

**Roof Replacement**  
**At the Kent County Fire School**  
**1461 Chestnut Grove Road**  
**Dover, Delaware 19904**

**ADDENDUM #1**  
**October 31, 2019**

**OMB/DFM Contract No. MJ1002000034**

The following document is intended to amend the Project Manual and Drawings (dated October 4, 2019 and issued for public advertisement), for the above-referenced project.

Pre-Bid Meeting: October 30, 2019 at 10:00 AM  
K.C. Fire School training room

Attendees:	Dave Brewster	OMB/DFM
	Rich Wilson	Cooperson Associates
	Melissa Doran	D.A. Nolt, Inc.
	Mike Mourounas	Skepi Developpment, Inc.
	Michael Ingram	Fire School
	Howard Van Buren	Thomas Co.
	Chris Moore	ACP, LLC
	Kevin Moleski	Performance Roofing
	Josh Dean	Jottan, Inc.
	Mary Voshell	Quality Exteriors
	Buck High	Tri-State Roofers
	John M. Peck	Garvey Roark, LLC
	Matt Papa	P&C Roofing, Inc.
	Robert Pat Mooney	Installation Services
	Aftab Cheema	C&B General Contractors, Inc.

The following items were discussed during the mandatory Pre-Bid meeting on October 30, 2019 at 10:00 AM. (Sign-in sheets attached.)

1. Bid due date: 11/18/19, 10:00 AM, Thomas Collins Bldg.
2. Bid Form: Roof Drain Unit Price  
\$20,000.00 Contingency Allowance  
Subcontractors List; Four (4) Subcontractors, no blank lines  
Drug Affidavit

Must use forms in the project manual

3. Certified Wage Rates: In the Project Manual
4. Employee Drug testing forms: Monthly for record.  
Positive test results must be reported  
within twenty-four (24) hours.
5. Project summary, including asbestos containing materials.
6. Use of the \$20,00.00 Allowance and the Allowance Authorization form.
7. The roof drain unit price and the drain specifications if a drain needs replacement.
8. The waste management requirements.
9. The four (4) manufacturers listed for the SBS Modified Membrane Roof System:  
(Firestone, Soprema, Tremco, Garland)
10. General notes are missing from the proposed roof plans. They are included in this Addendum.
11. Harvard Roof Deck Plan indicates the three (3) existing roof deck types and is included in this Addendum for reference purposes only.
12. Weather permitting, the target date for on-site mobilization will be sometime during January 2020.
13. The Fire School is a seven day a week operation. There are not any “no work days” scheduled. Weekend work is allowable with advance notification.
14. The only asbestos containing materials are perimeter flashing tar identified by the Harvard asbestos inspection performed during 2011. (Approximately 2154 S.F.)
15. The roofing contractor shall also coordinate this staging area, parking, and scope of work with the contractor who will be on site performing rest room renovations under another separate contract with the State.
16. the tapered insulation plan must also indicate the average overall roof “R” value provided.

17. The two (2) roof ladders need “stiffening” at the top areas. This is included in the general notes.
18. A second site visit for contractors is scheduled for 11/4/19 at 10:00 AM with a rain date of 11/5/19.
19. Last question and the last date for issuance of any additional addenda is Nov 12, 2019 (Tuesday).

Attachments:    Sign-in Attendance sheets (four (4))  
                      General Notes  
                      Harvard Environmental Key Plan

**\*\*\*\* END of ADDENDUM #1 \*\*\*\***

**PROJECT: K.C. FIRE SCHOOL ROOF REPLACEMENT**  
**OMB/DFM CONTRACT NO. MJ1002000034**  
**COOPERSON ASSOCIATES # 18074**

**PRE-BID MEETING**  
**KC FIRE SCHOOL TRAINING ROOM**

**Meeting Date OCTOBER 30, 2019 AT 10:00 A.M.**

**ATTENDEES :**

Name (Printed)	Representing	Email & Telephone
RICH WILSON	COOPERSON ASSOCIATES	rwilson@coopersonassoc.com (302) 655-1105 (302) 304-1854
DAVE BREWSTER	OMB/DFM	dave.brewster@delaware.gov
ROBERT NEWNAM	FIRE SCHOOL	
CHARLES BRADLEY	FIRE SCHOOL	
TOM CONLON	OMB/DFM	
Melissa Doran	D.A. Nolt, Inc	matt@danoit.com 856 753 9333 856 753 4968
Mike Marouneh	Skepi	mikeskepi@gmail.com 718-721-6030

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CHARLES BRADLEY	FIRE SCHOOL	
TOM CONLON	OMB/DFM	
Michael Ingram	FIRE SCHOOL	
Howard Van Buren	Thomas Co	Hvanburen@t1419.com (215) 275 2470
Chris Moore	ACP, LLC	chris@acpllc.com (215) 650-4000
KEVIN MOLESKI	PERFORMANCE ROOFING ASSOC	KEVINM@PRARFG.COM 484-678-5835

