RICHMOND COMMUNITY SCHOOLS
TEST INTERMEDIATE SCHOOL
ROOF REPLACEMENT PROJECT

LWC Commission No. 24105.15

ADDENDUM #03
July 05, 2024

LWC, Inc.
712 EAST MAIN ST
RICHMOND, IN 47374

To Prospective Bidders:

This addendum is a modification of the Contract Documents for the above referenced project and is hereby incorporated into and becomes a part of said Contract Documents. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject the Bidder to disqualification. It is to be considered in the Proposals and covers additions to or changes in the Contract Documents as indicated below.

Attachments:
- Updated and New Specifications Sections
- Plan Holders List
- Pre-Bid Agenda – July 9, 2024

GENERAL NOTES
- **Pre-bid Meeting**
  - **July 9, 2024, at 1:00 pm. (ADD 02)**
- **Bid Date and time will be July 30, 2024, at 1:00 pm.** (ADD 01)
- The last day for Bidder questions is **July 26, 2024.** (ADD 01)
- The last Addendum will be issued **July 26, 2024.** (ADD 01)

SPECIFICATIONS
1. Section 00001 – Index
   a. Added Plumbing Spec Sections
2. Section 000500 – Preliminary Schedule
   a. Updated Pre-Bid meeting Date
3. Section 12300 – Alternate Bids
   a. Updated Alternates Plan
4. Section 220719 – Plumbing Piping Insulation
   a. New Section
5. Section 221316 – Interior Drainage and Vent Systems
   a. New Section
6. Section 221319 – Drainage Systems Specialties
   a. New Section

END OF ADDENDUM #03

SPECIFICATION

For

TEST INTERMEDIATE SCHOOL
ROOF REPLACEMENT PROJECT

SPECIFICATION SECTIONS			
	REBID SET	**PERMIT SET**	**CONFORMED SET**
DIVISION 0 SECTIONS – BIDDING AND CONTRACT REQUIREMENTS			
000010 – Notice to Bidders	**X**		
000100 – Instruction to Bidders	**X**		
000400 = Bid Proposal Form	**X**		
000401 – Form 96	**X**		
000500– Preliminary Schedule	**X**		
000700 – A201 – General Conditions	**X**		
000701 – Modifications to General Conditions	**X**		
000800 – Supplementary Conditions	**X**		
001031 – A101 Standard Form of Agreement	**X**		
001031A – Exhibit A – Insurance and Bonds	**X**		
001031B – Exhibit B – Bid Bond	**X**		
001031C – Exhibit C - Payment Bond	**X**		
001031D – Exhibit D – Performance Bond	**X**		
DIVISION 1 SECTIONS – GENERAL CONDITIONS			
011000 – Summary	**X**		
012100 - Allowances	**X**		
012200 – Unit Prices	**X**		
012300 - Alternates	**X**		
012600 – Contract Modification Procedures	**X**		
012900 – Payment Procedures	**X**		
013100 – Project Management and Coordination	**X**		
013300 – Submittal Procedures	**X**		
014200 - References	**X**		
015000 – Temporary Facilities and Controls	**X**		
016000 – Product Requirements	**X**		
017300 - Execution	**X**		
017329 – Cutting and Patching	**X**		
017400 - Warranties	**X**		
017419 – Construction Waste Management and Disposal	**X**		
017700 – Closeout Procedures	**X**		
017823 – Operation and Maintenance Data	**X**		

