick County Schools calendar indicates that the last day of school is Wednesday, May 29, 2024. The first day the contractor will have access to the site will be Thursday, May 30, 2024.

Specifications

4. Section 012300 Alternates. Add alternate for moping the thermal insulation and insulation protection layer with hot asphalt in lieu of low-rise foam adhesive. See attached.
5. Section 035113 Cementitious Wood Fiber Roof Deck

The interior side of the replacement wood fiber roof deck shall be painted to match the existing wood fiber roof deck.

6. Section 075216 Styrene-Butadiene-Styrene (SBS) Modified Bitumen Roofing

Clarification: There are two references to the cap sheet being torched. This should be changed to read that the cap sheet will be adhered with hot asphalt.



7. Section 075216 Styrene-Butadiene-Styrene (SBS) Modified Bitumen Roofing, Part 2, MEMBRANE/MEMBRANE FLASHING ASSEMBLY, should be changed as follows:

Base Ply	
c. Siplast	Paratech Glass Base
Cap Ply	
c. Siplast	Paratech Glass FR
Flashing Base Ply	
c. Siplast	Paratech Glass
Flashing Cap Ply	
c.Siplast	Paratech 180 Cap FR

Submitted by:

SKA CONSULTING ENGINEERS, INC

A handwritten signature in black ink, appearing to read "B. D. Cuthbertson".

Brian D. Cuthbertson
Building Solutions Group

Attachments:
Section 012300 Alternates

**Pre-Bid Conference Meeting Minutes
Brunswick County Schools
Bolivia Elementary School
Roof Replacement
Bolivia, North Carolina
SKA Job No. 230443.0**

A pre-bid meeting was held at 9:00 a.m. on February 28, 2024 at the Bolivia Elementary School. These minutes summarize the attendees and discussions during the meeting.

Name	Company	Email	Office
Gady Watkins	Brunswick County Schools	gwatkins@bcswan.net	910-274-1100
Brian Cuthbertson	SKA	bdcuthbertson@skaeng.com	336-817-7463
Ed Wrenn	SKA	mewrenn@skaeng.com	910-297-9505
Ernie Fritz	Highland Roofing	efritz@highlandroofing.com	919-922-2482
Brandt Strait	Techa American Carolinas	bstrait@techtaamerican.com	803-431-1061
Greg Hodges	AAR	aarestimators@aarnco.com	336-727-4534
Danny Steele	ICS	drsteele@indcontserv.com	910-452-0098
Bryan Lee	ICS	Libryaw6970@gmail.com	910-452-0098
Brad Shaltz	Triangle Roofing	brad@triangleroof.com	919-269-8882
Abel Nunez	ICS	abelnuneznc@gmail.com	910-452-0098
Erik Denning	Hamlin Roofing	edenning@hamlincos.com	984-344-6991
Brady Knowles	Owens Roofing	brady@owensroofinginc.com	252-799-6010
Andrew Locklear	Service Roofing	alocklear@serviceroofing.com	910-833-2624

Summary of Minutes:

1. Attendee sign-in sheet passed around and introductions were made.
2. The project schedule was discussed as follows:
 - a. Bids are due March 08-2024 by 2:00pm.
 - b. Notice to proceed anticipated to be April 8, 2024
 - c. Schools will be available starting May 26, 2024
 - d. Substantial Completion on August 12, 2024
 - e. Final Completion on August 26, 2024
 - f. Questions are to be submitted to SKA a minimum of 1 week prior to the bid due date.
3. Bid Bond and Performance and Payments Bond area required.
4. All MWBE documents should be completed and submitted with the bid.



5. Contractors should make sure all required documents are included with their bid. Failure to provide all documents may result in their bid not being accepted.
6. The summary of work was reviewed.
7. Unit Prices were reviewed.
8. Allowances were reviewed and are to be included in the base bid amount.
9. Work hours are flexible with not anticipated blackout dates. Weekend work is acceptable.
10. The meeting continued with a tour of the roof.

These meeting minutes are a summary of the discussions held as recalled by the writer. Should any attendee wish to amend, add or delete any of these meeting minutes, please issue a written request of the same to the writer via email.

