

Purchasing Department

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To: All Prospective Bidders

From: Mary P. Mooney, Purchasing Agent

Date: 2/25/2022

RE: **ADDENDA #1: ALL WARS MEMORIAL BUILDING,
1510 ADRIATIC AVENUE, ATLANTIC CITY, NJ ROOF PROJECT**

BID CYCLE DATES:

- Bid opening date/time/location remain unchanged

TECHNICAL SPECIFICATIONS:

- See attached Scope of Work

ATTACHEMENTS:

- Narrative Addendum #1 Dated February 25, 2022

A non-mandatory pre-bid meeting to review the AC City Hall Main Upper Roof Project. The meeting was held onsite at the AC City Hall Building on Tuesday 02-15-2022, at 10 AM. The purpose of the meeting was to review the project documents, site staging and walk the roof sections. The following meeting minutes, revisions, clarifications and additional information are hereby made part of the project documents. All bidders are required to note receipt of this Addendum on the Bid Form.

The following discussion items were reviewed during the meeting.

A. Scope of Work: Roof replacement

- a. Roof Top Debris: Remove **ALL** roof top debris
 - Obsolete roof penetrations
 - Unused antennas
 - All loose debris

- b. Obsolete Penetrations: Remove obsolete roof penetrations and obsolete mechanical equipment identified by the owner. Contractor shall verify and coordinate all obsolete equipment removal with the Owner. Contractor shall be responsible for all disconnects.
 - Any holes 12” diameter or less shall be plated over with 22- gauge steel plating. Any penetration larger than 12” diameter shall be decked in with 22-gauge steel corrugated decking. The decking shall be supported with supplemental angle iron steel with an opening greater than 36” x 36”.

- c. Demolition: Removals
 - Completed remove the entire existing roof system down to the structural concrete deck.
 - Repair any compromised concrete roof decking on a unit price cost basis
 - **Unit cost #1**: Repair any compromised concrete roof deck; per square foot
 - Cross Bracing Removals: At the four (4) raised steel dunnage tank platforms, removal all existing angle iron cross bracing. Once the cross bracing is removed, only the vertical tube steel will remain below the steel platforms to flash into the roof system. The tube steel shall have a smooth finish at the angle iron removal points for flashing. The removals include the welded anchor flange that is attached to the tube steel which bolts to the cross bracing. The existing water tanks will be removed by others. The steel plating on top of the steel framed dunnage will remain in place.
 - Conduit Removal: remove one (1) conduit that runs across the main roof down into the cooling tower pit roof and through the masonry wall into the mechanical space. The owner will disconnect the wiring inside the mechanical space prior to the removal.

d. Roof drains

- **Existing roof drains:** Replace the existing cast iron roof drain with a new cast iron **smith 1010 cast iron roof drain assemblies**. The new drain will have all cast iron parts and stainless-steel bolts and washers.
 - The new drains will be installed flush with the concrete deck.
- **New roof drain locations:** Install **three (3)** new cast iron roof drain with a new cast iron **smith 1010 cast iron roof drain assemblies**. The new drain will have all cast iron parts and stainless-steel bolts and washers.
 - The new drains will be installed flush with the concrete deck.
 - The new drain locations will be piped with cast iron drain lines. The new drain lines will be connected to the closet **existing** internal drain lines.
 - The new drain lines and cast-iron bowls will be fully insulated.

