



Addendum No. 001

Project:

3 Courthouse Roofs Replacement
Clarksville, TN

Owner:

Montgomery County, TN
1 Millennium Plaza, Suite 401
Clarksville, TN 37040

Addendum No: 001

Issue Date: 3/11/2025

Addendum Issued by:

Walter P Moore
1201 Peachtree Street NE, Suite 1600
Atlanta, GA 30361

Note: This Addendum forms a part of the Contract Documents and modifies the original Bidding Documents and previous addenda as noted below. Acknowledge receipt of this Addendum in the space provided in the Bid Form. Failure to do so may subject Bidder to disqualification.

QUESTIONS FROM BIDDERS:

- See attached spreadsheet with responses to bidders' Requests for Information submitted as of 3/11/25, including attached aerial image for potential crane locations.

Note that a final addendum with any additional bidder questions (due March 12 at 2:00 PM) and updated drawings and specifications as indicated in the provided responses will be issued on March 18, 2025.

Issued by: Walter P. Moore and Associates, Inc.

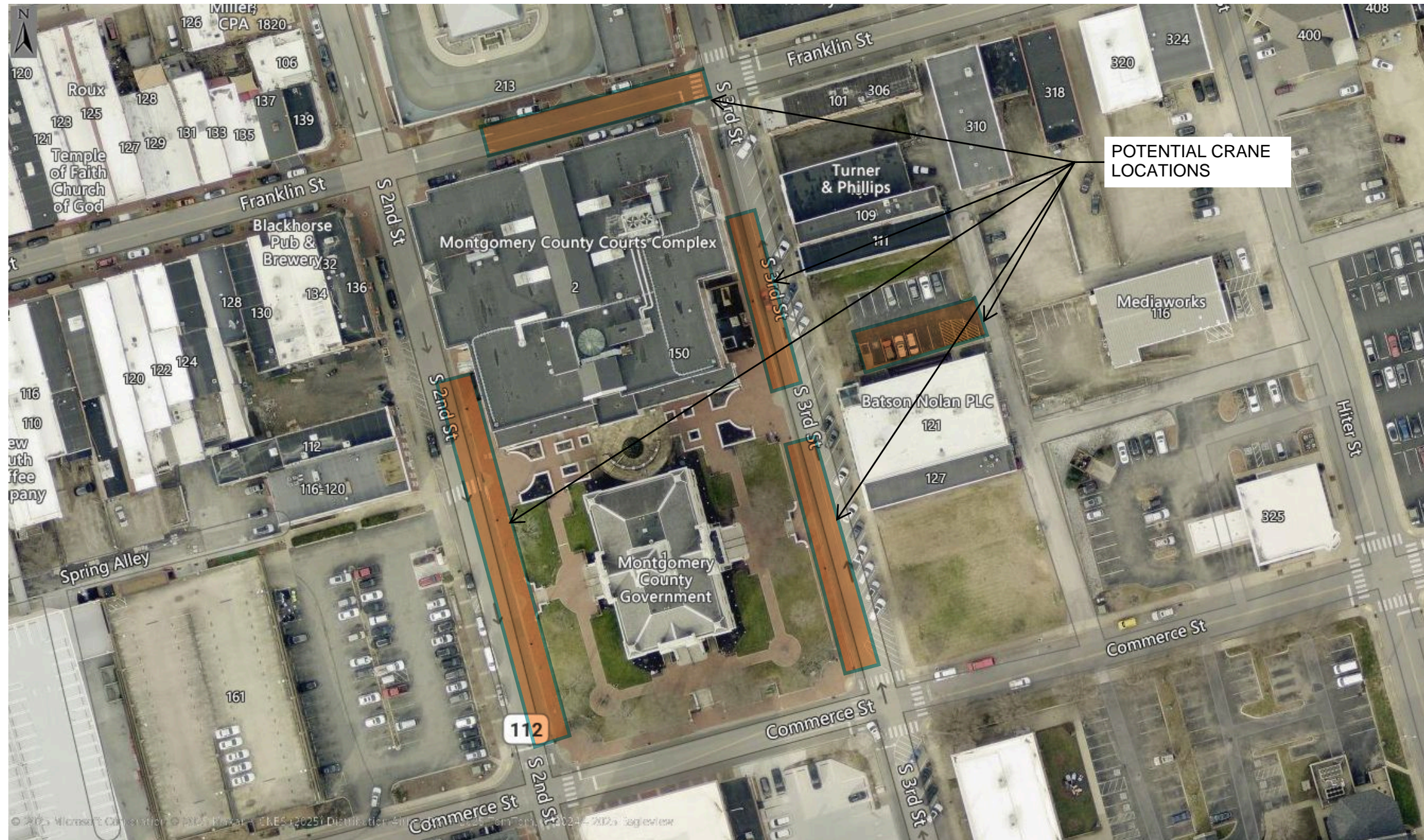
A handwritten signature in black ink that reads "Amaris Beza".