Submitted by:

SKA Consulting Engineers, Inc.

A handwritten signature in black ink, appearing to read "B. D. Cuthbertson".

Brian D. Cuthbertson
Building Solutions Group

SECTION 012300 – ALTERNATES

PART 1 - GENERAL

1.1 SUMMARY

- A. This Section includes administrative and procedural requirements for Alternates.

1.2 DEFINITIONS

- A. Alternate: An amount proposed by bidders and stated on the Bid Form for certain work defined in the bidding requirements that may be added to or deducted from the base bid amount if the Owner decides to accept a corresponding change either in the amount of construction to be completed or in the products, materials, equipment, systems, or installation methods described in the Contract Documents.
 - 1. Alternates described in this Section are part of the work only if enumerated in the Agreement.
 - 2. The cost or credit for each alternate is the net addition to or deduction from the Contract Sum to incorporate Alternates into the work. No other adjustments are made to the Contract Sum.

1.3 PROCEDURES

- A. Coordination: Revise or adjust affected adjacent work as necessary to completely integrate the work of the Alternate into the project. Include, as part of each Alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation, whether or not indicated as part of the Alternate.
- B. Execute accepted Alternates under the same conditions as other work of the Contract.
- C. Schedule: Part 3 "Schedule of Alternates" is included at the end of this Section. Specification Sections referenced contain requirements for materials necessary to achieve the work described under each Alternate.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 SCHEDULE OF ALTERNATES

- A. Alternate No. 01: Moping insulation and insulation protection layer in hot asphalt.
 - 1. Base Bid: Adhering the thermal insulation and insulation protection layer with low rise foam adhesive.
 - 2. Alternate: Moping insulation and insulation protection layer in hot asphalt using the asphalt specified in Section 075216.

END OF SECTION

BID FORM
BOLIVAI ELEMENTARY SCHOOL
ROOF REPLACEMENT
ROOF AREAS A,B,D,E,I AND J
BOLIVIA, NORTH CAROLINA

DATE: _____

BIDDER: _____

ADDRESS: _____

BRUNSWICK COUNTY SCHOOLS

199 Sessions Drive
Bolivia, North Carolina 28422
ATTN: Ms. Megan Grissett

Dear Ms. Megan Grissett:

Having carefully examined the Instructions to Bidders, Conditions of the Contract and Technical Specifications and Contract Drawings, the undersigned Bidder proposes to furnish all labor, materials, full-time supervision, equipment, insurance and all necessary services required to perform the work in accordance with the Contract Documents.

CONTRACT PRICE

Bidder will complete the work for the following price:

BASE BID including Owner Allowances and Quantity Allowance

LUMP SUM (Total)\$ _____ Dollars

ALTERNATE NO.1 Mopping insulation and insulation protection layer in hot asphalt.

LUMP SUM (add/deduct)\$ _____ Dollars

Bidder represents that the Base Bid and Alternate includes all state and local sales and/or use taxes applicable to the work. Bid shall be firm for ninety (90) days from Bid date.

Acknowledgment of addendums

Addendum 1 _____
Addendum 2 _____
Addendum 3 _____

SCHEDULE

Bidder agrees that the work will be completed by August 24, 2024. All time limits stated in the Contract Documents are of the essence of the Contract.

AGREEMENTS

Bidder agrees, if this Bid is accepted:

1. To enter into a Contract with Owner to complete all work required in the Contract Documents for the Contract Price and within the Contract Schedule indicated in this Bid,
2. To complete all work in accordance with the schedules if stated in the Technical Specifications; and
3. Not to alter or withdraw its Bid within 90 days after the day set for receiving Bids.

Owner may, at its discretion in accordance with the General Conditions of the Contract, require Contractor to furnish an approved Performance and Payment Bond in an amount at least equal to the Contract amount as security for the faithful performance of the Contract and payment of all obligations arising there under. If a Bond is required by Owner, the cost to be added to the Contract amount for the Bond will be

Owner will require Contractor to furnish an approved Performance and Payment Bond in an amount at least equal to the Contract amount as security for the faithful performance of the Contract and payment of all obligations arising there under.

