

**Roof Replacement - 2024**  
**Project No. 24006**

## **ADDENDUM NO. 2**

June 7, 2024

*The following items are revisions, clarifications and additions to the original drawings and project manual for the above referenced project.*

### **GENERAL**

1. AD-01 issued in error. This item was mistakenly issued as an addendum when it was simply intended as a Notice To Bidders. Please acknowledge receipt of Pre-Bid Meeting Notification as Addendum No. 1 on your Bid Form.

### **DRAWINGS**

#### **Sheet A.300 CAMPUS ROOF REPLACEMENT PLAN & DETAILS**

1. Types of valleys on the roof project (see keynotes, updated on the plan) Clarification:
  - a. Woven Valleys: are not intended anywhere on this project.
  - b. Base Bid Roof Areas (main hospital building) there are both open (metal-lined) and closed cut valleys.
    - 1) Closed-Cut Valleys: Short run valleys (including penthouses) are intended to be of this type.
    - 2) Open (metal-lined) Valleys: Longer run valleys are intended to be of this type.
  - c. Alternate Bid Roof Areas (out buildings) are intended to have Closed-Cut Valleys (where they exist).
2. Flashing of Existing Mechanical Curbs Clarification:
  - a. Provide and install new prefinished metal flanged crickets on the uphill side of all existing mechanical curbs.
  - b. Provide step flashing on all sloped sides of existing mechanical curbs.
  - c. Provide apron flashing lapped over shingles on the downhill side of all existing mechanical curbs.
  - d. Provide perimeter prefinished metal counterflashing at perimeter of all existing mechanical curbs to completely conceal and protect curbs from inclement weather.
  - e. Seal all new fasteners and all existing fasteners at existing curbs, exhaust fans, and curb adapters.
  - f. Replace detail 3/A.300 in its entirety as indicated on the plan.

Attachments: Pre-Bid Meeting Notes  
Pre-Bid Meeting Agenda  
Pre-Bid Meeting Attendance Sheet  
Sheet A.300

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#### **VINTAGE ARCHONICS, INC.**

8205 Lima Road Fort Wayne, Indiana 46818 (260) 489-3543 (260) 489-1293 fax [www.vintagearchonics.com](http://www.vintagearchonics.com)

**Roof Replacement - 2024**  
**Project No. 24006****PRE-BID MEETING NOTES****Meeting Date:** June 6, 2024**Attendance:** See attached Pre-Bid Attendance sheet

Lucas Konger conducted the Pre-Bid Meeting which convened at 1:30 p.m. in the meeting room of the Maintenance Building immediately adjacent to the office of Mr. Aaron Eddy, Director of Facilities Maintenance for Paulding County Hospital.

1. LK handed out a Pre-Bid Meeting Agenda to attendees (see attached).
2. Attendees verbally introduced themselves in order around the room.
3. A Pre-Bid Attendance Sheet was passed around the room for attendees to fill in contact information (see attached).
4. LK discussed the schedule for bidding and anticipated construction.
5. LK stated that Paulding County Hospital is tax exempt.
6. LK discussed that the “main hospital building” is the base bid and that the individual “out buildings” on the hospital campus are the alternates as listed in the plans and specs.
7. LK discussed the unit costs required with the bid are for potential replacement of compromised roof deck/sheathing as listed in the specs.
8. LK stated that bidders must include written acknowledgement for receipt of all addenda, included with their bid.
9. LK discussed the Summary of Work as outlined in the agenda.
10. LK opened the meeting for questions. The following questions from potential bidders were received along with the following discussion:
  - What are the times for daily work?
    - 6 am is the earliest acceptable start time in general.
    - 8 am is the earliest acceptable start time above/around “med floor.”
    - 8 pm is the latest time for daily completion of work.
  - Regarding the unit costs and pending field verification during demolition, there likely exists both insulated nail base deck and corrugated metal “B” deck. How should the cost for the potential need to repair and/or replace these items be handled with the owner?
    - As quickly as possible upon discovery of damaged/compromised construction that is determined to be beyond the scope of the unit costs as outlined, the contractor shall coordinate and conduct a meeting on-site with the owner and architect to review the damage and discuss solution options and costs.
    - Solution option(s) selected for repair/replacement of the damaged/compromised construction, as well as the respective unit cost(s), shall be clearly defined and agreed upon in writing by the contractor, architect, and owner, prior to proceeding with the work.
  - Is the warranty for the specified GAF shingle system intended to be the same as that specified for the Owens-Corning shingle system?
    - Yes, the Owens-Corning system, including the warranty, is the basis for the design and shall be equivalent if GAF system is chosen.
  - Is there a hard and fast completion date for the project?
    - No. However, completion of the project is expected before cold weather sets in for the season.
  - Are hot-dipped galvanized nails acceptable for use on the project?
    - No, fasteners are to be selected from the options outlined in the specifications.

**VINTAGE ARCHONICS, INC.**8205 Lima Road Fort Wayne, Indiana 46818 (260) 489-3543 (260) 489-1293 fax [www.vintagearchonics.com](http://www.vintagearchonics.com)

- The drawings indicate both “Open” (metal-lined) and “Closed-Cut” valleys. Is this correct or is one or the other preferred?
  - BA stated that “Open” metal-lined valleys are intended. BA agreed to review the drawings for errors or inconsistencies and issue a clarification/correction via addendum.
- New flashings are indicated for existing roof curbs. How are flashing of flanged curbs to be handled?
  - BA stated that new flashings are called out for but agreed that a clarification would be helpful and will be issued via addendum.
- Will the contract be awarded based primarily on the low bid of the base bid portion of the work?
  - Yes, the lowest base bid will be the primary bid consideration. However, the combined bid of accepted alternates will certainly influence the final award decision.
- LK discussed the bond requirements.
- Project is not prevailing wage.

Aaron Eddy gave a guided tour of the roof work areas to interested attendees (Lucas Konger and Brian Andrews did not attend the guided tour with the bidders). Any additional site visits by bidding contractors will need to be scheduled with Aaron Eddy, 419-399-4080.

