

Addendum 2

Roof Replacement at Avery Alexander School

5800 St. Roch Avenue
New Orleans, Louisiana 70122
OPSB Project No. ITB 24-FAC-0078
Studio Kiro Project No. 2408

July 29, 2024

To: All Companies Invited for Bidding for this project

The provisions of this addendum are hereby incorporated into, supplement and become a part of: 1) the proposal, 2) each proposal submitted by each Proposer, and 3) any final contract executed by the parties. Changes made by Addenda shall take precedence over any conflicting provisions in the original documents. The Proposer shall be responsible for notifying the Owner of any changes caused by this Addendum, which may affect other items in the Proposal and, which are not addressed in this Addendum prior to the Submission of a Proposal. Any such condition, which is not addressed in advance and discovered after the Proposals have been received, shall be resolved in a manner acceptable to the Owner without additional cost.

The proposers should acknowledge receipt of all addenda in their proposal.

Item 1: Is there a roof core report available?

RESPONSE: There was no "Core Report." However, cores were taken at low points of the roof; photos of two measured cores are attached to this Addendum. All that was determined was that the existing roof is a single roof system consisting of a foil faces asphaltic system over rigid insulation board. The Insulation board actual chemical makeup was not tested. The minimum roof insulation thickness was determined to be approximately 4 to 5 inches but the final thickness of the replacement roof is based on the thermal resistance required by the energy code for the roofing system.

Item 2: Section 07 5216 paragraph 2.1, A, 1. Basis-of-Design Product: Subject to compliance with requirements, provide Soprema Sopralene products system to provide a two-ply modified bituminous SBS roofing system (Type MBS (2)-C(L)-M) Conflicts with the ASTM D6162 roof membrane sheets called out in paragraphs 2.1, B and C. Are Sopralene products acceptable or do sheets need to be ASTM D6162?

RESPONSE: Soprema; Sopralene products and roofing system meeting the requirements of the specifications and performance criteria (including wind resistance, insulating values, compatibility with existing roofing system to remain, and warranty requirements) is a prior approved roofing system and are not required to meet ASTM D6162 provided they meet ASTM D6164. An

SBS ply roof system by an approved manufacturer meeting ASTM D6164 instead of ASTM D6162 is acceptable if the general performance requirements of the roofing system are met (including wind resistance, warranty period, insulating value, etc.).

Note that a two-ply roofing system by an approved manufacturer shall consist of components recommended and warrantied by the approved manufacturer of the system's cap sheet.

Item 3: Section 075216 paragraph 1.4, G indicates to provide roofing system with initial Solar Reflectance not less than 0.70 and Thermal Emittance not less than 0.75 when tested according to Cool Roof Rating Council's CRRC-1. Paragraph 2.1, C, 1 indicates granule color is white or light grey. Is the cap sheet to have standard white granules or cool roof reflective granules?

RESPONSE: If the regular white roof granule system meets the Solar Reflectance of not less than 0.70 and Thermal Emittance not less than 0.75 as noted above. "Cool roof reflective granules are required only if the manufacturers standard white granules do not meet the required performance standards.

Item 4: Is a vapor barrier required to be installed over the concrete deck?

RESPONSE: Provide a vapor barrier over the concrete deck if recommended by the SBS roofing manufacturer to allow the roofing system to meet the performance requirements. If not recommended by the roofing system manufacturer, the vapor barrier directly over the concrete deck may be omitted provided the roofing system meets performance requirements, including, but not limited to the wind resistance, warranty period, and insulating qualities of the SBS roof system.

Item 5: Note 7 on A2.0 indicates to lift DOAS unit off existing curb/support and lower DOAS unit back into place. Does this unit need to be lifted? Flashing can be achieved with unit in place. Can unit remain in place?

RESPONSE: If the warrantied replacement roofing system can be installed without compromising the existing flashing and meeting the general performance requirements of the contract documents, then the DOAS system does not have to be lifted to replace the flashing/roofing system over its raised curb/platform.

Item 6: General Note 7 on sheet A0.0 indicates In the two room where only small area patches area indicated, the contractor is to cut out edge of area missing gypsum board to allow for a straight joint with the existing gypsum board wall cladding to remain and tape, float, and finish the patch work to match the existing adjacent wall surfaces to remain. This condition only occurs in two locations; At other locations, the gypsum board is to be entirely replaced on the exterior wall. Where does this occur?

RESPONSE: On Sheet A0.0, omit General Note 7. Interior finish work on this project is not included except to repair damage the Contractor may make during the construction.

Item 7: Are permits required? Permitting fees to be included in bid?

RESPONSE: The Owner will take care of the general permitting and permitting fees. The Contractor will be responsible for only sub-permits and associated fees such as permit fees associated with the incidental electrical work disconnecting and reconnecting existing roof top equipment.

Item 8: Is project tax exempt?

RESPONSE: Yes, the project is tax exempt.

Item 9: Can we get access and or permission to go and look at Avery Alexander?

RESPONSE: An additional viewing of the roof will be held 7/31/2024 at 1:00PM.

END OF ADDENDUM 2



CORE SAMPLE NO. 1 - PHOTO 1



CORE SAMPLE NO. 1 - PHOTO 2



CORE SAMPLE NO. 1 - PHOTO 3



CORE SAMPLE NO. 1 - PHOTO 4



CORE SAMPLE NO. 2 - PHOTO 1



CORE SAMPLE NO. 2 - PHOTO 2