



ADDENDUM 001

The City of Orange Beach JUSTICE CENTER ROOF REPLACEMENTS

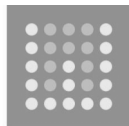
4480 ORANGE BEACH BLVD., ORANGE BEACH, AL 36561

Issued – Friday, April 26, 2024

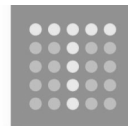
City of Orange Beach
Public Works Department
23908 Canal Rd, Orange Beach, AL 36561
(251) 923-5858

And

Watermark Design Group, LLC



watermark
DESIGN



thompson
ENGINEERING

ADDENDUM 001

CHANGES IN THE PROJECT MANUAL

SECTION 00100 - INVITATION TO BID

Modify BID DATE, first paragraph to read:

Sealed Bids will be received, opened, and read aloud in public session **for JUSTICE CENTER ROOF AND FASCIA REPLACEMENT** for the **CITY OF ORANGE BEACH, ALABAMA**, at 2:00 PM on **Thursday, May 16, 2024**, at the city hall Municipal Complex located at 4099 Orange Beach Blvd., Highway 161, Orange beach, Alabama.

Modify:

BIDS MUST BE RECEIVED BEFORE: **May 16, 2024 at 2:00 P.M. (Central)**

BIDS WILL BE PUBLICLY OPENED: **May 16, 2024 at 2:00 P.M. (Central)**

SECTION 076100 – Standing Seam Roof Panels

2.1 Standing Seam Roofing System Manufacturers.

B. Alternate manufacturers are subject to full compliance with specifications requirements, and shall be submitted for approval prior to bid. Approved alternate manufacturers are:

1. Drexel metal – DMC200S-2” Standing Seam Metal Roof Panels (12” Coverage)
2. IMETCO Twin Lock 12” x 2” 24 GA Standing Seam Metal Roof System
3. Fabral 12” x 2” 24GA Stand N Seam Roofing System
4. No substitutions will be permitted after the bid date of this project.

CHANGES IN THE DRAWINGS

SHEET G100 – OVERVIEW PLAN

Modify to ADD reroof of the existing 12’ x 12’ (Contractor to verify) “smokers pavilion to the Documents. (Specification to follow.)

Modify to ADD reroof of the existing 145’ x 30’ (Contractor to be verify) lean-to and animal control shed on the northeast corner of the property to the Documents. (Specification to follow.)

SHEET A100.0 & A100.1 – Re-Roof Plans

Modify to ADD replacement of all existing Flue Stacks with new piping, in addition to the associated flashings shown on A500 sheets.

DISTRIBUTIONS:

- RFIs and Substitutions Log (attached)
- Pre Bid Meeting Minutes (attached)
- Pre Bid Meeting Sign-In Sheet (attached)

END OF ADDENDUM - 001

ORANGE BEACH JUSTICE CENTER RE-ROOF REQUEST FOR INFORMATION LOG

This log represents status of requests as of Friday, April 26, 2024

REQUEST 001 FROM: Exterior Metals to Watermark DATE: 04-04-2024

Fabral Inc. would like to request a proposed substitution for the use of 24 GA Stand N Seam 12" x 2" Roofing System. Required product data and performance data has been provided for review.

RESPONSE FROM: Watermark DATE: 04-19-2024

Responses:

Fabral 12" x2" Stand N Seam roofing system is found to be an approved substitution. However, please keep in mind the Contractor must confirm compliance with project Bid Documents and submit signed and sealed shop drawings, color selections by Owner from manufacturer's full range, and only factory formed panels are allowed per specification (no site formed/rolled panels). Please refer to Addendum No 001.

REQUEST 002 FROM: Exterior Metals to Watermark DATE: 04-14-2024

Couple of questions and clarifications for the Justice center:

1. Are you requiring shop drawings be sealed by an engineer for this project? Several portable roll-formers are planning on bidding the job using Drexel coils and not sure if they can meet the wind pressures. This might help to prevent confusion. You call out no jobsite forming but Drexel is one of the manufactures and they only provide coils for jobsite forming.
2. Are sealed shop drawings also needed for the eave extension framing?
3. Wind speed required under IBC 2018 for this job: 176 MPH with Exposure C and Rick Cat 4 (Government facility)?
4. The other weathertight warranties I have provided for OB city have been No Dollar Limit weather tight warranties. Will this be the same?
5. Will the ISO be 4" standard 20 PSI? No spec in the manual.

RESPONSE FROM: Watermark DATE: 04-19-2024

Responses:

1. Per specifications Section 076100, 1.2 Submittals, A. Shop Drawings that have been signed and sealed by a Professional Engineer are required for the project.
2. Yes, signed and sealed shop drawings are required for each of the eve extension framing options.
3. Yes, this is correct.
4. Yes.
5. Yes.

REQUEST 003 FROM: Berridge Co. to Watermark DATE: 04-22-2024

Berridge Manufacturing Company would like to request a proposed substitution for the use of Double-Lock Zee-Lock roof panel system. The required product data and performance data has been provided for review.