No further discussion took place, and the meeting adjourned. Please address any corrections or additions to these meeting notes to our office as soon as possible; otherwise these meeting notes, as written, will become a part of the project file.

Lucas Konger  
**VINTAGE ARCHONICS, INC.**

cc: All those in attendance

**Roof Replacement - 2024**  
**Project No. 24006**

*June 6, 2024, at 1:30 p.m., Location: Paulding County Hospital*

## **PRE-BID MEETING AGENDA**

**A. Introductions / Attendance Sheet**

**B. Schedule:**

1. **Bid Due Date:** Wednesday, June 12, 2024, at 1:00 p.m., local time at Paulding County Hospital
2. Long-Lead Equipment and Materials need Ordered Immediately
3. Construction Completion Schedule to be Provided by Contractor

**C. Drawings Available at:** Eastern Engineering and Supply, Fort Wayne, IN (at contractors' cost)

**D. Tax Exempt:** Yes

**E. Alternates No. 1-5 and Unit Pricing No. 1-2:** Pricing to be noted on Bid Form

**F. Addendum:** Must Acknowledge Receipt of all Addenda

**G. Summary of Work:**

1. General
2. Site Logistics
3. Contractor Parking
4. Field Offices, Storage Trailers and Coordination
5. Non-Smoking Campus