017839 – Project Record Documents	**X**		
DIVISION 2 SECTIONS – EXISTING CONDITIONS			
024119 – Selective Structure Demolition	**X**		
DIVISION 3 SECTIONS - CONCRETE			
035113 – Cementitious Wood Fiber Decks	**X**		
DIVISION 4 SECTIONS - MASONRY			
042000 – Unit Masonry	**X**		
040120.63 – Brick Masonry Repair	**X**		
DIVISION 5 SECTIONS - METALS			
055000 – Metal Fabrications	**X**		
DIVISION 6 SECTIONS			
061000 – Rough Carpentry	**X**		
DIVISION 7 SECTIONS			
070150 – Preparation for Re-Roofing	**X**		
073113 – Asphalt Shingle Roofing	**X**		
075323 – EPDM Roofing	**X**		
076200 – Sheet Metal Flashing and Trim	**X**		
077100 – Roof Specialties	**X**		
077200 – Roof Accessories	**X**		
079200 – Joint Sealants	**X**		
DIVISION 8 SECTIONS			
089000 – Aluminum Louvers and Vents	**X**		
DIVISION 11 SECTIONS			
118129 – Facility Fall Protection System	**X**		
DIVISION 22 SECTIONS – Addendum 03			
220719 – Plumbing Piping Insulation	**X**		
221316 – Interior Drainage and Vent Systems	**X**		
221319 – Drainage Systems Specialties	**X**		

END OF INDEX

SECTION 000500 – PRELIMINARY SCHEDULE (ADD 03)

1.1 SCHEDULE OUTLINE

A. Documents Available for Bid: June 20, 2024

B. First Advertisement by June 28, 2024

C. Pre-bid Meeting:
   1. Pre-bid Meeting: July 9, 2024, at 1:00 pm. (ADD 02)

D. Second Advertisement by July 5, 2024

E. Last Day for Bidder Questions: **July 26, 2024** (ADD 01)

F. Date of Last Addendum: **July 26, 2024** (ADD 01)

G. **Bids Due: July 30, 2024, at 1:00 pm**. (ADD 01)

H. Contractor Post-Bid Interviews – **July 31- Aug 02** (ADD 01)

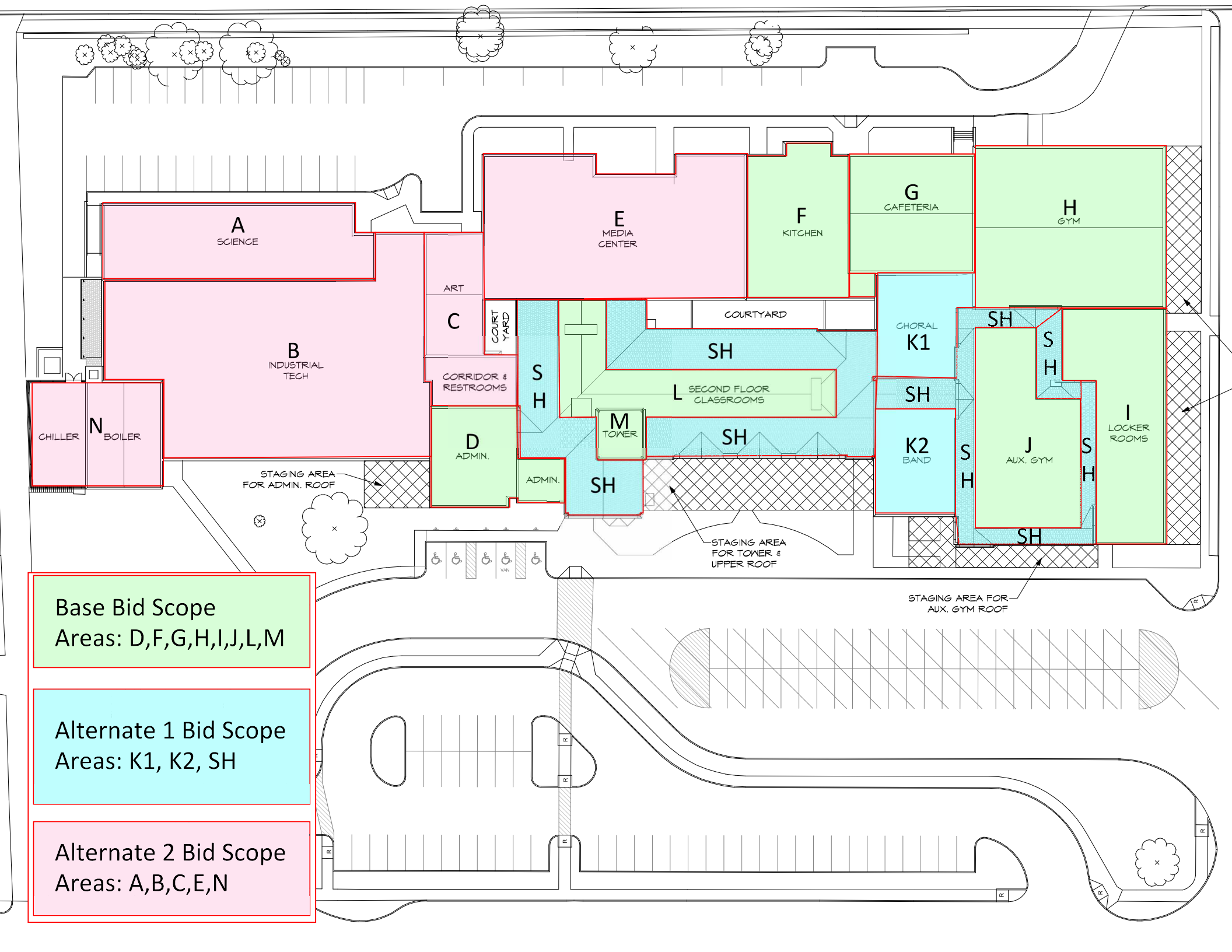
I. Anticipated Contract Award: August 14, 2024