RESPONSE FROM: Watermark DATE: 04-24-2024

Responses:

Berridge Double-Lock Zee Lock roofing system is NOT an approved substitution. The panel width for the submitted double-lock, zee-lock system appears to only be provided in 16" wide, and the City's standard is 12". Likewise, the submitted system does not utilize a two-piece floating clip as specified for expansion and contraction.

REQUEST 004

FROM: Green-Simmons to Watermark

DATE: 04-26-2024

Questions following the Pre-Bid Meeting:

1. When discussing the chain link fence and barb wire that extends up above the finished elevation of the soffit, the owner mentioned that the barb wire would not obstruct the new eave extension and fascia buildout because the new Hardie buildout would reattach to the flat face of the wall where the existing standing seam is to be removed and not at the soffit elevation. Is the area from the bottom of the new blocked out area to the existing soffit area going to have Hardie installed as well. The drawings only show the area where the new buildout will be installed but does not address this portion of the reinstallation from what I can see. Can a drawing be provided that shows how we are to address the construction to avoid obstructing the fencing and wire?
2. If the existing plywood has to be fastened and it's covered with ice and water shield, what is the requirement since the existing fastening schedule can't be verified?
3. Is it possible to extend the construction duration from 120 days to 240 days in consideration of the building being in use and the requirements this entails?

RESPONSE FROM: Watermark

DATE: 04-26-2024

1. The new cement board siding/fascia/trim does extend for the entirety of the area of standing seam mansard to be removed in all locations. Please see Roof Details on Sheets A500.2 and A500.3 for more information.
2. Verification will need to be made of the existing decking, if it cannot be made, then additional fasteners will need to be added (6) #14 Heavy Duty Fasteners at each member (typical).
3. The project currently has a duration of 180 calendar days. At this time, this is to remain.

City of Orange Beach
Justice Center Roof Replacements
PRE-BID CONFERENCE
10:00 am April 25, 2024,

AGENDA - MINUTES

1. Attendance roster. Include a contact person and an e-mail address where any Addenda should be sent. Please write legibly.
2. Introductions - Owner Contacts, Architect & Consultants.
3. Discussion of Scope of Work – The Orange Beach Justice Center Building Roof and Soffit Replacement scopes of work include, but are not limited to, the following. (Note: Contractor is responsible for field verification of all measurements and quantities required to complete bids and installations.)
 - a. Removal of approximately 29,300 square feet of existing standing seam metal roof over a plywood deck.
 - b. Removal of approximately 5,200 square feet of existing standing seam metal fascia.
 - c. Installation of new rigid insulation, plywood coverboard, and self-adhering membrane underlayment over existing plywood deck.
 - d. Installation of approximately 32,500 square feet of new standing seam metal panels, including metal flashings, trims, vents, and curbs to match.
 - e. Installation of new metal framed eave extensions clad with painted cement board soffits and fascia, including all associated flashings and trims.
 - f. Installation of new wood framed eave extensions clad with painted cement board soffits and fascia, including all associated flashings and trims.
 - g. Installation of new gutters and downspouts, colors to be selected by Owner from manufacturers full range.
 - h. Installation of new ornamental brackets, colors to be selected by Owner from manufacturers full range.
4. There is a \$20,000.00 Contingency Allowance. Allowances shall be utilized only after advance written approval by the Owner. At the end of the project, any remaining contingency will be returned to the City via Change Order.
5. The Bid Form has unit prices for use in unforeseen damaged metal trims replacement and blocking replacement.
6. Construction Duration is 120 180 Calendar Days from Notice to Proceed.
7. Time Extensions such as 'rain days' or unforeseen delays may be submitted for review and consideration.
8. Liquidated Damages are defined within Article 23 of Section 00300 Instruction to Bidders within the Project Manual. (\$300 / per day.)
9. Before Bidding, Contractor shall verify their license classification of their General Contractors license with the State of Alabama Licensing Board.

