

## **ADDENDUM 002**

### **CHANGES IN THE PROJECT MANUAL**

#### **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. MBCI SuperLok 12” Panel
5. Maxima ADV 12” Panel
6. No substitutions will be permitted after the bid date of this project.

#### **SECTION 076000 – Exposed Fastener (R-Panel) Roof Panels**

Basis of Design Panel: CECO Building Products. Comparable manufacturers are subject to compliance but must maintain the following as a minimum:

1. Manufacturer’s standard lap seam with butyl tap at seams, tapered rib Roof Panels.
2. Manufacturers Shop drawings must be submitted.
3. Galvanized, 24 GA panels.
4. Warranty Documentation must be submitted and provided:
  - a. 20 year finish
  - b. 20 year weathertightness
  - c. 3 year installers
5. Only for use in gazebo and single sloped parking/animal control shelter.

### **CHANGES IN THE DRAWINGS**

#### **SHEET AD101.2 – Demolition Plan**

Add sheet in its entirety to include demolition of existing 12’ x 12’ (Contractor to verify) “smokers pavilion” and existing 145’ x 30’ (Contractor to be verify) lean-to and animal control shed on the northeast corner of the property to the Documents.

#### **SHEET A101.2 Re-Roof Plan**

Add sheet in its entirety to include re-roof of existing 12' x 12' (Contractor to verify) "smokers pavilion" and existing 145' x 30' (Contractor to be verify) lean-to and animal control shed on the northeast corner of the property to the Documents.

**DISTRIBUTIONS:**

- RFIs and Substitutions Log (attached)

**END OF ADDENDUM - 002**

# ORANGE BEACH JUSTICE CENTER RE-ROOF REQUEST FOR INFORMATION LOG

*This log represents status of requests as of Monday, May 13, 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**

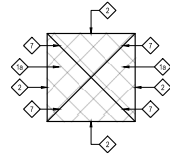
Responses:

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.

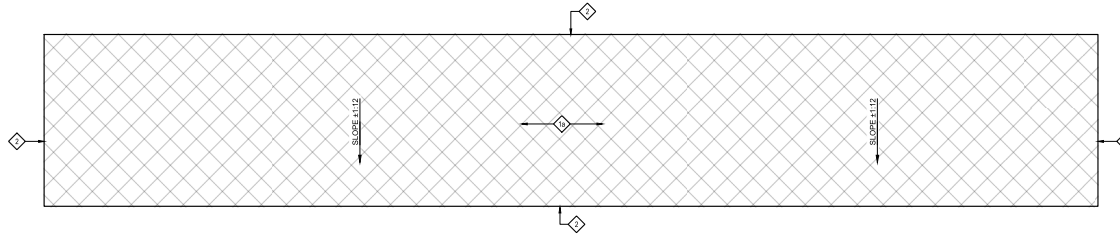
<b>REQUEST 004</b>	<b>FROM: Green-Simmons to Watermark</b>	<b>DATE: 04-26-2024</b>
<p>Questions following the Pre-Bid Meeting:</p> <ol style="list-style-type: none"> <li>When discussing the chain link fence and barb wire that extends up above the finished elevation of the soffit, the owner mentioned 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?</li> <li>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?</li> <li>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?</li> </ol>		
<b>RESPONSE</b>	<b>FROM: Watermark</b>	<b>DATE: 04-26-2024</b>
<ol style="list-style-type: none"> <li>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.</li> <li>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).</li> <li>The project currently has a duration of 180 calendar days. At this time, this is to remain.</li> </ol>		
<b>REQUEST 005</b>	<b>FROM: Dobson Sheet Metal &amp; Roofing to Watermark</b>	<b>DATE: 04-29-2024</b>
<ol style="list-style-type: none"> <li>Will the trees that are within the 4' to 7' buildout have to be moved? If so, how many?</li> </ol>		
<b>RESPONSE</b>	<b>FROM: Watermark</b>	<b>DATE: 05-10-2024</b>
<ol style="list-style-type: none"> <li>Yes, some of the trees will have to be trimmed and/or moved. The awarded Contractor will need to field coordinate with the Owner on the exact number of trees needing to be relocated. The Owner will take care of trimming and/or moving the trees.</li> </ol>		
<b>REQUEST 006</b>	<b>FROM: Advantage Plus Roofing to Watermark</b>	<b>DATE: 04-29-2024</b>
<p>Questions:</p> <ol style="list-style-type: none"> <li>Maxima ADV request for prior approval.</li> <li>Marqueelok Soffit Panels request for prior approval.</li> </ol>		
<b>RESPONSE</b>	<b>FROM: Watermark</b>	<b>DATE: 05-10-2024</b>
<p>Responses:</p> <ol style="list-style-type: none"> <li>Maxima ADV 12" wide standing seam roofing system (with striations, floating clips, and 180 degree crimp) is found to be an approved substitution. However, please keep in mind the Contractor must confirm complete 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 &amp; 002.</li> <li>Marqueelok soffit panels appear to be an approved substitution. However, the contractor must submit shop drawings to conform to the complete specification requirements in the Construction Documents.</li> </ol>		
<b>REQUEST 007</b>	<b>FROM: Roofing Plus to Watermark</b>	<b>DATE: 04-30-2024</b>
<ol style="list-style-type: none"> <li>Due to the project duration requirements, will the Owner be open to expanding work hours beyond 3PM?</li> </ol>		
<b>RESPONSE</b>	<b>FROM: Watermark</b>	<b>DATE: 05-10-2024</b>
<ol style="list-style-type: none"> <li>Yes, extended hours will be allowed, within reason, as allowed by the City. However, as mentioned during the Pre-Bid, court time(s) will need to be coordinated so that construction noise does not interfere with proceedings.</li> </ol>		

