



GS# 106-265, Campus Roofing Phase II – O.P. Lowe

Mississippi Valley State University, Itta Bena, MS

June 15, 2023

Addendum No. 1

This Addendum forms part of the Contract Documents for the above referenced project. All other requirements of the original Contract Documents shall remain in effect except as specifically modified in this Addendum. Bidder is to acknowledge receipt of this Addendum with their bid proposal. Failure to do so may subject the Bidder to disqualification. This Addendum is issued to all known Plan Holders.

1. A Pre-Bid Meeting was held on June 7, 2023. See this addendum for resolution of questions that were asked, and other information discussed at this meeting. See the Pre-Bid Conference Meeting Minutes, sign-in sheet and discussion points attached. The Pre-Bid minutes and discussion points are included as part of this addendum.

Drawings and Specifications: The following General Notes shall apply to all drawings and specification sections:

2. The Contractor is responsible for protecting all materials, surfaces, etc. in and around the buildings. Proper protection shall be placed over all interior and exterior equipment, furnishings, etc. as necessary to protect such items from damage from construction activities. Any interior areas affected by construction activities of this project are to be cleaned by the contractor. Pay particular attention to protecting exterior wall surfaces, sidewalks/stairs, landscaping, site features, etc.
3. Find attached a revised drawing of the allowed laydown area. This laydown area was developed after a site visit by university personnel. The sidewalks must be barricaded by the contractor.
4. All disturbed areas of grass are to be leveled and seeded once the work is complete.
5. Portable restroom facilities are required.
6. Weekend work will be allowed with prior approval and notice.
7. Parking permits will be supplied to the contractor by the university.
8. Details were developed by using the original drawings, some variation may exist; however, the details should be very similar to existing conditions.
9. Job site sign is required, see specifications.
10. Fencing is required with wind screen around all active work or laydown areas. The fencing shall be sufficient to protect the laydown, staging and/or work areas from pedestrian access. This is a very public area. The fencing must be maintained as secure at all times. See below for fencing specific requirements.
11. Samples were taken for asbestos testing. No roofing materials were found to contain asbestos.
12. The prefinished metal is to be 24 ga. Kynar coated.
13. The starting thickness of all tapered insulation (not including the cover board thickness) **will now be 3"**. This starting thickness is the low side thickness of the tapered insulation at all drains. This **new 3" starting thickness** applies to all references on the plans and in the specifications that refer to minimum or starting thicknesses. Install the new retrofit drains as low as possible and sump the insulation at the drains for proper drainage. See detail 2/A200 for additional information.
14. The primary material laydown area will be the rear portion of the parking lot that is to the southeast of the O.P. Lowe Building that is shown in blue on the attached satellite image. Don't let the attached satellite image confuse you, it is not oriented with the top of the image toward the north. This area shall be completely enclosed with 8' chain link fencing with a green, full height privacy screen, the complete



requirements are described in the “Job Site Fencing” portion of the specifications. Sidewalks, driveways to adjacent parking areas, etc. must remain clear and not be obstructed by the fencing or the use of the fenced area.

- a. Access points used to lift the roofing debris (membranes, insulation, etc.) off of the roof and to lift new roofing materials onto the roof will be allowed in multiple areas in order to reasonably reach the different roof sections. It is not anticipated that any one of these individual areas will be used during the entire project. However, depending on the areas of the roof where work is taking place, these areas will be used by the contractor for a lift, dumpsters, etc. These areas will typically be fenced with orange 3’ tall fencing to restrict pedestrian traffic while allowing the contractor to easily move materials and equipment in these areas. MVSU must receive prior notice before these areas are used so that they can inform their staff and the public. The areas to be utilized are:
 - i. The area shown in yellow on the southeast side of the rear portion of O.P. Lowe will be used to access the rear roof sections. Any damaged grassed areas will be required to be graded, leveled and reseeded. The driplines around trees are to be protected from vehicular traffic so that the tree roots are not damaged.
 - ii. The area shown in red on the southeast side of the front portion of O.P. Lowe will be used to access the front roof sections. Barricades and signage will be required to temporarily block this driveway. Any damaged grassed areas will be required to be graded, leveled and reseeded. The driplines around trees are to be protected from vehicular traffic so that the tree roots are not damaged.
 - iii. The area shown in orange on the northwest side of the front portion of O.P. Lowe will be used to access the front roof sections on the north side of the building. This area will consist of 6-8 parking spaces. The sidewalks must be fenced off and signage installed to deter pedestrian traffic through this area when it is in use. The protection of all curbs, sidewalks and paved areas is the contractor’s responsibility.
 - b. Any other access points/areas will only be used with prior permission from the MVSU Facilities staff. Note that there are sidewalks, brick walls, and other landscape features that the contractor is responsible for protecting. Protection is also required to be in place when working around building access points and egress points.
15. The existing roof deck is a Tectum type wood fiber/cementitious deck. MVSU has additional classroom capacity in this building so that classes will be temporarily moved to areas where roofing work is not actively taking place. The contractor will be responsible for coordinating with the appropriate MVSU staff in a timely manner so that classes can be moved prior to work taking place in different areas around the building. The contractor will help develop a plan with an associated timeline to assist MVSU in temporarily relocating these classrooms and moving them back. This timeline is to be adjusted at the monthly meetings and more often if necessary, depending on the pace of work.

