

Otter River Elementary Roofing Replacement and Abatement Project
Bedford County Public Schools
Addendum 2
3/28/24

TO ALL BIDDERS: The following constitutes Addendum No. 2 for the Otter River Elementary Roofing Replacement Project. This addendum shall be attached to the Contract Documents and shall be part thereof to the same extent as if it were originally included. The contractor shall be responsible for coordinating these changes as they affect other work in the Contract Documents.

Bidders shall acknowledge receipt of this addendum on their bid form.

- Included in this addendum are meeting minutes from the PreBid meeting held onsite 3/26/24. These minutes include questions that were asked onsite with answers to those questions.
- Revised Paragraph 1.3 of the Document 004113 - BID FORM - STIPULATED SUM. See attached.

Otter River Elementary School
Roofing Replacement Project
Pre-Bid Meeting Minutes
3/26/24

Attendees:	Clint Aaron	Hometown Roofing
	Tim Bell	Northeast Contracting
	William Brooks	AHS
	Jake Burnopp	Burnopp Metal
	Dave Collins	ACS
	Tyler Crist	AES
	Gary Grossman	All Phase Roofing
	Elvin Hernandez	McNeil
	Steve Hiner	RRW
	Ty Konkle	Eskola
	Gary Kurtz	AAR
	Chris Mann	All Phase Roofing
	Marc Mason	Mason Company
	George Moser	S. G. Young
	Chris Nixon	Hurt & Proffitt
	Wes Perry	Service Roofing
	Brandon Ratliff	John T. Morgan Roofing
	Landon Sheets	McCarty Roofing
	John Tucker	Burnopp Metal
	Ruy Vaccani	Simpson Unlimited
	Ryan Willis	BCR
	Charles Santore	Bedford County Public Schools

1. Introductions
2. Brief Description of Work
 - a. Shift Ballast, remove old EPDM roofing, replace with new EPDM roofing and reinstall ballast.
3. Communication During Bidding Period
 - a. Email BCPS Clerk of the Works, Charles Santore
charles.santore@bedford.k12.va.us
 - b. Questions about bidding need to be submitted no later than 3:00pm March 28, 2024.
 - c. An Addendum with Prebid meeting minutes and sign in sheet will be issued no later than April 2, 2024 (Owner will try to have addendum out sooner).
4. Procurement and Bidding
 - a. Bid Form

- b. Allowance
 - i. The bid form issued in Addendum 1 has a mistake, this will be corrected in addendum 2.
 - i. Chris Nixon with Hurt and Proffitt went over the asbestos abatement items mentioned in Addendum 1
 - c. Bid Date and Award notification process
 - i. Bids will be due, opened, and read aloud on April 4, 2024.
 - ii. Bids will be reviewed by the School Board Facility Committee on March 5, 2024.
 - iii. Assuming the Facility Committee recommends approval of the bids, the full School Board will review bids on April 11, 2024. If the full Board votes to move forward, a Notice of Award will be issued on April 12, 2024.
5. Construction Documents
- a. Temporary Facilities
 - i. Contractors would need to provide portapotties for workers.
 - b. Use of site
 - i. BCPS would work with the winning bidder to designate laydown and parking areas for work.
 - c. Work Restrictions
 - i. BCPS would work with winning bidder and is open to let work happen outside of “normal business hours” as long as it is reasonable and does not create issues with our neighbors.
6. Schedule
- a. Project Schedule
 - i. Mobilization can start May 30, 2024.
 - ii. Need to be done by July 31, 2024
7. Bidder Questions
- a. Is a Bid Bond required?
 - i. No.
 - b. Roof Core info was requested
 - i. Hurt and Proffitt took core samples while doing their asbestos survey. Per their information, the roof insulation was approximately 4” thick over the metal decking section of roofing. The insulation over the tectum deck was approximately 6”.
 - c. Will roof equipment need to be raised?
 - i. If contractor feels that roof equipment needs to be raised to install a functioning roof that meets warranty requirements and specs, that needs to be included in their scope of work and cost.
 - d. Does the gravel stop get replaced?

- i. Yes, see section 075323, paragraph 2.9
- e. Does replacement of the gutter at the flat roof over the walkway to the gym need to be included in the scope of work?
 - i. Yes. Gutter is approximately 37' in length
- f. Do we need to screen ballast before installing?
 - i. No
- g. Does the Owner want to keep the existing membrane to use a puncture resistant mat?
 - i. No

1.3 ALLOWANCE/UNIT PRICE SUMMARY TABULATION

	Description	Unit Price	Allowance Amount	Total
Allowance #1	ACM Black Roofing Flashing Adhesive Abatement	per sqft	125 sqft	
Allowance #2	ACM Black Pitch Pocket Abatement	per sqft	1 sqft	
Allowance #3	ACM Black Wall Penetration Sealant Abatement	per sqft	1 sqft	
Allowance #4	ACM Black Vent System Sealant Abatement	per sqft	5 sqft	
Allowance #5	ACM Black Roofing System Flashing Abatement	per sqft	9 sqft	
Unit Price #1	Replace Insulation	per sqft	Unit Price Only	#####
Unit Price #2	Wood Nailer Replacement	per linear foot	Unit Price Only	#####
Unit Price #3	Steel Deck Surface Rust Repair	per sqft	Unit Price Only	#####
Unit Price #4	Steel Deck infill	per sqft	Unit Price Only	#####

Meeting: Otter River Roofing Prebid 3/26/24

Name	Company	Phone	Email
Charles Santore	BCPS	(540) 875-8706	charles.santore@bedford.k12.va.us
Ryan Willis	BLR	540-526-8750	Ryan.Willis@bestchoiceroofing.com
CLINT AARON	HOMETOWN ROOFING	434-258-2522	CLINT@HOMETOWNROOFINGVA.COM
Elvin Hernandez	McNeil Roofing	540 892 9955	ehernandez@mcneilroofinginc.com
William Brooks	AHS	689-500-1538	william@ahsteam.com
Wes Perry	Service Roofing	276-224-2158	gevans@serviceroofing.com
Tim Bell	NECC	571-9690467	Devon E Northeast CON COR
Jake Burnopp	Burnopp Metal	434-660-1487	jake@burnoppMetal.NET
John Tucker	Burnopp Metal	434-610-3870	JohnDAR6173@AOL.COM
Ty Konkle	ESKOLA, LLC	423-438-8202	ty@eskolaroofing.com
Marc Mason	Mason Company	540-420-5693	Mason.Company@yahoo.com

BRANDON RATLIFE	JOHN T MORGAN ROOFING	540-342-7498	ber@johnnmorganroofing.com
Roy Vaccani	SIMPSON UNLIMITED	571-532-4628	RVACCANI@SIMPSONUNLIMITED.COM
Gary Kurth	AAR	336-721-4531	garyestimators@AARNC.com
DAVE COLLINS	ACS	804-339-2013	david@acsrep.com
Gary Grossman	All Phase Roofing	434-944-3948	
George Moser	S.G. Young Contracting LLC	540-969-9489	Kahne99@gmail.com
Landon Sheets	McCart Roofing	434-845-3219	mccartyroofing@gmail.com
Tyler Crist	AES	804- 24 ²⁹²⁻⁴⁰⁷¹	tyler@aesolutions.org
Chris Mann	All phase roofing	434-907-4589	chris@ at roofingatallphase.com
Chris Nixon	H + P	434-841-3893	cnixon@handp.com
Steve Hiner	RRW	703-530-6100	shiner@reliance-rfg.com