



Board of Public Utilities

Cheyenne Water and Sewer Departments

2416 Snyder Ave.
Cheyenne, Wyoming 82001
(307) 637-6460
www.cheyennebopu.org

Memo

To: All Prospective Bidders
From: BOPU, Capital Projects Engineer, David Mann
Date: August 28, 2024
Subject: Addendum 01 for the Sherard Electrical Room Roof Replacement

The changes, clarifications, omissions, additions, and/or alterations in, on, and to the bid information and specifications shall apply to the Advertisement for Bid submitted for and to the project indicated above. Except as modified by this Addendum 01, all the terms and provisions of the bidding documents for the above listed project remain in full force and effect. This Addendum 01 supersedes all previous instructions pertaining to the items listed:

Project Manual

- a. Page I.17 of the Bid Form is to be replaced in its entirety.
 - a. Item 4 quantity was increased to 2,000 square feet.
 - b. Item 9 description was modified.

Questions and Answers

1. Will Sheffield Metals be an approved substitution for the metal manufacturer of the roof edge metal as listed in Spec 07620? Please reference attached technical information sheets.

VersiTrim One Fascia is the owner's preference for roof edge metal. Bid as specified. Value engineering options can be evaluated with the awarded contractor.

2. Is the manufacturer's standard wind warranty of 55 mph acceptable? Otherwise, is 90 mph or 110 mph wind warranty wanted?

Desired warranties are provided on Versi-Gard Spec Section 1.15 - Warranty. The warranty from the manufacturer shall be 90 mph for wind speed coverage and shall also provide warranty for hail up to a 2" diameter.

3. If a manufacturer 90 mph or 110 mph wind warranty is wanted for the membrane system, do you want the roof edge metal to be also warrantied by the manufacturer for the 90 mph or 110 mph?

Roof edge metal shall have a warranty equal to or greater than the warranty provided for the membrane system warranty.

4. With approved coordination, will at least one of the entrances at a time, be closed to allow roof access, debris removal, etc. while working each half of the roof?

Yes, contractor can work with operations staff to close building entrances to allow roof access, debris removal, etc.



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5. Will a manufacturer approved adhesive, commonly used to adhere Versico roof system to concrete deck be acceptable? The manufacturer will provide the required bead spacing. Adhesive is expensive, but drilling holes, cleaning holes, and hammering concrete pins is very labor intensive and very likely more expensive.

Bid as specified. Value engineering options can be evaluated with the awarded contractor. Alternatives must meet the Owner's desired warranty.

6. Spec calls for 2.6" poly iso, do you want two layers of 2.6" poly iso for an R-value of 30?

The existing EPDM membrane is to be removed in its entirety. Damaged portions of the existing insulation and coverboard are to be removed and replaced as needed. One new/additional layer of 2.6" poly iso insulation will achieve an R-Value of 30.

7. Is there structural slope in the deck?

The concrete deck is structurally sloped. Tapered insulation crickets are used to direct flows to the roof drain locations on the south side of the roof. See Architectural Roof Plan & Details drawing No. A9113 (pdf page 132) of the project manual for more details.

8. Please provide a taper drawing if there is not slope in the deck and include cricket locations to drain the water.

The roof deck is sloped and drains from northwest to southeast. Some tapered insulation and crickets are required to direct flows to the roof drains on the south side of the building. The taper and cricket locations and details are provided on Architectural Roof Plan & Details drawing No. A9113 (pdf page 132).

9. Are there any internal tension cables etc. in the concrete deck? If so, adhesives will have to be used for the entire roof system.

The concrete roof deck is pre-stressed, pre-cast, structural concrete double tees. Based on Structural drawings, there are not internal tension cables in the concrete deck. See drawing No. S3105 (pdf pg. 197 of project manual) for roof section and drawing No. S8 (pdf pg. 156 of project manual) for details. Bid as specified, use of adhesives can be negotiated after award with the awarded contractor.

10. There is a Roof Accessories Spec 07720, for pre-manufactured curbs, roof hatches, and equipment supports. The scope of work does not include replacing or installing new curbs, roof hatches, or equipment supports. Please designate on the roof drawing if curbs, hatches/ladders and equipment supports are to be removed or installed.