Prior to the students being moved back into an area, the contractor will have the area cleaned of all dust and debris created by construction activities. At a minimum, all surfaces are to be wiped down and all floor surfaces are to be vacuumed. If additional cleaning or protection is necessary in any interior areas, it will be the contractor’s responsibility. The contractor will be responsible for any damage.

Note that there is a unit cost for Tectum replacement and a set quantity of decking replacement that is required to be included in the bid price (see the bid proposal form). The contractor will be responsible for verifying the Tectum thickness in all areas.



16. Note that all ferrous (rustable iron) structure, supports, piping, etc. on the mechanical units and (especially) the cooling tower are to be prepared, primed and painted.
17. Note that supports are required for all existing and new roof supported conduit, piping and PVC condensate drains. See detail 8/A200.
18. See the photos that are included in this addendum that show the existing furring conditions of the metal wall panels. The contractor will be allowed to reuse any existing furring channels that are adequate; however, the contractor will be responsible for verifying that the existing furring channels are properly mounted to the brick wall. New blocking will be necessary at the bottom of the new metal wall panels to properly support the panels themselves and the closure trim at the bottom of the panel. New blocking may also be required at the top of the panels to support the top edge of the new panel and the new metal coping cap. The attached photos are included to indicate the conditions that were observed. 1/A203, 2/A203 and 4/A203 for additional information.

Approval of a Manufacturer or product as an "equal" does not in any way alter the Contract Documents. Any approved manufacturer must accommodate construction details, required finishes, owner's specific requirements, adjacent materials, etc. Any additional materials or components required by the "approved equal" for proper installation for the given conditions are the responsibility of the Contractor. Approval of a Manufacturer also shall not cause an up-charge for the desired finish or limit the choices of finishes, colors, materials, etc.

Contents: This addendum consists of **3 (8 ½" x 11")** sheets and **5 attachments**.

End of Addendum No. 1 for: GS# 106-265, Campus Roofing Phase II – O.P. Lowe









OFFICE OF ARCHITECTURE

GS# 106-265

Campus Roofing Phase II – O.P .Lowe
Mississippi Valley State University, Itta Bena, MS

Pre-Bid Meeting June 7, 2023 @ 10:00 am

Project Contacts: Mr. Tommy Brooks, Director, MVSU
Mr. Timeetric McCray, Project Manager - MVSU
Mr. Mario Smith, Assistant Director – BOB
Mr. Kenneth Taylor, Project Manager - BOB
Scott Comish, Project Manager – Shafer-Zahner-Zanher

Bid Date: Tuesday, June 20, 2023 @ 2:00:00 pm @ the Bureau of Building, Grounds and Real Property Management (see **Advertisement For Bids, Section 00 11000** for official information). Official Time is by the Bureau of Building

Meeting Attendees: See attached sign in sheet.

Current Bidders List: 5 General Contractors (**currently**), **see sign-in sheet for meeting attendees**
If you are a sub-contractor looking for GC's contact our office for a current list

Construction days: **180** days for project (see *Proposal Form*)
Notice to Proceed – by BOB. Must hold price per specifications.