<b>REQUEST 008</b>	<b>FROM: Advantage Plus Roofing to Watermark</b>	<b>DATE: 05-10-2024</b>
1. It appears there are existing trees that will interfere with the roof extensions. Are these to be trimmed, moved or eliminated? If moved, to what locations?		
<b>RESPONSE</b>	<b>FROM: Watermark</b>	<b>DATE: 05-10-2024</b>
1. Please see response above. To be relocated by Owner as needed.		

5/9/2024 12:25:27 PM - P:\2023\Projects\110123-1101-0188 COB TO #7 Justice Ct. Roof Rep\Working\Architectural\05 Bid Phase\Drawings\AD101 Demo Roof Plan.dwg



**GAZEBO ROOF DEMOLITION PLAN**  
SCALE: 1/8" = 1'-0"



**ANIMAL CONTROL ROOF DEMOLITION PLAN**  
SCALE: 1/8" = 1'-0"

**LEGEND:**

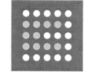
- SHEET KEYNOTE TAG  
SEE KEYNOTE LEGEND FOR  
DESCRIPTION
- ELEVATION NUMBER  
EXTERIOR ELEVATION TAG  
SHEET NUMBER
- EXISTING STANDING SEAM ROOFING  
SYSTEM ON EXISTING PLYWOOD DECK  
(WOOD FRAMING)
- EXISTING EXPOSED FASTENER METAL  
ROOFING PANELS ON EXISTING  
PLYWOOD DECK

**GENERAL NOTES**

1. ALL EXISTING CONDITIONS AND DIMENSIONS TO BE FIELD VERIFIED BY ALL BIDDERS.
2. GENERAL CONTRACTOR IS TO REPORT ANY UNFORESEEN DAMAGE THAT IS ENCOUNTERED AT THE PLYWOOD SUBSTRATE OR STRUCTURE TO THE ARCHITECT'S REPRESENTATIVE.
3. WHERE EXISTING EXHAUST FANS, TURBINE VENTILATORS AND GRAVITY VENTS ARE TO BE REMOVED AND REINSTALLED, THE ASSOCIATED OPENING AND DUCTWORK SHALL BE PROTECTED AND REMAIN OPERATIONAL FOR THE DURATION OF THE PROJECT. NOTIFICATION OF ANY INTERRUPTION SHALL BE GIVEN TO THE OWNER.
4. WHERE EXISTING EXHAUST FANS, TURBINE VENTILATORS AND GRAVITY VENTS ARE TO BE REMOVED, THE ASSOCIATED OPENING AND DUCTWORK SHALL BE PREPARED AND INFILLED TO MATCH THE EXISTING CONSTRUCTION.