Curbs, roof hatches, or equipment supports are not to be removed or installed. Spec 07720 has been provided as reference to guide the contractor in possible components of the existing roof system. Only the flashing of existing roof components and penetrations are to be removed and replaced in conjunction with roof installation.

11. Will bids be accepted utilizing Carlisle EPDM?

Bids will be accepted for alternative manufacturer's provided that the manufacturer can provide an equal product to the Versi-gard product specified in the technical specifications.

12. Is the existing system fully adhered or is it ballasted?

The existing system was fully-adhered for rating 55 mph. Ballast was placed on the roof after installation of the existing roof system due to issues with wind speeds in approximately 2004. The ballast is to be removed and stored on-site at a location designated by the Owner. The ballast will not be replaced.



13. Are you wanting the new system completely fully adhered or just the areas outside the ballast?

The new system is to be completely fully-adhered. The ballast will not be replaced.

14. It appears the existing cover board is to be retained except a small section where it is anticipated the existing insulation is damaged and will need to be replaced. Can you confirm that?

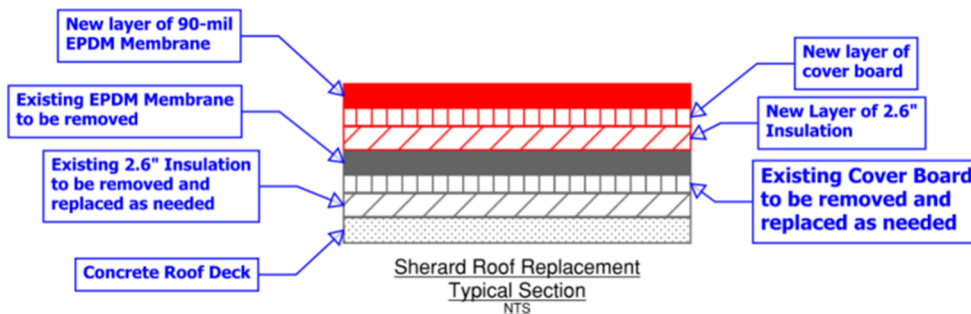
Confirmed. Only the existing insulation and coverboard that is damaged is to be removed and replaced. A full new roof system will be installed on top of the existing insulation and coverboard after the damaged sections of existing cover board and insulation have been removed and replaced.

15. One scope of work listed adding an additional 2.6" of ISO insulation on top of the existing insulation. Is that correct?

That is correct. Undamaged existing sections of insulation are to remain with the addition of a second, new layer of 2.6" insulation and coverboard for a total R-Value of 30.

16. I am assuming that we are to mechanically attach the new 2.6" ISO, then fully adhere the new cover board and then fully adhere the new membrane. Is that all correct?

That is correct. The new insulation is to be mechanically attached, with the cover board fully-adhered to the insulation, and the membrane fully-adhered.



[end of addendum 01]

Addendum 001

ARTICLE 5 – BASIS OF BID

5.01 Basis of Award shall be at the sole discretion of the BOARD. Bidder shall respond to all base bid schedules, which pricing shall be evaluated to determine the lowest responsive and responsible bidder. The BOARD reserves the right to not award all schedules or award any combination of the schedules of WORK to fit available budget. Bidder will complete the Work in accordance with the Contract Documents for the following price(s):

	Description	Unit	Estimated Quantity	Bid Unit Price	Bid Price
1	Mobilization	LS	1		
2	Remove existing roof ballast	LS	1		
3	Remove existing roof membrane	LS	1		
4	Remove and replace damaged cover board and insulation	Square foot	2000		
5	Install new roof membrane	LS	1		
6	Install new insulation	LS	1		
7	Install new cover board	LS	1		
8	Install fall protection	LS	1		
9	Remove and replace flashing, coping, terminations, roof edge metal, walkways and accessories per project scope	LS	1		
Total of All Unit Price Bid Items					\$

Bidder acknowledges that (1) each Bid Unit Price includes an amount considered by Bidder to be adequate to cover Contractor's overhead and profit for each separately identified item, and (2) estimated quantities are not guaranteed, and are solely for the purpose of comparison of Bids, and final payment for all unit price Bid items will be based on actual quantities, determined as provided in the Contract Documents.

Total of Lump Sum and Unit Price Bids = Total Bid Price \$ _____

Bonds required under Paragraph 6.01 of the Contract for Construction of a Small Project will be based on the Contract Price.