

ADDENDUM No. 1

The following modifications, additions, deletions, corrections, and clarifications are hereby made part of the Construction Documents for the HHA Potomac Tower Roof Replacement project.

GENERAL CLARIFICATIONS:

- Clarification:** Roof was replaced in 2000. Documents from 2000 note tapered insulation as being “3” thick at high point. 1” minimum thickness at low point”.
- Clarification:** City code official confirmed that roof system may be out of compliance with IECC. However, contractor shall provide documentation verifying the warranty of the material.
- Clarification:** The existing concrete deck/structure appears to be flat with no discernible slope. The existing roof insulation appears to have a slope of 1/16” per foot.
- Clarification:** Due to existing conditions of the roof, existing slopes must be maintained. This will affect the ultimate thickness of the insulation. We anticipate an average 3” thickness based on existing conditions. No min. R-value is required per building code official.
- Clarification:** The existing roof is concrete deck, asphalt coating, vapor barrier, insulation, roof membrane. Videos and photos of existing site conditions can be found at the Dropbox link below:
<https://www.dropbox.com/sh/xirak8kfrwplgfu/AADNxVj5IsQOawEEscCbBCfPa?dl=0>
- Clarification:** Wind speed warranty of 90mph is required per specification.
- Clarification:** Wind speed warranty of 150mph is required at metal edges per specification.
- Clarification:** Owner shall be present at all inspections by manufacturer’s rep.
- Clarification:** Unit Costs for Treated Nailers on bid form shall be of “#1 Construction Grade” type.
- Clarification:** For drain retrofits, use Olympic, Portal or RAC. Aluminum or copper, no plastic. Ensure watertight installation. Must have a one-piece clamping ring. Size to fit existing drains.
- Clarification:** Contractor shall follow all federal, state, and local requirements regarding VOC content.
- Clarification:** Mechanically fastened insulation not permitted.
- Clarification:** Project does not include any structural modifications, permit not required.
- Clarification:** Platform, antennae, and wires belong to various cellular companies. Owner is working on providing a response from the cellular companies and will provide further clarification as it becomes available.
- Clarification:** Lightning protection will be under separate contract. Owner to coordinate work with the lightning protection contractor. Roofing contractor to coordinate timing of installation.
- Clarification:** Existing roof drains to be scoped by contractor. Water test shall be accepted if scope can not be completed due to height restrictions.
- Clarification:** Moisture scan is not required.

- Clarification:** Owner to assign building keys to contractor for building access.
- Clarification:** Contractor to coordinate all dumpster locations with owner. A suitable location was noted during the pre-bid meeting – located by garage doors at ground level. Contractor to ensure location of dumpsters does not interfere with trash service.
- Clarification:** Firestone V-Force vapor barrier is an acceptable substitute.
- Clarification:** Firestone Full Force membrane system is not an acceptable substitute. Any proposed substitute membrane system shall be reinforced.
- Clarification:** Remove existing mechanical curbs. Provide min. 12" curb.

END OF ADDENDUM