



## THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3902

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**Invitation to Bid # 15-018**  
**ROOF REPAIRS AT RICHARD A. HEYMAN ENVIRONMENTAL PROTECTION**  
**FACILITY**  
**Project No. SE 1402**

**ADDENDUM # 1**

September 9, 2015

This addendum includes the mandatory pre-bid sign in sheet, meeting minutes, and answers to contractor questions at the pre-bid meeting.

**Please be advised of the following changes to the contract documents:**

The following changes, additions, and/or deletions are hereby made part of the Contract Documents for the Repair of the Administration Building Roof at the Richard A. Heyman EPF, dated August 2015, as fully and completely as if the same set forth fully therein:

**PRE-BID MEETING**

1. Meeting minutes from the pre-bid meeting, attached.
2. Copy of sign-in sheet from the pre-bid meeting, attached.

**CONTRACTOR'S QUESTIONS AND ANSWERS**

1. **Question:** Notes conflict within drawings concerning lightning protection. Is it to be replaced with a new system, or is the old system to be removed and replaced?  
**Answer:** The existing system is to be removed and re-installed. Specification Section 26 41 00, Facility Lightning Protection is included for information only on the type of lightning system installed and what will be required in the re-installation.
2. **Question:** Will Tapcon Screws be an acceptable alternative to Epoxy Bolts specified for the coping system?  
**Answer:** Coping system will be an engineered coping system and will require Shop Drawing submission with evidence of third party testing. Any attachment method will be acceptable providing that the method is documented and an approved method in writing by the coping manufacturer or documented in submitted third party testing.



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3. **Question:** Specifications require that the Manufacturer's Representative inspect roof penetrations. Is this correct?  
**Answer:** Yes, per Specification Section 07 52 15: Part 1.05: Manufacturer's Certificate of Compliance is required on installation. Part 1.06: The manufacturer's representative is required to attend the Pre-Installation Conference. Part 1.05: The manufacturer must confirm in writing that the installer is approved by the manufacturer to install the roof system.
4. **Question:** Please clarify Repair Note 3 on Sheet A-1.  
**Answer:** Note 3, Sheet A-1: Contractor is to identify any drain line to roof drain connection difficulty which appears to be caused by pipe deterioration or corrosion. The Owner or Engineer of Record are to be informed and a determination will be made by the Owner to expand the scope of work for the Contractor correct the deficiency.
5. **Question:** Is the Contractor or Engineer responsible for the design of the nailer attachments and guy wire attachments?  
**Answer:** Yes, the Contractor and a Florida registered Engineer of his choice.
6. **Question:** Please clarify Demolition Note 7, Sheet A-1. What are the "existing code violations"?  
**Answer:** Currently, the overflow drain and emergency overflow drain are sitting at the same height in the sump area and not set with a three inch difference between inlet elevations as required by code.
7. **Question:** Regarding Concrete Slab Opening Repair Detail 9; Sheet A-05: Would a steel plate anchored and sealed to the slab which spans the opening be an acceptable alternative to the detailed repair method?  
**Answer:** No.
8. **Question:** What is the existing roof assembly on the Chlorine Building?  
**Answer:** Similar to the buildings in the base bid.

All Bidders shall acknowledge receipt and acceptance of this Addendum No. 1 by acknowledging addendum in their proposal or by submitting the addendum with the bid package. Bids submitted without acknowledgement or without this addendum may be considered non-responsive.

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Signature

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Name of Business or Corporation

CONCRETE REPAIRS AT EPF & BRIDGE  
INVITATION TO BID # 15-024

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ADDENDUM NO. 1

# MANDATORY PRE-BID MEETING MINUTES

CITY OF KEY WEST

## REPAIR OF THE ADMINISTRATION BUILDING ROOF AT THE RICHARD A. HEYMAN ENVIRONMENTAL PROTECTION FACILITY

Richard A. Heyman EPF.

Thursday September 3, 2015 at 10:00 AM

1. Introductions (sign-in)

2. Project Summary

The project will provide Owner with new roof assemblies to the Administration Building and as an alternate, the Chlorine Building, at the Richard A. Heyman Environmental Protection Facility. Work will include repair of existing parapets and installation of new roof curbs, guy wires and metal coping system, walk pads, flashing, and other roof appurtenances. Design will include a lightning protection system.

