

SECTION 00 11 13 - INVITATION TO BID

CLOUD SPRINGS ELEMENTARY SCHOOL ROOF REPLACEMENT

Sealed Bids for the construction of the Cloud Springs Elementary School Roof Replacement, Rossville, Georgia, will be received in the Board Room, Central Office, Catoosa County, Georgia, 307 Cleveland Street, Ringgold, Georgia 30736, until 2:00 pm on June 8, 2023 at which time they will be opened publicly and read aloud.

There will be a pre-bid conference at the Board Room, Central Office, Catoosa County, Georgia, 307 Cleveland Street, Ringgold, Georgia 30736, May 24, 2023 at 1:30 pm. A roof inspection will be available at Cloud Springs Elementary School on Wednesday, May 31, 2023 at 9:30 am.

Plans and Specifications are available for inspection in the Central Office of the Board of Education at 307 Cleveland Street, Ringgold, Georgia 30736. The hours are Monday through Friday, 7:30 am until 4:30 pm.

Contract documents will be issued to General Contractors by the office of the Architect, Derthick, Henley & Wilkerson, Architects, 1001 Carter Street, Chattanooga, Tennessee for a deposit of \$75.00. All questions regarding this project should be directed to Ray Boaz at (423) 266-4816. General Contractors submitting a bona-fide bid will be refunded the deposit, provided the plans and specifications are returned in good condition within ten (10) days from the bid date, EXCEPT for the successful bidder. Others may purchase plans and specifications from the Architect at the rate of \$3.00 per sheet for plans and .25 per sheet for specifications.

Bids shall be submitted on the proposal form furnished by the Architect, and must be submitted in a sealed envelope, clearly marked as to the job and the submitting General Contractor. Each bid must be accompanied by a bid bond executed by the bidder and a surety company in an amount equal to 5% of the amount of the bid.

No bid may be withdrawn for a period of Sixty (60) days from the above listed date, except as otherwise provided by law.

The successful bidder will be required to execute a contract on AIA Standard Form of Agreement Between the Owner and Contractor, and to execute performance and payment bonds each in the amount of 100% of the contract amount.

The owner reserves the right to accept or reject any and all proposals and to waive any informalities therewith.

END OF SECTION

ADDENDUM NO. 1

May 19, 2023

Catoosa County Public Schools

Cloud Springs Elementary School Roof Replacement

Derthick Henley & Wilkerson Architects

DHW Project No. 8226-C

The following amendments to the specifications and/or revisions to the drawings shall be a part of the contract documents. Bidders, therefore, shall consider them when preparing cost estimates, and the contractors shall be bound by them.

SPECIFICATIONS:

Section 00 11 13 – Invitation to Bid

Revised Pre-Bid time and location as follows:

There will be a pre-bid conference at the Board Room, Central Office, Catoosa County, Georgia, 307 Cleveland Street, Ringgold, Georgia 30736, May 24, 2023 at 1:30 pm. A roof inspection will be available at Cloud Springs Elementary School on Wednesday, May 31, 2023 at 9:30 am.

End of Addendum No. 1

ADDENDUM NO. 2

June 5, 2023

Catoosa County Public Schools

Cloud Springs Elementary School Roof Replacement

Derthick Henley & Wilkerson Architects

DHW Project No. 8226-C

The following amendments to the specifications and/or revisions to the drawings shall be a part of the contract documents. Bidders, therefore, shall consider them when preparing cost estimates, and the contractors shall be bound by them.

GENERAL:

Are roofing subcontractors allowed to perform roof work for awarded roofing contractor?

See 'SECTION 07 54 23 ~ THERMOPLASTIC POLYOLEFIN (TPO) MEMBRANE ROOFING ~ 1.06 QUALITY ASSURANCE' for installer qualifications.

If roofing subcontractors are allowed, will names need to be submitted for background checks and who is responsible for cost of backgrounds if required?

Background checks are not required per Catoosa County Public Schools policy.

While examining conduit at RTUs at site visit, it was noted that a lot of the thermostat wires had the insulation peeling off. Are the thermostat wires to be replaced as a part of this project with conduit?

This is not in the scope of work. This will be address by the owner.

Cover sheet G001 General Roofing Notes calls for replacing conduit at RTUs: Is this required for this project?

LFMC replacement is required per General Roofing Notes on G001 Cover Sheet.

Note, review specification section 07 54 23 – Thermoplastic Polyolefin (TPO) Membrane Roofing, section 1.09 for all warranty requirements. Provide roofing system as required to meet warranty requirements.

