

**ROOFING,
MASONRY, AND
EXTERIOR METALS
ADDENDUM NO: 03**

**PROJECT: THE NEW DALLAS, GEORGIA CITY HALL
ROOFING, MASONRY AND EXTERIOR METALS PACKAGE**

DATE OF ISSUE: 12.10.2024

This addendum modifies the Contract Documents only in the manner and to the extent stated herein and shown on any accompanying drawings and will become a part of the Contract Documents. Except as specified or otherwise indicated by this addendum, all work shall be in accordance with the basic requirements of the Contract Documents.

PROPOSER SHALL ACKNOWLEDGE RECEIPT OF ADDENDUM IN A SPACE PROVIDED ON THE BID PROPOSAL FORM; FAILURE TO DO SO MAY CONSTITUTE AN INFORMALITY IN THE PROPOSAL.

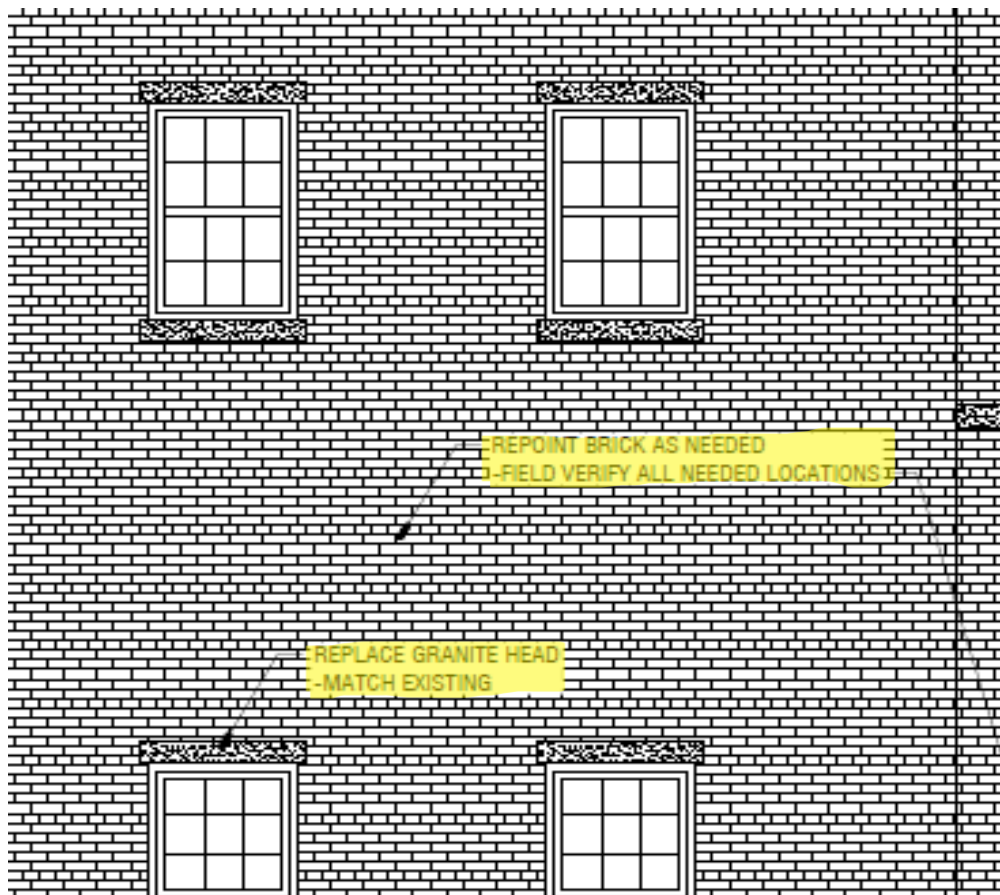
The following clarifications, amendments, additions, revisions, changes and/or modifications shall take precedence over the drawings and specifications for the above-named project only in the amount and to the extent hereinafter specified in this addendum. Where any item called for in the specifications or indicated on the drawings is not supplemented hereby, the original requirements shall remain in effect. Where any original item is amended, voided or superseded hereby, the provision of such item not specifically amended, voided or superseded shall remain in effect.

