

RCR&A

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ADDENDUM 1

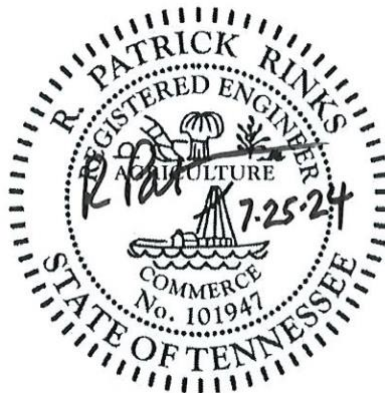
CONTINUING ROOF MAINTENANCE CONTRACT (RFB #1348) WILLIAMSON COUNTY SCHOOLS JULY 25, 2024

1. Refer to Sections 00300, 00801 and 01010 in Specifications: Add Dimensional Metals, Inc. (DMI), Peterson Aluminum Corporation (PAC-CLAD) and Metal Roofing Systems, Inc. (MRS) to list of Manufacturers. Remove Englert from list of Manufacturers.
2. Replace WCS RFB #1348 Continuing Roof Maintenance & Repairs "Quick Bid" Definition in Specs with attached revised WCS RFB #1348 Continuing Roof Maintenance & Repairs "Quick Bid" Definition.
3. See attached Clarifications.
4. Contractor shall acknowledge receipt of this addendum on Bid Form.

END OF ADDENDUM

Attachment: Revised WCS RFB #1348 Continuing Roof Maintenance & Repairs "Quick Bid"
Definition
Clarifications

\\wcs-maint-24\addendum1.doc



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RFB #1348 Continuing Roof Maintenance & Repairs “Quick Bid” Definition

This RFB #1348 Roofing Project is designed for licensed and qualified roofing companies to enter into a continuing maintenance and repair contract with Williamson County Schools. As stated before – it is the intent of this bid project to be awarded for on-call projects that are valued under \$200,000. Once the unit priced bids are tabulated and awarded then the awarded vendor will be eligible to receive “on-call” roofing maintenance and repair purchase orders for any number of roofing projects. The roofing contract is an annual contract that is renewable at the anniversary date each year. In addition, it may be renewed for an additional (4) four years (not to exceed (5) five years total) if both parties are in agreement at the time of the renewal date.

Part I

Throughout the year, when a roofing repair project becomes available, WCS will instruct the awarded vendor to provide a written quote. This quote must comply and match up to the awarded contractors original awarded unit priced bid submission that ties back to RFB #1348. IF the respective quote is under \$200,000, then - WCS Purchasing may proceed with issuing a Purchase Order to the awarded roofing contractor.

Part II

However, on certain occasions throughout the course of the contract certain maintenance roofing repair projects will arise that fall under one of two categories:

- A.** The quote obtained is over \$200,000.... OR
- B.** A particular project arises in which the original pricing does not necessarily apply, or the project is unique-abstract and does not match up to the original unit price bid menu that was submitted in their original RFB #1348 submitted bid.

In either one of the two scenarios mentioned above, WCS Maintenance or Facilities Department will develop a 3 – 4 page detailed scope of work for the project at hand. At this point, the WCS Purchasing Department will distribute the scope of work under the terms of a “Quick Bid.” The quick bid does not require additional advertising in the newspaper, nor does it require 10 days' duration. This “Quick Bid Project” will be offered to the (3) three best bidders of the original WCS – RFB #1348 project. The quick bid is a valid purchasing tool and is defined here as a logical and competitive solution to unique project needs over the course of the five years.

The quick bid process normally takes 72 - 96 hours. Once a low bidder (from the three participants' field) is established the WCS purchasing Department will issue a purchase order and notice to proceed. All work performed under this scenario and the resulting invoicing must match the quick bid pricing that was submitted for the project.

This “Quick Bid” procurement process not only complies with our purchasing policies but seeks and encourages ongoing quality and competitive bids through our already top vetted roofing contractors. NOTE – the WCS Quick Bid limit is \$250,000... If the original project defaults to a Quick Bid, then WCS can only spend up to \$250,000 under the terms and conditions of the Quick Bid.... The only exception to this would be IF a project is deemed to be an absolute critical EMERGENCY project. WCS Purchasing Dept along with WCS CFO will determine IF a project is an authorized EMERGENCY project. WCS Approved EMERGENCY projects can still go thru the QB process – with \$ amounts over \$250,000.

**CLARIFICATIONS
CONTINUING ROOF MAINTENANCE CONTRACT (RFB #1348)
WILLIAMSON COUNTY SCHOOLS
JULY 25, 2024**

In reference to Section 00300 EPDM Roofing

Q: Replace metal coping cap, is this to include all metal accessories needed (cleat, snaplock, etc...)?

A: Yes

Q: Re-flash walls and expansion joints, what is the wall height to be flashed? A standard 2FT?

A: Intent is roof-to-wall juncture, but assume 2FT.

Q: Replace damaged roof drain, is this to include all necessary plumbing work?

A: Just to connect new drain to existing rainwater leader with new fernco and flash drain, install water cut-off mastic, etc.

Q: Install new 16 oz copper shroud, what is the average size to be installed?

A: Assume 8"x8"

Q: Subtotal EPDM Roofing, for this price, do we add up the total of all scenarios listed?

A: Yes and this will apply to all roof systems.

In reference to Section 00300 Standing Seam Metal Roofing

Q: What type of standing seam metal?

A: Typical system is mechanically seamed architectural metal roof on a substrate

Q: Re-flash walls and expansion joint, typically, there are no expansion joints in standing seam roofs. How should this be quantified?

A: This could include rework of closures and counterflashing at wall. Any expansion joints would be treated similarly and we may add ridge cap/vents in the category via Addendum.

Q: Re-flash roof perimeter, typically, you would need to take the standing seam metal roof apart and add or replace the drip edge. What materials would be utilized to re-flash the perimeter?

A: This would include rework of rake edge trim, closures, fasteners and/or sealant.

In reference to Section 00300 Shingle Roofing

Q: Replace metal coping cap, typically shingle roofs do not have metal coping cap... Is this N/A?

A: This would be similar to EPDM coping cap

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JULY 25, 2024
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Q: Re-flash walls and expansion joints, typically shingle roofs do not have expansion joints or walls to re-flash... Is this N/A?

A: Wall would include step flashing along a wall or dormer. Some buildings have copper expansion joints between different decks or elevation changes.

In reference to Section 00300 Miscellaneous Items

Q: Remove + replace damaged decking, do we include the removal and replacement of the roof system here as well since the roof will need to be removed to get to the decking?

A: No.

Q: Or is this assuming the roof system is already removed and solely deck removal and replacement?

A: Yes, just the deck removal and replacement. Other unit prices would cover the roof and insulation removal.

Q: Remove + replace insulation, similar question... Is this assuming solely insulation replacement?

A: Yes, just the insulation removal and replacement. Other unit prices would cover the roof removal.

Q: Minimum Project Fee \$ X 10 Projects, can you clarify what this means? Is this for a T&M leak repair? Or what is the scenario of the project?

A: This would be your minimum fee/mobilization for a small job if unit prices were not high enough to justify a trip to the site.