**KEYNOTES**

- EXISTING STANDING SEAM METAL ROOFING SYSTEM TO BE REMOVED TO SURFACE OF EXISTING PLYWOOD DECK.
- EXISTING EXPOSED FASTENER METAL ROOFING PANELS TO BE REMOVED TO SURFACE OF EXISTING DECK.
- EXISTING METAL FASCIA TO BE REMOVED TO SURFACE OF EXISTING PLYWOOD.
- EXISTING METAL GUTTER AND DOWNSPOUTS TO BE REMOVED IN THEIR ENTIRETY, INCLUDING STRAPS.
- EXISTING METAL DRIP EDGE TO BE REMOVED.
- EXISTING METAL BASE FLASHING TO BE REMOVED.
- EXISTING METAL RIDGE FLASHING TO BE REMOVED.
- EXISTING METAL HIP FLASHING TO BE REMOVED.
- EXISTING METAL VALLEY FLASHING TO BE REMOVED.
- EXISTING ROOF VENT FLASHING TO BE REMOVED. ROOF VENT TO REMAIN.
- EXISTING PLUMBING VENT FLASHING TO BE REMOVED. VENT PIPE TO REMAIN.
- EXISTING EQUIPMENT SUPPORT CURB FLASHING TO BE REMOVED.
- EXISTING FLUE STACK FLASHING TO BE REMOVED. FLUE STACK TO REMAIN.
- EXISTING ROOF VENT TO BE REMOVED IN ITS ENTIRETY.
- EXISTING PLUMBING VENT STACK TO BE REMOVED IN ITS ENTIRETY.
- EXISTING CHIMNEY'S FLASHING TO BE REMOVED. CHIMNEY TO REMAIN.
- EXISTING ANTENNA TOWER SUPPORT TO BE UNINSTALL. COORDINATE WITH OWNER.



PROJECT NO: 23-1101-0188

REVISIONS:
04-08-24 JFB

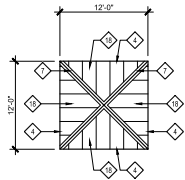
ISSUE DATE: 04-08-24

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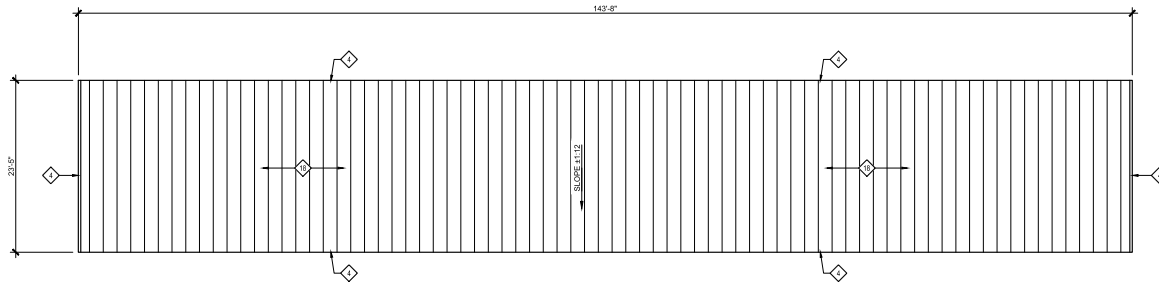
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SHEET TITLE:  
**DEMOLITION  
ROOF PLAN**

