



TOWN OF SMITHFIELD
“The Ham Capital of the World”

Addendum # 2

Invitation for Bid

IFB # 22-004

November 14, 2022

Town of Smithfield

911 South Church Street

Smithfield, VA 23430

<https://www.smithfieldva.gov/>

Town Hall Roof Replacement

Sealed Bids, subject to the conditions and instructions contained herein, will be received via email or at the above office until the time and date shown below (local prevailing time), for furnishing the items or services described in the bid documents.

Scope of Work: Remove existing roof and install new commercial roof to Town owned facility.

Proposal Due: ~~December 8th, 2022~~ December 15, 2022 @ 3:00 PM.

Opening of Bids: ~~December 8, 2022 @ 4:30 p.m.~~ December 15, 2022 @ 4:00 p.m.

Location: Town Hall 2nd Floor Conference Room, 310 Institute Street

****AN ELECTRONIC RESPONSE IS REQUIRED****

Town Official, Lesley King, is the sole contact official for the Town of Smithfield with respect to this IFB. All questions and/or comments should be directed to her at this email address: lking@Smithfieldva.gov. The respondents to this IFB shall not contact, either directly or indirectly, any other employee or agent of the Town regarding this IFB. Any such unauthorized contact may disqualify the bidder from the procurement.

Company Name:

Address:

City / State / Zip:

Telephone:

FAX No.:

E-mail:

Print Name:

Title:

Signature:

Date:

Town Hall Roof Replacement - Addendum # 2

December 2nd, 2022

The following question and answer are made part of this invitation to Bid and are published herein to improve understanding of the scope of the services to be provided.

1. **Question:** The scope of work does not reference a warranty length. Does the Town desire a 20 year No Dollar Limit (NDL)/Total System Manufacturer's Warranty that covers Labor and Materials.

Question: What type of warranty coverage are you seeking. Membrane only, 20 year system warranty or 30 year NDL warranty?

Answer: 20-year warranty on material and a 5-year warranty on labor

2. **Question:** Does the Town desire the typical 2-year Contractor's Warranty as dictated by many Manufacturers and their requirements for their above 20 year Total System/ NDL warranty?

Answer: See answer to question #1 above.

3. **Question:** We presume that the membrane requested consists of .060 mil PVC base membrane as well as .060mil PVC wall flashings--(not specified line item #2--only references **commercial roof system**). Line item number 4 does reference PVC so we are presuming that the material to be used on the walls is to be PVC--since one of the line items on the scope of work states to use **PVC coated flashings and perimeter trims**.

Answer: That is correct.

4. **Question:** PVC roof membrane comes in different formulations from a plain PVC to PVC with KEE (Keytone Ethylene Ester). A component of the above scope of work states PVC (line items #4) We just want to clarify upfront what type of PVC membrane since the costs vary drastically on the type of membrane desired--regular PVC vs. a PVC with KEE or KEE PVC.

Answer: PVC

- 4b. **Question:** If we are installing regular PVC, do you want the typical industry standard of .060 mil thickness?

Answer: PVC .060 Nominal

5. **Question:** Currently there are insulation crickets between the 4 roof drains on the flat roof area coming out of the roof hatch. Do you want a 4 ft insulation sump/tapered insulation and insulation crickets installed in this area to help assist with drainage of water off the roof in this area?

Answer: Yes. ½" per Ft. tapered crickets sloped to drains (Diamond shaped) and thru the scuppers.

6. **Question:** There are sections of parapet walls that have a copper coping cap and sections that have exposed brick. Line item 5 states that there is to be new .032 aluminum coping cap installed. Do you desire wood blocking installed over all parapet wall areas so that the new coping cap is anchored to the wood or do you want to have the new coping cap anchored directly into the brick/stone?

Answer: No wood. Anchor to brick

- 6b. **Question:** If we are to install new wood blocking, do you want a continuous aluminum cleat to be used to anchor the coping cap?

Answer: See answer to question #6 above.

7. **Question:** Are there any vents/penetrations/equipment on the roof that the owner wants to be removed and or demoed? There was mention on the roof that a large pitch pocket can be removed as it is obsolete as well as a satellite dish/tray frame. Please advise what equipment needs to be removed.

Answer: Yes. See attached picture.

8. **Question:** Does the owner desire to have insulation crickets installed between the 2 thru wall scuppers to help keep water from pooling in between the scuppers at this lower sidewalk brick wall?

Answer: Yes. ½" per Ft. as stated in #5.

9. **Question:** While we were on site there was a verbal agreement that we could use the gravel side lot as a storage space for materials and a dumpster as long as we did not damage the 2 awnings on the building while the dumpster is delivered to this area. Please confirm.

Answer: Yes.

10. **Question:** While the project is taking place there may be a need to block/restrict access to the rear parking lot from car traffic and the exit doors to the parking lot especially during tear off of the roof over this area. We would hate to have any materials damage cars from above during the tear off and or have it land on people as we work overhead. Will that pose an issue for the Town?

Answer: No.

11. **Question:** Most municipalities require the winning contractor to submit for a permit but waive all fees associated with the permit. How do you want to handle those items? Who bears the cost of the permit?

Answer: The contractor will need a zoning permit waiver from the Town at no charge; however, the contractor may also need a building permit from Isle of Wight County. The contractor will need to reach out to the County to confirm. Isle of Wight County will not waive the fee and the contractor will need to pay if a building permit is needed.

12. **Question:** The scope mentions 60 mil reinforced. Is the membrane to be TPO or PVC?

Answer: PVC, 060 nominal

13. **Question:** The scope mentions new roof to be installed up and over top of parapet walls. Is this to happen at all parapet walls.

Answer: Yes.

14. **Question:** The scope mentions membrane to be mechanically attached. Due to the shortage and lack of availability for fasteners, would a fully adhered membrane be an acceptable alternate?

Answer: Mechanically attached.

15. **ADD TO SCOPE:** Insulation to be equivalent to R-30. (2 layers of 2.6 insulation).

16. **ADD TO SCOPE:** Furnish and install New PVC Walk Pads per existing.

17. **ADD TO SCOPE:** Two core test have been performed and no asbestos was found.

18. **Proposal Due Date:** The due date for proposals has been extended as follows:

Proposal Due Date: December 15, 2022 @ 3:00 p.m.

Opening of Bids: December 15, 2022 @ 4:00 p.m.

Location: Town Hall 2nd, Floor Conference Room, 310 Institute Street

Town Hall Roof Replacement
Answer for Question # 7 - Picture of what needs to be removed