J. Issue Notice to Proceed: August 15, 2024

K. Construction Work:
   1. Phase 1 - September 1, 2024 – December 1, 2024
   2. Phase 2 – April 1, 2025 – July 1, 2025

L. Substantial Completion Work:
   1. Phase 1: December 1, 2024
   2. Phase 2: July 1, 2025

END OF SCHEDULE



Base Bid Scope
Areas: D,F,G,H,I,J,L,M

Alternate 1 Bid Scope
Areas: K1, K2, SH

Alternate 2 Bid Scope
Areas: A,B,C,E,N

22 07 19 PLUMBING PIPING INSULATION

PART 1 - GENERAL

1.1 Piping systems shall be insulated as described below. Pipe, fittings, unions, flanges, mechanical joint couplings, valves, devices, specialties and related items in the piping systems shall be insulated unless otherwise noted, with access maintained to P/T test ports, strainer caps, air vents and similar accessories thru the use of removable and reusable caps, plugs and fittings.

1.2 Composite insulation assemblies shall not exceed maximum flame spread of 25 and smoke development of 50, except as specifically allowed below, as established by UL 723 or ASTM E84 test methods. However, "discrete" combustible components as defined by the mechanical code may be UL 243 listed in lieu of UL 723 or ASTM E84.

1.3 Insulation thicknesses are based on ASHRAE 90.1 and an average thermal conductivity of 0.22 to 0.28 BTU-in./hr. ft.2 - degrees F at 100 degrees F (0.21 to 0.27 BTU-in/hr ft^2 – degrees F at 75 degrees F). Thickness of insulation with lower conductivity may be reduced proportionately except that minimum thickness shall be 0.50 inch.

1.4 The following plumbing piping shall be covered with insulation of thickness listed, in compliance with ASHRAE 90.1, latest publication:

Pipe System	0.75" and smaller	1.0" to 1.25"	1.50" to 3"	4" to 6"	8" and larger
Storm drainage (1)	-----	-----	1"	1"	1"

Notes:

1. Storm and secondary (emergency) roof drainage systems - interior horizontal above ground piping including underside of roof drain sumps and outlet piping.

1.5 Mechanical joint fittings and couplings shall be considered as a part of the pipe line and shall be insulated. Bidders on the insulation work are cautioned to verify during the bidding period the extent of this work.

1.6 Submittals

A. Submit product description, thermal characteristics and list of materials and thickness for each service and location.

B. Submit manufacturers published literature indicating proper installation procedures.

1.7 Delivery, Storage and Handling

A. Materials on site shall be stored in original factory packaging, labeled with manufacturer's identification, including product density and thickness.

B. Protect insulation from weather and construction traffic, dirt, water, chemical and damage in addition to storing in original wrapping.