SHEET NUMBER:  
**AD101.2**

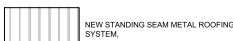
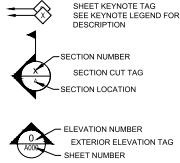


**GAZEBO RE-ROOF PLAN**  
SCALE: 1/8" = 1'-0"



**ANIMAL CONTROL RE-ROOF PLAN**  
SCALE: 1/8" = 1'-0"

**LEGEND:**

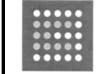


**GENERAL NOTES**

- EXISTING CONDITIONS AND DIMENSIONS TO BE FIELD VERIFIED BY ALL BIDDERS.
- EXISTING PLYWOOD DECK TO RECEIVE NEW INSULATION AND PLYWOOD SHEATHING.
- WHERE A SYSTEM OR ASSEMBLY IS CALLED FOR, ALL NECESSARY PARTS AND MATERIALS REQUIRED FOR A COMPLETE INSTALLATION SYSTEM SHALL BE PROVIDED AND INSTALLED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.
- GENERAL CONTRACTOR IS TO REPORT ANY UNFORESEEN DAMAGE THAT IS ENCOUNTERED AT THE PLYWOOD SUBSTRATE OR STRUCTURE TO THE ARCHITECT'S REPRESENTATIVE.

**KEYNOTES**

- NEW STANDING SEAM METAL ROOFING SYSTEM, ON SELF-ADHERING MEMBRANE UNDERLAYMENT ON NEW PLYWOOD SHEATHING ON RIGID INSULATION ON EXISTING PLYWOOD DECK. (SEE GENERAL NOTE 2)
- NEW STANDING SEAM METAL ROOFING SYSTEM, ON SELF-ADHERING MEMBRANE UNDERLAYMENT ON NEW PLYWOOD SHEATHING ON RIGID INSULATION ON NEW PLYWOOD DECK.
- NEW METAL GUTTER WITH STRAPS AT 36" O/C - SEE DETAIL.
- NEW METAL DOWNSPOUTS INCLUDING STRAPS.
- NEW METAL FASCIA & DRIP EDGE FLASHING - SEE A500 SHEETS
- NEW METAL BASE FLASHING - SEE A500 SHEETS
- NEW VENTED METAL CAP FLASHING AT RIDGE. CUT EXISTING DECK AT RIDGE TO PROVIDE REQUIRED AREA FOR VENTILATION - SEE A500 SHEETS
- NEW METAL CAP FLASHING AT HIP - SEE A500 SHEETS
- NEW METAL VALLEY FLASHING - SEE A500 SHEETS
- NEW ROOF VENT FLASHING - SEE A500 SHEETS
- NEW PLUMBING VENT FLASHING - SEE A500 SHEETS
- NEW CURB FLASHING - SEE A500 SHEETS
- NEW FLUE STACK FLASHING - SEE A500 SHEETS
- EXISTING ROOF OPENING RESULTING FROM REMOVAL OF ROOF VENT TO BE INFILLED WITH 1/8 GA. PLATE, REPLACE WHOLE OR HALF PLYWOOD SHEETS TO PROVIDE PROPER BEARING AND FASTENING.
- NEW PLUMBING VENT STACK AND FLASHING.
- NEW CHIMNEYS FLASHING.
- PROVIDE SPLASH GUARD/DIVERTER AT OUTSIDE EDGE OF NEW GUTTER WHERE VALLEY TERMINATES AT INSIDE CORNER CONDITION.
- ANTENNA TOWER SUPPORT. COORDINATE WITH OWNER NEW LOCATION.
- NEW EXPOSED FASTENER R-PANEL ROOFING SYSTEM, WITH BUTYL SEALANT AT THE LAPS, ON NEW SELF-ADHERING MEMBRANE UNDERLAYMENT ON PLYWOOD SHEATHING.



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SHEET TITLE:  
**RE-ROOF PLAN**

SHEET NUMBER:  
**A101.2**