IFB #60550-2021-0001
ROOF REPAIR PROJECTS
MILLEDGEVILLE POLICE DEPARTMENT/MILLEDGEVILLE FIRE RESCUE

ADDENDUM #1
Released: August 20, 2020
Replaces: Section 5: SPECIFICATIONS OR SCOPE OF WORK

Project#1 – Milledgeville Police Department, 125 W. McIntosh Street

The Base Bid/Proposal includes all work necessary to provide a complete Thermoplastic polyolefin (TPO) 60 mils single ply white membrane roofing system, including but not limited to: Completely removing all the existing roofing down to the deck; properly preparing the roof deck; repairing or replacing damaged or deteriorated decking; installing vapor barrier; installing rigid board insulation; installing all new membrane, metal flashing, metal drip edge, coping and providing a 5 Year Warranty on Workmanship from the Contractor and a 20 Year Material Warranty from the Primary Roofing Material Manufacturer.

1. Obtain permits as required.
2. Coordinate with Police Chief to minimize disruption to normal daytime activities.
   Entrance to Lobby, Driveways and parking areas must remain free of any obstructions!
3. All work practices shall meet and/or exceed OSHA safety regulations.
4. Protect landscaping from damages during construction. Contractor will be responsible for damaged hardscaping and landscaping.
5. Remove existing flat roof system down to the metal roof deck. Replace any deteriorated metal roof decking. Remove and Replace deteriorated metal roof decking with an equivalent material. Cost to be determined by $_____per square foot. Cost to include labor and materials!
   Clean and treat rusted metal roof decking as needed with rust inhibitor primer. **Cost to be determined by $_____per square foot.** Cost to include labor and materials! **Upon exposure of deteriorated or damaged components requiring additional cost, the owner/representative must be notified to inspect conditions before repairs are made!**
6. Remove and Replace all roof drains and mechanical flans.

7. Install insulation over metal roof deck to achieve a minimum R-25 Value. The contractor shall install the materials in a continuous fashion, free of any gaps and voids. Installation of insulation and membrane materials shall be completed in a manner which promotes proper drainage to keep the roof free from ponding water. Insulation must meet current

   Georgia Building Code compliance! Insulation shall be installed in strict accordance with recommendations and requirements of the Primary Roofing Material Manufacturers!
8. Mechanically attach new 60 mil white TPO roof membrane over insulation using approved fasteners. **TPO roof system must be installed according to Manufacturer specifications!**
9. All areas which requires transition of roofing materials from TPO to Shingles, shall be completed in a manner which promotes proper weatherization to prevent elements of nature from infiltrating the structure!
10. Flash all roof penetrations with new TPO flashings as required.
11. Haul all construction debris off site and dispose properly!
12. **Includes five (5) year workmanship warranty against roof leaks from contractor and manufacturer's twenty (20) year materials warranty on roof membrane.**

Project #2 – Milledgeville Fire Rescue, 1260 Dunlap Road, Roof

The following specifications are for Fire Station #2 both roof sections:

Specifications for Section 1:

1. Obtain permits as required.
2. Coordinate with Fire Chief to minimize disruption to normal daytime activities, understand the engine bays cannot be blocked.
3. All work practices shall meet and/or exceed OSHA safety regulations.
4. Protect the grounds and surrounding area from damage during work.
5. Remove existing gravel low slope roof down to the metal roof deck. Replace any deteriorating metal roof decking.
6. Furnish and install one (1) layer of 2” polyisocyanurate insulation over the metal roof deck using approved fasteners. This is a slightly more efficient insulation than currently installed and would provide an R value of R=ll.4.
7. Mechanically attach new 60 mil white TPO roof membrane over insulation using approved fasteners.
8. Install edge metals at four (4) sides of roof as required.

9. Flash roof penetrations with new TPO flashings as required.
10. Remove existing gutters and downspouts and dispose of debris.
11. Install new 6” Ogee style gutters and two (2) downspouts at east side of vehicle bay.
12. Remove and dispose of all debris generated by our scope of work.
13. Additional roof existing decking will be replaced with current code specification R=20.
14. Includes five (5) year workmanship warranty against roof leaks from contractor and manufacturer’s twenty (20) year materials warranty on roof membrane.

Project #3 – Milledgeville Fire Rescue, 1260 Dunlap Road, Shingles

Reference: Reroofing of area currently covered with shingles at Fire Station #2 – 1260 Dunlap Rd, Milledgeville

Specifications for Section 2:

1. Obtain permits as required.
2. Coordinate with Fire Chief to minimize disruption to normal daytime activities, understand the engine bays cannot be blocked.
3. All work practices shall meet and/or exceed OSHA safety regulations.
4. Protect the grounds and surrounding area from damage during work.
5. Remove existing shingle roof and dispose of all debris.
6. There are currently six (6) low profile attic vents installed that will be eliminated. Install self-venting roof vents in place of existing vents. (The new ridge condition is self-venting therefore the low profile attic vents are not required.)
7. Replace approximately 40 lineal feet of deteriorating l”xl0” fascia. Afterwards replace caulk, prime and new paint to fascia, paint to be provided by owner. Replace any additional deteriorating wood and roof decking.
8. Install high temperature rated synthetic underlayment over entire roof surface.
9. Install new 1½” standing seam metal roof system using 24 gauge Kynar finished steel or a product of equal quality. Panels may be custom fabricated or pre-fabricated. Panels may be fabricated on-site using roll forming equipment. The Fire Department shall have choice of colors from the standard color category.
10. Flash electric weather heads and plumbing pipe vents using commercial grade EPDM flashings.
11. Custom fabricate and install new in-wall counter flashing where metal roof meets the vehicle bay brick wall. Flashing will be cut into the brick mortar joints and sealed as required.

12. Remove and dispose of all debris generated by our scope of work.
13. Include five (5) year workmanship warranty against roof leaks from contractor and metal manufacturer's thirty-five (35) year metal warranty.

Contractor will be responsible for site visit and for all field measurements.

Contractor will be responsible to attending the Mandatory Pre-Bid Conference via Zoom.

Current Occupational Tax Certificate issued by City of Milledgeville will be required of the successful bidder.

E-Verify Form [Contractor Affidavit under O.C.G.A. 13-10-91(b)(1)] required from Successful Bidder.