



DATE: January 30th, 2025

Addendum# 1

BID NO.: 101449
OPENING: 2/10/25 at 1:00 PM
COMMODITY: CARLOTTI ROOF REPLACEMENT

This addendum is being posted to:

1. Provide a copy of the Non-Mandatory Pre-Bid Sign-In Sheet.
2. Answers the questions received by the deadline specified in the above reference bid.

Purchasing Department
The University of Rhode Island

Rev. 9-1-15



10:51

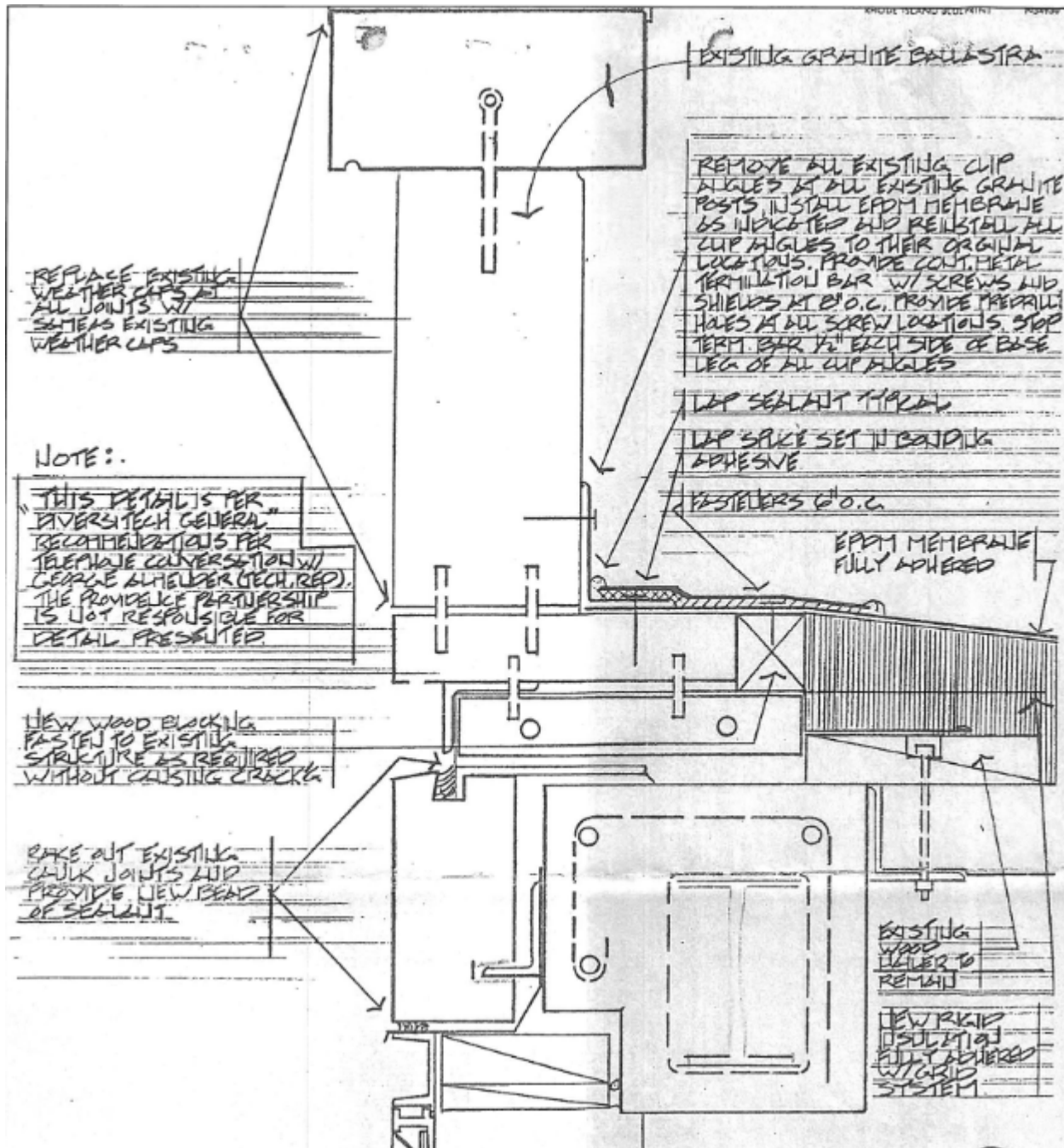
NON - MANDATORY PRE-BID CONFERENCE SIGN-IN SHEET

