

Questions – 3/22/24:

1. Action 2.01.10 calls for a new ladder to the roof hatch. The existing ladder appears to be in excellent condition. Is there something specifically different that is desired for the new ladder?

Answer: *Roof ladder does not need to be replaced unless it is a part of the roof hatch replacement.*

2. Section 5.02.02 lists 45 calendar days for completion of the work. The number of days needs to be increased to 60 days.

Answer: *Agree to increase the number of calendar days from 45 to 60 calendar days.*

3. There are duct support curb rails that have been abandoned. Should these be removed. See photos below.



Answer: *Agree that all unused roof curbs are to be removed. Patch and repair any connections to the structure prior to reroofing at no additional cost to the Owner.*

4. Sections 3.01.04 & 3.01.05 Warranties. An industry standard contractor's warranty is for a term of two (2) years from the date of project completion and excludes damage to the building or its contents. Additionally, any warranties issued by the manufacturers of the specified roofing system type specifically exclude damage to the building or its contents (consequential damages).

This project requires a Surety Bond. Surety bonds remain in effect for a period of one (1) year from the date of project completion. Surety companies will not issue a payment and performance bond for a project requiring any form of a contractor's warranty with a term of more than one (1) year unless a separate maintenance bond is purchased at additional cost. Surety issued maintenance bonds, with specific terms, conditions, & limitations are typically limited to a period of five (5) years, again at an additional cost to the Owner.

Answer: *Provide a one (1) year Surety Issued Maintenance Bond in the Bid Tabulation Form.*

5. The existing flashing height on the large Roof Top Units does not meet the minimum 8" above roof surface as called for in 2.01.01. See Figure 5a of the HNTB report showing low flashing height at the cricket and condensate from the small condensing unit dumping onto the roof. If the R-Value is to be increased from the existing R-20 to R-25 to meet the current energy code for new construction this will require the addition of at least another inch in insulation, further reducing the flashing height. If the curb heights are to be extended per 2.01.02 the newly installed roof top units will need to be raised.

Please provide the name of the mechanical contractor that installed the new units so that we may contact them to get a quotation. The contractor will most likely need to visit the site to provide a quote and a postponement of the bid date. Will THEA contract this work directly, or will they be a subcontractor to the Roofing Contractor?

An alternative to raising the curbs and assisting drainage is adding two new roof drains, one on the up-slope side of the RTU-2 and RTU-3. This will require a plumber and another site visit to determine if this possibility will work. Flashing heights on RTU-4 will still be an issue. Some roofing manufacturers have alternate flashing details that allow less than eight inches and that are included in their warranties.

Answer: *Agree, the curb heights need to be extended to maintain the minimum required clearance above the finished roof. Work to be included in the roofing contractor's cost.*

Mechanical Contractor that installed the existing units:

Echanique and Sons Mechanical Corp

Robert Echanique

(352) 293-1832

robert@echaniquesons.com

The roofing contractor may also supply the subcontracted services to be included in the roofing contractor's cost. Work to be accomplished during weekend.

6. Section 6.0.1.04 states that the HVAC service remains uninterrupted. If the Roof Top Units are to be raised this is not possible

Answer: *See answer to item 5 above.*