Date: January 25, 2018  
Project Title: CSP – Re-Roof, Repairs and Waterproofing  
Project #: 18-28  
Opening Date: January 31, 2018

NOTE CHANGES: The changes/clarifications in this addendum are as follows:

Please see attached changes and information from the Consultant.

The proposal opening will remain January 31, 2018. Deadline to submit Proposal(s) is 2:00 p.m. and will be opened at 2:15 p.m.

This addendum forms a part of the Contract Documents and modifies the original specifications, issued for Montgomery County on January 3, 2018 to the extent noted hereinafter. Careful note of this Addendum will be taken by all parties of interest so that proper allowance is made in all computations, estimates and Contracts and so that all trades affected are fully advised in the performance of work that will be required by them. This Addendum supersedes all previous Specifications and instructions pertaining to these items. It is imperative the bidder/proposer acknowledges receipt of this Addendum, by signing this document and returning it by fax or email within 24 hours after receipt or by including a signed copy with the bid/proposal packet.

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<tr>
<th>Company Name</th>
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Kelly Vidal, CPPB  
Assistant County Purchasing Agent
Addendum #2, Project# 18-28

January 25, 2018

Montgomery County
Office of County Purchasing Agent
501 N. Thompson
Suite 405
Conroe, TX 77301

Project 18-28
Re-Roof, Repairs and Waterproofing
Building Maintenance

ADDENDUM NUMBER TWO

The following items, including attachments, modify or supersede the provisions of the Bid Documents and become part of the Contract Documents.

CLARIFICATIONS TO BIDDING REQUIREMENTS:

1. The bid due date is unchanged.
2. Juvenile Justice Center
   a. Detail 7/R1.2 is missing from the drawings. It is attached as part of this addendum.
   b. To clarify, on exterior walls and the walls of roof section ‘F’, the metal wall panels are to be removed and properly disposed of. The substrate under the wall panels is gypsum sheathing. Install 1/2” gypsum cover board, either DensDeck Prime or Securock. Secure on the edges 6” O.C. and in the field 12” O.C. This applies, but may not be limited to, the following details: 2/R1.1, 3/R1.1, 6/R1.1, 10/R1.1, 7/R1.2 (attached to this addendum), 10/R1.2.
   c. Wet glaze all clerestory windows using Dow Corning 795 sealant.
   d. Reuse the conductor heads and downspouts at roof section ‘C’ (the L-shaped roof area). Install 18” x 36” concrete splash blocks at the base of each downspout.
   e. Install skylight screens on the skylights of roof section ‘B’ (the main flat roof area where the hatch is located). The screens must be non-roof penetrating and comply with OSHA Standards 29 CFR 1910.23(a)(4) and 29 CFR 1910.23(e)(8). An example is KeeGuard® Skylight Screens from Kee Safety, Inc. – www.keesafety.com.
   f. Provide line item costs to provide and install roof access ladders going from roof section ‘B’ to the following roof sections: G, H, and I.
   g. At the area shown on detail AD-1, redo the metal roof’s valley. This will entail the following:
      i. Remove the ridge pieces over the repair area.
      ii. Remove the roof panels on both slopes. Extend the metal roof panel removal west of the corner 2 panels.
      iii. Prepare the deck surface and install high temperature ice and water protection membrane such as Carlisle’s WIP 300 HT.
      iv. Install all new metal roof panels, valley metal, ridge and trim pieces per the manufacturer’s requirements. Use 24 gauge pre-finished steel and match the...
v. Match the profile of the existing roof panels, follow the manufacturer’s instructions, and provide the manufacturer’s applicable installation details with the submittals.

h. At the area shown on detail AD-1, replace the existing metal wall panels with new metal wall panels.
   i. Remove the electrical panels on the wall.
   ii. Remove the metal wall panels.
   iii. Prepare and prime the substrate and install high temperature ice and water protection membrane.
   iv. Install new 24 gauge, prefinished steel metal wall panels, flashing, and trim and match the color of the existing as closely as possible. The County is aware the existing panels are age-faded.
   v. Reinstall the electrical panels.
   vi. All electrical work is to be performed by a properly licensed electrician.
   vii. The metal wall panels on the other two gable ends of roof section ‘C’ are not to be replaced.

i. All coping is to be replaced on roof area ‘C’.

j. There is a downspout coming off the metal roof next to the far north side of roof area ‘C’. Extend the downspout so that it kicks further north onto the grass and install an 18” x 36” concrete splash block. Currently, it is eroding the ground next to a pipe that is penetrating the ground.

