



Addendum No. 2 to
BID 2627-01 Roof Repair- District Office
RFI Deadline: August 13, 2026, by 1:00:00pm
Addendum Dated: August 18, 2026
Original RFP Issued Date: August 4, 2026

All clarifications, updates, and questions received are posted below with corresponding answers.

Q1: What is the estimated construction budget?

A: There is no estimated budget.

Q2: Do you have Union Requirements?

A: No, we do not have Union requirements.

Q3: Please confirm the district and mobile carriers will be responsible for all temporary equipment shutdowns required for safety of technicians and the temporary relocation and reinstallation of all cable trays or other equipment on roof and wall surfaces to receive the new coating system.

A: Confirmed.

Q4: Please confirm the louvered site screens are not to be cleaned or repainted as part of this SOW.

A: The equipment screens are not part of this scope. Sealing the roof penetration to be watertight is part of the scope.

Q5: We would like to propose an alternate to the specified Polyurea fluid applied system. The proposed alternate would be a Sikalastic Roofpro cold fluid applied polyurethane reinforced membrane system. The system would include a two-component EP Epoxy Primer, with 80 wet mils of Sikalastic 641 single component Resin with a Sikalastic Reemat reinforcement. This system would qualify for a 20-year No Dollar Limit (NDL) warranty. We would not require the use of ELD or flood testing to verify the watertight integrity of our system, however, we do have the option to provide an ELD viable system with our EP Conductive Primer. We can also provide Environmental Product Declarations for our Sikalastic 641 which includes a Cradle-To-Grave life cycle analysis.

A: As stated in the Scope of Work, part 2, "the Contractor shall perform a comprehensive inspection of the existing roof and verify that it is suitable for restoration." If the Sikalastic Roofpro is competitively priced against the Fluid Applied, it is at the District's discretion to determine the final product based on product quality. The contract will be awarded based on the final product and installation cost.

Q6: There appears to be a conflict regarding responsibility for furnishing roofing materials:

- Agreement, PDF Page 23: States the Contractor will install “District purchased and furnished roofing materials.”
- Exhibit A, Pages 31–32: Requires the Contractor to furnish materials, coatings, primers, reinforcing fabric, flashings, accessories, and incidentals.
- Bid Form, Page 14: States the bid includes labor, materials, tools, equipment, transportation, and other items necessary to complete the Work.

Please clarify which party is responsible for purchasing the primary roofing materials and provide a material responsibility schedule identifying all District-furnished and Contractor-furnished materials.

A: The awarded Contractor is responsible for providing all materials to complete the Scope of Work.

Q7: If materials have already been purchased by the District, please provide the product names and quantities available for this project.

RFI-02 – Roof Plans, Dimensions and Quantities

A: No materials have been purchased by the District. The Awarded Contractor is responsible for purchasing all materials to complete the Scope of Work.

Q8: RFI-02 – Roof Plans, Dimensions and Quantities

The Agreement references detailed specifications contained in the “plans”; however, roof plans identifying dimensions, roof areas, or limits of work do not appear to be included in the bid package.

Please provide the applicable roof plans, details, and available measured quantities, including:

- Total roof area
- Locations/quantities of each existing roof-system type
- Roof perimeters and wall flashing quantities
- Drains, penetrations and curbs
- Cellular equipment
- Known ponding areas
- Coping and sheet-metal repair locations
- Areas requiring lead flashing, blocking, or other specialty details

If no plans or District quantities are available, please confirm bidders are responsible for establishing these quantities from field measurements.

A: Bidders are responsible for providing the required information to complete the Scope of Work and confidently provide the required warranties.

Q9: RFI-03 – Fluid-Applied Coating Application Rates

The specifications appear to contain differing application rates:

- Section 2.2, Page 80: Identifies a wet-film application rate of 2 gal./100 SF.

