

ADDENDUM NO. 1 (Revised)

Date: March 14, 2024

To: All Bidders

Reference: Western Carolina University
Bird Building Roof Replacement
Cullowhee, North Carolina
SKA Job No. 220533.0

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. Notice to Bidders: The bid opening will be at **3:00pm**, on March 21, 2024, in lieu of 2:00pm.
3. The first day the contractor will be able to access the site will be May 13, 2024.
4. Roof Cores are as follows:

Main Roof Area (Gypsum Deck)

- Reinforced gypsum fill over gypsum form board.
- 1" (min) insulation (near roof drain), approx. 8" at roof edge. Insulation is riveted through the gypsum deck.
- EPDM roof membrane.

Main Roof Area (Metal Deck)

- Metal roof deck.
- 10" insulation at roof edge.
- EPDM roof membrane.



Upper Roof Areas (Gypsum Deck)

- Insulation is riveted through the gypsum deck. 1" (min) insulation (near roof drain), approx. 6" at roof edge. Insulation is riveted through the gypsum deck.
- EPDM roof membrane.

Canopy

- Wood roof deck
- Aggregate surface BUR
- Wood fiber cover board
- EDPM

5. Parking and setup area – See attached aerial photographs with areas highlighted in yellow.

Specifications

Section 01100 Summary, 1.6-E shall be changed to read as follows:

- E. The Contractor shall begin work on the project within seven (7) days after the issuance of the Notice to Proceed, and shall achieve substantial completion of the **work one hundred twenty-two (122) consecutive** days after the Notice to Proceed. Final completion shall be achieved thirty (30) days after substantial completion.

Section 075419 Polyvinyl-Chloride (PVC) Roofing

A substitution required has been submitted for Fibertite 45 mil FB in lieu of 60 mil FB. After reviewing the physical properties, SKA will accept Fibertite 45 mil FB as a substitution for Fibertite 60mil FB.

Drawings

- F. Section 3/R2.4 – West Entrance Canopy Roof - Base of Curtain Wall

The question has been asked about replacing the window curtain wall to obtain an 8" flashing height. Replacing the curtain wall is not in this project. It has been SKA's experience that most roofing manufacturers will warrant low flashing heights on a limited basis. The contractor should consult with the roof membrane manufacturer they are using to verify if this will be warrantable and if there are any additional steps that should be taken beyond what is shown on the drawings, to make this condition warrantable. Any additional requirements are to be included in the contractor's bid.



Submitted by:

SKA CONSULTING ENGINEERS, INC

A handwritten signature in black ink, reading "B. D. Cuthbertson".

Brian D. Cuthbertson

Building Solutions Group

Attachments:

Aerial Photograph of set up areas.

**Pre-Bid Conference Meeting Minutes
Western Carolina University
Bird Buildings
Roof Replacement
Cullowhee, North Carolina
SKA Job No. 220533.0**

A pre-bid meeting was held at 2:00 p.m. on February 29, 2024, at Western Carolina University. These minutes summarize the attendees and discussions during the meeting.

Name	Company	Email	Office
Daniel Fiskeaux	Western Carolina	dfiskeaux@wcu.edu	828-507-3832
Brian Cuthbertson	SKA	bdcuthbertson@skaeng.com	336-817-7463
Aaron Whaley	CFE/Evans	awhaley@cfe-roofing.com	919-215-0586
Joey Tillman	Owens Roofing	joey@owensroofinginc.com	336-707-2051
Brandt Strait	Techa American Carolinas	bstrait@tectaamerica.com	803-431-1061
Greg Hodges	AAR	aarestimators@aarnco.com	336-727-4534
Ben Jandzinski	Applied Roofing Solutions	benj@appliedroofingsolutions.com	336-908-5968
Matt Walker	Nations Roof	mwalker@nationsroof.com	704-277-0458
Austin Patterson	Sika/Sarnafil	austin@integratedproductsgrp.com	704-785-6612
Thavone Noi	City Scape Roofing	tnoi@cityscaperroofing.com	828-409-1683
Erik Denning	Hamlin Roofing	edenning@hamlincos.com	984-344-6991
Rob Cox	IB Roof Systems	rob.cox@ibroof.com	336-944-3376
Tim Stokes	PS Roofing	Tim@psroof.com	864-201-8090
Russ Schroeder	Eskola Roofing	rschroeder@eskolaroofing.com	443-859-7561
Andrew Barbee	Eskola Roofing	abarbee@eskolaroofing.com	828-545-2105

Summary of Minutes:

1. Attendee sign-in sheet passed around and introductions were made.

The following items were discussed.

2. Bid Opening Date, Time, and Location in Notice to Bidders
 - a. Bids are due March 21, 2024 @ 3pm
Office of Facilities Management
3476 Old Cullowhee Road
 - b. All questions to be submitted by March 11, 2024
 - c. If a contractor wishes to make an additional site visit, please contact Daniel Fiskeaux. See list above for his contact information.

3. Review of HUB Goals:
 - a. Include Affidavit A or B
 - b. All documents in the specifications
 - c. Goal 10%
4. Review of Bid Documents
 - a. No bonds will be required for this project.
 - b. General overview of project scope
 - c. Basic review of Plans and Specifications
 - d. Review of Contract Documents
 1. Base Bid
 2. Unit Prices/Costs
 - a. Wood blocking
 - b. Replacement roof drains
 - c. Cleaning painting steel deck
 - d. Deck repairs.
 - e. Deck replacement – metal. Interior protection should be included for any deck replacement.
 - f. Deck Replacement - gypsum. Interior protection should be included for any deck replacement.
 3. Staging Area/Parking as discussed.
 - a. Parking and laydown areas will be reviewed during the roof tour.
 - b. Parking and laydown areas will be included in the addendum.
 - c. Driveways and sidewalks will need to remain open at all times.
 - d. Roof access shall be via exterior ladder. The interior ladder and roof hatch is not to be used for daily roof access.
 4. Construction Time/Schedule
 - a. 122 consecutive calendar days
 - b. Building will be occupied during construction.
 - c. Work hours will be from 7am to 7pm Sun-Sat.
 - d. Notice to proceed – April 1, 2024
 - e. Site available – May 13, 2024
 - f. Completion August 1, 2024
 5. Liquidated Damages of \$250 per day
 6. Insurance requirement – in Supplementary Special conditions.

5. Closing of Pre-Bid Meeting



6. Site visit following Pre-Bid Meeting

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". The signature is written in a cursive, flowing style.

Brian D. Cuthbertson
Building Solutions Group

Bird Building Roof Replacement

Laydown areas
(Temporary Fencing may be required for certain areas)

total area for use = approx. 2,675 SF

approx. 1,025 SF

approx. 700 SF

approx. 950 SF

McKee Building

McKee Bldg

Lot 34

