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Invitation to Bid (ITB)

Old Icehouse Roof Replacement

Addendum – October 11, 2019

Revisions:

Please see Revised Invitation to Bid for full revision details.

1.01 WARRANTY

The roofing contractor shall issue the owner a written manufacturer's warranty that covers installation and material defects for a period of ~~10~~ **20 years** with a no maximum limit liability.

Roofing contractor shall provide the owner with a 2-year guarantee.

The following section is amended under the Roofing Materials Section:

2.01 ROOF SYSTEM MATERIAL

Roof system components:

- 2" polyisocyanurate rigid insulation and ¼" primed glass mat roof board (Class A fire rating);
- 80 mil PVC single-ply roofing;
- 2" treated nailer at perimeter edge of roof;
- PVC edge flashing at perimeter of roof and on top of field sheet;
- PVC edge stripping; and
- All appropriate flashings, fasteners, and sealants.
- Optional: stainless steel clad flashing may be used instead of rubber clad flashing

The following sections are added/amended under the Roofing Application Section:

3.01 SCOPE

The scope of the work is to remove the existing roof system and apply a PVC roof system.

- Mechanically fasten 2" polyisocyanurate rigid insulation and ¼" primed glass mat roof board (Class A fire rating);
- Fully adhere 80 mil PVC single-ply roofing; heat and weld all seams and laps;
- Install 2" treated nailer at perimeter edge of roof; install PVC clad edge flashing at perimeter of roof on top of field sheet; install PVC edge stripping and heat weld both sides; and
- Furnish and install all flashings, fasteners, and sealants as required per Manufacturer's specifications.
- Optional: stainless steel clad flashing may be used instead of rubber clad flashing

3.7 NON-SLIP WALKWAY INSTALLATION

Install non-slip walkway on a Time and Materials basis. Final configuration to be determined after bid award

3.8 METAL SUPPORT BEAM/POLE OF ANTENNA

Beam/pole will be removed prior to roof replacement. Contractor is to coordinate with Harbor District to finish roofing after the Beam/pole is reinstalled.

1.01 WARRANTY

The roofing contractor shall issue the owner a written manufacturer's warranty that covers installation and material defects for a period of 20 years with a no maximum limit liability.

Roofing contractor shall provide the owner with a 2-year guarantee.

Questions and Answers from Pre-Bid Conference:

Question 1: Is a built-up PVC roofing system an acceptable alternative to the requested hot asphalt roofing system?

Answer 1: Yes. *UPDATE* The District has amended its original ITB Roofing Materials Section to reflect updated material specifications required for installation of a single-ply polyvinyl chloride (PVC) roof system. Bids should reflect all labor, material, transportation, equipment, and services necessary to remove and install the built-up PVC roof system of the Old Icehouse, including all accessories.

Question 2: What is to be done with the metal support pole attached to the roof-top antenna during roofing removal and application?

Answer 2: The metal support pole and attached antenna will be temporarily removed prior to the roofing. The contractor will need to coordinate with Harbor District staff to finish the roof after it has been reinstalled. Associated costs of finishing the project are to be included as part of the bid.

Question 3: Will there be an accessible area for staging equipment and parking trucks?

Answer 3: Yes. The District will coordinate with the building lessee to ensure space is available for contractors to park and stage equipment during the roof replacement. A portion of the pier's driveway immediately next to the icehouse perimeter may also be blocked off to create an accessible area for contractors and to account for potential debris fallout.

Question 4: What is the anticipated timeline for the project?

Answer 4: Bid opening will take place on October 16th at 1:30 pm. The winning bid will then be presented to the Harbor Commission at the October 22nd Board of Commissioners meeting. Following Board approval, the District will award the project and place the order. Work must commence on the project within forty-five (45) days after the order has been placed, and must conclude within fifteen (15) days after work has commenced. Exact date will be negotiated after bid award.