3. Ed Chance Sub-Courthouse
   a. Plan pages R1,5, R1.6, and R1.7 have been added and are part of this addendum.
   b. Extend the two (2) downspouts on the south side of the project to the ground. Place an 18” by 36” concrete splash block under the downspout.
   c. Include in the base bid the cost to replace 50 lineal feet of existing ridge cap on the metal roof portion. There are a few areas of daylight showing.
   d. Include in the base bid the cost to visit the site after completion of the project, after two rain storms, and document any leaks observed under the roof panels.
   e. Where the vertical support legs are not enclosed by the wall panels, install support pads as shown in Detail 9/R1.5. Assume there are 3 of these locations.
   f. Install five (5) each, 24” exterior exhaust fans in the wall panels.
      i. Frame in with steel framing matching the existing.
      ii. Fan to have minimum 3000 CFM.
      iii. Fan to have a hood cover with a bird screen.
      iv. All wiring is to be performed by a properly licensed electrician.
      v. See addendum Plan Page R1.5.
   g. The gutter edge detail shall be modified as shown in the attached detail AD-2.
   h. All plywood is to be covered with ¾” cover board before installing any base or wall flashings. Cover board can be either DensDeck Prime or Securock. Do not break the facer when fastening to the plywood.
   i. On the south roof area’s expansion joints, see detail 1/R1.7, 2/R1.7, and 3/R1.7 for flashing requirements.
j. On the east side of the expansion joint, construct a 24-inch high knee-wall as detailed in Detail 4/R1.7. The original details show a 48-inch wall.
i. Once you get to the west side of the expansion joint, slope the knee wall elevation from 24 inches to 48 inches tall.
k. At the expansion joint, reroute the condensate drain line from under the metal roof panels to the gutter.
l. On the attached Unit Prices Form, provide a line item cost to install a fleece-backed 80 MIL TPO membrane in lieu of the specified standard 80 mil TPO.

4. Montgomery County Jail
a. Background checks will be required for all employees working on the Jail.
b. Delete Roof Specific Note 8 from plan page R1.1.
c. To clarify, the metal wall panels to be installed are 24 gauge, prefinished steel, hidden fastener, flush metal wall panels such as Berridge’s Flush Seam Panel.
d. In some areas there are two gravel stop flashing fascias. The lower fascia is to be removed. See attached photo named “Photo_MontCoJail_Fascia.pdf”.

5. Lee G. Alworth Building (Clarifications)
a. There are 32 roof top units with 3 penetrations each to be spudded and sealed with liquid flashing. Two of the penetrations are Freon-type and are through the same penetration pocket, and one is an electrical line through its own penetration pocket. Assume 2 extra for rooftop water lines. See Photo attachment named “Photo_MontCo_AlworthRTU.pdf”.
i. Provide an alternate price to spud and flash in a new stainless steel pitch pocket with a hood cover. See detail AD-3
b. There are 48 each, 30-inch long EPDM seams around the walls of the metal roof to be covered in seam cover tape.
c. There are 45 each, 50-inch long EPDM seams around the exterior parapet walls to be covered with seam cover tape.

6. Section 00 43 22 – Unit Prices Form has been revised and is part of this addendum.
7. All fasteners coming in contact with preservative treated lumber shall be hot-dipped galvanized or stainless steel.