- Section 3.1(F–G), Page 82: Identifies a 4 gal./100 SF base coat plus 2 gal./100 SF finish coat, totaling 6 gal./100 SF.
- Section 3.4(d), Page 84: References two coats totaling 5 gal./100 SF.

Please confirm the required application rate for each coat, total gallons per 100 SF, required dry-film thickness, and which specified/manufacture warranty assembly governs the Work.

A: The Awarded Contractor is required to be certified to install the presented bid product. The application rate will be based on the manufacturer's recommendations for the 20 (twenty) year warranty. The product submittal will provide this information.

Q10: RFI-04 – Manufacturer Inspection Requirements and Costs

The Contract Documents appear to contain multiple manufacturer inspection requirements:

- Exhibit A requires startup, warranty, and final inspections.
- Section 3.6, Page 84 requires a manufacturer's representative onsite at least four times per week.
- Page 85 requires the Contractor to engage a full-time manufacturer-qualified site representative providing daily reports.
- Page 85 also indicates that the Owner will engage the testing agency.

Please clarify the required frequency and duration of manufacturer representation/inspection, required reports, and which party is responsible for all manufacturer inspection and testing costs.

A: The Awarded Contractor is responsible for the manufacturer inspections. Three (3) inspections are preferred. Preparation/primer, application thickness or coats, and final application and sign-off by the manufacturer. Inspection quantities are based on achieving the 20 (twenty) year warranty by the manufacturer.

Q11: RFI-05 – Cellular Carrier Coordination and Project Start

The anticipated award date is September 9, 2026, with an anticipated project start of September 10, 2026. Exhibit A requires a minimum of 14 calendar days' advance notice for coordination with AT&T and T-Mobile.

Please confirm the earliest permissible roofing start date and whether the District will initiate cellular-carrier coordination prior to contract award.

Please also confirm that delays caused solely by required carrier coordination will not be assessed against the Contractor's contract time.

A: The District will notify the carriers (T-Mobile & AT&T) prior to the award date. Post-award of the contract, the Awarded Contractor will need to provide a schedule for procuring materials and specifying the installation start date.

Q12: RFI-06 – Existing Roof Repairs and Unquantified Repair Scope

The specifications require repair or replacement of various existing conditions, including:

- Deteriorated roof deck
- Saturated insulation
- Blistered or delaminated membrane
- Brittle membrane and flashing
- Damaged sheet metal
- Low areas resulting from removal

- Wood nailers and blocking
- Coping and lead flashing

The bid documents do not appear to establish quantities, allowances, or unit prices for these conditions.

Please provide base-bid quantities or establish allowances/unit prices for these repairs so all bidders are pricing an equivalent scope.

A: The bidding contractors participated in a mandatory site walk. The District does not have the quantities, nor is it the trade expert in roof repairs. Please provide the bid based on your professional knowledge of the trade and the conditions witnessed during the project site walk.

Q13: RFI-07 – Concealed Wet Roofing and Core Cuts

Page 85 requires the installer to replace damp or wet materials at the installer's expense; however, the bid documents do not appear to provide a moisture survey, core-cut report, defined repair quantity, or limit for concealed wet conditions.

Please provide any existing moisture scan/core-cut reports and clarify how concealed wet roofing, insulation, or deteriorated decking discovered during construction will be compensated.

Please confirm whether such work will be addressed through an allowance, unit prices, or the Change Order process.

A: A core-cut was provided during the mandatory site walk. The insulation below the roofing will be the District's responsibility. If damaged substrate is found during installation of the new roofing system, it will be addressed through a change order.

Q14: RFI-08 – Locations and Quantities of Specialty Roofing Work

Section 3.1 includes work beyond the fluid-applied field coating, including:

- Torch-applied Stressply IV cap sheet
- 22-gauge coping and skirt flashing
- 24-gauge metal patches
- Lead flashing at penetrations
- Wood nailers and blocking
- Gravel removal
- Rubber supports beneath conduit
- Coating of metal pans, ductwork, and vents

Please identify the roof locations where each of these treatments applies and provide applicable details and measurable quantities.