e. New Tapered Insulation

- Install a tapered insulation system over the existing concrete deck for positive drainage
 - 1/8" sloped tapered system
 - 20 PSI Polyisocyanurate insulation
 - 1.5" minimum thickness
 - 1/4" sloped crickets
 - Sump the drains 4' x 4' minimum
- Insulation adhesive: Tremco Low Rise Adhesive
 - The adhesive shall be installed 3" on center throughout all zones on the roof.
 - Temperature of adhesive, substrate, and ambient conditions shall be within the Manufacturer's recommended ranges during installation of insulation adhesive.
 - Prior to installing insulation, seal around all penetrations and roof perimeters to ensure no adhesive drippage below the deck level.
 - Apply the low-rise adhesive in beads 3" on center throughout the field and perimeter. Apply the LRA in bead of 3" on center in corners
 - Once adhesive begins to rise, install insulation boards. Do not allow adhesive to skin over before placing the boards. Walk on boards to fully press them into the wet adhesive.
 - Do not slide insulation boards through adhesive during placement.
 - Ensure board adhesion and uniformity at joints by weighting down insulation until adhesive has set. Contractor shall not use rollers for this purpose. Do not remove weights until insulation is firmly attached and movement of boards no longer occurs.

f. Wood Blocking

- Install new wood blocking as required to accommodate the height of the new insulation system, at pitch pocket flanges or insulation stops on steep sloped sections. Where applicable, the new blocking shall match the finished height of the new coverboard.
 - All nailers shall be #2 or better, construction grade lumber.
 - Minimum nailer size shall be 2" x 4" (nominal).

- Minimum top nailer thickness shall be 1-1/2" (nominal).
- Nailers shall extend 1/2" beyond metal flanges.
 - Fastening
 - Perimeter 12" on center (staggered); corner 6" on center
 - Corner fastening shall extend 8' from all outside corners
 - Two (2) fasteners shall be installed within 6" of each nailer end
 - Nailers shall be installed with a 1/4" gap of adjoining pieces
 - All fasteners must be carbon steel with corrosion-resistant coating. Fasteners shall meet FM 4470.
 - Masonry/Concrete Fasteners
 - Corrosion-resistant, threaded fastener with low profile head
 - Fasteners shall be a minimum of 3/16" diameter with a 1" minimum embedment
 - Fastener to be FM Global approved.
 - Approved Products
 - Tapcon Flat-Head Phillips with Blue Climaseal or White UltraShield by ITW Buildex
 - Tapper Flat-Head Phillips with Perma-Seal Coating by Powers Fasteners, Inc
- Wood sleepers, where existing, shall be 6" x 6" minimum new treated wood
 - Install a 3/4" Diamond Tread Walk Pad underneath the wood

g. **Coverboard:**

- Install one (1) layer of 1/2" Densdeck Coverboard
- Coverboard Adhesive: Tremco Low Rise Adhesive
 - The adhesive shall be installed 3" on center throughout all zones on the roof.
 - Temperature of adhesive, substrate, and ambient conditions shall be within the Manufacturer's recommended ranges during installation of insulation adhesive.
 - Prior to installing insulation, seal around all penetrations and roof perimeters to ensure no adhesive drippage below the deck level.
 - Apply the low-rise adhesive in beads 3" on center throughout the field and perimeter. Apply the LRA in bead of 3" on center in corners
 - Once adhesive begins to rise, install insulation boards. Do not allow adhesive to skin over before placing the boards. Walk on boards to fully press them into the wet adhesive.
 - Do not slide insulation boards through adhesive during placement.
 - Ensure board adhesion and uniformity at joints by weighting down insulation until adhesive has set. Contractor shall not use rollers for this purpose. Do not remove weights until insulation is firmly attached and movement of boards no longer occurs.

h. **Roof Membrane System**

- Install one (1) ply of Tremco Burmastic Composite Ply HT set in Powerply Endure Bio Adhesive directly over the coverboard.

B.