**H. Questions**

**I. Site Visit**

**Roof Replacement - 2024**  
**Project No. 24006**

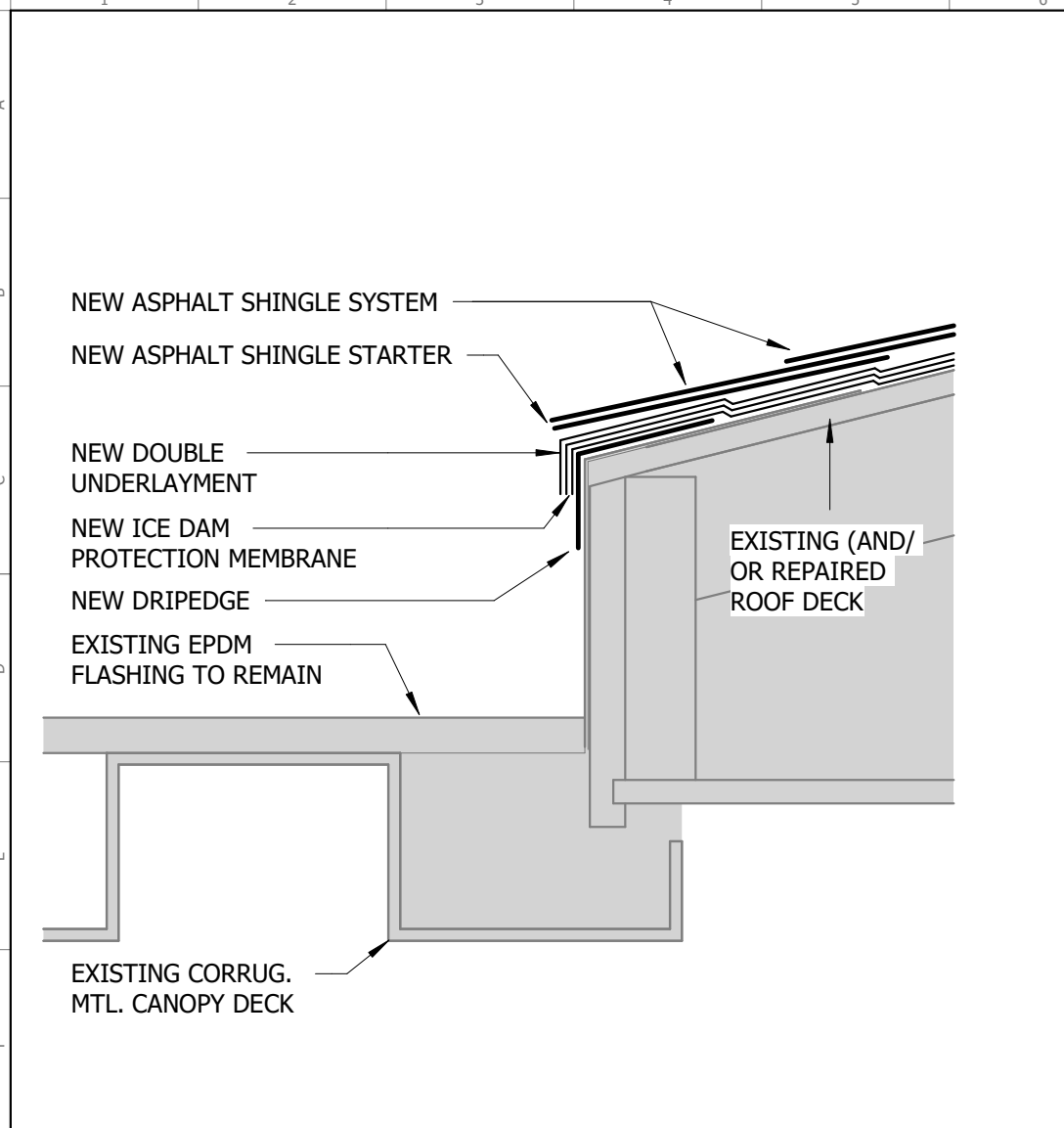
## PRE-BID MEETING ATTENDANCE

June 6, 2024

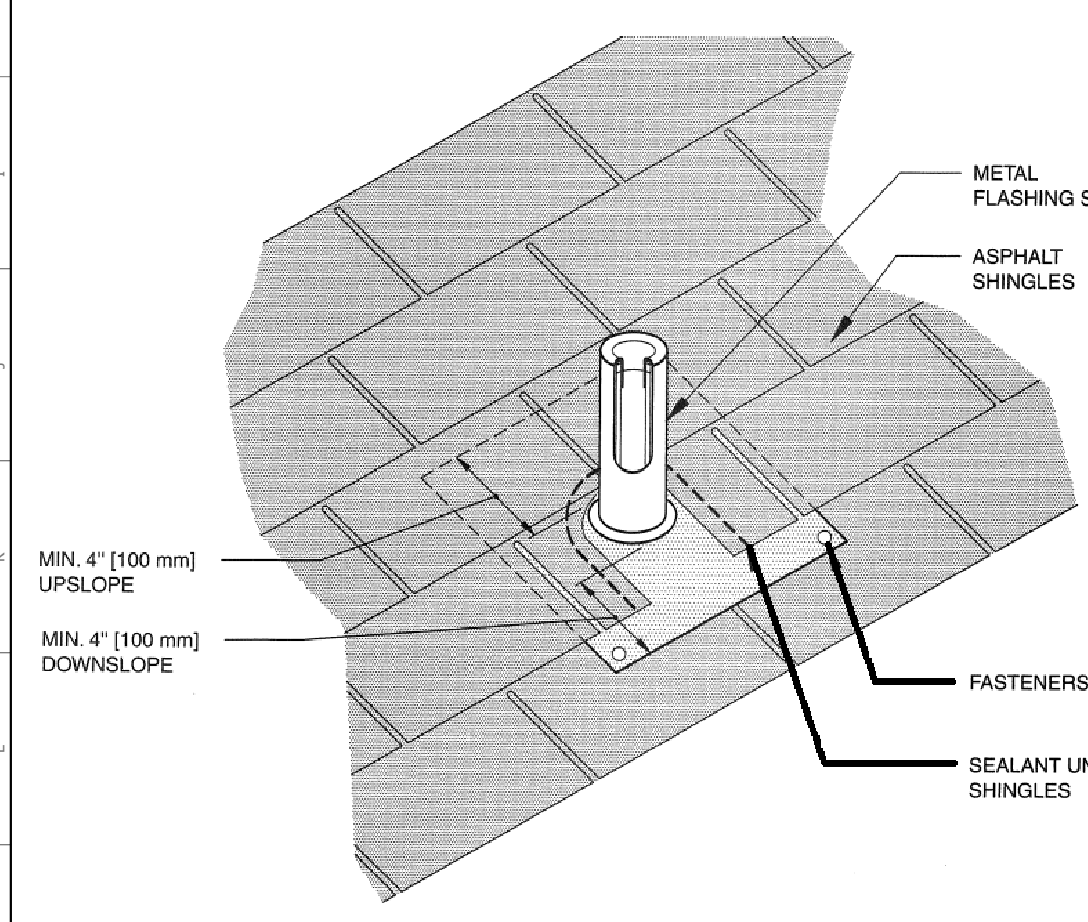
Name/Organization	Telephone Number	E-Mail Address
Dallas Fountain Landmark Roofing	260.610.7006	dallas@landmarkroofingexperts.com
Spencer - B+B Companies	330-858-0012	Spencer@BoileyRoofingohio.com
C.C. Seamless	419-567-4028	Cody@CCSeamless.com
ACI Construction	419-231-4313	dougmooney@acicontractors.com
E. Lee Coast	419-234-1547	Tami@E.LeeCoast.com
Aaron Eddy/Paulding Co Hospital		
Lucas Konger/Vintage Archonics		
Brian Andrews/Vintage Archonics		



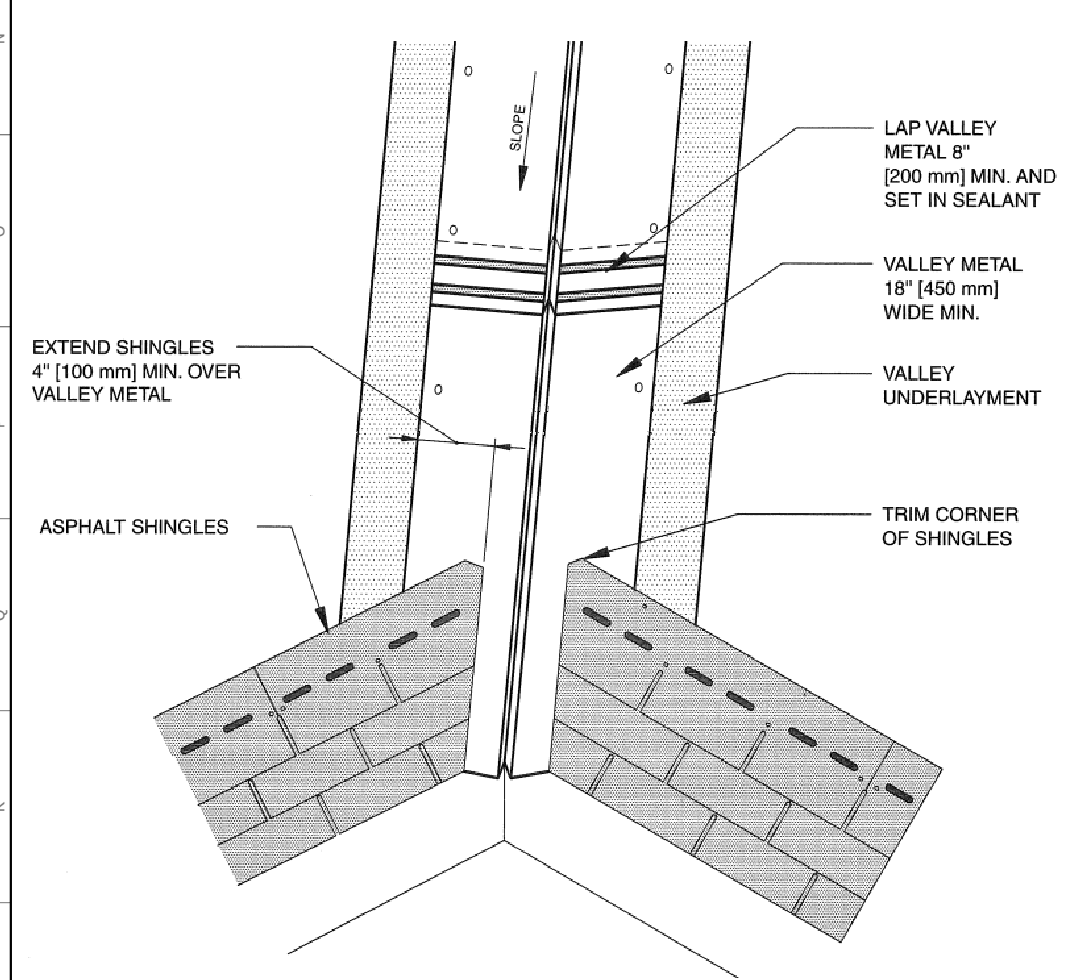
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 C:\Users\jandrews\OneDrive\Local Machine\24005 Paulding Co Hosp Roof Replacement - R2023 Mod\_24005.dwg



