ADDENDUM NO. 1

Project Name: Pope Leighey House Roof Replacement
Project Address: Woodlawn Plantation, 9000 Richmond Highway, Alexandria, Virginia 22309
Date: February 23, 2023

The following Addendum prepared by MCWB Architects are supplemental instructions to the scope of work and shall become part of the Contract Documents.

Item No. 1.1
Request For Proposals
The Submittal Deadline has been changed, it is now 4:00 PM, Tuesday February 28, 2023.

Item No. 1.2
General Conditions, Scope of Work, Contract Documents, and Project Standards, Section C. Project Timeline, Paragraph 1: The owner intends to complete work by April 19, 2023. Replace with the following: Work shall either be completed by April 17, 2023, or work shall begin after May 1, 2023.
- Due to a wedding previously scheduled at the site, scheduling of work must be adjusted.

Item No. 1.3
Requirements and Instructions for Submission of Proposals.
Delete the following: Paragraph C, Item 15a: “Bidder is required to provide evidence of an ability to provide a Performance Bond for the Work. Proposals submitted without proof of bonding may be rejected.”
- A performance bond for the work will not be required.

Item No. 1.4
Cover Sheet T1.1
Add the following as Add/Alternate No. 1: fill fastener holes, repair any damage to existing wood roof edge facia after removal of gravel stop, and refinish with exterior wood stain, typical.
- Clarification: A decision about whether to proceed with Add/Alternate 1 will be made by the owner after removal of existing gravel stop flashing from roof edge. Unit Cost 3 will be used if only select areas require repair.

Item No. 1.5
Sheet A1.1, General Notes.
Add the following as Note 7: Landscape must be protected at all times. Ground protection must be used under all equipment at all times. Contractor shall restore site to condition it was in before work began.

Item No. 1.6
Sheet A1.1, General Notes.
Add the following as Note 8: ADA parking can be used for equipment as required.
Item No. 1.7
Sheet A1.1, General Notes.
Add the following as Note 9: Contractor to verify positive roof pitches toward roof drains.
- Clarification: The 1995 reconstruction drawings show and call for continuous shims over the roof framing to pitch the roof deck toward the drains. The arrows showing the direction of pitch are as shown on the 1995 reconstruction drawings. Assume the deck is pitched as shown for the purposes of bidding. It is known that there are areas that do not drain properly. Modifications to rectify roof pitch will be worked out when the roofing has been removed and the roof deck can be examined. The existing drains are to be reused. Assume the hardware to be reusable.

Item No. 1.8
Drawings A1.1, A2.1.
Remove references to “mechanically attached base sheet” from all notes and drawings.
- Installation of the Kemper roofing system will now consist of the following:
  1. Tear off existing materials to T&G plywood roof deck.
     a. If the deck is free of any roofing residue and approved by Kemper as a suitable substrate for the new roof, continue with installation on existing decking.
     b. If the decking is unsuitable for direct application, install mechanically attached 5/8" exterior plywood. See Add Alternate No. 2, Item No. 1.11 below.
  2. Apply Kemper sealant to all butt joints and around any penetrations.
  3. Strip in joints in plywood with Kemper D Primer, and 6” of 500 Fleece.
  4. Apply Kemper D Primer over the entire deck and allow to cure.
  5. Install Kemper 2K PUR with 165 fleece.
  6. Within 24 hours, apply a 30 mil “kiss coat” of resin only over the previously installed membrane and broadcast #0 surfacing sand or Ceramaquartz granules.
  7. Allow to cure and seal with Kemper Deko Finish Glossy.
  8. After conducting an EFVM test, Kemper will warrant the assembly for 30 years.

Item No. 1.9
Drawing A1.1, Roofing Notes No. 1.
Repair salvaged wood siding and clerestory windows before reinstallation.
Add the following: glue splits, fill cracks and repair any damage resulting from removal. Repairs should ensure that repaired components remain intact and functional parts of the building envelope. Repairs should not be visible from the ground.
- Clarification: The existing note includes repair of clerestory windows and siding in the scope of work. This is part of the original fabric of the house. It is intended that these components of the house be repaired. If it becomes necessary, with the permission of the owner, they may be replaced.

Item No. 1.10
- Clarification: Overhead protection will not be needed for egress locations and staff access can be coordinated in advance with the Contractor.

Item No. 1.11
Cover Sheet T1.1
Add the following as Add/Alternate No. 2: Provide 1/2" Cement board, mechanically fastened, over entire roof to serve as substrate for new roof.
- This alternate may be required if the existing roof deck is unsuitable as a roof substrate per item No. 1.8 above.

End of Addenda