- Install AlphaGuard™ PUMA Liquid Applied Roofing System
 - Prime all Metal, PVC or Concrete with PUMA 107 Primer
 - No priming is required for the Composite Ply HT base sheet or between the PUMA base and topcoat. However, the membrane needs to be clean (free of any residual dirt or containments) before installing the PUMA system.
 - Install a Fully Reinforced PUMA system over the new Composite Ply HT base sheet
 - Before installing the PUMA system over the base sheet, any Endure Bio adhesive bleed out needs to be primed with Geogard primer.

b. [Roof System Details](#)

- [Unit Curbs](#)
 - Completely remove all existing flashings
 - Raise all curbs to achieve an 8” minimum flashing height
 - Install cant strip
 - Install one (1) ply of Tremco Burmastic Composite Ply HT set in Powerply Endure Bio Adhesive
 - Install fully reinforced PUMA flashing system
 - Terminated the new flashings with a 4” aluminum cleat .040 fastened 6” on center with a stainless-steel fasteners and rubber washers
- [Detail 1: Parapet Walls:](#)
 - Remove the existing stainless-steel counterflashing from the thru-wall receiver
 - Completely remove all existing flashings
 - Install cant strip
 - Install one (1) ply of Tremco Burmastic Composite Ply HT set in Powerply Endure Bio Adhesive
 - Install fully reinforced PUMA flashing system
 - Terminated the new flashings with aluminum termination bar fastened 6” on center into the masonry substrate. Caulk the top of the termination bar with Tremseal Pro Urethane Sealant.
 - Install a new stainless-steel counterflashing into the existing receiver. Fasten to the existing receiver as required. The new stainless-steel counterflashing type and size will match what was existing.
 - Coping Stone Caulk Joint Replacement
 - Cross Joints Only-Preparation: Rake out the existing cross joints clean, prime and re-caulk
 - Masonry to masonry: Dymonic® FC is a high-performance, fast-curing, single-component, low-modulus, hybrid sealant, formulated with proprietary silane end-capped polymer technology.

- **Detail 2: Metal Edge Condition:**
 - Install new wood blocking to the height of the new tapered insulation and coverboard
 - Install the Composite Ply HT base sheet and Puma flashing over the edge covering the wood blocking and at least 2” of the brick substrate
 - Install Tremco Tremlock 215 Fascia
 - ANSI/SPRI ES-1 DESIGN PRESSURE OF UP TO 275 psf
- c. **Plumbing Stacks**
- Extend all existing pipes as required to meet all manufacture flashings requirements
- d. **Heat Stacks & Chiller Pipes**
- Install new Stainless-steel cap & Collar flashing
- e. **Fixed Pipe Antenna Supports**
- The fixed antenna support pipes are open at the top end. Install a permanent metal cap to close all open pipe ends from moisture.
- f. **Roof Curbs**
- Raise all curbs to meet the 8” minimum flashing requirements
- g. **Unit Rail Curbs**
- **Loose laid Rail Curbs:** position the loose laid rail curbs so they do not impede or prevent water flow. The rail curbs shall be set on ¾” Diamond Tread Pads
 - **Fixed Rail Curbs:** Provide tapered insulation crickets in and around the rail curbs to allow for unimpeded water flow. Two (2) existing, fixed rail curbs need to be replaced (with new) and repositioned in the direction that does not impede the water flow. The rail curbs are located under the large condenser unit.
- h. **Safety Railing Posts (18)**
- Extend the fixed, base pipe collars for manufactures acceptable flashing height.
 - Install PUMA flashings
 - Install a stainless-steel collar hood around the vertical railing posts. Install non-curing sealant between the post and new collar with a stainless-steel draw band
- i. **Pitch Pockets**
- Replace all existing pitch pockets
 - Remove the existing pitch pocket and filler
 - Install a new metal pitch pans with new using Tremco two (2) part pourable sealer
 - Install a new sheet metal hood over the pitch pocket

j. **Condensate lines:**

- Pipe all unit condensate lines (with PVC) directly to the drain for discharge. The condensate lines shall have a trap located at the unit. The condensate line shall be mounted on a Miro “type” plastic support 10’ on center which will be adhered to the roof system.