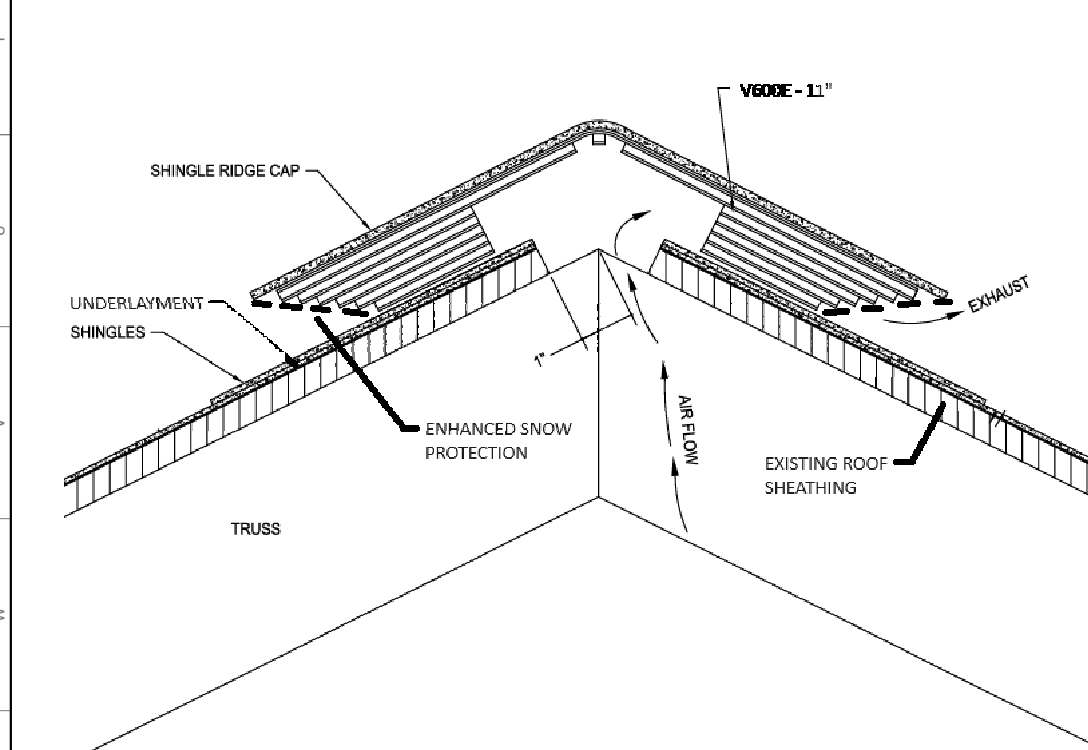
10 **EAVE @ EXISTING CANOPY**  
 A.300 3" = 1'-0"



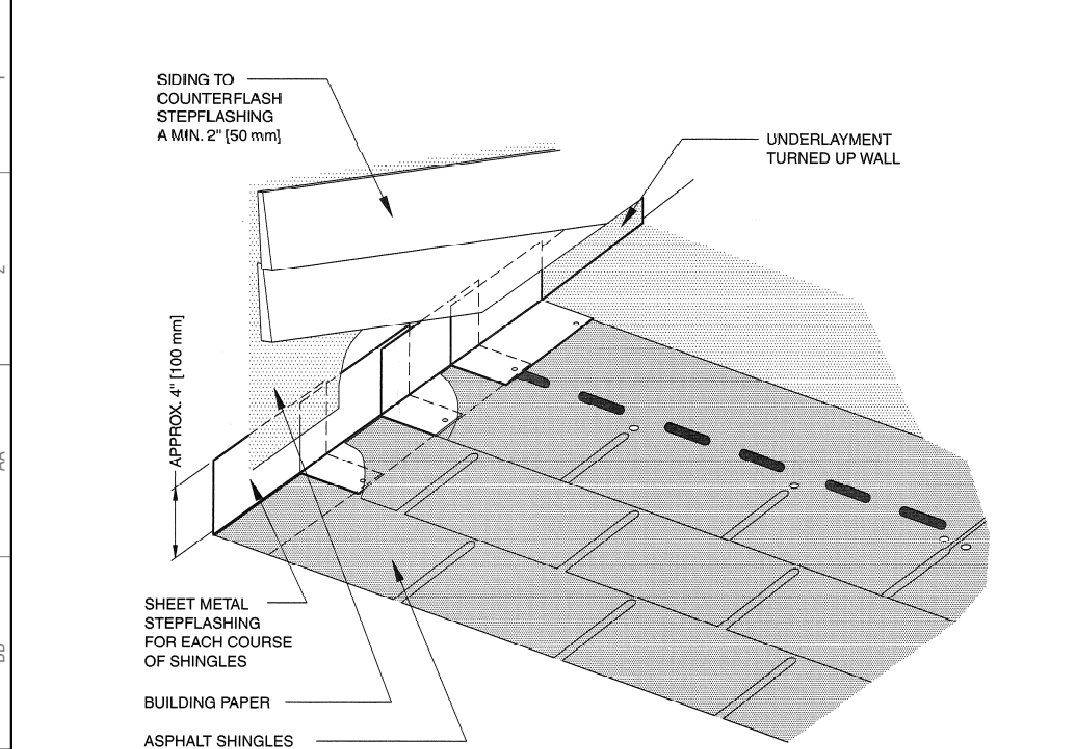
8 **NRCA STD. PIPE PENETRATION**  
 A.300 12" = 1'-0"