# COOPERSON ASSOCIATES

ARCHITECTURE      ENGINEERING      INTERIOR DESIGN      PLANNING

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ROBERT NEWNAM	FIRE SCHOOL	
CHARLES BRADLEY	FIRE SCHOOL	
TOM CONLON	OMB/DFM	
JOSH DEAN	JOTTAN INC,	SALESADMIN@JOTTAN.COM 609-447-6200
Mary Voshell	Quality Exteriors	mary@gexteriorsinc.com 302-398-9283
Buck High	KI-STATE ROOFERS	bhigh01@comcast.net 302-218-2713
John M. Peck	Garvey Roofs LLC	john@garveyroark.com (610) 738-4661
Matt Papa	PSC ROOFING INC	MATT@PSCROOFINGINC.COM (302) 275-0853, (302) 322-6767

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TOM CONLON	OMB/DFM	
<i>Robert Pat Mooney</i>	<i>Installation Services</i>	<i>rpmooney@hens.com 443.401.0682</i>
<i>Affab Cheema</i>	<i>Contracts &amp; CB General Inc.</i>	<i>Affabcheema@gmail.com (302) 222-1034</i>

**General Notes: (Applicable to proposed roof plans A202 and A203)**

1. Refer to cover sheet G000 for asbestos notes.
2. Refer to cover sheet G000 for existing roof cores data.
3. Existing roof cores locations are indicated on existing roof plans drawings A200 and A201.
4. Furnish and install "slip sheets" under existing service piping supports throughout all roof areas as required.
5. Furnish and install a new metal chimney cap over the "Cracked cement wash" at the chimney top. Cap to be .050 aluminum with a 2 coat fluoropolymer finish. Color to be selected by the Architect. Cap to suit the active flue opening and to slope 4 ways for drainage away from the flue. Cap to be installed and fastened to the chimney masonry by means of concealed continuous hold down cleats. Provide fabrication and installation shop drawings for the Architects review and approval.
6. Refer to project manual spec section 012100 for the contingency allowance description.
7. Refer to the project manual spec section 012200 for the unit price description.
8. All existing roof drains (24 +/-) shall be inspected, cleared of debris and receive new flashing rings and aluminum strainer domes. Drain piping shall be cleared by "snaking". In the event that a drain needs to be replaced refer to project manual spec section 221423
9. Provide new "chem curb" flashing at mechanical equipment supports on roof area "E" in lieu of pitch pockets.
10. Provide a "liquid flashing" base flashing for the existing "transite" skylight assembly on roof area "E" in compliance with the roofing system manufacturers directives.
11. Provide a roof insulation "taper" plan. Plan to indicate drain sumps, 1/8" per foot minimum slope, 1/4" per foot minimum slope for "crickets", and overall roof average "R" value. Provide taper plan for architect's review and approval prior to starting installation.
12. There are two (2) exterior roof access ladders. One from grade to roof area "I". One from roof area "D" to roof area "A". Strengthen both to reduce "side to side sway" by

welding ¼" 2"x2" steel angle stiffeners on the outside of the existing ladder side rails. Prepare, prime, and paint the existing ladders and the new stiffener angles. Submit fabrication shop drawings and details for review and approval of the Architect, prior to fabrication.

13. Remove roof top mechanical unit's condensate piping as required to facilitate roof work. Reinstall and connect to mechanical units as roof application is completed. Piping to be re-installed on roof "stand offs". "Stand offs" shall be "Dura-Blok", recycled rubber supports, Model DB10, 5" H x 6" W x 9 ½" L, with 1" galvanized steel top channel or, approved equal. Provide manufacturer's data sheet for Architect's review. Pipe supports shall be 3'-0" o.c. maximum spacing.
14. Provide new perimeter roof edge scuppers at roof area "G" (2), and three small roof areas at the perimeter edge of roof areas "A" and "D" connect new scuppers to existing rain-water conductors (RWC).
15. Furnish and install new "bellows" roof expansion joint between roof areas "A" and "B", and roof areas "E" and "J". See detail 10/A500, drawing A500. Expansion joint shall be style "EJ", cant or curb mounted, with .060 EPBM bellows, 'Expand-o Flash' joint cover, as manufactured by Johns Manville (JM) or approved equal. Provide data sheets and detail sheets for Architect's review.
16. Roof areas "A, B, C, E, F, G, H, J, K, and L" have metal roof decks. Roof area "D" has a concrete twin tees roof deck. Roof area "I" has a concrete plank roof deck. Refer also to Harvard Environmental's diagrammatic roof plan attached.
17. Remove existing roof systems, (EPDM and built up roof) down to existing roof decks. Remove existing metal copings. Furnish and install new, cold applied, 2-ply, SBS modified bitumen roof complete with isocyanurate (ISO) tapered insulation system, cover board and granular cap sheet, with all seams heat welded. Furnish and install new .050 aluminum copings with two (2) coat fluoropolymer (Kynar) finish. Furnish and install new roof edge perimeter metal trim, flashings and counter-flashings. Refer to details drawing A500 and project manual specifications sections.