k. **Walkway**

- Install 4’ wide walkways around all serviceable roof units and roof hatches.
 - Around all roof hatches
 - Around the **entire** perimeter of the Pit Roof
 - Around the four (4) 24’ x 8’ steel dunnage platforms
 - Around all serviceable units
- Install Gray color PUMA topcoat with 022 Silica Sand broadcasted into wet topcoat

l. **Jobsite Site Inspection**

- Include Tremco Site Inspection three (3) days per week or approved manufacture’s field inspector.
- Include all daily reports (with photos) to be submitted to the engineer and owner within 48 hours of each workday.

m. **Warranty**

- Include a Tremco manufacture’s twenty (20) year labor and material warranty
- Include inspections at years 2, 5, 10 and 15. The inspections will generate a full electronic report with photos that will be upload online for the owner.

a. **Supply Chain Shortages**

- Due to the ongoing supply chain shortages, the roofing contractor will be required to do the following:
 - Once a purchase order has been issued, the contractor must order ALL materials ASAP.
 - The contractor must receive ALL materials at their warehouse location until the project start is determined. Once the contractor is cleared to start the work onsite, materials can then be delivered to the project location.
 - The materials must be stored in a secured location, out of the weather and within acceptable storage temperatures as per the roofing manufacture. The cost of this material handling is to be included in the project cost.

C. **Staging and Roof-top Storage**

- a. Contractor shall confine his material storage and staging to those locations approved by the owner.
- b. Crane, Hoist and Dumpsters Locations: As approved by the owner

- c. Contractor will protect the existing exterior ground conditions in and around the staging locations. Any damaged caused by the contractor will be repaired and/or replaced by the contractor at no cost to the owner. The grounds will be restored to their original condition upon completion of the project.
- d. Protect doorways and walkways from falling debris. The building will remain open and active during the duration of the project.
- e. At staging locations, do not block door access. Provide overhead scaffold protection at any pedestrian's egress locations.

D. Roof Access

- a. As approved by the owner: TBD
- b. Contractor will protect all interior areas of egress from construction debris and foot traffic contamination. It is the contractor's responsibility to perform daily housekeeping within these egress areas to maintain acceptable owner standards.
 - If interior access is required, City of Atlantic City must be notified in advanced with a schedule. Any access inside any part of the building may require a City of Atlantic City escort.

E. Temporary Facilities and utilities

- a. Contractor shall provide temporary sanitary bathroom facilities

F. Safety

- a. The Contractor shall be solely responsible for construction project safety
- b. Standards: Comply with all pertinent standards
 - Occupational Safety and Health Act of 1970
 - State, County, and City requirements, as applicable

G. Permits

- a. It is the contractor responsibility to apply for all required building permits.\
- b. Permit fees will be waived

H. Project Award

- a. TBD

I. Site specific items

- a. **Smoking:** NO smoking is permitted anywhere on the property.
- b. **Roof-top power:** The contractors shall provide their own temporary roof-top power.

- **Noise/ Fumes:** Generators must be positioned to prevent any fumes from entering any buildings. In addition, the noise of the running generators shall not interrupt the occupants of any building.
- c. **Interior drain work:**
- Any work inside the building will have to be approved by the owner.
 - **Work hours inside the building:** TBD
- d. **Crane/ Truck Placement:** The placement of any crane and/or delivery trucks must be approved by the owner. The contractor will be required to provide a site plan indicating any potential locations in and around the buildings. The owner wants to prevent any fumes from entering the building (intake louvers, windows/doors etc.). In addition, the owner does not want to interrupt any building operations (i.e., deliveries, personnel access etc.).
- e. **Work hours:**
- **Monday through Friday:** 7 am to 5 p.m.
 - **Weekends:** If weekend work is required, it must be approved by City of Atlantic City.
- f. **Demolition:** City of Atlantic City will determine what existing penetrations are obsolete. Those units will be removed by the contractor and decked in (if applicable).
- a. **Tremco Roofing Details**
- Only reference updated Tremco roof system details that are provide with the project manual or found on Tremco’s website. Please call for any clarification needed.
 - <https://www.tremcoroofing.com/roofing-systems/detail-drawings/>

Thank you for your cooperation.