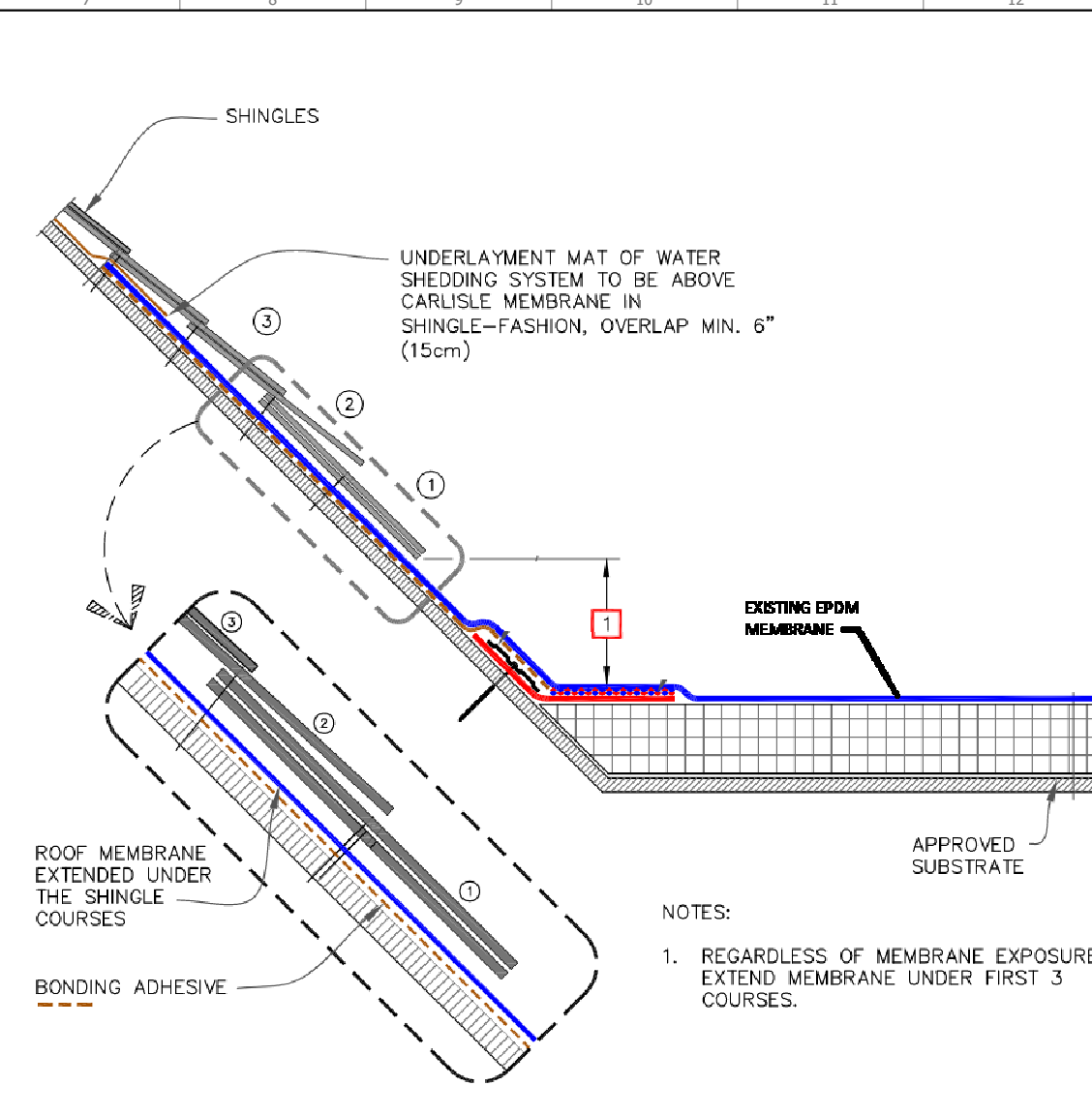
5 **NRCA OPEN VALLEY (METAL LINED)**  
 A.300 12" = 1'-0"



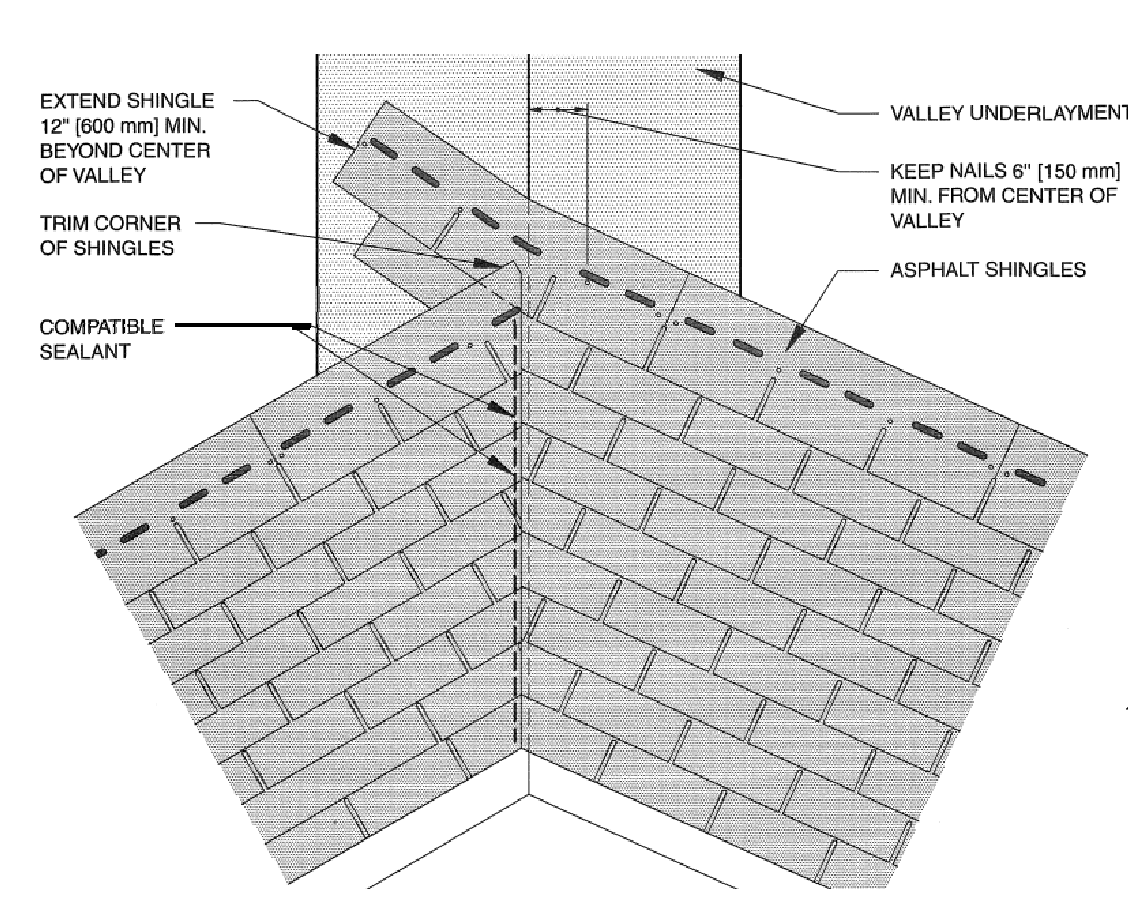
4 **VENTED RIDGE**  
 A.300 12" = 1'-0"