BID NUMBER:	101449	PURCHASING REPRESENTATIVE:	Andrea Boucher
BID TITLE:	Carlotti Roof Replacement		
LOCATION:	Carlotti Admin. Bldg., Room 216, 75 Lower College Road, Kingston, RI 02881		
PRE BID DATE AND TIME:	1/24/25 at 10:30 AM		

Company Name:	Representative:	Email Address:	Phone Number
URI Purchasing	Andrea Boucher	andrea.boucher@uri.edu	401-874-9133
URI OCP	Susanne Truancy	stallandy@uri.edu	401-874-2151
THE GARLAND CO Commercial Roofing	DAN WALL Ed Muller	dwall@garlandco.com LOZ@converso.fingert.com	401.500.2901 8609289199
URI OCP	Mike Guidera	michael.guidera@uri.edu	(401) 215-5287
TEXTON ARCHITECTURE	Paul Bouchard	PaulB@TEXTONPL.COM	860-830-9960
Garland	Ryan Hill	Rhill@garlandco.com	401-952-4633
EW BURMAN INC	Bob Dandereau	estimating@ewburmen.com	401 758 5400
Greenwood Ind.	Ray Santos	rays@greenwoodindustries.com	401-274-6430
AM Roofing	Brendan Croce	Amroofing8705@gmail.com	401-864-8705
Sole Source Const.	Jason Ward	jward@sdesourceconstruction.com	401-712-2700
AM Roofing	Mike Hill	AMROOFING2516@gmail.com	401-265-2137

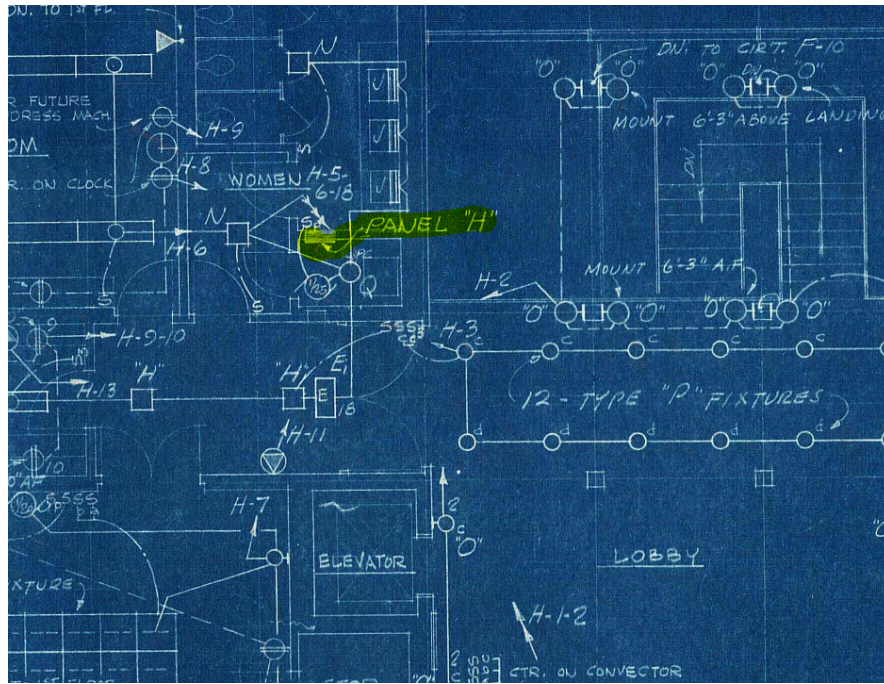


The attachments are presumed to be as indicated on the sketch below, from previous renovations by others. Actual conditions may vary. The Contractor is to verify the conditions in the field.



Question 3: Please provide location of electrical panel which the new duplex outlet is to be tied in to.