10. Contractor shall have limited access to the Justice Center as approved by the Owner, but the facility must remain in use for the duration of Construction. Only remove what can be covered and watertight by the end of the workday. Contractor is directed to coordinate all areas of work and scheduling with the City personnel (Glenn) and Justice Center operations.
11. Contractor may utilize in moderation, without cost: existing power, electricity and water.
12. Contractor will be required to pull a City of Orange Beach Permit, and request inspections accordingly. All fees will be waived.
13. Protect all lawns, shrubs, plantings, and concrete sidewalks, pads and paving. Contractor shall be responsible for replacing any plantings and/or concrete that may become damaged through the course of the work. It is advised that the Contractor photo document the area before beginning Construction.
14. Remove waste, spoils, surplus materials, rubbish, and construction facilities from the site. On-Site Dumpster location to be coordinated with Owner. Do not use the facility's waste bins or dumpsters. Site must be kept clean daily.
15. Any observed discrepancies, omissions or errors in any part of the contract documents shall be submitted as written RFIs to Nic Gray at ngray@watermarkarch.com.
16. Cut off time for submission of RFIs is by 3:00 pm Tuesday, April 30th. All requests are to be submitted via e-mail to ngray@watermarkarch.com.
17. Cut off time for substitution requests is by 3:00 pm Tuesday, April 30th. Substitution approvals are Pre-Bid only and must have all information for a complete review. All requests are to be submitted via e-mail to ngray@watermarkarch.com.
18. Official clarifications, corrections or substitution approvals will be made by written addendum sent to all registered prospective bidders via e-mail. Only clarifications immortalized in Addendums are valid.
19. Any discrepancy within the documents not resolved prior to Bidding shall be bid by the Contractor to provide for the most costly and/or restrictive interpretation of the documents.
20. Bidding instructions, forms, special requirements and time.
 - a. Sealed Bids will be received and clocked in until 2:00PM local time, **Thursday, the 2nd day of May 2024** in the Orange Beach City Hall.
 - b. All Bids not clocked in by the City Clerk's Office prior to the time specified, or Bids received after the specified time, will be automatically rejected, and returned immediately, unopened.
 - c. Bids will be publicly opened and read at 2:00 PM local time, in the Orange Beach City Hall.
21. Additional Requirements at time of Contract execution:
 - a. Performance Bond and Labor & Material Payment Bond are required.
 - b. Certificate of Insurance as required by City of Orange Beach (see Project Manual).
 - c. Builder's Risk Insurance:
 - i. ALL RISK Builder's Risk coverage (Property Insurance) shall be provided by the Contractor for the full amount of the Contract during construction, fabrication, storage, transport, erection and work of the Contract. Materials shall be insured at full value during the storage and

transportation and not subject to any maximum amounts or occurrence limits.

- ii. Policy provisions and the Certificate of Insurance shall be provided to the Owner.
- iii. Deductible for windstorm shall a maximum of 3%.

22. Owner/City of Orange Beach contacts and phone numbers:

- a. Glenn Smith: OB Construction & Facilities Manager, 251-504-4818
- b. Tim Tucker: OB Public Works Director, 251-747-1599
- c. Renee Eberly: City Clerk, 251-981-6806
- d. Nic Gray: Watermark Design Group, 251-665-5446
- e. Layton Bostick: Watermark/Thompson Engineering, 251-525-6099

23. Questions:

- a. When tearing off the existing roof, do we inspect fasteners?
Response: Yes, if not code compliant additional fasteners must be added. (6) #14 Heavy Duty Fasteners at each Rafter.
- b. Regarding the warranty, would it stand since we are close to the salt water?
Response: Yes, the manufactures listed have an Owner's "required maintenance" clause for coastal environments, including saltwater and brackish water, in order to maintain the warranty. All Warranties are still required.
- c. Are eve extensions needed for both purlin and wood framed constructions?
Response: Yes. Both are defined within the drawings on Sheet A500.2 and A500.3. Both eve extensions will require signed and seal shop drawings from an Engineer, same as your Roof System shop drawings. We have provided a Basis of Design within the drawing set for use and assistance.
- d. Can the timeframe for the project be extended?
Response: I spoke incorrectly at the pre-bid, the project timeframe per the Bid Documents is one hundred eighty (180) Calendar Days. This is to remain at this time.
- e. Can the Bid Date move?
Response: Yes, please refer to Addendum No.1.
- f. Does the "smoker shack" pavilion get a new roof?
Response: Yes, please refer to Addendum No.1.
- g. General Notes:
 - i. No smoking on the premises and no talking or interacting with 'guests' in the building or workers in the building.
 - ii. Work hours and times can be coordinated with City of Orange Beach and Chief of Police/Operations, but generally a 6:30AM – 3:30PM is okay. Contractor will be asked to work around court time(s).
 - iii. No site-rolled panels will be allowed, shop manufactured panels only as specified.
 - iv. Contractor will be required to provide their own sanitation facilities.

24. Adjourn

City of Orange Beach

A L A B A M A

Life is better here

PRE-BID CONFERENCE SIGN-IN SHEET

Date & Time: April 25, 2024 @ 10:00 AM
 Location: Orange Beach City Hall
 Project: Justice Center Roof and Fascia Replacement
 Project No: 2024-0502

Name	Company	Contact Information (Email/Phone/Fax)
Guy Knight	Advantage Plus	(251) 223-1308 guy@advantageplusroofing.com
Brandon Walsh	RPI	brandon@roofingplusinc.com 850 866 6177
Billy Cockrell	COCKRELL METALS, LLC	850 741 3993 billy@cockrell.in
David Greene	Mid State Construction LLC	805-217-8712 david@midstatec.com
Robert Donahue	Coastal Contractors & Renovations	251-233-3720 robert@coastal-contractors.com
Robert Robson	Robson SIm & RFC	251-479-3755 brobson@robsonroofinginc.com
ALAN DAVIS	TREMCO	ADAVIS@tremcoinc.com 850-943-2997
John Holman	Clear Path Restoration	251-458-6656 John.Holman@clearpathrest.com
Bill Johns	Johns and Kirksey, Inc	205-393-7070 bill@johnskirksey.com
Ray Bray	Thomas Rooby	251-379-3734 RAY@thomastrooby.com
Dalton Still	The Green-Simmons Company, Inc	850-429-0144 Dalton@green-simmons.com
Randy Collins	RPI Roofing Plus, Inc.	864-634-7715 randy@roofingplusinc.com

