

STATE OF HAWAII
DEPARTMENT OF DEFENSE
OFFICE OF THE ADJUTANT GENERAL
3949 DIAMOND HEAD ROAD
HONOLULU, HAWAII 96816-4495

June 6, 2014

ADDENDUM NO. 1

RE-ROOFING OF TROOP COMMAND BUILDINGS NO. 1 & 2, WAIAWA, STATE OF HAWAII, DEPARTMENT OF DEFENSE, HAWAII ARMY NATIONAL GUARD, JOB NO. CA-1219-C

The items listed hereinafter are hereby made a part of the contract for the above mentioned project and shall govern the work taking precedence over previously issued contract documents governing the items mentioned. Receipt of this addendum is to be acknowledged on page OF-7 of the proposer's packet.

**The Bid Opening date has been changed to
June 18, 2014 at 2:00 PM.**

A. The following are answers to questions that were submitted by the due date.

1. On Section 07530 – TPO Single Ply Membrane Roofing, paragraph 1.11, the specifications call for a special warranty. It further clarifies on paragraph 1.11.C regarding the contractor's bonded warranty which is for two years.

For a NDL warranty, the agreement between the roofing contractor and the manufacturer is that; for the 1st two years, the roofing contractor will be responsible for roofing systems' repair, and from the 3rd year on, the manufacturer will take over as the responsible party. The manufacturer can either use the same contractor or other approved or certified applicator to do the repair.

Please clarify if there are other requirements for this warranty other than what were stated on the 1st two paragraphs above.

Also please note that the roofing contractor and manufacturer seldom both sign the NDL warranty.

- a. **Warranty requirements shall be as per Section 07530 – TPO Single Ply Membrane Roofing, 1.11 Warranty. (See Changes to Specifications below)**
2. The drawings do not show the thickness or elevation of the existing roof with respect to demolition of the existing roof. Without the bidders being responsible for determining the thickness of the existing roof, the DOD could become liable for change orders. Will the specification be amended to state that it is the prospective bidder's responsibility to determine the existing thickness of the roofs to be removed?

8. The gutter details mix dissimilar metals joining stainless steel with aluminum. Why not make all metals stainless steel?
 - a. **Cost is higher for comparable thicknesses recommended by SMACNA.**

9. There is a set amount of days for work to be completed. The scope of work calls out to the disconnection and reconnection of mechanical and electrical, which will result in shut down of AC units for the building. Are the occupants prepared for the shutdown of these units and possible disruption of operations as a result?
 - a. **A minimum of two (2) weeks' notice shall be given to the State Project Manager prior to any mechanical, electrical, and AC shutdown.**

10. Will the existing antennas and satellite dishes on Building 1 and Building 2 be removed and reinstalled by contractor during and after construction?
 - a. **The existing antennas and satellite dishes on Building 1 and Building 2 shall be removed and reinstalled by the appropriate owners.**

11. Are the existing black cables that are attached to Building 1 and Building 2 to be disconnected and relocated during construction?
 - a. **Those existing black cables are "live" electrical supply cables. Contractor is required to remove and reinstall cables to complete new work. Contractor will need to schedule interruption of electrical service with users since buildings will be occupied during construction.**

12. With users occupying the areas during construction can the project be section in phases for construction.
 - a. **Yes, phase the project. Building 1 will be phase 2, Building 2 will be phase 1 of construction.**

13. TPO Single Ply Roofing Warranty Section 1.11 B. States bonded warranty without monetary limitations. Normally the Material Manufacturer will provide a 20 Year NDL Warranty and not a bonding warranty. Does the contractors bonding company provide this warranty? If so no bonding company will be able to bond for 20 years. Could the bonded warranty be deleted from this section? Please advise.
 - a. **See revisions to Specification Section 07530 below.**

14. TPO Single Ply Roofing Warranty Section 1.11 C. states bonded warranty for two years from project acceptance date. Do you mean that the contractor shall

furnish a written warranty for a two year period after project acceptance date?
Could the bonded warranty be deleted from this section?