Answer 3: - Run the new circuit to Panel "H" in the Janitor's Closet off of the Women's Toilet Room 202 (near the elevator on the second floor), as shown on the plan below.





Question 4: Re: Specification Section 014010; Please clarify who is responsible to provide uplift test (roofer, manufacturer, 3rd party, etc.).

Answer 4: - Daily job site inspections will be provided by Garland at no cost to the GC, uplift tests will not be required.

Question 5: Re: Specification Section 011030; Is an abatement plan available for the project? If so, can it be provided?

Answer 5: - An abatement plan is not available for the work area. As the original BUR roof was previously replaced with an EPDM roof (see attached photos of existing roof), ACM's are not expected to be encountered. If the contractor at any time encounters any suspicious materials, they should immediately discontinue work in that area and refer it to the Owner and the Architect. An allowance for abatement work (if required) is to be carried in the bids in the amount specified on the bid form.

Question 6: Are the Unit Prices listed on the bid form pertain just to the brick penthouse up on the roof, or otherwise?

Answer 6: - No. The unit price is intended to cover any required incidental masonry repair or repointing not otherwise called for.

Question 7: Section 011030 Attachment C - States that there is an asbestos abatement plan attached, but was not. Is there one?

Answer 7: - (See response to question #5 above)

Question 8: Section 014010 Attachment A - Calls for a 3rd party independent testing agency to perform field uplift testing of the roofing system. This is a requirement for Factory Mutual (FM) approved projects; does URI really need this? Please note that Garland, the manufacturer specified, is providing full time monitoring on this project.

Answer 8: - No, FM Global requirements are not a part of this project. See also response to question #4 above.

Question 9: Section 015000 - States for the Contractor to provide/maintain/and pay for cell phone services for the field supervisor of the project. Is this really required?

Answer 9: - This requirement can be disregarded.

Question 10: Section 017000 - States to remove/replace ceiling tiles (which room(s) are they located in) and is there a specification for replacement tiles? Is there any ceiling work required?

Answer 10: - There are no ceiling tiles in the project. The only required ceiling work will be to run a conduit from the electrical panel in the JC closet through the suspended plaster ceiling and through the Insulrock roof deck and roof assembly, for the new duplex



Question 11: Section 017000 - States to submit the name of an independent firm to perform testing of fire systems, which will be paid by the Contractor? What is this for, or is it even required?

Answer 11: – There is no sprinkler or fire alarm work in the project. This requirement can be disregarded.

Question 12: Section 024119 - States for the Contractor to engage a professional engineer to survey condition of the building and is responsible for scanning the deck, to and bottom, for obstructions and field indication of existing obstructions prior to cutting concrete for installation of fall protection anchors. Is the engineer required? Are we opening and patching ceilings because the upper floor has hard ceilings?

Answer 12: – The deck scanning requirements can be disregarded. There are no penetrations thru the concrete roof deck portion of the roof in this project. The conduit penetration will occur in the Insulrock roof deck area. The fall protection system are to be a non-penetrating type as indicated in the specifications.

Question 13: Section 024119 - States that existing services/systems which are required to be removed/relocated, or abandoned to comply with requirements as specified in Division 1. What are the two antennae (one at the front, one in back) attached to the masonry perimeter railing stones, are they active/need to be active or aligned, or scheduled for demo?

Answer 13: – The antennae are no longer in use, and are to be removed and disposed of. The existing coax cables are to be removed to a point that is 1’ inside of the building. The holes in the window frames where the coax cables are located are to be filled with a clear silicone sealant.

Antenna at East side of bldg:





Antenna at West side of bldg:



Question 14: Section 070150.19 - States that there are hazardous materials present in the building. Can that report be issued for review?

Answer 14: – (See response to question #5 above)

Question 15: Section 072200 - States that the roof insulation tapered design be sloped at 1/8" per foot on page 4, and crickets at 1/4" per foot, but the roof plan calls for 1/4" per foot tapered design. Please clarify.

Answer 15: - Provide 1/4" per foot minimum slope at the tapered insulation areas, and 1/2" per foot min slope at the crickets.