If quantities will not be provided, please confirm the basis bidders are to use for establishing the required scope.

A: The bidders are to use the site walk information and the provided Scope of Work for establishing the required scope.

Q15: RFI-09 – Manufacturer and Installer Qualification

The specifications appear to permit Garland and other listed manufacturers or approved equal products, while another provision requires the installer to be a "certified Pre-Approved Garland Contractor."

Please confirm whether roofing systems from manufacturers other than Garland are

permitted.

If alternate manufacturers are permitted, please confirm that an installer approved/certified by the proposed roofing manufacturer satisfies the installer qualification requirement.

A: The Awarded Contractor must be certified by the manufacturer of the product they are submitting in the bid.

Q16: RFI-10 – Manufacturer Warranty

Exhibit A requires a 20-year Manufacturer's No-Dollar-Limit warranty, while Section 1.9 references a 20-year manufacturer's special warranty.

Please provide the required manufacturer warranty form and confirm that the required warranty is a 20-year NDL warranty covering both labor and materials.

Please also identify any applicable exclusions or limitations concerning:

- Wind
- Ponding water
- Consequential damage
- Existing substrate
- Tear-off/removal

Please confirm whether manufacturer warranty fees are included with District-furnished materials or are to be carried in the Contractor's bid.

A: The contractor is responsible for providing all materials and warranties.

Q17: RFI-11 – ELD, Flood Testing and Testing Costs

The specifications reference full-roof Electronic Leak Detection (ELD), 24-hour flood testing, test cuts, and repeated testing following repairs.

The specifications also indicate the Owner will engage the testing agency, while Exhibit A requires the Contractor's lump-sum price to include certain inspections and manufacturer services.

Please clarify responsibility for the cost and performance of:

- Initial ELD testing
- Flood testing
- Test cuts
- Water required for testing
- Temporary dams/plugs
- Drainage restoration
- Retesting
- Manufacturer inspections
- Any required structural evaluation prior to flood testing

Please identify which testing costs are Owner-paid and which must be included in the Contractor's bid.

A: All tests are to be included in the bid cost. Only the manufacturer's required testing will be required. This is listed to ensure the District achieves the required 20 (twenty) year warranty.

Q18: RFI-12 – Flood-Test Structural Capacity

The specifications require 24-hour flood testing at water depths averaging approximately 2½ inches.

Please confirm that the existing roof structure has been evaluated and approved to support the temporary loading associated with the specified flood testing.
If structural capacity has not been verified, please identify the approved alternative testing procedure.

A: The District has not evaluated the existing roof structure. The contractor can provide an alternative testing method that will achieve the required 20 (twenty) year warranty per the manufacturer's testing requirement.

Q19: RFI-13 – Missing Referenced Specification Sections
Section 1.1 references the following specification sections:

- Section 06 10 00
- Section 07 62 00
- Section 07 71 00
- Section 07 72 00
- Section 07 92 00

These sections do not appear to be included in the bid package.

Please provide the referenced specification sections or confirm that they are not applicable to this project and are not part of the Contract Documents.

A: The sections listed are applicable to complete the scope of work. The manufacturer listed in your bid package will have a different application in the referenced specification, so referencing the sections is necessary for completion.

Q20: RFI-14 – Existing Roofing Manufacturer Warranty

The specifications require certification from the existing roofing manufacturer that the proposed work will not adversely affect the existing roof warranty.

The existing roofing manufacturer and current warranty status are not identified in the bid documents.

Please identify the existing roofing manufacturer and provide the current warranty information.

If no existing manufacturer warranty remains in effect, please confirm that the requirement to obtain certification from the existing roofing manufacturer is not applicable.

A: No roofing warranty is in effect to the District's knowledge. The requirement to obtain certification from the existing roofing manufacturer is not applicable.

END OF ADDENDUM