



San Juan Unified School District

Facilities Business Department

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Kent Kern, Superintendent of Schools

Frank Camarda, Assistant Superintendent, Operations, Facilities and Transportation

BP#21-117 Deferred Maintenance Re-Roof at Lichen K-8 #159-9233-N1

ADDENDUM NO. 1

March 29, 2021

Owner: San Juan Unified School District Architect: Nacht & Lewis Architects
3738 Walnut Avenue 600 Q Street, Suite 100
Carmichael, CA 95609 Sacramento, CA 95811

This Addendum has been prepared to clarify, modify, delete, or add to the drawings and/or specifications for the above referenced project, and revisions to items listed here shall supercede description thereof prior to the above stated date. All conditions not specifically referenced here shall remain the same. It is the obligation of the Prime Contractor to make subcontractors, materials suppliers, etc. aware of any items herein that may affect submitted bids.

Acknowledge receipt of this addendum by inserting its number and date in the bidding documents. Failure to do so may subject bidder to disqualification.

All addenda items refer to the plans and specifications unless specifically noted otherwise.

PART A – BIDDING AND CONTRACT REQUIREMENTS:

AD1.1 Instruction to Bidders, Section 1.06 Bid Security – Bidders can submit one (1) bid bond per bid package; however, all project sites and project numbers in the bid package must be referenced on the submitted bid bond. Please refer to the project manual for all project sites and project numbers.

PART B – TECHNICAL REQUIREMENTS:

AD1.2 Specification Section 07 54 19 Single Ply Roofing System – Insert:

1.14 MANUFACTURER'S ON-SITE REPRESENTATION

- A. Manufacturer's representative is required by District to visit the job site one day per week to review work in place and assist the contractor with technical aspects of the work, and to verify that systems are being installed in full accordance with manufacturer's guidelines, etc. Regardless of roofing contractor's prior training and certification by manufacturer, this requirement shall not be waived. Contractor shall notify manufacturer during bid time as to these on-site requirements and shall incorporate any costs related to this requirement into the contract amount.

PART C – DRAWINGS:

AD1.3 Sheet A122D - Replace in its entirety.

Keynote 3 corrected to Keynote 4 in several locations.

BIDDERS QUESTIONS & RESPONSES:

Q1. I understand the requirements for labor / performance bonds for each site, but can one bid bond be issued per each bid package – BP21-116 and BP21-117?

A1. Please see above item AD1.1.

Q2. Is the district going to award each site separately (low bidder on Cowan, low bidder on Mission, low bidder on Sierra Oaks, etc.) or low bid on the bid package which includes either two schools or three schools? In other words, is it all or nothing based on the low bidder for the sum total bid for each package?