Question 16: Section 077100 - Calls for the use of .040 Kynar aluminum hanging gutters and .063/extruded rectangular downspouts, in a custom color to match architect's sample, but none are shown in the drawings. Are these needed as none are shown/detailed?

Answer 16: - Disregard, there are no gutters or downspouts in this project.

Question 17: Section 077200 - Calls for delegated design signed and stamped by a RI licensed engineer for installed fall protection products safety anchors, and equipment supports, including calculations that the post fasteners meet code requirements. Is this really required for the free standing guard rails drawn on either side of the roof hatch? Although there is a paragraph for fall arrest safety anchors and some language about life lines, there is nothing drawn nor detailed. Is an engineer's reviewed required for anything on this project?

Answer 17: - The fall protection system to be provided is a non-penetrating type as indicated in the specifications. The Contractor is to provide delegated design dwgs of the non penetrating guard system, stamped by a RI engineer.

Question 18: Section 230713 - Calls for the Contractor to engage a qualified independent inspection agency to perform field tests and inspections, and report on the exterior ductwork/piping/equipment jacketing. What test(s) are they conducting?

Answer 18: – As noted in paragraph 3.04 of Spec Section 23 0713, items A. thru E.

Reference Photos of Existing Roof:











ED-2002 PRODUCT INFORMATION

ED-2002

UNIVERSAL FLUSH

Application

- Installation in Drywall, Plaster, Masonry, Tile or any flush surface
- Economical and attractive access door for walls & ceilings

Product Features

- Formed door panel
- Concealed hinge

ED-2002 Access Door Specifications:

Material: 18 gauge steel door and frame

Door: Flush to frame with reinforced edges

Door Frame: 1" wide outside flange with 1 7/16" deep mounting frame. Knock over mounting tabs provided on 6x6, 8x8, 10x10 and 12x12

Hinge: Concealed Hinge Pin

Latch: Stainless Steel Slotted Screwdriver Cam Latch

Finish: Baked White Prime Coat

[Additional finish paint is recommended for superior corrosion resistance]

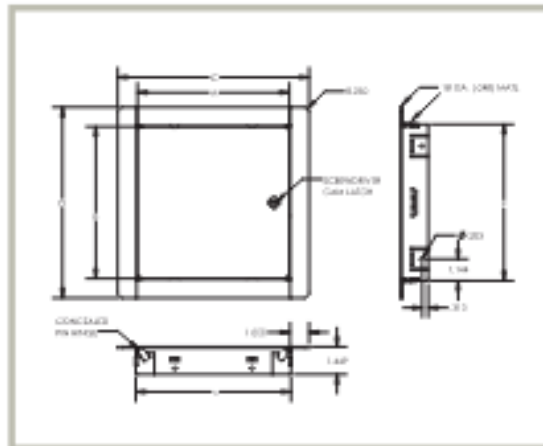


ED-2002 STANDARD SIZES

Nominal Door Size WxH		Latches	Weight per Door	
Inches	mm		lbs.	kg.
6 X 6	152 X 152	1	1.5	0.7
8 X 8	203 X 203	1	2.1	1.0
10 X 10	254 X 254	1	2.9	1.3
12 X 12	305 X 305	1	3.7	1.7
14 X 14	356 X 356	1	4.6	2.1
16 X 16	406 X 406	1	5.6	2.5
18 X 18	457 X 457	1	6.8	3.1
20 X 20	508 X 508	1	8.2	3.7
24 X 24	610 X 610	1	10.3	4.7
24 X 36	610 X 914	2	16.9	7.7
30 X 30	762 X 762	2	21.2	9.6
36 X 36	914 X 914	2	28.5	13.1

Wall opening is W + 3/8" (9 mm)

For detailed specifications see submittal sheet



U.S.A.: info@acudor.com / 808.722.0501
 MEXICO: info@acudor.com / +52 844 171 8295

CANADA: info@acudor.ca / 814.228.2671
 INDIA / MIDDLE EAST / NORTH AFRICA: ap-info@acudor.com / +91 4-209-0266

INTERNATIONAL: info@acudorintl.com / 905.428.1240
 SITE: www.acudor.com

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END OF ADDENDUM #1