



ARCHITECTURE  
ENGINEERING

## ADDENDUM 02 TO CONTRACT DOCUMENTS

**Date:** August 24, 2020

**To:** Bidders

**From:** Becker Morgan Group, Inc.

**Copies:** State of Delaware  
Office of Management & Budget  
Division of Facilities Management

**Project:** **Haslet Armory Roof Replacement**  
Dover, Delaware

**Project Number:** BMG Project No. 2019189.01  
State Contract No. MC1002000466

**Subject:** **ADDENDUM NO. #02**

**NOTICE:** Attention is called to the following item(s), effective as of the date above, which shall be added to, deleted from, or changed in the contract documents dated May 18, 2020, and any previously issued addenda, thereby incorporating these items into the contract.

### RFI's

*(Italicized questions still pending)*

*(Shaded questions answered in previous Addenda)*

Item	Description
	<p>Q1: Is there an attic stock of tile available for the repairs</p> <p>A1: There is no attic stock, but there will be some tiles removed at each end of the flat roof areas, due to the height increase of the existing parapet wall, to be carefully removed to be used for repairs</p> <p>Q2: If not, what type of tile is it we need to obtain for the repairs</p> <p>A2: New tiles are clay tiles, TO MATCH EXISTING</p> <p>Q3: How much insulation will be added to the roof?</p> <p>A3: Per specification section 075216, 2.3.B.2, 4" minimum plus tapered insulation at 1/4" per foot</p> <p>Q4: 2 layers of 2.6"?</p> <p>A4: The base of minimum of 4" should be two (2) 2" layers. The tapered insulation should be 2" thick layers, number of layers as required to meet the 1/4" per foot across the entire roof area, with slopes to drains.</p> <p>Q5: Are we responsible for any start-up of the existing HVAC since it will be removed and reinstalled?</p> <p><b>A5: Yes</b></p> <p>Q6: Please confirm if we need acquire any FAA permits for this project.</p> <p>A6: Contractor is responsible for obtaining all permits and licenses required to complete specified scope of work as well as determining what those permits and licenses are. Crane location for loading can be discussed at site visit for Contractor to envision what permits will be</p>

<p>required</p> <p>Q7: Please confirm the off-loading or lay down areas available for our use.</p> <p>A7: Yes, location to be determined by the Owner.</p> <p>Q8: Is an onsite office required for this contract?</p> <p>A8: An on-site office trailer is NOT required by the Owner and there is no space in the building for a Contractor's office. If the Contractor feel an on-site trailer is needed for their use, they need to include that cost in their bid, and would also need to gain approval based on size and other conditions from DFM. The owner has the right to deny trailer placement.</p> <p>Q9: Is there a current warranty in place on the roof?</p> <p>A9: There is no existing warranty on the flat roof. The flat roof is being replaced and a new warranty will be issued for the work at it's completion by Contractor/Manufacturer. The tile roof does not seem to be under warranty.</p> <p>Q10: Is HVAC commissioning required for this contract? If so, what systems are being commissioned?</p> <p>A10: No.</p> <p>Q11: Please advise of the expected magnitude range for this project.</p> <p>A11: There is no public published budget estimate for the project at this time.</p> <p>Q12: What is the expected performance period for this contract?</p> <p>A12: Performance period to be indicated on the Bid Form by the bidder. See revised Bid Form as part of the Addendum.</p> <p>Q13: Has there been a Hazmat study performed to determine if there is any hazardous materials in the existing roofing systems?</p> <p>A13: Yes, 2001 and NO hazardous materials were found.</p> <p>Q14 Detail 4/A501 calls for the extension of refrigerant, gas, and electric. During the pre-bid call, there was no mention of these trades being involved. Please confirm that this scope is still required.</p> <p>A14: Yes, it is intended to replace the existing deteriorated penetration boots/housing and to do so a number of items will need to be reconfigured and/or extended.</p> <p>Q15: Detail 4/A501 calls for new refrigerant lines with insulation being installed. For all bidders to be on the same page, please provide a length for the new refrigeration lines.</p> <p>A15: The intent is to replace the deteriorated end of the lines, from the roof top unit through the penetration portal into the attic space and then connected to the existing lines.</p> <p>Q16: Detail 5/A501 references mechanical drawings and specifications, but there are none in the project documents. Can you please clarify?</p> <p>A16: There are nor mechanical drawings and specifications, the note will be revised. The intent is to disconnect, remove, install roofing and then reinstall and reconnect.</p> <p>Q17: Please confirm the masonry scope for this project. We understand there are 4 chimneys; details 3,2,1/A502 only call out specific joints to be raked out and repaired.</p> <p>A17: Details 3 &amp; 4 on drawing A502 are only required where the existing flashing might need to be lifted to replace any missing or damaged clay tiles at the chimney locations. Detail 1 on drawing A502 is for work around the entire chimney marble cap, on all four chimneys.</p> <p>Q18: Note 16 on A101 only references to rake and repair the joint at the marble chimney cap. Please confirm that the work referenced on A502 also needs to be performed.</p> <p>A18: Correct, the Note 16 is tagged to each of the four chimneys on the drawing and refers to the work indicated in Detail 1 on drawing A502.</p>
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	<p>Q19: What is the allowable downtime for the HVAC equipment on the roof?          A19: It is my understanding that there are 4 units on the roof. Three are in use, one is not and from my understanding can be completely removed. We can look at this at the site visit. Apparently, the units serve the data room and can't be down long without alternative heating/cooling measures in place. Additional investigation is underway, and this will be responded to as soon as possible. <b>Downtime clarification: Minimal downtime should be planned for. Only one unit at a time should be disconnected at a time. Disconnection should be coordinated with and reported to maintenance staff. The units are Mitsubishi "Mr.Slims". Contractors should be aware that there are 4 units on the roof. The unit closest to the roof hatch is not in operation. The 3 furthest from the hatch are in operation and they service data/server/computer rooms which are sensitive to temperature fluctuations. Explaining why downtime if any should be at a minimum.</b></p> <p>Q20: Will temporary conditioning need to be provided for the downtime?          A20: Yes, in some areas. This item is being investigated and will be responded to as soon as possible. <b>The data rooms are too small for standard conditioning. Their temperatures should be monitored if units are disconnected in order to assure a watertight roof.</b></p> <p>Q21: Please provide additional information for the roof top equipment that needs to be removed and reinstalled. We will need weight and size of each piece to ensure we price the appropriate crane.          A21: This information is NOT currently available. The bidders can gather this information from the units at the site visit(s), which are currently being scheduled.</p> <p>Q22: Is there an expected/estimated quantity of concrete crack injection required?          A22: NO.</p> <p>Q23: Please confirm that the warranty for the clay roofing tiles is for a 50-year material and 2-year workmanship only, and no watertight warranty is required. Specification section 073213 3.5.B. calls for a warranty against leaks, but we are only replacing the tiles and no underlayment. How is this to be addressed?          A23: A two-year watertight warranty is required along with the material and workmanship warranty. If in replacing tiles the underlayment is found to be in disrepair, then the Owner and Architect are to be notified immediately for instructions on how to proceed.</p>
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**PROJECT MANUAL CHANGES:**

Item	Description
	None

**DRAWING CHANGES:**

Item	Description
1	None

**LIST OF ATTACHMENTS**

Item	Description
	None

**Addendum # 02**  
Haslet Armory Roof Replacement  
Dover, Delaware  
Page 4

August 24, 2020  
2018198.01  
MC1002000466

**END OF ADDENDUM # 02**

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