CHANGES OR ADDITIONS TO THE WORK

Owner shall have the option from time to time to increase or decrease the Contract Price for additions, deletions or revisions to the work in accordance with one of the methods outlined in the General Conditions.

Where the method selected by the Owner is either Unit Price or Cost of Work Plus a Contractor's Fee for Overhead and Profit, the price adjustment shall be based, respectively, on the unit prices or fees supplied by Bidder, as follows:

ALLOWANCES

Owner Allowance

1. The contractor shall include in his Base Bid a lump sum contingency allowance of \$20,000 to perform unknown work not identified in the contract documents.

Quantity Allowance

Bidder shall submit as part of its Bid, unit prices for items or units listed, if any, on the Bid Form and Base Bid Breakdown. Each unit price shall be understood to represent an installed cost, including all charges for supervision, inspection, small tools, consumables, insurance, taxes, field office, general expenses, overhead and profit.

1. Furnish and install new pressure treated wood blocking at locations where the existing wood blocking is found to be damaged or deteriorated. (Include fifty (50)board feet in the Base Bid.)
2. Cleaning and painting of slightly rusted but otherwise structurally sound areas of metal decks per the procedure specified in Section 052110. (Include fifteen hundred (1,500) sf feet in the Base Bid.)
3. Installation of new 2" Tectum roof deck to replace sections found damaged. (Include two (2) sheets in the Base Bid.)

Bidder certifies that this Bid is made in good faith, without collusion or connection with any other person or persons bidding the work.

Bidder states that this Bid is made in conformity with the written Specifications and Drawings attached hereto or otherwise provided, Addenda, pre-bid meeting minutes and any other instruments of the Contract Documents that may affect the Scope or Cost.

FIRM OR NAME_____

BY_____ **SUBMITTED ON**_____ **2024**

NAME & TITLE_____

BUSINESS ADDRESS_____

_____ **TELEPHONE NUMBER**_____

EMAIL ADDRESS_____

STATE OF INCORPORATION_____

NORTH CAROLINA LICENSE NUMBER_____

CONTRACTOR RECOMMENDED SUBSTITUTES

The Contractor proposes the following substitutions for products specified in the Contract Documents. All costs required to incorporate the substitutes into the work are included. Support documentation for each substitute must be attached to Bid Form.

<u>Specified Item</u>	<u>Substitute (Detail Description)</u>	<u>Credit</u>	<u>Additional Costs</u>
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SUBMITTALS WITH BID

Item

1. AIA Form A-305 Contractor's Qualification State (Latest Edition)
2. Insurance Certificate (for Amounts declared at pre-bid meeting and stated on Addendum which will follow pre-bid)

A. UNIT COSTS:

1. Furnish and install new pressure treated wood blocking at locations where the existing wood blocking is found to be damaged or deteriorated. (Include fifty (50) board feet in the Base Bid.)
 - a. Deduct \$_____ per board foot for less than 50 bf
 - b. Add \$_____ per board foot for more than 50 bf
2. Furnish and install new retrofit roof drains at locations where the existing roof drains are damaged beyond repair. (Include zero (0) retrofit roof drains in the base bid)
 - a. Add \$_____ per drain location.

3. Cleaning and painting of slightly rusted but otherwise structurally sound areas of metal decks per the procedure specified in Section 052110. (Include fifteen hundred (1,500) sf feet in the Base Bid.)

- a. Deduct \$_____ per board foot for less than 1,500 sf
- b. Add \$_____ per board foot for more than 1,500 sf

4. Metal deck repairs with 18"x18" (max) flat sheet metal per the procedure specified in Section 052110. (Include zero (0) sheets in the Base Bid.)

- a. Add \$_____ per sheet

5. Metal deck replacement per the procedure specified in Section 052110. (Include zero (0) sf feet in the Base Bid.)

- a. Add \$_____ per sf

6. Installation of new 2" Tectum roof deck to replace sections found damaged. (Include two (2) sheets in the Base Bid.)

- a. Add \$_____ per sheet of 2" tectum.
- b. Deduct \$_____ per sheet of 2" tectum.

NOTE: All mark-ups and labor rates to include profit, overhead, expenses, etc.

CONTRACTOR:

By: _____

Date: _____

Name: _____

Title: _____