July 19th, 2012

Addendum No. 3
Borough of Manhattan Community College – Roof Replacement
Project No: MC141-009

This Addendum is issued for the purpose of conveying the Clarification below and Questions & Answers and amending the subject Bid Documents and is hereby made part of said Bid to the same extent as though it were originally included therein.

CLARIFICATIONS

Bidder shall replace the Bid Sheet with the attached Revised Bid Sheet.

Bidders must provide Unit Pricing for each Allowance item indicated on Contract Drawing G-001.00. (See attached Revised Bid Sheet)

Unit Price items shown on Contract Drawing G-001.00, ID Code - FLA 11A Pipe Penetration Flashing, the number of units is now changed from 5 to 10.

An allowance in the amount of $80,000. shall be included in the bid for the temporary removal, resetting or relocation of communication equipment. (See attached Revised Bid Sheet). The successful Bidder will utilize this allowance to subcontract with the applicable telecommunication provider/authorized installers to conduct this work.
QUESTIONS and ANSWERS

Question 1  Is the asbestos abatement considered “roofing work”?  
Answer 1  No. Asbestos abatement of any roofing or non-roofing material has to be performed by a licensed asbestos abatement contractor only.

Question 2  Since roofers have to follow asbestos removal immediately to make the building watertight, can the asbestos company start removals at 5:00 a.m. assuming we obtain the necessary permits?  
Answer 2  Asbestos abatement can start early morning or can take place at night but must be coordinated with the college.

Question 3  E-101, 8th note from top, since contractors will not be able to get lump sum pricing from communication companies, can the owner provide a dollar amount allowance for all contractors to carry in their bid?  
Answer 3  The allowance established for the temporary removal, resetting or relocation of the communication equipment on the roof is $80,000. (Refer to attached Revised Bid Sheet).

Question 4  A-502, MEM 01, please provide spacing of insulation adhesive beads for pricing purposes.  
Answer 4  The Contract Documents indicate the following:

1. Contractor shall perform insulation pull out tests (three at each roof level) in presence of architect and roofing system manufacturer to determine / confirm manufacturer's adhesive requirements for insulation applied over existing coal tar roof to remain (refer to Drawing A-502.00, Detail MEM 01, and Specification Section 075200, 1.2.E).

2. Submit manufacturer's adhesive requirements for insulation field, perimeter, and corner panels as part of roofing system letter (refer to Drawing A-502.00, Detail MEM 01).

3. Drawings indicating amount & pattern of insulation adhesive to meet NYC building code wind uplift requirements (refer to Specification Section 075200, 1.2.D.4).

Question 5  Specification Section 075200, 1.2E calls for Pull Tests of insulation adhesive at all roofs, 3 tests per roof. The required strength is not provided. Please clarify what strength will be required in these pull tests. Also, please provide spacing of insulation adhesive beads, for pricing
purposes. Contractors cannot anticipate what spacing will be needed in order to pass pull tests, even after pull test requirement is known.

**Answer 5** Please refer to Answer 4 above

**Question 6** A-105, MEM 02, FIL 01, contractor's need an average thickness for pricing purposes so that all are figuring the same scope of work?

**Answer 6** The fill is applied at "depressed" areas of existing concrete deck to provide a substrate for new roofing membrane with a positive slope to drains. The fill thickness will be based on the field conditions. However, we provided minimum (1/4") and maximum (2") thickness. Thus, the approximate average fill thickness can be assumed as 1”.

**Question 7** A-502, DEM 03, shows removal of existing coal tar membrane. If this membrane is removed, what will form the vapor barrier on this roof?

**Answer 7** The vapor barrier is not required for this type of roofing system (inverted or protected membrane system). Liquid applied membrane is applied directly over concrete deck, rigid insulation and pavers are installed over the membrane.

**Question 8** A-107, Roof Plan, when we print the drawings from our disk, we cannot tell the difference between the hatching pattern used for walkways and pavers. The patterns print is identical. Can you provide the quantities of "Walkways", "Pavers" and "Heavy duty Pavers"?

**Answer 8** Pavers need to be installed at the Main level along penthouse east wall (at the entire length of the monorail system). Heavy duty pavers need to be provided at both ends of the monorail (at north penthouse entrance and south triangular area). Walkways need to be installed in all other areas.

**Question 9** Specification Section 055200, 2.01, 1, please verify that alternative, local fabrications will be permitted assuming that they submit satisfactory qualifications and mock-ups?

**Answer 9** Local fabrications complying with specified standards and equal to specified manufactured systems will be accepted.

**Question 10** Please verify that all temporary structures on West Street sidewalk will be removed prior to this project starting.

**Answer 10** We cannot assume that the trailers and decking will be removed prior to the start of the work.
Question 11  In our experience the NYFD has not agreed to provide Propane Permits at some occupied schools. Can an Add-Alternate be added to the bid form for cold-adhesive installation, in the event that propane permits are not granted?

Answer 11  It is illegal to operate, maintain or use propane in conjunction with an open flame or torch on the roof of any structure, unless the roof is of non-combustible constitution. The subject roof deck is a non-combustible constitution. Contractor still needs to comply with NYC Building and Fire Codes requirements, e.g. a fire guard shall be provided for each torch operation at a construction site and in connection with torch-applied roofing system operations. An additional fire guard shall be provided on the floor or level below the torch operation.

Question 12  G-002, Site Protection Plans, please confirm that sidewalk shed shown as required (diagonal hatch key) by this drawing will not be required, as discussed at the walk-thru.

Answer 12  The sidewalk shed is required in all areas indicated on the Site Protection Plan (refer to G-002 Drawing). Please also see Answer 13 for additional information.

Question 13  Drawing 002.00 Site Protection Plan shows existing temporary offices/classrooms trailers, are they supposed to stay there or will they be removed and who will be responsible for removal?

Answer 13  Removal of temporary trailers is not included in the project scope. If temporary structures on West Street sidewalk between Harrison and Chamber Streets are removed prior or during the roof replacement work, the sidewalk shed will need to be installed over the entire sidewalk area, similar to the section between North Moore and Harrison Streets (refer to Drawing G-002.00, Site Protection Plan).

Question 14  We suggest that there will be a fixed dollar value allowance for the telecommunication equipment and cable projection

Answer 14  Please refer to Answer 3 above.
This Addendum is issued pursuant to Standard form of Agreement, Article 1 & Invitation to Bid form. Bidders are asked to acknowledge receipt of the Addendum by returning it signed with their submitted Bid. Failure to do so shall be considered grounds for rejection of your Bid.

Contact: Ines Eden, CUNY.Builds@mail.cuny.edu

By signing in the space provided below, the Bidder acknowledges receipt of this Addendum.

This Addendum must be signed by the Bidder and submitted with the Bid.

______________________________     ____________
Name of Bidder                  Signature              Date

______________________________
Name of Authorized Bidder
Representative

Title