DRAWINGS:

A100 – Roof Plan

Revise “Roof A & B – Base Bid, Roof Recovery Assembly” to read:

1/2” HD Polyisocyanurate Cover Board (Mechanically Fastened)

Revise Roof Plan Legend note to read:

4'x4' target sump (1:12 slope)

Add the following general note:

Provide walk-way pads on the service side of all roof top units. Field coordinate lengths with RTU dimensions.

A300 – Detail Sheet

Detail A/12 – Coping Detail, Revise note to read:

6" X CONTINUOUS PRESSURE SENSATIVE COVERSTRIP AT BACK EDGE OF PARAPET

SPECIFICATIONS:

SECTION 00 21 13 – PROPOSAL FORM

This section has been reissued with the following change to section 5:

5. *The undersigned agrees to execute a contract on or about July 1, 2023 and to commence actual physical work on the site, with an adequate force and equipment immediately and to complete fully all work as indicated in drawings and specifications. Final completion date is November 15, 2023.*

SECTION 07 54 23 - THERMOPLASTIC POLYOLEFIN (TPO) MEMBRANE ROOFING

Revise '3.06 INSULATION APPLICATION (ROOF REPLACEMENT)' as follows:

A. Attachment of Insulation:

1. *METAL DECK: Mechanically fasten first layer of insulation to metal deck in accordance with roofing manufacturer's instructions. Place boards parallel to flutes with insulation board edges bearing on deck flutes.*
2. *CEMENTITIOUS WOOD FIBER DECKING: Fully adhere first layer of insulation to new vented base sheet. Vented base sheet to be secured to existing cementitious wood fiber decking with twin-lock nails or other roof system manufacturer approved mechanical fasteners.*
3. *Embed subsequent layer of insulation into full bed of adhesive in accordance with roofing and insulation manufacturer's instructions (all locations).*
4. *Place tapered insulation to the required slope pattern in accordance with manufacturer's instructions.*

SECTION 07 54 23 - THERMOPLASTIC POLYOLEFIN (TPO) MEMBRANE ROOFING

Revise '2.03 ROOFING MEMBRANE AND ASSOCIATED MATERIALS' to include the following:

- G. *Vapor Barrier: tri-laminate woven, polyethylene-reinforced, self-adhering SBS Vapor Barrier with as approved by the roof system manufacturer, compatible with existing substrates, new roofing, and new insulation materials. Install vapor barrier on metal deck with continuous coverage. Air seal around all penetrations and at roof perimeter by filling corrugated metal deck flutes below vapor barrier with 1.7 PCF closed-cell foam-in-place insulation.*
- F. *Vapor Barrier Primer: Low VOC, aerosol penetrating primer solution to enhance the adhesion of self-adhered membranes. As approved by the roof system manufacturer for the existing substrates.*

End of Addendum No. 2

SECTION 00 21 13 – PROPOSAL FORM

Catoosa County Schools
Ringgold, Georgia
Derthick, Henley & Wilkerson, Architects

Date:

RE: Catoosa County Public Schools
Cloud Springs Elementary School
Roof Replacement

1. Having carefully examined the specifications entitled "Cloud Springs Elementary School Roof Replacement" and the Drawings entitled and numbered as shown on the Index, all dated May 10, 2023 and Addendum No.(s) _____, as well as the premises and conditions affecting the work, the undersigned proposes to furnish all services, labor and material called for by them for the entire work, in accordance with said documents for the sum of

_____ Dollars

(\$ _____) which sum is hereinafter called the "Base Bid".

Alternate No. 1: _____ Dollars (\$ _____)

2. For and in consideration of the amount of \$1.00, the receipt of which is hereby acknowledged, the undersigned agrees that this proposal may not be revoked or withdrawn after the time set for the opening of bids, but the Base Bid shall remain open for acceptance for a period of Sixty (60) days following such time.
3. In case he be notified in writing, by mail, telegraph, or delivery of the acceptance of the proposal within 60 days after the time set for opening bids, the undersigned agrees to execute within ten (10) days a contract (AIA Standard Form of Agreement Between Owner and Contractor Where a Stipulated Sum Forms the Basis of Payment, Document A101, 2017 Edition) for the work for the above stated compensation.
4. The undersigned agrees to furnish and deliver, at the time the contract is executed, a Performance Bond and Labor and Material Payment Bond both in the amount equal to 100% of the contract sum. The undersigned Bidder proposes:
5. The undersigned agrees to execute a contract on or about July 1, 2023 and to commence actual physical work on the site, with an adequate force and equipment immediately and to complete fully all work as indicated in drawings and specifications. Final completion date is November 15, 2023.

Company Name _____

By _____

Title _____

