

ADDENDUM #2

Date: January 5, 2023

Project: Salem District Courthouse Roof Replacement

From: ICON architecture, inc.
38 Chauncy Street
Boston, MA 02111
(617) 451-1328

To: Prospective Bidders

BIDDERS ARE HEREBY INFORMED THAT THIS ADDENDUM AND ANY ATTACHMENTS SHALL SUPPLEMENT, AMEND AND BECOME PART OF THE CONTRACT DOCUMENTS OF THIS PROJECT. ALL PROPOSALS AND THE CONSTRUCTION CONTRACT SHALL BE BASED ON THESE MODIFICATIONS.

Response to Bidder's Questions

1. Question: What were the core results?

Answer: The courthouse roof was cut by Innovative Roofing and Siding; the foam depth is 2" to 2 ¼".

2. Question: We discussed working hours, and it was vague at best. Should we price normal hours and then the successful bidder can adjust as needed when it actually goes?

Response: Due to Court schedule, the ballast shall be removed during off hours. Work hours are available from 4:30 AM till 9 PM. Due to daylight and court schedule, we suggest ballast removal the weekend of June 17-18, with tear-off/replacement beginning on June 19th. Sensitive hours are generally 9-noon. Language must always be appropriate and held to a minimum so as not to disrupt proceedings. No radios or smoking will be allowed.

3. Question: See 2/D-702 - Are we really replacing the drain bowls, or just the rings and baskets? Unless there is damage, why replace the bowls? If so, hopefully it can all be done topside.

Response: The intent is to replace the existing drain assembly entirely, as described on Plumbing Plan P1.0.

4. Question: There looks to be a canopy at the rear between C4 and C5 along CA, I assume that is NIC?

Response: The canopy roof below, located between col. Lines 4 and 5 along A, is not in contract.

5. Question: On plan D-101, the elevator PH closest to CF, I assume Key Notes 1, 2, and 3 apply?
Response: Keynotes 1,2 and 3 apply to the elevator penthouse roof located along column line E.
6. Question: There was a comment on site that the metal wall panel at the two large courtroom monitors can be removed and membrane run up the wall. Can we assume there is adequate substrate, or shall we carry plywood? Also, can we eliminate the edge metal at these perimeters as well (3/A-701)?
Response: Remove the existing metal wall panels, metal flashing and metal roof edges. Since the existing plywood wall sheathing is covered by the metal panel, it is assumed that it is in adequate condition. Run single-ply membrane up the vertical walls and across the roof surface. See attached revised details SKA-001 and SKA-002.
7. Question: Where does 4/D-702 occur? I can't locate it on the drawings.
Response: Detail 4/D-702 occurs at the elevator penthouse along column line E and the chimney at column line B/7. Both are brick masonry wall conditions.
8. Question: 1/D-702 has a peculiar note that I believe is just a typo – "existing counter flashing to remain" makes no sense.
Response: On detail 1/D-702, delete note "EXISTING METAL COUNTERFLASHING TO REMAIN" and replace with "EXISTING METAL COUNTERFLASHING TO BE REMOVED".
9. Question: There is a discrepancy between plan M1.0 and A-101 as it relates to the unit that sits on the concrete pad between C9/C8 and CB/CC. M1.0 says there is no work while A-101 indicates there is. Which is it?
Response: If an 8" vertical height can be maintained from the top of roofing to underside of unit, as shown on detail 3/A-702, then no work is required.
10. Question: Should the interior work of 1/A-702 be figured for off hours/weekends?
Response: All interior work must be done during off hours.
11. Question: Is there a substrate board at the deck? 3/A-703 and 4/A-703 seem to conflict if it's new or existing.
Response: The new roofing assembly includes a ½" substrate board at the deck, as shown on detail 3/A-703.

Clarification or Modification of Construction Drawings

1. Two old existing equipment curbs exist between column lines C and D, and 8 and 9. The new roofing assembly is to wrap up and over any existing curbs or pads to provide a continuous roofing system.
2. The architectural drawings indicate vertical flashing heights of 8" minimum at mechanical units. This minimum dimension is required for the manufacturer's roofing system warranty. The thickness of roofing insulation must meet R-30. The mechanical

Addendum #2

drawings note extending curbs up to 18", this height can be reduced only if required clearances can be maintained at air intakes which will allow the units to function properly.

Attachments to this Addendum

1. SKA-001 – DEMOLITION ROOF DETAIL AT METAL PANEL
2. SKA-002 - ROOF DETAIL AT VERTICAL WALL

End of Addendum No. 2