

# RCR&A

## RICHARD C. RINKS & ASSOCIATES, INC.

Engineering and Architectural Services

Building Enclosure Consultants

ASCE - NSPE - TSPE - IIBEC - EDI

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### ADDENDUM 1

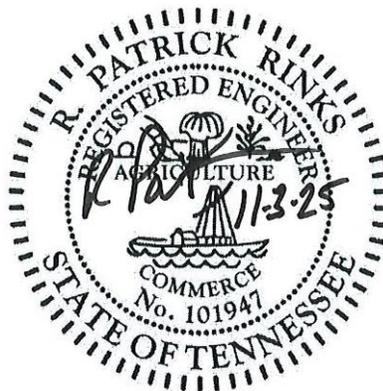
#### ROOF REPLACEMENT - TWO BUILDINGS WILLIAMSON COUNTY SCHOOLS NOVEMBER 3, 2025

1. Minutes from Pre-Bid Meeting dated October 24, 2025 are hereby made a part of the Contract Documents.
2. Replace Section 00300 in Specifications with attached revised Section 00300.
3. On Support Services Building, remove gutters and 13 downspouts on higher standing-seam metal roof and replace with matching size gutters and downspouts. Gutter is approximately 7"x7" and downspouts are approximately 5.5"x3.5". Eave height is approximately 20'. Run downspouts on south side from 15' +/-overhang to wall similar to existing installation. Contractor shall field verify all dimensions. List price as Add Alternate 2 on revised Bid Form.
4. Contractor shall acknowledge receipt of this addendum on Bid Form.

END OF ADDENDUM

Attachment: Revised Section 00300

\\wcs-office\addendum1.doc



Place: **WCS Central Office**

Date: **Friday, November 7, 2025**

Project No.: **RCR&A #3033 / WCS #1384**

Proposal of \_\_\_\_\_

(hereinafter called "Bidder") a \_\_\_\_\_  
(State)

Corporation/a partnership/an individual \_\_\_\_\_  
(STRIKE OUT INAPPLICABLE TERMS)

(doing business as \_\_\_\_\_).

To **Williamson County Schools**: (hereinafter called "Owner")

Gentlemen:

The Bidder, in compliance with your invitation for Bids for the project titled "**Roof Replacement – Two Buildings**" having examined the Plans and Specifications with related documents and the site of the proposed work, and being familiar with all conditions surrounding the construction of the proposed project, including the availability of materials and labor, hereby proposes to furnish all labor, materials, and supplies, and to construct the project in accordance with the Contract Documents within the time set forth therein and at the prices stated below. These prices are to cover all expenses incurred in performing the work required under the Contract Documents, of which this proposal is a part.

Bidder must agree to commence work on or before a date to be specified in a written "Notice to Proceed" of the Owner and to fully complete the Project within **Sixty (60) consecutive calendar days** after date of Notice to Proceed. Bidder must agree also to pay as liquidated damages the sum of \$200.00 for each consecutive calendar day thereafter as hereinafter provided in the General Conditions.

Bidder acknowledges receipt of the following addendum:

\_\_\_\_\_

**BASE BID:**

On Textbook Warehouse, remove and properly dispose of polyurethane foam and built-up roofs, all debris and flashings to existing wood fiber deck. Remove and properly dispose of asbestos containing materials per all Local, State and Federal Regulations (See Demolition Roof Plan). Inspect wood fiber deck and replace any deteriorated/wet deck with matching deck. Remove and properly dispose of wood blocking and fascia, edge metal, gutters, downspouts and counterflashing.

Provide and install new wood blocking and fascia at locations shown on the Plans. Mechanically attach new base sheet to wood fiber deck using fastener pattern shown on the Plans. Using two-part, rope type adhesive, adhere two new layers of 2.4" thick isocyanurate insulation (stagger all joints) and 1/2" cover board to base sheet using foam pattern shown on Plans. Provide and install new .060", LSRF, non-reinforced, black, fully adhered EPDM Roof System with a 20-Year, No Dollar Limit, Total System Warranty with 72 mph wind speed and 2" diameter Hail Warranty. Provide and install new prefinished Kynar 500 edge metal, gutters, downspouts, fascia cover and counterflashing. All low slope perimeter edge metal and gutters shall meet ES-1 and GT-1 attachment requirements.

On Support Services Building, remove and properly dispose of existing EPDM membrane and flashings to existing isocyanurate insulation. Back out and remove all insulation fasteners and plates. Inspect existing tapered isocyanurate insulation and crickets with Delmhorst meter and replace all wet and/or damaged insulation. Remove and reinstall/replace existing tapered insulation around perimeter and penetrations as required to install new EPDM air barrier and high-density foam and around roof drains as required to install new sumps. Treat any rusted metal deck with rust inhibitor and replace any metal deck which will not achieve proper pull results. Remove and properly dispose of wood blocking, edge metal and counterflashing.