PART 2 - PRODUCTS

2.1 Fiberglass pipe insulation shall be factory molded tubular fiberglass with "all service" jacket having an integral vapor barrier. Longitudinal joints of the jacket shall be overlapping with factory applied adhesive. In lieu of the factory adhesive, staples on 6 inch centers may be used with vapor barrier mastic applied to seal both the joint and stable holes. Butt joints shall be sealed with 3 inches wide ASJ pressure sensitive tape. Insulation shall be GreenGuard certified for low formaldehyde and VOC emissions.

2.2 Closed-cell elastomeric insulation shall be tubular or sheet form, flexible pipe insulation. Polyolefin insulation is not acceptable. Insulation shall be manufactured without the use of CFC's, HCFC's or HFC's. It should meet ASTM C534 and also be formaldehyde free, low VOC and resistant to mold and mildew. Pre-slit longitudinally with pressure sensitive adhesive tape closure system on tubular systems up to 4 inches IPS pipe size, field-split adhesive-seal on tubular systems for 6 inches IPS pipe size and self-adhering sheet insulation for pipe sizes larger than 6 IPS. Joints which do not have factory-applied sealant shall be sealed with 2 inches wide elastomeric thermal insulation tape or low VOC vapor sealing adhesive, complying with the specifications of the insulation manufacturer. Installation shall be in accordance with the manufacturer's published installation instructions.

For indoor systems, use shall be restricted to those systems requiring 1.5 inch thickness or less (due to 25/50 ASTM E84 requirements).

2.3 Fittings, valves, flanges and other devices, both exposed and concealed, requiring insulation shall be covered same thickness as pipe insulation with:

A. For fiberglass insulation systems:

1. Factory molded fitting insulation cover with PVC one-piece fitting cover;
2. Miter-cut segments of pipe insulation, held in place with adhesive and/or wire, filled with insulating cement smoothed to shape and covered with PVC one-piece fitting cover;
3. Fiberglass blanket insulation, compressed, held in place and covered with PVC one-piece fitting cover; or
4. Oversized pipe insulation, where applicable, finished same as straight run pipe insulation.

B. For closed-cell elastomeric insulation systems:

1. Miter cutting of tubular insulation using special tools and mitering devices; or
2. Oversized pipe insulation and insulation donuts, overlapped and shaped to conform to the fitting, valve or device.

2.4 Hangers on insulated horizontal piping are to be oversized to surround the pipe insulation. To protect the insulation from damage or inordinate compression due to concentrated weight, the following shall be provided at each hanger:

A. Pipe 2 inches and smaller - Anvil Fig. 168 18 ga. sheet metal rib-lock shield with belled ends, 12 inches long.

B. Pipe 2.50 inches and larger.

Pipe service temperatures 210 degrees F and below: 360 degrees insulated saddles equal to Buckaroos Tru-Balance with phenolic foam insulation, integral zero-perm vapor barrier and sheetmetal rib-lock shield with belled ends. For piping systems specified to be insulated with elastomeric type insulation, utilize Armafex IPH 25/50 flame/smoke rated insulation pipe hangers with polyurethane inserts and 30 MIL aluminum jacket, insulation wall thickness shall be minimum 1". If required service insulation is specified to be greater than 1", transition to required thickness within 2" of either side of IPH.

2.5 Insulation shields shall be compatible with pipe insulation materials and thicknesses. Vapor barrier shall be continuous.

2.6 Protective jacketing on fiberglass insulation for both pipe and fittings shall be 0.016 inch aluminum with special Z-joint closure and factory supplied snap-straps.

2.7 Mechanical joint fittings and couplings shall be considered as a part of the line and shall be insulated. Bidders on the insulation work are cautioned to verify during the bidding period the extent of this work.

PART 3 - EXECUTION

3.1 Site Inspection

A. Before starting work, carefully inspect the site and installed work of other trades and verify that such work is complete to the point where installation of insulation materials and accessories can begin.

B. Verify that all insulation materials and accessories can be installed in accordance with project drawings and specifications and material manufacturers' recommendations.