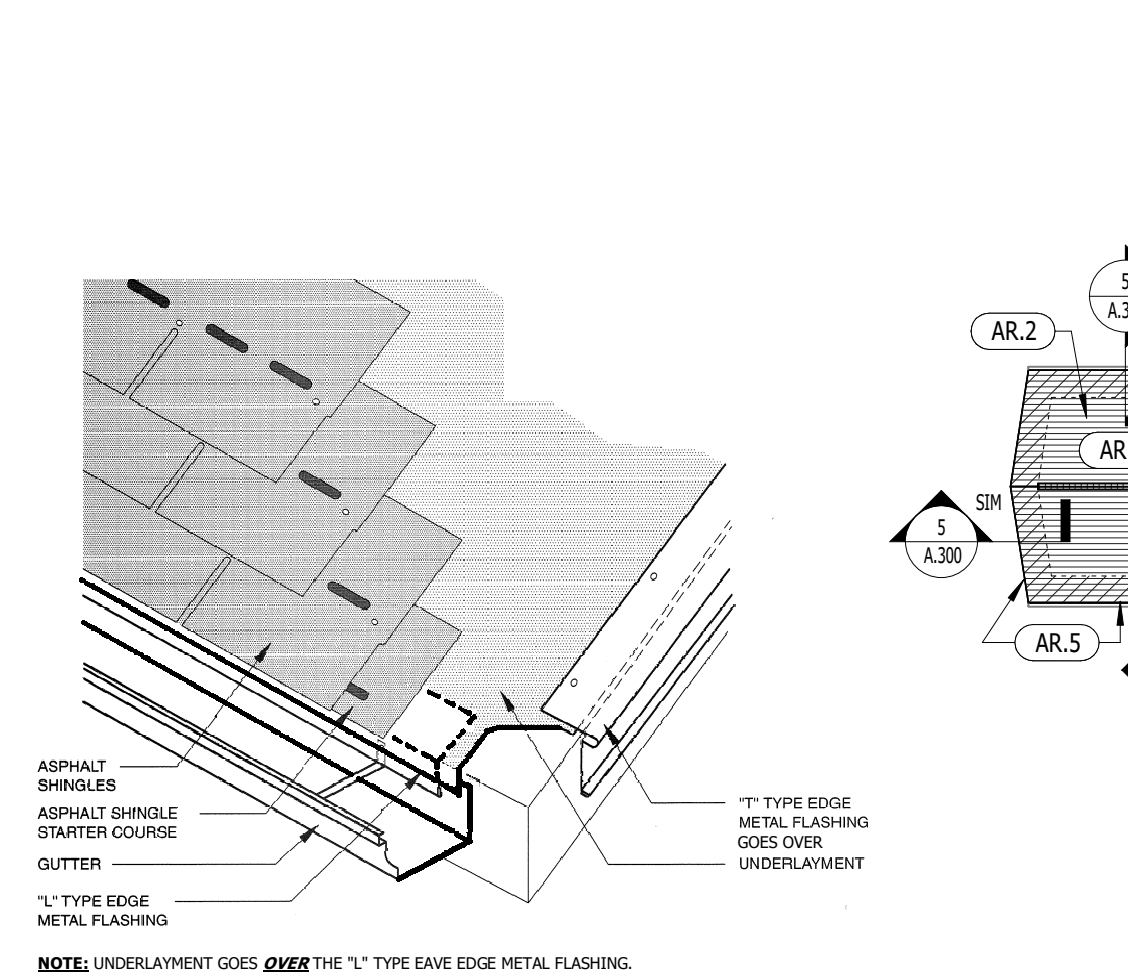
2 **NRCA STD. SIDEWALL FLASHING**  
 A.300 12" = 1'-0"