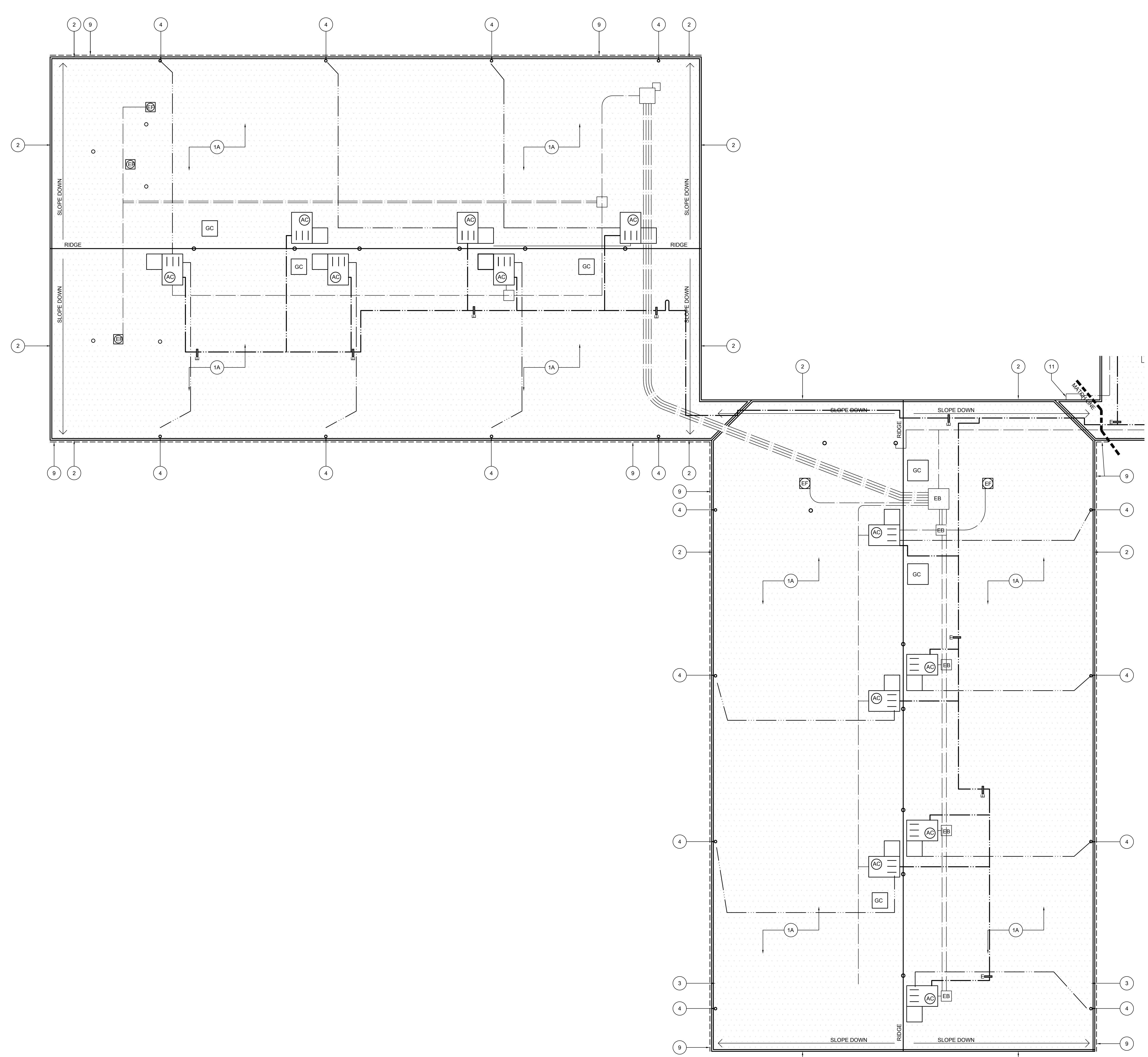
A2. The basis of award is on the combined total base bid of each site included in the bid package. Please refer to the proposal form.

Q3. Please confirm if the required 10 % Bid Bond should be provided using our Surety form since an official bid bond form was not included in the project manual.

A3. Please refer to Instruction to Bidders, Section 1.06 Bidder's Security.

END ADDENDUM

ONE AND ONE-HALF INCH = ONE FOOT
 ONE INCH = ONE FOOT
 THREE-QUARTERS INCH = ONE FOOT
 ONE-HALF INCH = ONE FOOT
 ONE-QUARTER INCH = ONE FOOT
 ONE-EIGHTH INCH = ONE FOOT
 ONE-SIXTEENTH INCH = ONE FOOT
 ONE INCH = TWENTY FEET



1
BUILDING C & E
DEMOLITION ROOF PLAN
 SCALE: 1/8" = 1'-0"

KEYNOTES:

- ALL KEYNOTES MAY NOT BE USED.
- 1 REMOVE EXISTING ROOF SYSTEM DOWN TO STRUCTURE. ROOF IS COMPOSED OF:
 - SINGLE PLY ROOF OVER
 - FOIL INSULATION OVER
 - MULTI-PLY BUILT UP ROOF WITH GRAVEL OVER
 - WOOD DECK(STRUCTURE).
 - 1A REMOVE EXISTING ROOF SYSTEM DOWN TO STRUCTURE. ROOF IS COMPOSED OF:
 - SINGLE PLY ROOF OVER
 - 1" WOOD FIBER INSULATION OVER
 - MULTI-PLY BUILT UP ROOF WITH GRAVEL OVER
 - 2" PERLITE INSULATION OVER
 - METAL DECK(STRUCTURE).
 - 1B REMOVE EXISTING ROOF SYSTEM DOWN TO STRUCTURE. ROOF IS COMPOSED OF:
 - SINGLE PLY ROOF OVER
 - RECOVERY BOARD OVER
 - 6" TAPERED POLYISO INSULATION OVER
 - WOOD DECK(STRUCTURE).
 - 2 REMOVE ALL EDGE METAL AROUND FULL PERIMETER OF BUILDING.
 - 3 EXISTING ROOF SCUPPER TO REMAIN. CAREFULLY DEMO ROOFING MATERIAL FROM SCUPPER BODY. CLEAN DRAIN BODY TO REMOVE ALL EXISTING MATERIAL.
 - 4 EXISTING THROUGH-ROOF DRAIN BODY TO BE REMOVED AND REPLACED PER ALTERATION PLAN. ENLARGE HOLE THROUGH METAL DECK AS REQUIRED.
 - 5 DEMO EXISTING BUILT-IN RAIN DIVERTERS.
 - 6 EXISTING ROOF-TOP DUCTWORK TO REMAIN. PROTECT IN PLACE. REMOVE ALL FLASHING COLLARS AND PREP FOR NEW PER ALTERATION PLAN. PREP ALL DUCTWORK FOR NEW WEATHER PROTECTANT COATING AS CALLED FOR ON ALTERATION PLAN.
 - 7 DEMO EXISTING GUTTER.
 - 8 EXISTING DOWNSPOUT TO BE REMOVED AND REINSTALLED.
 - 9 REMOVE EXISTING DELAMINATING COMPOSITE FASCIA PANELS.
 - 10 REMOVE PORTION OF EXISTING DOWNSPOUT AS SHOWN IN DETAILS.
 - 11 DETACH CONDUITS AND LARGE PULL BOX FROM ROOF FASCIA AND SUPPORT IN PLACE. REATTACH AFTER NEW ROOFING SYSTEM IS INSTALLED.

