HALL ARCHITECTS

1935 Dominion Way, Suite 202
Colorado Springs, CO 80918
Office: 719.277.7300

ADDENDUM NUMBER 1

PROJECT: **University of Colorado, Colorado Springs**
Replace Roof, Columbine Hall
Project Number: 2019-106M22

DATE: March 22, 2023

OWNER: **University of Colorado, Colorado Springs**
1420 Austin Bluffs Parkway
Colorado Springs, Colorado 80918

The Drawings, Specifications and Contract Documents on the subject project are modified, corrected, supplemented and/or superseded as hereinafter described.

The following additions, deletions, changes and information shall become a part of and modify all work shown or described in the Drawings and Project Manual.

All bidders shall make necessary adjustments in their bid on account of this addendum. Each and every bidder, subcontractor, and material supplier shall be responsible for reading each item in this addendum to ascertain to what extent and in what manner it affects the work in which they are interested. Each Bidder shall indicate on the Bid Form their acknowledgment of receipt of this addendum document by addendum number and addendum date.

GENERAL

1. Bid Documents may be accessed at the following link: https://pdc.uccs.edu/news/cm-columbine-hall-roof-replace

2. A scan of the sign-in sheet from the mandatory pre-bid site meeting can be accessed at the following link: https://pdc.uccs.edu/news/cm-columbine-hall-roof-replace

3. Per bidders' request, the memo documenting exploratory core samples of the existing roof is attached to this addendum.

QUESTIONS

The following questions have been submitted:

1. Q: Please see the attached Versico Roofing Systems substitution I have included for the membrane. Versico Roofing Systems is a division of Carlisle Construction Materials.

   A: Versico will be listed under spec section 07 54 23 part 2.1.A as an acceptable manufacturer. "VersiWeld TPO Fully Adhered Roof System" is an approved equal system.

2. Q: Do prevailing wages apply to this project?

   A: Yes.

3. Q: Should the listed "Anticipated General Contractor Start" date listed in the Bid Advertisement be revised?

   A: Yes; revised Anticipated General Contractor Start date is May 13th, 2023.

4. Q: Would you be willing to consider adding metal coping on top of the existing precast parapets?

   A: No; project budget does not allow.

5. Q: What bonds are required for this project?

   A: A Bind bond, Performance bond, and Labor and Material Bond are required for this project. These forms are included in division 0 of the Project Manual.

6. Q: Will attendees who arrived to the mandatory pre-bid meeting after the 1:00 PM start be allowed to submit a bid?

   A: Any attendee that signed the sign in roster during the pre-bid meeting will be allowed to submit a bid.

SPECIFICATIONS

1. Specification Section 07 54 23 Thermoplastic Polyolefin (TPO) Roofing – Part 1.11.A: Delete the following text:

   "2. Warranty Period (Additive Alternate #1): 20 years from date of Substantial Completion."

END OF ADDENDUM NUMBER 1

Attachments: Hall Architects Roof Test Memo dated 11/4/2022

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MEMORANDUM

PROJECT: **UCCS Columbine Hall, Replace Roof**
Project No.: 2019-106M22

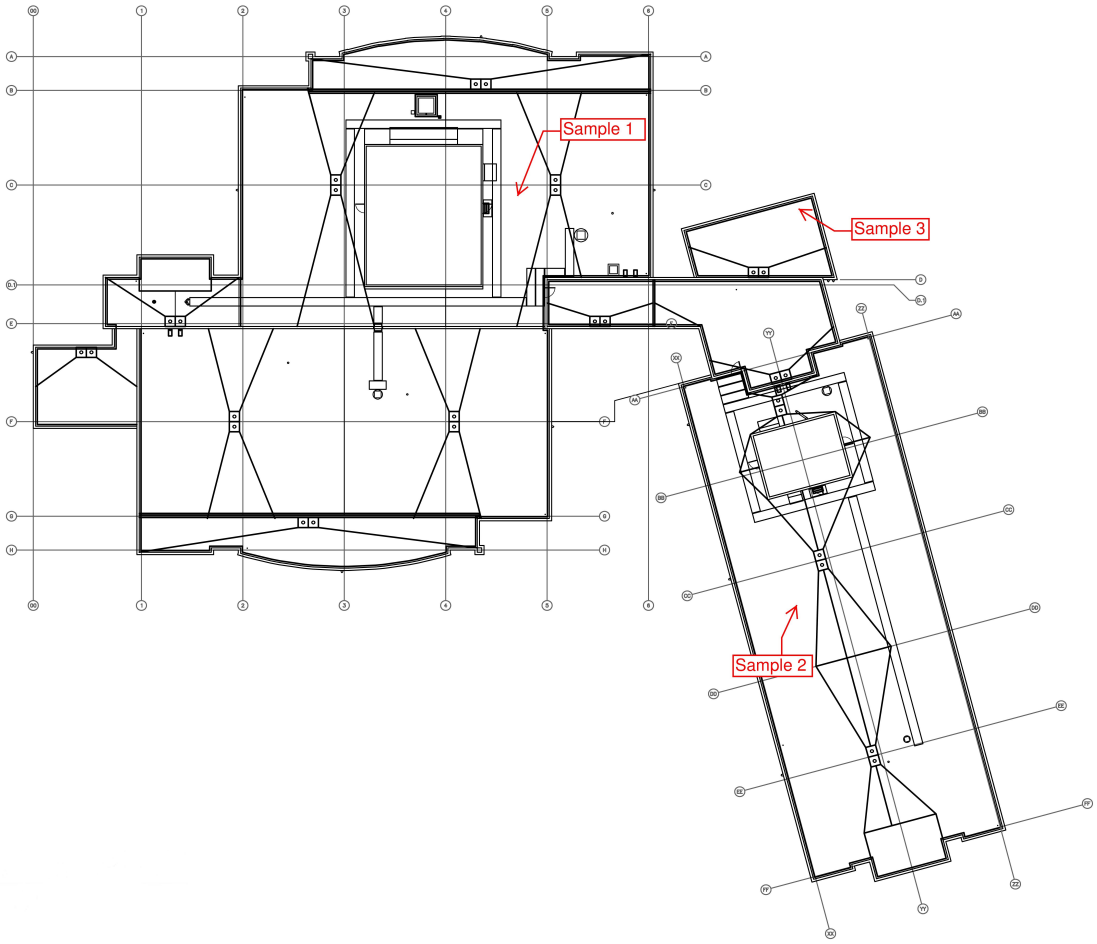
DATE OF OBSERVATION: November 4, 2022
ISSUED BY: Ben Kubczak