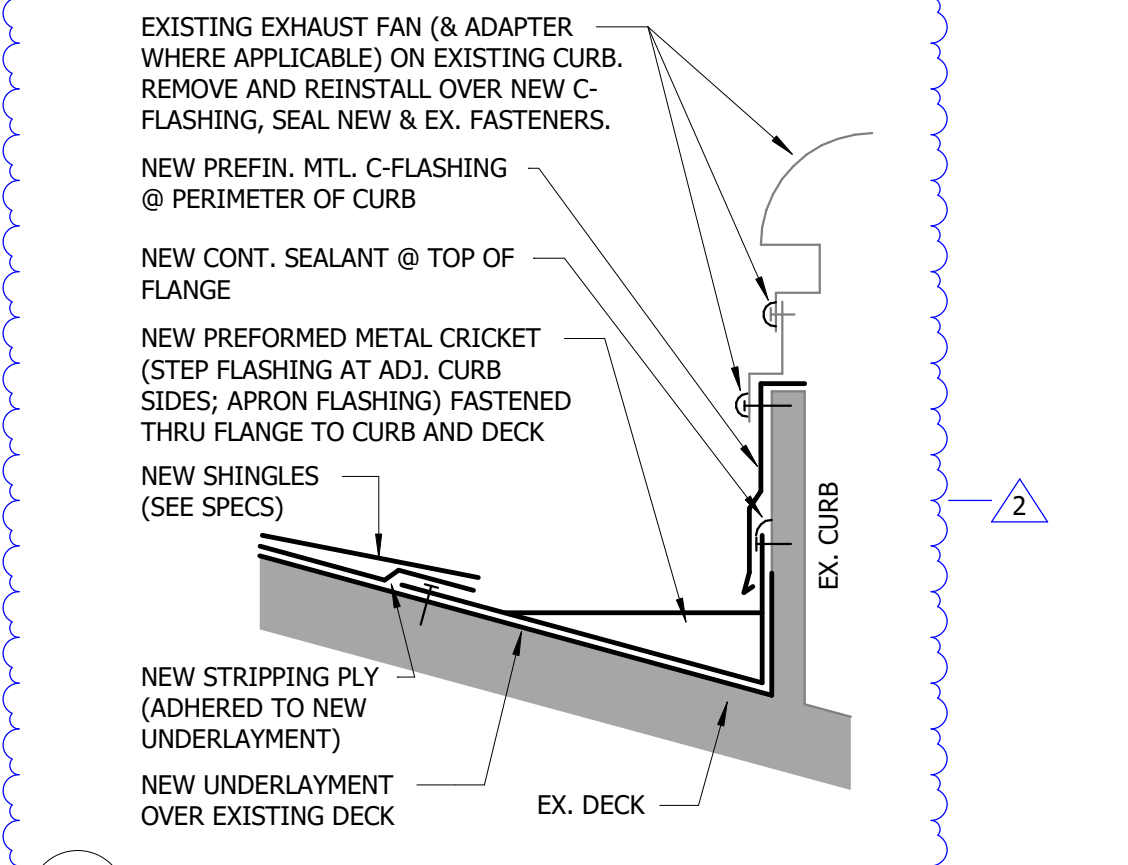
9 **SHINGLES TO EPDM TIE-IN**  
 A.300 12" = 1'-0"



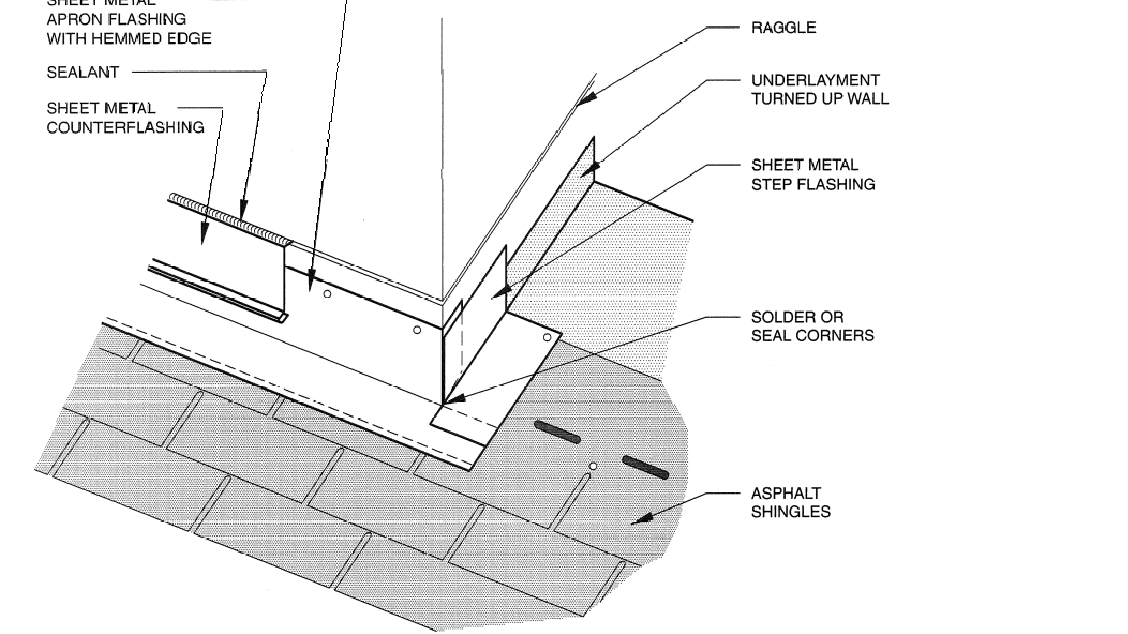
7 **NRCA CLOSED-CUT VALLEY**  
 A.300 12" = 1'-0"



