



FAIRBANKS CITY HALL ROOF REPLACEMENT-SECTION "A"
PROJECT NO. RFP-23-02
ADDENDUM NO. 3

July 3, 2023

Request for Proposal No.: RFP-23-02
Proposal Submittal Date and Time: 2:00 P.M., July 13, 2023

The following changes, clarifications, and or additions are hereby made to the FAIRBANKS CITY HALL ROOF REPLACEMENT-SECTION "A", PROJECT NO. RFP-23-02

1. **Section 1, 1.7 Superstructure:** Strike this section, replace with: The roof work area will be protected from the elements.
2. **Server Room Cooling:** Contractor shall provide temporary cooling to the server if their operations interrupt the cooling. The server room is: 228 square ft. with 10 ½ foot ceiling. The temperature in the server room is maintained at 68°F. See included information on the two Leibert Coolers.
3. **Additional Information / Clarification – Questions Submitted with COF responses.**
 - 1) What is the load needed for cooling the server room?
See item 2 above.
 - 2) 2. What is the load needed for cooling the battery backup room?
See item 2 above.
 - 3) 3. Can you confirm that only one of the 5-ton crac units is needed to cool the server room?
See item 2 above.
 - 4) When we install new drains, should the heat trace wyes be added as part of the base bid so they are installed for your future heat trace installation?
Yes, install wyes at drains.
 - 5) Section 1, page 3 of 7, para 1.7 Superstructure: a. says to "provide superstructure". What is the owner's intent here? Are you asking for the designers to design and build a completely new structure over top of the existing? From other areas of the RFP it appears you want the existing roofing system removed down to the metal decking and a new roof assembly installed.
See item 1 above.
 - 6) Section 1, page 3 of 7, para. 1.8.a: "The construction will provide a weather-proof enclosure over the entire "top side" of section A of the building". Again, this wording makes it sound like

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you are after a new superstructure to be installed over the existing, not just a new membrane roof assembly over the existing metal deck. Can you clarify?

See item 1 above.

- 7) Section 1, page 4 of 7, para. 1.8.c.4: "The construction will direct water run-off via collectors and conductors (gutters, downspouts)", the existing construction consists of internal roof drains and overflow scuppers, is the intent to change the existing roof drainage from internal drains to gutters and downspouts?

No, the existing drainage system shall remain.

- 8) Section 1, page 4 of 7, para. 1.8.e: "Roof Covering: Match existing roof covering". Is the intent here for the contractors to match the existing roof assembly in overall thickness and material types? No

Will an EPDM membrane be allowed, Yes

...or do we have to match the existing granular cap sheet? No, however EPDM is preferred.

- 9) What is the owners desired base bid roof insulation R-value for the roof assembly? With the existing asphalt assembly being removed, most of the new roof assemblies are going to be lighter than the existing so there should not be an issue with structural capacity. During the site walk and after reviewing the as-built plans, it appears that the existing roof has 6" of rigid insulation, approximately an R-28 assembly. Replace the existing insulation with a minimum of R-28. Increased R value will be preferred when judging the final design. Thicker cross section will be sculpted to match existing roof scuppers in parapet walls.

All other terms, conditions, and specifications of the original Request for Proposal remain unchanged.

CITY OF FAIRBANKS



William Irving for Robert Pristash, PE
City Engineer

July 3/2023