Contract Administration: Architects will be on site regularly once construction begins. University and BOB construction administrators will also visit regularly.

Construction Progress Meetings held monthly as required by Division 1.

Commissioning- none on this project.

Construction Access: Discuss: weekends, Sunday work, holidays, etc. **Weekend work allowed with prior permission, there will be no utility charges and no charges for parking permits.**
Restricted “no work” days due to events:

Staging Areas/Fencing/Access – Discuss: **See Addendum**

Protection of interior (**responsibility of the Contractor, see specs.**) **Note that the contractor is responsible for protecting all interior finishes and materials.**

Scope of work: Discuss: **In general, the entire building receives new Mod Bit roofing. See metal wall panel details, metal on all parapet caps, all termination bars covered with prefinished metal counterflashing. See drawings for complete definition.**

Bidding rules: Pay attention to *Instructions To Bidders*
Pay particular attention to *Special Conditions*

BOB is the owner- Contract is between BOB and Contractor.

Common mistakes: -Certificate of Responsibility number on envelope.
-Any changes to bid on outside of envelope. Initial and date.
-Acknowledge addenda.

GS# 106-265, Campus Roofing Phase II – O.P. Lowe, Mississippi Valley State University, Itta Bena, MS
Pre-Bid Meeting June 7, 2023 @ 10:00 am

Discussion points:

- Building will be fully occupied and must be weatherproof at all times.
- All interior and exterior finishes must be protected.
- Details were developed by using the original drawings, some variation may exist, however, the details should be very similar to existing conditions.
- See Supplementary Conditions and University Special Conditions.

Scope of Work:

- No asbestos was detected. Report is available.
- Reroof all roofs at O.P. Lowe Building.
- See drawings/specifications for complete description of work.
- Complete tear off, new taper, cover board and 2 ply mod bit. Veral (foil faced) vertical flashing. New prefinished metal. Protect all existing weeps.
- All termination bars are to be covered with prefinished metal flashing/counter flashing.
- 2 Existing doors and frames are to be replaced. Existing doors are +/- 6'-0" w x 4'-0" h. The sill heights at these doors currently do not meet the recommended roof flashing height requirement. The sill height of the door will be raised to provide proper roof flashing and the doors will be replaced with +/- 6'-0" w x 3'-0" h (slightly shorter doors).
- Remove and replace all metal wall panels.
 - The flashing heights at the wall panels are very low in most areas and there are many locations where the screws are missing. This does not provide a proper flashing height for the modified bitumen roof.
 - The brick wall was apparently covered with metal wall panels during a previous reroofing project. We assume that this was done for a reason (for example, the brick wall was letting water into the building).
 - Replace the metal wall panels, install new sheathing and ice & water shield. See details and notes.
- Clean, sand, prime and paint existing overflow scupper metal pipes.
- All abandoned equipment and penetrations will be marked by MVSU. All abandoned equipment is to be removed and deck infilled.
- Access: Laydown and storage areas as defined by MVSU.
- The contractor is not to interrupt utilities or egress/access without prior permission and notice.
- The Contractor will be responsible for locating all underground utilities and protecting during construction.
- The contractor is to provide a unit cost for tectum deck replacement. There are currently no known areas that specifically require replacement.

Questions/Discussion Items:

- Access: Laydown, storage areas and reseeding requirements: **These requirements were discussed, and the approved requirements are reflected in Addendum 1**
- Port-a-Jon is required.
- Fencing is required with **full height** wind screen around all active work or laydown areas. **See specifications and the requirements listed in Addendum 1 related to the fencing for staging and access ports for all requirements.**
- Liquidated Damages are \$250.00 per day.
- Parking permits: **will be provided by the University at no charge**
- Objectional workmen: will be removed from the site and not be allowed to return.
- Do not interrupt utilities **or egress/access to the building** without prior permission and notice.
- **Tapered insulation starting thickness (not including cover board) at drains will now be 3", see addendum.**



OFFICE OF ARCHITECTURE

GS# 106-265
Campus Roofing Phase II - O.P. Lowe
Mississippi Valley State University
Pre-Bid Meeting: June 7, 2023 @ 10:00 am

Sign-In Sheet

NAME FIRM EMAIL

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