C. Verify, by inspecting product labeling, submittal data, and/or certifications which may accompany the shipments, that all insulation materials and accessories to be installed on the project comply with applicable specifications and standards and meet specified thermal and physical properties.

3.2 Preparation

A. Ensure that all surfaces over which insulation is to be installed are clean and dry.

B. Ensure that insulation is clean, dry and in good mechanical condition with all factory-applied vapor or weather barriers intact and undamaged. Wet, dirty or damaged insulation shall not be acceptable for installation.

1. Due to condensation issues, fiberglass insulation shall not be installed until building is covered and conditioned.

C. Ensure that pressure testing of piping and fittings has been completed prior to installation.

3.3 Installation

A. Installation shall be done by tradesman specializing in insulation work in strict accordance with manufacturers' recommendations. Installers shall be factory trained and certified for the insulation systems being installed. Submit credentials upon request.

B. Install all insulation materials and accessories in accordance with manufacturer's published instructions and recognized industry practices.

C. Overlap and seal all longitudinal joints. Staples and adhesive may be used as stated above. Tape and seal cross joints. Vapor barrier shall be continuous on insulation of all cold services. Vapor barrier type mastic shall be used where needed to maintain a vapor seal, including over staples.

D. Where insulation is terminated, insulation shall be beveled at 45 degrees and the beveled surface sealed with vapor barrier mastic, except in cellular glass systems. PVC caps over straight cut ends which have been vapor sealed may be used in lieu of beveling.

E. Vapor barrier shall be continuous on insulation of all cold services, including horizontal storm and overflow drains. Vapor barrier type mastic shall be used where needed to maintain a vapor seal. Overlap and seal all longitudinal joints of fiberglass insulation jacket. Staples and adhesive may be used as stated above. Tape and seal cross joints.

F. The underside of roof drain sumps / bearing pans shall be insulated with self-adhering sheet form closed-cell elastomeric insulation, securely adhered to the underside. All joints shall be adhesive sealed, vapor-tight, to minimize the potential for condensation forming. Blanket type fiberglass insulation shall not be used.

G. Protective jacketing shall be applied over insulation on piping, fittings, valves and devices as specified above. All joints and seams of the jacket located outside shall be sealed watertight.

3.4 Protection

A. Advise as to the requirements for protection of the insulation work during the remainder of the construction period, to avoid damage and deterioration of the finished insulation work.

B. Replace damaged insulation, which cannot be satisfactorily repaired, including insulation with vapor barrier damage and moisture-saturated insulation.

3.5 Safety Precautions

A. Employees shall be properly protected during installation of all insulation. Protection shall include proper attire when handling and applying insulation materials and shall include (but not be limited to) disposable dust respirators, gloves, hard hats and eye protection.

B. Conduct all job site operations in compliance with applicable provisions of the Occupational Safety and Health Act, as well as with all state and/or local safety and health codes and regulations that may apply to the work.

3.6 Reinsulate piping to match where existing insulation has been damaged or removed in the performance of work in this project.

END OF SECTION

22 13 16 INTERIOR DRAINAGE AND VENT SYSTEMS

PART 1 - GENERAL

1.1 Interior drainage and vent systems including storm drainage system shall be provided as shown on the drawings and as specified.

1.2 All referenced standards shall be of the latest edition adopted by the jurisdiction unless specifically noted otherwise.

1.3 All cast iron drainage and vent pipe, fittings and joining materials shall be listed to the respective standard(s) stated below, and shall be marked with the collective trademark of the Cast Iron Soil Pipe Institute and be produced in USA.

PART 2 - PRODUCTS

2.1 Storm Drainage Piping

A. Pipe, fittings and joints above grade shall be:

1. Coated cast iron pipe, centrifugally cast, with hub and spigot ends, ASTM A74. Fittings shall be drainage type. Joints shall be push-tight with elastomeric gaskets, ASTM C564 and ASTM C1563.

2. Coated cast iron, centrifugally cast with hubless ends, ASTM A-888 and CISPI 301. Fittings shall be drainage type with hubless ends. Joints shall be made with no-hub couplings consisting of a neoprene gasket, ASTM C564, Series 300 stainless steel shield and stainless steel band, CISPI 310, NSF certified and marked.