- a. **Contractor to provide a written two year warranty from project acceptance date. See revisions to Specification Section 07530 below.**

15. Section 07530, Part 2.03, insulation as described, however there is no mention of minimum R-Value or minimum thickness. Thickness is not also specified in the plans. Please verify the minimum R-value or minimum thickness of insulation desired.

- a. **See Changes to Specifications 07530, 2.03 C. with minimum thicknesses indicated below.**

B. CHANGES TO SPECIFICATIONS:

1. **Revised Text: Section 07530 TPO Single Ply Membrane Roofing**
1.04 A. **Deleting paragraph and inserting new paragraph**

“1.04 A. – Thermoplastic Polyolefin (TPO) single ply reinforced membrane roofing designed to be adhesive applied to cover board. Cover board to be adhesive applied to insulation. Insulation to be adhesive applied to Substrate board. Substrate board shall be mechanically fastened to existing 4x wood T&G decking over underlayment.”

- 1.11 B, and C – **Deleting paragraph and inserting new paragraph**

“1.11 B. Warranty: Roofing Manufacturer warranty without monetary limitation, in which roofing manufacturer agrees to repair or replace components of roofing system that fail in materials or workmanship within the specified warranty period. Failure included roof leaks, and materials and adhesion failure due to wind conditions.

1. **Warranty includes roofing membranes and base flashings, roofing membrane accessories, roof insulation, fasteners, cover boards, substrate boards and other components of the roofing system.**
2. **Warranty Period: 10 years from Project Acceptance Date.**
3. **Wind Conditions: Warranty shall cover minimum compliance to FM Global.**
 - a. **Where roofing assembly applied over concrete assembly shall meet wind requirements of FM Global listed rating of 1A-210.**
 - b. **Where roofing assembly applied over wood decking assembly shall meet wind requirements of FM Global listed rating of 1A-60**
4. **Warranty shall state the Manufacturer’s acceptance that the roof installed in accordance with the contract requirements and that the State’s personnel were properly instructed in the maintenance procedures.**

5. In the event of a failure State, Contractor, Roofing Installer and Manufacturer shall mutually agree and determine roof system failures and remedies.”

1.11C. Project Warranty: Submit Contractor’s warranty covering work of this Section, including all components of roof system such as roofing membrane, base flashing, cover boards, substrate boards, underlayment, and other components of the roof, for the following warranty period and conditions:

1. Warranty Period: Two years from Project Acceptance Date.
2. Warranty shall cover repairs or replacement of damages to the building and its finishes due to leaks.”

2.03 C. – Insert new paragraph

“2.03 C. Minimum Insulation Thickness: Provide thickness of insulation as indicated on drawings to provide slopes. Minimum thickness of insulation over wood decking shall be 1-1/2” and minimum thickness of insulation over concrete decking shall be 3”.

2.05 1. – Deleting subparagraph and inserting new sub paragraph

“ 2.05 1. Fasten to existing 3-1/4” x 5-1/2” T&G wood plank decking, minimum penetration 1-1/4”.”

C. **ACCEPTED SUBSTITUTIONS:** The listed substituted items are accepted as equivalent to the specified items, and the substituted items may be used for this Project. Any deviations listed for the substituted item are acknowledged. The offeror is responsible, at its expense, to provide all work needed to integrate the substituted item into the Project.

| Section and Paragraph | Specified Item or Product | Accepted Substitution | Deviations Noted |
|-------------------------|---------------------------|-----------------------|------------------|
| 07530 2.06 Underlayment | Grace Ultra | Carlisle 725TR | 40-mil thickness |

Attached is the attendance list from the Pre-Bid/Site Visit that was held on May 29, 2014.

Darryll D.M. Wong
Major General
Adjutant General

Posted: June 6, 2014

Re-Roofing Troop Command Bldg 1 & Bldg 2
Contractor Pre-bid / Site Visit

DATE: 5/29/2014, 9:00 am

PROJECT: CA-1219-C / PN15120034 & 35_Waiawa_ Re-Roofing Troop Command Bldg 1 & Bldg 2
 Oahu, Hawaii

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