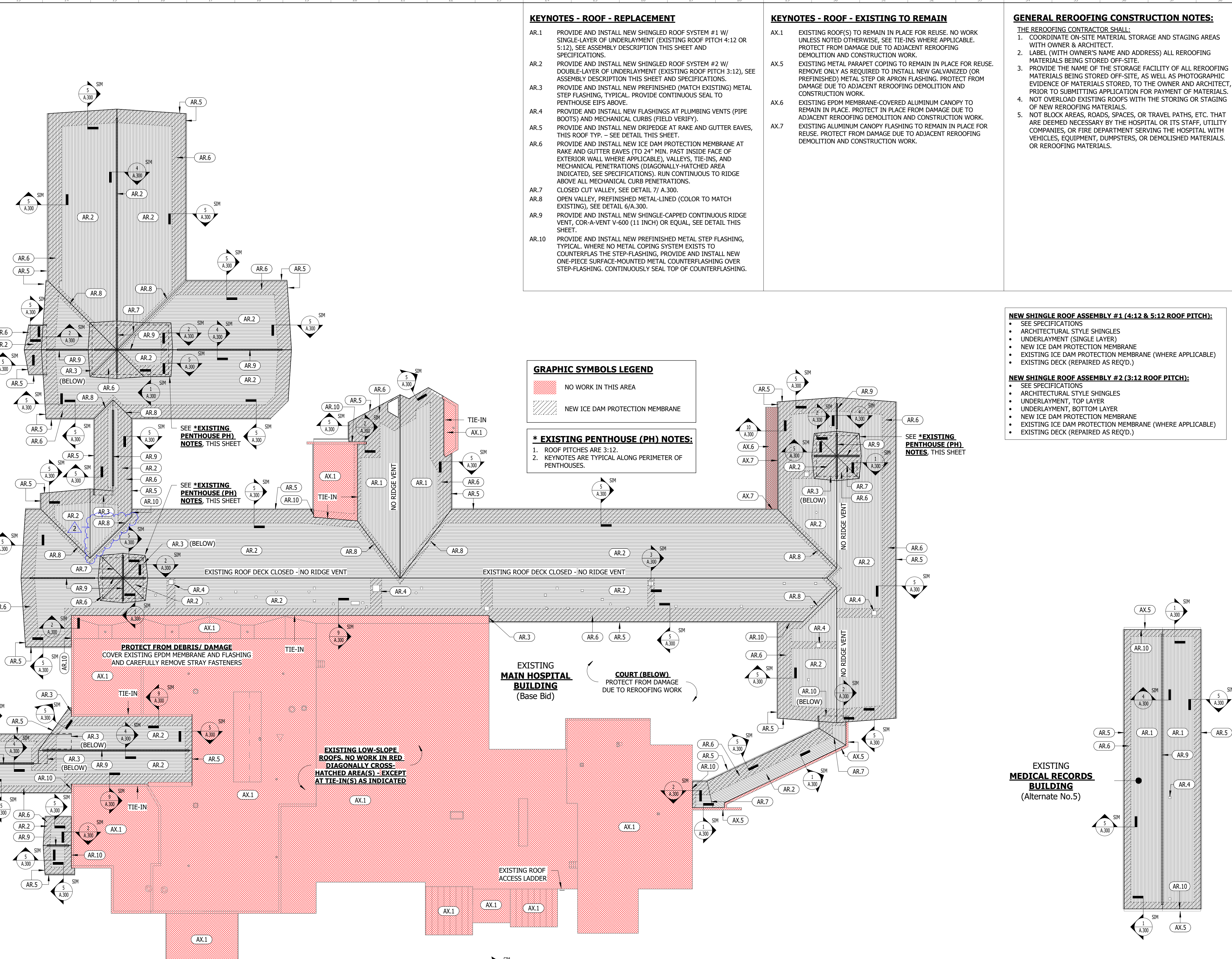
5 **NRCA STD. EAVE / RAKE W/ GUTTER**  
 A.300 12" = 1'-0"



3 **NRCA STD. BACKER FLASHING**  
 A.300 12" = 1'-0"



1 **NRCA STD. APRON FLASHING DETAIL**  
 A.300 12" = 1'-0"



**GRAPHIC SYMBOLS LEGEND**  
 NO WORK IN THIS AREA  
 NEW ICE DAM PROTECTION MEMBRANE

**\* EXISTING PENTHOUSE (PH) NOTES:**  
 1. ROOF PITCHES ARE 3:12.  
 2. KEYNOTES ARE TYPICAL ALONG PERIMETER OF PENTHOUSES.

**NEW SHINGLE ROOF ASSEMBLY #1 (4:12 & 5:12 ROOF PITCH):**  
 • SEE SPECIFICATIONS  
 • ARCHITECTURAL STYLE SHINGLES  
 • UNDERLAYER (SINGLE LAYER)  
 • NEW ICE DAM PROTECTION MEMBRANE (WHERE APPLICABLE)  
 • EXISTING ICE DAM PROTECTION MEMBRANE (WHERE APPLICABLE)  
 • EXISTING DECK (REPAIRED AS REQ'D.)

**NEW SHINGLE ROOF ASSEMBLY #2 (3:12 ROOF PITCH):**  
 • SEE SPECIFICATIONS  
 • ARCHITECTURAL STYLE SHINGLES  
 • UNDERLAYER, TOP LAYER  
 • UNDERLAYER, BOTTOM LAYER  
 • NEW ICE DAM PROTECTION MEMBRANE (WHERE APPLICABLE)  
 • EXISTING DECK (REPAIRED AS REQ'D.)

**GRAPHIC SYMBOLS LEGEND: MAIN HOSPITAL BUILDING - ROOF REPLACEMENT AREAS (BASE BID)**  
 NO WORK IN THIS AREA  
 REPLACEMENT ROOF AREA DESIGNATION

**CAMPUS ROOF REPLACEMENT PLAN**  
 3/64" = 1'-0"

**MAIN HOSPITAL ROOF KEY PLAN - ROOF REPLACEMENT AREAS**  
 N.T.S.

**VINTAGE ARCHONICS**  
 ARCHITECTURE  
 ENGINEERING  
 INTERIOR DESIGN  
 8055 Lima Road  
 Fort Wayne, Indiana 46818  
 260-489-3543  
 vintagearchonics.com

**STATE OF OHIO REGISTERED ARCHITECT**  
 LUCAS M. KONGER  
 ARC. 1716969  
 Lucas M. Konger, License #ARC1716969  
 Expiration Date

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**PAULDING COUNTY HOSPITAL**  
 1035 West Wayne Street, Paulding, OH 45879  
**Asphalt Shingled Roof Replacements**

Current Revision: 2  
 REVISIONS LIST  
 2 ADDENDUM #40-02 06/07/2024

**DRAWINGS MUST BE PRINTED AND/OR REPRODUCED IN COLOR**  
 DESIGNED LK, BA  
 DRAWN BA  
 DATE 05/28/2024

PROJECT NUMBER  
 24006 . 00  
 CAMPUS ROOF REPLACEMENT PLAN & DETAILS