PART 3 - EXECUTION

3.1 Cut pipe to required length and ream ends to remove burrs. Align horizontal piping to attain even pitch, minimum of 0.25 inch per ft. on sizes 2.50 inches and smaller, 0.125 inch per ft. on sizes 3 inches and larger unless specifically noted on drawings.

3.2 Piping shall not be run above electrical switchgear or panelboards, nor above access space in the immediate vicinity of the equipment, in accordance with N.E.C. Article 110.26.

3.3 Gasket lubricant shall be used in the assembly of push-tight joints.

3.4 The use of sealers or sealants for couplings in No-Hub cast iron systems is not acceptable unless specifically recommended by the coupling manufacturer. No-Hub type couplings shall be installed in strict conformance with manufacturer's recommendations.

3.5 Piping in air plenums shall not exceed maximum flame spread of 25 and smoke development of 50 as established by NFPA 255 test methods.

3.6 Above grade piping, in sizes 4 inches and larger, shall be anchored at all changes in direction, at all changes in diameter greater than two pipe sizes, and to prevent axial movement and/or joint separation at each branch opening. Bracing methods shall be as recommended by pipe and/or coupling manufacturer's installation instructions and/or the Cast Iron Soil Pipe Institute (CISPI) Handbook.

3.7 Provide hangers on all piping, in accordance with manufacturers recommendations.

3.8 The Plumbing Contractor shall engage a Roofing Contractor on a subcontract basis for roofing and roof insulation work.

END OF SECTION

22 13 19 DRAINAGE SYSTEMS SPECIALTIES

PART 1 - GENERAL

1.1 Drainage systems specialties shall be as shown on the drawings and as specified.

PART 2 - PRODUCTS

2.1 Drainage system specialties shall be manufactured by J.R. Smith, Zurn, Sioux Chief, Watts, Mifab, Wade, or Josam.

2.2 Roof drains shall be as shown on the drawings. Drains shall be equal to, type, size, materials and features.

PART 3 - EXECUTION

3.1 Roof drains shall be set as low as practicable in the roof construction to enhance the probability of complete drainage of the roof area served. Drains shall be compatible with the related roof construction. Installation shall be in accordance with architectural details when such details are provided.

3.2 Roof drains shall be installed with bearing pans extending 8 inches out from the clamping ring of the drain. The pan shall be placed on the roof deck below the insulation. Secure the clamping ring and drain top after the roofing membrane has been installed.

END OF SECTION

Company	Name	Phone	Email	Address	Notes
General Contractors					
Whisenhunt Construction	Kyle Slaven	765-966-6421 - Office	kyle@wcirichmond.com	645 Indiana Ave, Richmond, IN 47374	Estimator
Bruns Construction Enterprises	Joan Gehret	419-925-4078		1429 Cranberry Road, St. Henry, OH 45883	
Fredericks Inc.	Karen Gentry	765-778-7588		5448 State Road 132, Pendleton, IN 46064	
Subcontractors and Suppliers					
Chomel Roofing	Alex Chomel	765-265-1244	alextchomel@gmail.com	217 E. 6th St., Connersville, IN 47331	President
Mattox Roofing	Adam Cranfill	317-512-0258	Adam@mattoxroofing.com	402 N 16th Ave., Beach Grove, IN 46107	
McGuff Roofing	JR Kuzma	765-749-0157	jr@mcguffroofing.com	610 E. Wysor St, Muncie, IN 47305	Project Manager
Unique Quality Construction	Aristeo Santamaria	317-731-7984	aristeo@uniqualityco.com	6550 Guion Road, Indianapolis, IN 46268	
Unique Quality Construction	Steve Scott	317-731-7984	steve@uniqualityco.com	6550 Guion Road, Indianapolis, IN 46268	Estimator
Nu-Tec Roofing Contractors	Austin Goff	317-315-4375	agoff@nutecroofing.com	5025 Emco Drive, Indianapolis, IN 46220	Estimator
Landmark Roofing	Dallas Fountain	260-385-4515	dallas@landmarkroofingexperts.com	5962 Stellhorn Road, Fort Wayne, IN 46815	
Amos Exteriors	Brandon Reeve	317-960-0736	breeve@amosexteriors.com	7301 East 46th Street, Indianapolis, IN 46226	
Beacon Engineering Services	Randy Ramskugler	414-406-8831		230 North Elm Street, Campbellsport, WI 53010	
Insley Systems	Rebecca Begeman	317-546-6103		8535 East 30th Street, Indianapolis, IN 46219	
Interstate Business Solutions	Valerie Ziegler	877-677-0888		10784 East 141st Street, Noblesville, IN 46060	
South Central Roofing Inc.	Greg Griffin	812-579-5733		1650 North SR 46, Columbus, IN 47203	
Planrooms					
Builders Exchange					
Construct Connect					
Dodge Construction Network					
Eastern Engineering					
Fishers Plan Room	Tamara Tincher	(317) 827-6083	fishersplanroom@easternengineering.com	(Fishers Plan Room)	Planroom