Provide and install new wood blocking at locations shown on the Plans. Mechanically attach new 1" thick isocyanurate insulation to metal deck using fastener pattern shown on the Plans. Using two-part, rope type adhesive, adhere new 1/2" cover board to isocyanurate insulation using foam pattern shown on Plans. Provide and install new .060", LSRF, non-reinforced, black, fully adhered EPDM Roof System with a 20-Year, No Dollar Limit, Total System Warranty with 72 mph wind speed and 2" diameter Hail Warranty. Provide and install new prefinished Kynar 500 edge metal, counterflashing and faceplates. Provide and install new stainless steel overflow scupper sleeves and copper shrouds. All low slope perimeter edge metal shall meet ES-1 attachment requirements. Waterproof masonry walls above roof at locations shown on the Plans. Provide and install new safety rails and ladder-up at roof hatch. Contractor shall include in Base Bid a \$25,000.00 Allowance for unforeseen conditions.

**BASE BID PRICE:**

\_\_\_\_\_.

\_\_\_\_\_ (\$\_\_\_\_\_).

Written Amount

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**ADD ALTERNATE 1:** On Support Services Building, remove and properly dispose of existing tapered insulation to metal deck. Mechanically attach new 1/8" per foot tapered isocyanurate insulation and 1/4" per foot crickets to metal deck using fastener pattern shown on Plans. Using two-part, rope type adhesive, adhere new 1/2" cover board to isocyanurate insulation and crickets using foam pattern shown on Plans.

\_\_\_\_\_.

\_\_\_\_\_ (\$\_\_\_\_\_).

Written Amount

\*\*\*\*\*  
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**ADD ALTERNATE 2:** On Support Services Building, remove gutters and downspouts on higher standing-seam metal roof. Provide and install new matching prefinished Kynar 500 gutters and downspouts.

\_\_\_\_\_.

\_\_\_\_\_ (\$\_\_\_\_\_).

Written Amount

**EPDM MANUFACTURER:** \_\_\_\_\_.

**UNIT PRICES:**

Contractor to provide unit prices for the following items. This price shall include all labor, materials, taxes, overhead and profit and all other miscellaneous costs required to install these items.

New wood blocking	\$ _____	per board foot
New 4" roof drain insert	\$ _____	per each
New 4" roof drain	\$ _____	per each
New 1.5" matching metal deck	\$ _____	per square foot
New 2.5" wood fiber deck	\$ _____	per square foot
New rust inhibitor	\$ _____	per square foot
New beaded EPDM walkpad	\$ _____	per each
Replacement isocyanurate insulation	\$ _____	per board foot

The Owner may award the Bid to the Bidder demonstrating the most complete response and full compliance with the Specifications of each item.

The Owner reserves the right to offer an Award on any combination of factors it determinates to be in the interests of the County and County's residents. Price may be a factor, but may not be the sole factor affecting the Awarding of the Bid. The Bid will be awarded to the "best Bidder" and not the "low Bidder". The Owner will make the determination of which Bidder is the "best Bidder" and not the Bidder.

The Owner reserves the right to negotiate with the successful Bidder on Alternates or changes to the Bid.

Bidder understands that the Owner reserves the right to reject any or all Bids and to waive any informalities in the Bidding.

**By the signing Section 00300 Bid for Lump Sum Contracts, the Bidder acknowledges that the stated allowances are the Owner's allowances. They are to be included in the Bid amount, but controlled by the Owner and will not be paid to the contractor unless prior written approval has been given by the Owner's representative (Adam Christopher, Maintenance Director) for specific additional tasks. This additional work and approval will be properly documented by the Consultants. Any additional work performed by the contractor without the expressed written approval of the Owner is considered work done at the contractor's risk and may not be paid for by the Owner.**

The Bidder agrees that this Bid shall be good and may not be withdrawn for a period of sixty (60) calendar days after the scheduled closing time for receiving Bids.

Upon receipt of written notice of the acceptance of this Bid, Bidder will execute the formal Contract attached within fifteen (15) days and deliver as required by the General Conditions.

The Bid security attached, in the sum of \_\_\_\_\_  
\_\_\_\_\_

(\$ \_\_\_\_\_), is to become the property of the Owner in the event the Contract and Bond are not executed within the time above set forth as liquidated damages for the delay and additional expense to the Owner caused thereby.

Respectfully submitted,

BY: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Title)

\_\_\_\_\_  
(Business Address)

\_\_\_\_\_  
(Contact Email)

END OF SECTION