END OF ADDENDUM No. 2 – EXCEPT ATTACHMENTS

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<tr>
<th>ATTACHMENTS</th>
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<tr>
<td>Addendum Detail AD-1 – Juvenile Justice Center – Enlarged Roof Area Plan</td>
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<tr>
<td>Addendum Detail AD-2 – Juvenile Justice Center – Enlarged Roof Area Plan</td>
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<td>Addendum Detail AD-3 – Lee G. Alworth Building – Penetration Pocket Flashing</td>
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<td>Detail 7/R1.2 – Missing from original drawing set – Juvenile Justice Center</td>
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<td>Ed Chance Courthouse Annex Plan Pages R1.5, R1.6, and R1.7</td>
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### SECTION 00 43 22 - UNIT PRICES FORM

**PARTICULARS**

1.01 ADDENDUM 2 FORM - THE FOLLOWING IS THE LIST OF UNIT PRICES REFERENCED IN THE PROPOSAL SUBMITTED BY:

1.02 (PROPOSER) _________________________________________

1.03 TO (OWNER): MONTGOMERY COUNTY

1.04 DATED _________________ AND WHICH IS AN INTEGRAL PART OF THE CSP FORM.

**UNIT PRICE LIST**

2.01 **LINE ITEM #1**: HOURLY RATE FOR ADDITIONAL WORK, IF REQUESTED:

$_________________/ PER MAN HOUR. THIS HOURLY RATE IS TO INCLUDE ALL PAYROLL COSTS, TAXES, BENEFITS, ETC.

2.02 **LINE ITEM #2**: COST TO REPLACE STEEL DECKING ON THE ED CHANCE COURTHOUSE ANNEX. COST IS FOR REMOVING THE EXISTING ROOFING AND LIGHTWEIGHT CONCRETE, INSTALLING NEW 1.5-INCH, 22 GAUGE DECKING FROM BAR JOIST TO BAR JOIST, AND NEW POLYISOCYANURATE INSULATION FLUSH WITH THE SURFACE OF THE EXISTING ROOF. ASSUME BAR JOISTS ARE 6 FEET ON CENTER: $_______________________ / PER SQUARE FOOT.

2.03 **LINE ITEM #3**: COST TO REPAIR WET/DAMAGED LIGHTWEIGHT INSULATING CONCRETE ON THE JUVENILE JUSTICE CENTER PER SPECIFICATION SECTION 07 01 50.19/3.04/A./1.:

$_____________________ / PER SQUARE FOOT PER 2-INCH THICKNESS.

2.04 **LINE ITEM #4**: COST TO REPAIR WET/DAMAGED LIGHTWEIGHT INSULATING CONCRETE ON THE JUVENILE JUSTICE CENTER PER SPECIFICATION SECTION 07 01 50.19/3.04/A./2.:

$_______________________ / PER SQUARE FOOT PER 6-INCH THICKNESS

2.05 **LINE ITEM #5**: COST TO REPLACE SEVERELY DAMAGED OR DETERIORATED METAL ROOF PANELS ON THE SALLAS PARK SHOW BARN, SPANNING 3 PURLINS: $_______________________ / PER SQUARE FOOT

2.06 **LINE ITEM #6**: COST TO REPLACE SEVERELY DAMAGED OR DETERIORATED METAL ROOF PANELS ON THE HORSESHOE CLUB, SPANNING 3 PURLINS: $_______________________ / PER SQUARE FOOT

2.07 **LINE ITEM #7 - JUVENILE JUSTICE CENTER**: COST TO INSTALL A ROOF LADDER FROM THE MAIN ROOF TO THE HIGHEST PENTHOUSE/CLERESTORY ROOF (ROOF AREA 'I'). INCLUDE WALK PADS AT BASE AND TOP OF THE LADDER: $_______________________

2.08 **LINE ITEM #8 - JUVENILE JUSTICE CENTER**: COST TO INSTALL A ROOF LADDER FROM THE MAIN ROOF TO THE LOWER PENTHOUSE/CLERESTORY ROOF (ROOF AREA 'H'), INCLUDING WALK PADS AT THE BASE AND TOP OF THE LADDER: $_______________________

2.09 **LINE ITEM #9 - ALWORTH BUILDING**: COST TO PROPERLY PREPARE GRAVEL-SURFACED BUILT-UP ROOF, AND FABRICATE AND INSTALL STAINLESS STEEL PITCH PAN WITH 24 GAUGE GALVANIZED HOOD PER DETAIL AD-3: $_______________________ EACH (THERE ARE A TOTAL OF 32 - PROVIDE COST FOR EACH).