Dallas Courthouse - Roofing Questions and Responses

1. The gable vents with the split and rotten wood would they like them to be replaced in wood and repainted or covered in a white metal to stay maintenance free longer? **These need to be replaced and clad in metal to prevent premature rotting. Note that the decorative metal in the gable is to be galvanized metal that can be soldered in place of the PVC.**
2. What if a solid deck is required under the stamped metal shingles and the older section of the courthouse still has strip decking with gaps? **As mentioned in the pre-bid meeting, we expect "unknowns" as the current roof, metals and gutters are removed. Those alterations will be addressed as they arise with the successful bidder, so please be clear in unit pricing as to avoid questions or conflict if selected.**
3. Would a third party be reconnecting the lightning protection system or would you like us to involve it in our price? **This is not to be included in your bid at this time.**

4. Are we lining the existing trough gutters with TPO and adding 6-inch downspouts? **The base bid price would be to line the existing gutters with a TPO membrane. However, we expect damage which might result in rebuilding some of the gutter treys, framework, etc. As a result, PLEASE LIST YOU PRICE FOR THIS COMPONENT IN YOUR BASE BID BUT IDENTIFY IN YOUR BID PACHAGE HOW MUCH THIS COMPONENT IS.** This is an area that we understand to be addressed as the layers are revealed.
5. Alternatively, are they seeking to replace the internal gutter with an OG-style gutter on the exterior of the cornice? **DO NOT LIST AN ALTERNATE PRICE for OG-style exterior gutters. The city has determined that they would like a concealed internal gutter system as was originally in place which would have a 6” downspout.**
6. On down spouts what material / color any details? **Exterior metals should be white in color. The construction manual gives additional details on page 194 (section 07-72-00).**
7. Is there a list of what metal that need replacing? **All exterior metals should be replaced using a 24-gauge paint grip galvanized metal. The finished product should all be the same metal to avoid dissimilar metal connections. Please pay attention to details related to the metals seaming of joints and fasteners which must be soldered. There will be absolutely no caulking of seams or “piecing” sections that should be one long continual section. Profiles should match the original historic profile on the front of the courthouse.**
8. Is a waiver of subrogation and primary noncontributory required? If so, do we need specific forms, and can you provide a sample COI to assure we have the correct limits? **“Waiver of Subrogation” and “Primary Non-contributory” are required. No special forms are needed. If general liability or other insurance requirements are not currently at this level, please include a form in your package from the carrier stating the limits will be increased if the subcontractor receive this contract. Prior to engaging in the contract, the requirement must be met.**
9. The siding on the tower is currently vinyl. Are we going to put new siding and if so what kind? **Siding is to be removed and, in its place, shall be the 24-gauge paint grip galvanized metal.**
10. In addition to the front and side exterior masonry stairs that are to be added, is the HVAC privacy screen and pad included in this package? **Yes, the slab and masonry privacy screen are included in this package.**
11. The manufacture that is to be priced for simulated slate is Ecostar and the stamped shingles are Berridge Metal Stamped Shingles? **Yes, this is correct. Architectural shingle spec is in earlier addendum.**

12. Is there a drawing that shows areas to be repointed on the brick or is it just in our best judgement **The plans define areas of the façade that need masonry attention. More specifically, pages A-201, 202, 203 & 204 show the four elevations of the building and have blocks with arrows pointing to items such as “Replace Granite Head” and “Repoint Brick as Needed”. Below a clip from these pages has been included for your understanding. As it related to the repointing, you need to look at the sections referenced on the original plans while viewing the building. The best practice may be to estimate the square footage of the area in need to establish a total scope of work for masonry. Due to the inability to be “exact” in the request, bidders should make sure their allowance in the repointing categories would be sufficient to cover the design professional’s reasonable expectation.**



13. Are the new handrails going around the tower? **The new handrails will go around the clock tower at the level of the bell and then above the clock faces as currently exist. The railing is included in a previous package and not a part of the roofing package. However, the roofing contractor will have to address the railing and need to prevent leaks once installed.**

14. Will the building need to be acid washed once the work is completed? Yes, the contractor should acid wash and rinse the entire building once all work is complete and prior to window installation (by separate window contractor).

END OF ADDENDUM NO: 03