

February 26, 2024

To: Planholder

From: City of Warrenton

Re: *Addendum #1 for the Public Works Office Roof Replacement Project*

This supplementary document is an integral part of the Contract Documents and serves to amend the original Bidding Documents dated January 2024, as specified below. Please acknowledge the receipt of this Addendum in the designated space on the Bid Form. Failure to do so may result in the disqualification of the Bidder.

This Addendum changes the deadline for submitting a bid from February 29, 2024 to March 7, 2024 and provides additional insulation requirements.

This Addendum consists of 4 pages.

ADDENDUM INFORMATION

After consulting with the city building department about insulation standards, the decision was made to adhere to specific requirements for replacing insulation. All wall insulation that is removed must be reinstalled with R-15 insulation against the exterior walls. For roof installations, a minimum of R-15 insulation rating is also required. In addition, any insulation currently above drop ceilings shall be removed and replaced with R-49 insulation for improved energy efficiency, this also includes drop ceilings that don't currently have any insulation.

The city plans to eliminate all visible wall insulation, requiring the replacement of insulation in the parts room through the removal and reinstallation of the metal siding. This work will cover approximately 25 linear feet on both the north and south sides for a total of 50 feet.

PRE-BID QUESTIONS

Question #1: Are bidders required to provide a cost for each bid additive?

Answer #1: The city asks the bidder to provide a cost for each bid additive.

CALL FOR BIDS

PROJECT

DELETE "Sealed bids will be received up to the hour of **2:00 PM**, local time, on **February 29, 2024**", and

REPLACE with "Sealed bids will be received up to the hour of **2:00 PM**, local time, on **March 7, 2024**".

PROJECT DESCRIPTION

Item #8

DELETE "Removal of existing insulation and install new insulation along the walls above the drop ceiling above office spaces, kitchen, and restrooms.", and

REPLACE with "Removal of existing insulation and install new R-15 insulation along the walls above the drop ceiling above office spaces, kitchen, and restrooms. New insulation to be sealed to existing, lower wall insulation using appropriate vapor barrier tape."

Item #9

DELETE "Removal of existing insulation and install new insulation along the walls in the parts room.", and

REPLACE with "Remove approximately 25' of siding from the north and south sides of the parts room. Mark individual panels in a manner which will allow them to be reinstalled to their original locations."

ADD

Item #11 – Remove existing insulation against drop ceiling above office spaces, kitchen, and restrooms.

ADD

Item #12 – Install new R-49 insulation against drop ceiling above all office spaces, kitchen, and restrooms.

DELETE "Bids will be publicly opened and read by the city at **2:00 PM**, local time on **February 29, 2024** in the Warrenton City Commission Chambers.", and

REPLACE with "Bids will be publicly opened and read by the city at **2:00 PM**, local time on **March 7, 2024** in the Warrenton City Commission Chambers."

BID FORM

Section 00190 – Measurement of Pay Quantities – Item #3

ADD

e. Provide all necessary materials for a double layer roof insulation system that achieves a minimum R-15 insulation rating. The insulation system shall include the following (or approved equal): steel banding (min 30" o.c.), faced insulation between purlins, thermal block over purlins, and an upper layer of unfaced insulation between the roof deck and purlins that is perpendicular to purlins. Heavy duty insulation tape shall be used to form a vapor barrier that will prevent thermal energy loss.

Section 00190 – Measurement of Pay Quantities – Item #4

ADD

- f. Install a double layer roof insulation system that achieves a minimum R-15 insulation rating. At a minimum, the installed insulation system shall include the following (or approved equal): steel banding (min 30" o.c.), faced insulation between purlins, thermal block over purlins, and an upper layer of unfaced insulation between the roof deck and purlins that are perpendicular to purlins. Heavy duty insulation tape shall be used to form a vapor barrier that will prevent thermal energy loss.
- g. The existing gutter system shall be removed and reinstalled as necessary to install the roof system and to install wall insulation in the parts room. Any damages caused by the contractor must be repaired or, if needed, replaced with a product of similar or better quality.
- h. The roof installation must block the entry of rodents, pests, and birds into the building, including any new or pre-existing spaces within the structure.