2.10 **LINE ITEM #10 - JUVENILE JUSTICE CENTER**: ADDED COST TO ADHERE A FLEECE-BACKED 80 MIL TPO MEMBRANE ROOF SYSTEM IN LIEU OF THE SPECIFIED, STANDARD 80 MIL MEMBRANE, PER THE MANUFACTURER'S INSTRUCTIONS:

$_______________________

2.11 **LINE ITEM #11 - ED CHANCE COURTHOUSE ANNEX**: COST TO ADHERE A FLEECE-BACKED 80 MIL TPO MEMBRANE ROOF SYSTEM IN LIEU OF THE SPECIFIED, STANDARD 80 MIL MEMBRANE, PER THE MANUFACTURER'S INSTRUCTIONS: $_______________________

END OF SECTION 00 43 22
LEE G. ALWORTH BUILDING
ROOFTOP UNIT PENETRATIONS
REWORK THIS VALLEY PER ADDENDUM 1

REPLACE THESE METAL WALL PANELS PER ADDENDUM 1
Addendum #2, Project# 18-28

NOTES:
1. THIS DETAIL IS APPLICABLE FOR HOT-, COLD- OR TORCH-APPLIED FLASHING SYSTEMS.
2. PENETRATION POCKETS ARE NOT THE PREFERRED FLASHING METHOD AT THE PENETRATIONS BECAUSE THEY MAY BE A MAINTENANCE PROBLEM.
3. WHEN POTENTIAL FIRE HAZARDS CAN BE MITIGATED, NRCA CONSIDERS IT ACCEPTABLE TO INSTALL TORCH-APPLIED POLYMER-MODIFIED BITUMEN SHEET OVER THE SPECIFIED BACKER FLASHING USING THE DIRECT TORCHING METHOD PROVIDED LOW OUTPUT (50,000 BTU OUTPUT OR LESS) TORCHING EQUIPMENT IS USED. WHEN POTENTIAL FIRE HAZARDS CANNOT BE ADEQUATELY MITIGATED, TORCH-APPLIED POLYMER-MODIFIED BITUMEN SHEET SHALL BE INSTALLED USING INDIRECT TORCHING METHODS, SUCH AS THE TORCH-AND-FLOOD APPLICATION METHOD.
4. REFER TO THE ARCHITECTURAL METAL FLASHING SECTION OF THE NRCA ROOFING MANUAL: ARCHITECTURAL METAL FLASHING, CONDENSATION AND AIR LEAKAGE CONTROL, AND REROOFING FOR DESIGN, JOINERY AND SECUREMENT OPTIONS FOR PENETRATION POCKETS.
5. REFER TO THE INTRODUCTION OF THE CONSTRUCTION DETAILS CHAPTER FOR ADDITIONAL INFORMATION.
THIS IS THE FASCIA PIECE REFERENCED IN 4/d. OF ADDENDUM TWO
REMOVE AND DISCARD EXISTING METAL WALL PANELS,
INSTALL TPO WALL FLASHING AND SECURE
TO WOOD NAILERS 6" O.C.

PREFINISHED METAL GUTTER
- SECURED WITH DOUBLE HEADED STRAPS 24" O.C.