See section 01 11 00 *Summary of Work* for additional details

3. Contract Time and Estimated Schedule

Substantial completion-120 calendar days after notice to proceed  
Final Completion-within 30 calendar days after substantial completion

Estimated NTP: December 1, 2015

Bids due September 23, 2015 at 3:00 PM

**Bidder's questions must be submitted in writing by close of business Friday, September 11, 2015. Submit questions to;**

Sean McCoy  
CH2M HILL  
[sean.mccoy@ch2m.com](mailto:sean.mccoy@ch2m.com)

4. Liquidated Damages

\$3,000/day for failure to meet substantial  
\$1,000/day for failure to meet final

5. Subcontracting

All subcontractors shall be identified in proposal.



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### 6. Permits

City of Key West building permits shall be the responsibility of the contractor.

City of Key West license is required for certified or registered electrical and general contractors.

### 7. Construction Sequencing

Contractor shall submit construction progress schedule showing complete sequence of construction. See Specification section 01 01 00.

### 8. Staging Area

Contractor shall coordinate with OMI staff to identify areas that may be used by contractor for site staging of materials and temporary facilities.

### 9. Working Hours

City of Key West has a noise ordinance that allows working hours between 8:00 AM to 7:00 PM, Monday through Friday and 9:00 AM to 5:00 PM Saturday. No work allowed on Sundays.

**RAH EPF is not located in the City of Key West, and does not need to comply with Noise Ordinance working hours.**

### 10. Job Site Security

Contractor shall be responsible for safety of public and the materials on site. See specification section 010100.

### 11. General Requirements

Public safety and property is of utmost importance.

Fleming Key Bridge load limit of 32 Tons. Certified documents required to cross.



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All contractor personnel will require RapidGate badges. Applicants will undergo a background check conducted by NCIS. Allow 30 days for processing. Convicted Felons will not be allowed onsite.

Contractor shall employ and pay for all Manufacturers services as required by the specifications.

Contractor shall verify location of existing facilities shown on drawings prior to start of construction.

### 12. Technical requirements

New roof(s) will exceed minimum developed pressures of the building code using wind speed of 200 mi/hr wind speed, and C exposure. Design pressure required for these roofs are +60 psf / -163 psf. Proposed roof assembly will be Factory Mutual I-225 Windstorm design.

Contractor to design and install new Lightning protection system. See Specification section 26 41 00. **Lightning system requirements will be addressed in Addendum 1.**

### 13. City/OMI Comments

- **Building permits will not be required.**
- **Note and observe requirements of Cone of Silence specification section 00 43 21**

### 14. Contractor Questions/Comments

- **Notes conflict within drawings concerning lightning protection. Is it to be replaced with a new system, or is the old system to be removed and replaced?**
- **Will Tapcon Screws be an acceptable alternative to the Epoxy Bolts specified for the coping system?**
- **Specifications require that the Manufacturer's Representative inspect Roof penetrations. Is this correct?**
- **Please Clarify Repair Note 3 Sheet A-1.**
- **Is the contractor or Engineer responsible for the design of the nailer attachments and guy wire attachments?**
- **Please clarify Demolition Note 7 Sheet A-1. What are the "existing code violations"?**
- **Regarding Concrete Slab Opening Repair detail 9 sheet A-05: Would a steel plate anchored and sealed to the slab which spans the opening be an acceptable alternative to the detailed repair method?**
- **What is the existing roof assembly on the Chlorine Building?**



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15. Meeting Adjourned

# SIGN-IN

## MANDATORY PRE-BID MEETING

City Key West

### Repair of the Administration Building Roof at the RAH EPF

RAH EPF

Thursday September 3, 2015 at 10:00 AM

To insure all contact information is recorded correctly and meeting minutes are sent to the right email address: PLEASE PRINT CLEARLY

Name	Company	Phone No.	Cell Phone	E-mail
Sean McCoy	CH2M	305 432-1397 959.		Sean.McCoy@ch2m.com
Michael Jacobuzzi	Positive Concepts only	786.9350		michaeljacobuzzi-inc.com
John P. Castro	City of KW	896-4244		Castro@cityofkeywest-fl.gov
Tobal Baccilano	AMT	305 292-5102		Tobal.Baccilano@ch2m.com
CHRISTIAN FALCON	PENNO FALCON CONLT.	305 872-2200	305 587-4013	cb@pennofalcon.com