Section 00190 – Measurement of Pay Quantities – Item #5

ADD

- d. Remove the existing insulation and install new R-15 insulation along the walls above the drop ceiling above office spaces, kitchen, and restrooms. New insulation shall be sealed to the existing, lower and upper wall insulation using appropriate vapor barrier tape.
- e. Remove about 25 feet of siding from both the north and south sides of the parts room for the installation of wall insulation. Carefully label each panel to ensure they can be put back in their previous locations. Exercise caution around any protrusions, doors, or windows. The contractor is responsible for supplying the necessary materials to properly reseal or reconnect panels at all locations. Any panels that are currently damaged or become damaged during the project must be repaired by the contractor. This repair work shall be of high quality, ensuring a weatherproof seal that matches the existing siding in both shape and color.

The contractor is required to use new and/or oversized metal screws to ensure a weatherproof seal. Additionally, the color of the screws must match the existing metal siding.

- f. Remove existing insulation against drop ceiling above office spaces, kitchen, and restrooms.
- g. Install new R-49 insulation against drop ceiling above all office spaces, kitchen, and restrooms.

SPECIAL PROVISIONS

PART 00100 – GENERAL CONDITIONS

Section 00120 – Bidding Requirements and Procedures
00120.01 Receipt of Bids; Opening

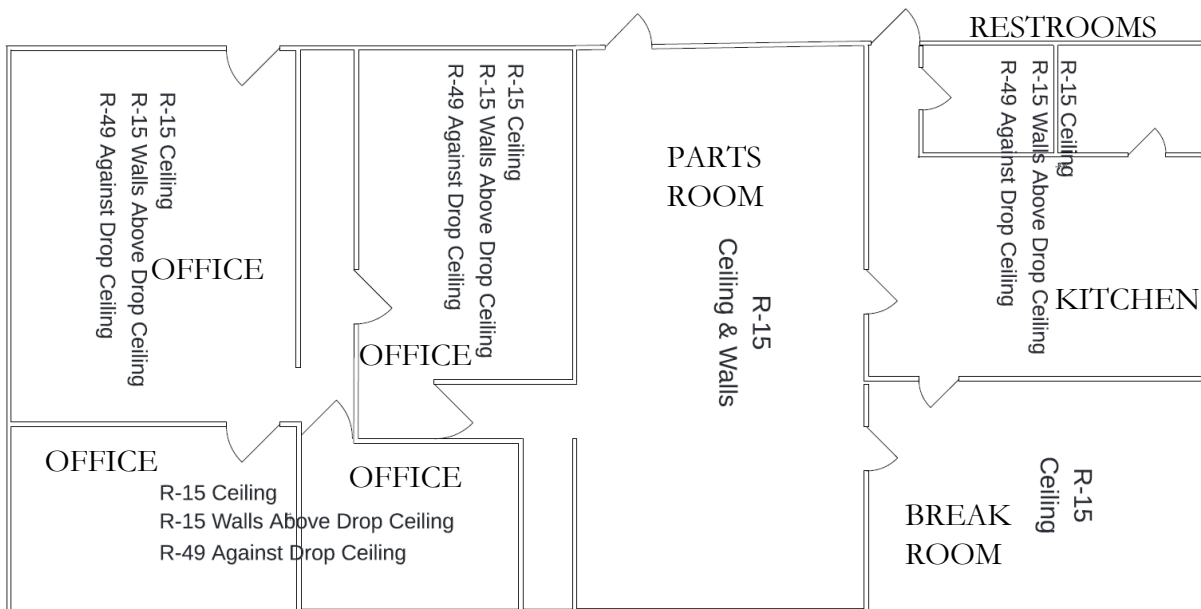
DELETE “February 29, 2024”, and

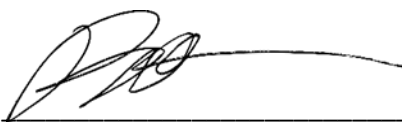
REPLACE with “March 7, 2024”.

APPENDICES

ADD

APPENDIX D – INSULATION SKETCH (NOT TO SCALE)



by: 

Collin Stelzig
Project Manager