EXISTING CONDITION PHOTO

MEMBRANE-COATED SHEET METAL DRIP EDGE
- 4" FLANGE SECURED IN TWO ROWS OF PASTEDNERS 6" O.C. AND STAGGERED
- SET FLANGE IN BED OF SEALANT

TPO STRIP FLASHING
- 1.5" MIN. HEAT WELD TO METAL AND MEMBRANE

TAPERED EDGE STRIP

TPO ROOF MEMBRANE
- TURN DOWN ONTO FACE BELOW TOP OF LOWER FLASHING

1/2" COVER BOARD

EXISTING BUILT-UP ROOF MEMBRANE

EXISTING LIGHTWEIGHT POUR

EXISTING WOOD NAILERS

INSTALL 1/2" GYPSUM COVER BOARD (SECUROCK OR DENSDECK PRIME)
OVER EXISTING GYPSUM BOARD

TPO FLASHING MEMBRANE
- 1.5" MIN. HEAT WELD TO ROOF MEMBRANE

TPO ROOF MEMBRANE
- INSTALL AND FASTEN PER MANUFACTURERS REQUIREMENTS

1/2" COVER BOARD

EXISTING BUILT-UP ROOF MEMBRANE

EXISTING LIGHTWEIGHT POUR
NOTES:

1. Gutter support brackets consisting of 1/8" galvanized metal 1.5 feet on center within 10 feet of the inside corner. Install 36 inches on center elsewhere and 6 inches from each end. Cover with prefinished metal of a matching color (to the gutter) to provide continuity of appearance. Field painting is not acceptable.

2. Install 22-gauge prefinished steel gutter spacers 1 foot on center within 10 feet of the inside corner, both directions. Install 3 feet on center elsewhere. Offset from gutter brackets. Gutter spacers to be "double" folded.

3. Install all new 24-gauge prefinished steel downspouts where existing are located. Match size of existing.

Montgomery County Texas

Ed Chance Courthouse Annex
1520 Lake Front Circle - The Woodlands, Texas

1/24/18

GUTTER EDGE FLASHING

Sheet No. AD-2

NOT TO SCALE
EXISTING STRUCTURE WALL FLASHING PER 2/R1.1
ADDITIONAL SUPPORT - MATCH EXISTING 16 GA. GALV. 3.5" BY 3.5" ANGLE INSTALLED WITH 8 TEK SCREWS
HAT CHANNEL FOR WALL PANELS
REFERENCE SPECIFICATIONS
22 GA. GALVANIZED FLASHING - TIES IN WITH RECEIVER (NOT SHOWN) FROM 2/R1.1
12" 6" 3" (VERIFY)
PRESSURE-TREATED WOOD BLOCKING TO SHIM THE WALL FAN IN LINE WITH THE WALL PANELS
HAT CHANNEL TO SHIM THE WALL FAN IN LINE WITH THE WALL PANELS
HAT CHANNEL FOR METAL WALL PANEL INSTALLATION
NEW LOUVERED WALL FAN
22 GA. GALV. WEATHER HOOD. SHOP FABRICATE AND WITH 6" FLANGES. SOLDER ALL SEAMS WATERTIGHT. PRIME AND PAINT TO MATCH WALL PANELS UPON COMPLETION
NEW METAL WALL PANELS PER SPECIFICATIONS
COUNTER FLASHING NOT SHOWN

PHOTO - FAN LOCATION
OPEN AREA LEG SUPPORT
SHUTTER EXHAUST FAN - EXAMPLE
SPECIFIC ROOF NOTES:

1. INSTALL FIVE (5) WALL EXHAUST FAN IN THE AREAS SHOWN. AREAS SHOWN ARE APPROXIMATE. SITE VERIFY AND ADJUST AS NECESSARY.
2. INSTALL EXPANSION JOINT FLASHING AS SHOWN IN ADDENDUM DETAILS 1/R1.7, 2/R1.7, 3/R1.7.
4. ALL PLYWOOD ON THE KNEE WALLS IS TO BE COVERED WITH 1/4-INCH GYPSUM COVERBOARD AS APPROVED BY THE MANUFACTURER - EITHER DENSDECK PRIME OR SECUROCK.
5. RE-ROUTE THE CONDENSATE DRAIN LINE THAT CURRENTLY RUNS UNDER THE METAL PANELS, TO THE GUTTER.