WEATHER: Partly Cloudy, 28 degrees F

COPY: Don Wright

The purpose of this memo is to document the findings of the destructive testing of the existing roof on UCCS Columbine Hall conducted on Friday, November 4, 2022 in the morning between 8:00 AM and 10:00 AM. These tests were performed in preparation of the upcoming roof replacement work and the findings described in this memorandum are intended to be incorporated into the project design narrative.

Weathercraft Roofing was hired to extract the samples and to patch & repair sample locations afterwards. Extracted samples were rectangular cuts 4”X4” minimum in size and stopped at top of the structural roof deck. Samples were taken from three (3) locations in total as indicated on the below roof plan (not to scale):



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TEST SAMPLE 1:
The sample location is at the Built-up Roofing in Roof Area "A" (The "School Wing" as labeled on as-built drawings), and is part of the original 1996 Building Construction.

In order from topmost layer to bottommost layer, roof construction was measured as follows:

1/4" thick asphaltic cap sheet and base plies set in mopped asphalt
1/2" thick fiber protection board
2-1/2" thick glass mat-faced rigid polyisocyanurate insulation set in adhesive over concrete deck

Comments:
1.) No evidence of water damage/infiltration in roof construction, however Owner had replaced water-damaged areas of the roof earlier in the year. Sample was collected from an area of original roof construction and not a more recent repair patch.
2.) 1996 Construction Drawings (sheet A5.01) calls out "*Built-up roof*" over "*Rigid Insulation*". No material types or thicknesses are listed.
3.) Estimated existing R-Value at this location:
Asphalt roofing w/ ¾" Protection board: **R-1.5**
Polyiso insulation per inch: R-6 X 2.5" = **R-15***
Total R-Value: **R-16.5**
4.) Base plies seem thinner in this sample and appears that there may only be 2 plies present below cap sheet.

Photos:


Above: Cutting of Test Sample 1


Above: Test Sample 1 Cross-section in field


Above: Test Sample 1 Cross-section

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TEST SAMPLE 2:
The sample location is at the Built-up Roofing in Area "F" (The "Office Wing" as labeled on as-built drawings), and is part of the original 1996 Building Construction.

In order from topmost layer to bottommost layer, roof construction was measured as follows:

1/2" thick asphaltic cap sheet and base plies set in mopped asphalt
1/2" thick fiber protection board
2-1/2" thick glass mat-faced rigid polyisocyanurate insulation set in adhesive over concrete deck

Comments:
1.) No evidence of water damage/infiltration in roof construction, however Owner had replaced water-damaged areas of the roof earlier in the year. Sample was collected from an area of original roof construction and not a more recent repair patch.
2.) 1996 Construction Drawings (sheet A5.01) calls out "*Built-up roof*" over "*Rigid Insulation*". No material types or thicknesses are listed.
3.) Estimated existing R-Value at this location:
Asphalt roofing w/ ¾" Protection board: **R-1.5**
Polyiso insulation per inch: R-6 X 2.5" = **R-15***
Total R-Value: **R-16.5**
4.) Three base plies visible

Photos:


Above: Cutting of Test Sample 2


Above: Test Sample 2 Cross-section in field


Above: Test Sample 2 Cross-section

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TEST SAMPLE 3:

The sample location is at the Built-up Roofing in Area "E" (the roof over the 2nd level north entry vestibule), and is part of the original 1996 Building Construction.

In order from topmost layer to bottommost layer, roof construction was measured as follows:

1/2" thick asphaltic cap sheet and base plies set in mopped asphalt
1/2" thick fiber protection board
2-1/2" thick glass mat-faced rigid polyisocyanurate insulation set in adhesive over concrete deck

Comments:

1.) No evidence of water damage/infiltration in roof construction
2.) 1996 Construction Drawings (sheet A5.01) calls out "*Built-up roof*" over "*Rigid Insulation*". No material types or thicknesses are listed.
3.) Estimated existing R-Value at this location:
Asphalt roofing w/ ¾" Protection board: **R-1.5**
Polyiso insulation per inch: R-6 X 2.5" = **R-15**
Total R-Value: **R-16.5**
4.) This sample was taken approximately 12" from the northern edge of roof and is assumed to be the lowest existing "parapet" condition.

Photos:

Above: Cutting of Test Sample 3

Above: Test Sample 3 Cross-section

Above: Test Sample 3 Cross-section in field