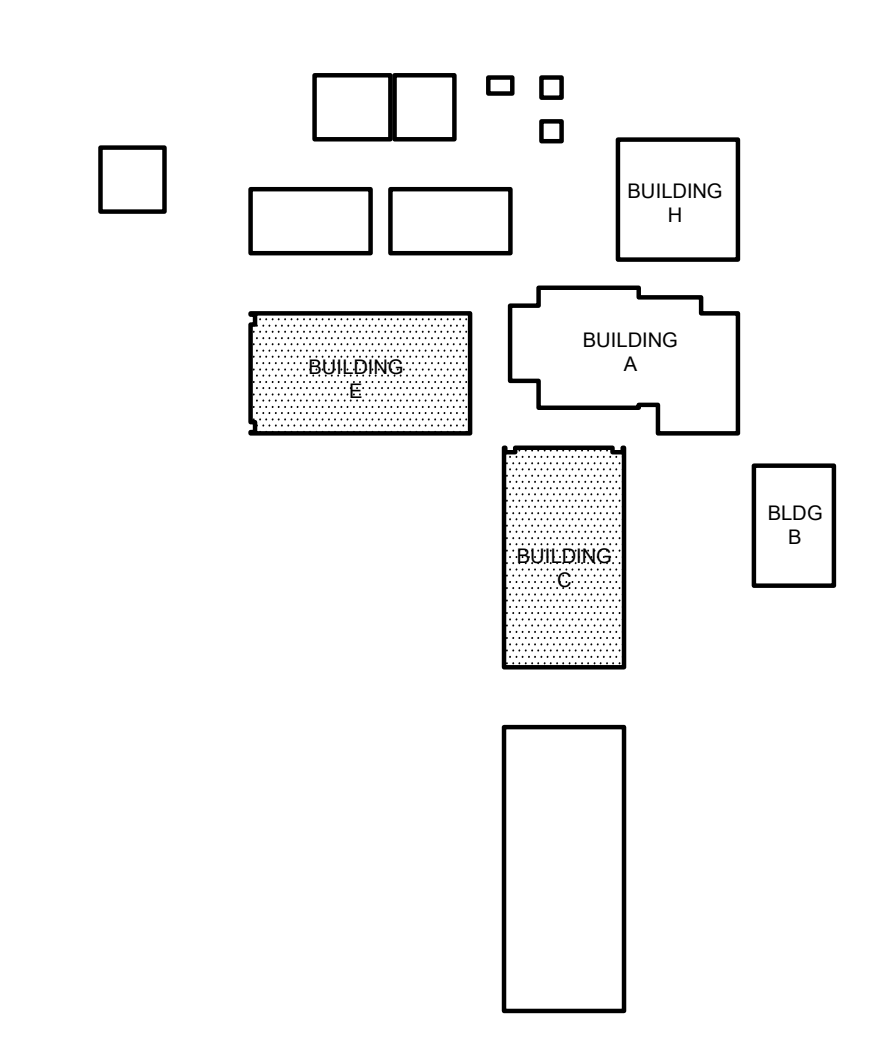
LEGEND:

- DEMOLISH ROOF SYSTEM.
- EXISTING ELECTRICAL CONDUITS TO REMAIN IN PLACE DURING RE-ROOF. EACH LINE ON PLAN REPRESENTS A SINGLE CONDUIT. DIAMETER OF CONDUIT VARIES. RAISE AND PROTECT AS REQUIRED TO DEMOLISH EXISTING ROOF SYSTEM DOWN TO SUBSTRATE. DETACH FROM EXISTING ANCHORED PIPE SUPPORTS AS REQUIRED.
- EXISTING GAS PIPING TO REMAIN IN PLACE DURING RE-ROOF. EACH LINE ON PLAN REPRESENTS A SINGLE PIPE. DIAMETER OF PIPE VARIES. RAISE AND PROTECT AS REQUIRED TO DEMOLISH EXISTING ROOF SYSTEM DOWN TO SUBSTRATE. DETACH FROM EXISTING ANCHORED PIPE SUPPORTS AS REQUIRED.
- EXISTING CONDENSATE PIPING TO BE DEMOLISHED AND REPLACED WITH NEW. SEE ALTERATION PLAN FOR ADDITIONAL INFORMATION.
- EXISTING ELECTRICAL PULL BOX. OPEN, REMOVE FASTENERS, AND CAREFULLY RAISE BOX AS NEEDED TO REMOVE ROOFING SYSTEM BELOW. BOXES ARE WELDED SHUT. GRIND WELDS OFF. SIZE VARIES. FIELD VERIFY.
- EXISTING EXHAUST FAN. DISCONNECT, REMOVE, AND SALVAGE FOR REINSTALLATION. REMOVE ROOFING FROM EXISTING CURB. SIZE VARIES. FIELD VERIFY.
- EXISTING GALVANIZED SHEET METAL CAP OVER RAISED CURB. REMOVE FASTENERS AND SALVAGE GALVANIZED SHEET METAL CAP FOR REUSE. REMOVE ROOFING SYSTEM FROM CURB. SIZE VARIES. FIELD VERIFY.
- EXISTING HVAC UNIT TO REMAIN IN PLACE. REMOVE FASTENERS FROM GSM CAP AND REMOVE EXISTING CLAD METAL OR SINGLE PLY SYSTEM FROM VERTICAL FACE OF MECHANICAL CURB AND REPLACE WITH NEW PER ALTERATION PLAN. SIZE VARIES. FIELD VERIFY.
- EXISTING ANCHORED ROOF BLOCK TO BE REUSED. UNBOLT UTILITIES FROM BLOCK AND DEMO FLASHING AND SINGLE PLY SYSTEM OVER BLOCK. SEE ALTERATION PLAN FOR ADDITIONAL INFORMATION.

GENERAL SHEET NOTES:

1. ALL MECHANICAL EQUIPMENT, CONDUIT, GAS PIPING, ETC. TO REMAIN U.O.N. CONTRACTOR TO COORDINATE REROOF WITH THIS SYSTEMS INTACT.
2. EXISTING SMALL THROUGH ROOF PENETRATIONS AND PLUMBING VENTS NOT SHOWN ON PLAN BUT DO EXIST ON BUILDINGS. REMOVE EXISTING BOOT OR MALLEABLE LEAD SHIELD AND PREP PENETRATION FOR NEW ROOF INSTALL.
3. DEMOLISH ALL EXISTING FLOATING WOOD BLOCKS AND REPLACE WITH NEW PER ALTERATION PLAN.
4. EXISTING FIXED ROOFED-IN SEISMIC BLOCKS ARE TO REMAIN INTACT. REMOVE ROOFING FROM BLOCK AND PROVIDE NEW PER ALTERATION PLAN.

KEYPLAN:



LICHEN K-8
RE-ROOF PROJECT
 8319 Lichen Drive
 Citrus Heights, California 95621
SAN JUAN UNIFIED SCHOOL DISTRICT

CLIENT
 CONSULTANT
nacht&lewis
 600 Q Street, Suite 100
 Sacramento, CA 95811
 www.nachtlewis.com
 916.329.4000

ARCHITECT

REVISIONS		
NO.	DESCRIPTION	DATE
01	50% CONSTRUCTION DOCS	2/12/21
02	BID DOCS	3/01/21

DATE: 03/01/2021
 JOB NO.: Y2103.00
 SHEET TITLE

BUILDING C & E
 DEMO ROOF PLAN

SHEET NO.

A122D
AD1.3