Richmond Community Schools
Test Intermediate School – Re-Roof Project
Meeting Date: July 9, 2024

1) Project Description

- The re-roofing work includes approximately 88,000 SF of roof area.
  i. Base Bid Areas (D, F, G, H, I, J, L, M) = 30,823 SF
  ii. Alternate Bid 01 Areas (K1, K2, SH) = 17,450 SF
  iii. Alternate Bid 02 Areas (A, B, C, E, N) = 32,270 SF
- Work will include new EPDM roofing and insulation over most areas and new roof shingles.
- Existing roofing to be removed includes ballasted asphalt roofing, EPDM roofing and shingle roofing.
- Existing roof deck materials consist of the following:
  i. Area A, C, D, E, F, G, I, K2 – 1 ½" metal deck.
  ii. Area B – 2 ½" concrete deck
  iii. Area H – 2" cement fiber deck
  iv. Area K1 – 2 ½" concrete deck
  v. Areas J, L, M and SH – wood roof deck
  vi. Area N – 3 ½" to 7" concrete deck

2) Bids are due Tuesday July 30, 2024, no later than 1:00 PM. Sealed bids will be received at Richmond Community Schools at 300 Hub Etchison Parkway, Richmond, Indiana 47374. Address bids to the attention Karen Scalf, Chief Operations Officer.

3) Addendums Issued to date = 2

- At least one additional addendum to be issued.
  a. Notes from today
  b. Clarifications as needed.
- Last day for addenda is July 26, 2024
  a. All questions must be submitted by July 26, 2024.

4) Documents available from the following locations. Contractors may arrange for printed "hard copies" with the printer of their choice, at Contractor's expense:

- LWC's FTP. For access, contact Greg Drennen – gdrennen@lwcinspires.com
- Eastern Engineering Plan Room

5) Single Prime General Contract

6) Owner is tax exempt.

LWC creating inspiring spaces | 434 East First Street | Dayton, OH 45402 | 937.223.6500
www.lwcinspires.com | 712 East Main Street | Richmond, IN 47374 | 765.966.3546

7) Bidding and questions:
    - All questions must be submitted in writing to LWC, Inc. via email. No verbal answers will be given. Submit question to Greg Drennen – gdrennen@lwcinspires.com.
8) General Project schedule:
    - Preliminary Schedule in the specifications book.
9) Allowances
    - There is a 10% allowance required to be included in the Base Bid and Alternate bids as part of this Project.
10) Unit Prices
    - There are currently no unit prices.
11) Alternates
    - Alternate #01 – Various roof areas per Alternate Bid Roof Plan in the specs.
    - Alternate #02 – Various roof areas per Alternate Bid Roof Plan in the specs.
12) Temporary facilities as specified.
13) Contractor shall ensure site security.
14) Coordinate all site activities with Owner to ensure Owner access.
15) Bi-weekly progress meetings as stipulated in the project manual.
    - Contractor may utilize portion of site for meetings.
16) General questions?
17) Tour.

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