Project Manager: Amaris Beza, PE

#	Date of Request	Request for Information	Date of Response	Response
1	3/3/2025	No site plan is provided in the plan documents. Where will the contractor be permitted to stage work for each building in proximity to each building?	3/11/2025	County and/or WPM will provide a site plan showing possible areas for staging. Vacant lots may be leased if property owners will allow such a lease. This is up to the bidding contractor to make contact with property owners prior to the bid date. Parking spaces may be purchased from the City of Clarksville parking authority. Montgomery County only owns the parking lot adjacent to the Courts Annex building. Two spaces can be provided near the entry point of this parking lot for equipment staging of that building. Contractors may park at the County owned lot located at the corner of 2nd and Union street at no cost. Any other downtown parking lot or garage can be utilized if approved by that parking lot's owner for payment or possibly for free depending upon the lot and the owner. A crane setup location map will be provided for possible options. It will be the contractor's responsibility to schedule and abide by the City of Clarksville Street Department's closer or detour guidelines for any street impacts or lane closures. The Parking Authority will need to be contacted for parking impacts for the crane.
2	3/3/2025	Where will dumpsters for roof removal/demo operations be permitted to be staged for each building location?	3/11/2025	County and/or WPM will provide a site plan showing possible areas for staging. Any onstreet parking can be purchased from the City Parking Authority to store dumpsters pads. Existing asphalt pavement must be protected from damages by means of plywood or 2x sacrificial material before the dumpster is placed. Damages will be the contractors' responsibility to repair. It is not the County's intention to specify the exact location that the contractor can purchase for a dumpster. Contractor may decide and include the proper fee for reserving those number of parking spaces along 2nd, 3rd, or Franklin Streets.
3	3/3/2025	To establish OSHA compliant fall protection as well as protection for containment of falling object hazards, is the County expecting the Courthouse at 1 Millennium Plaza to be fully scaffolded at the eaves with a full platform deck and debris netting around the entire building with overhead pedestrian protection canopies at each entrance to ensure safe pedestrian access around the building and at entrances for egress and ingress?	3/11/2025	Scaffolding and OSHA compliance is up to the bidding contractor. Means and methods of accessing each roofing component is the sole responsibility of the contractor to establish and provide and is not dictated or limited to the contractor. With each contractor choosing their preferred means and methods of accessing each roof point, any damages to plants, yard, mulch, paver stones, concrete, building components will be the contractors responsibility to repair or replace to the Owner's preference to make it as good or better than the existing condition. Main entry doors to each building must be protected from any possibility of falling debris.
4	3/3/2025	If the County expects the contractor to provide fall protection and protection from falling object hazards for the building main roof by means of full scaffold, is the County likewise expecting the contractor to provide scaffold access to the tower mansard roof built off of the main roof structure?	3/11/2025	Protect must be provided over the 3 primary building entrances on the North, West, & East sides of the building. However that is accomplished is a means and method left up to the contractor. Access to each roof system is the bidding contractor's responsibility to establish and provide.
5	3/3/2025	Assuming the tower will be rigged with scaffold for access to the mansard slate roof, are structural drawings/as-builts of the existing main roof system and supporting structure(s) available to be provided to bidders to determine load capacity of the roof system and load paths for erection of scaffold on the main roof system and potential needs for shoring?	3/11/2025	Yes, existing structural drawings can be provided to bidders. Note that the general notes I.A.B.1 state that an allowance of 20 PSF for construction live loads has been included.
6	3/3/2025	For replacement of structural concrete decking for Base Bid 1 Task Item 3.1, the bid form lists the bid line item in LS without a quantity or an associated unit measure. To provide a unit price quantity for the allowance item as stated is necessary in section 010150, please clarify and provide a new bid form.	3/11/2025	WPM will provide an associated quantity for the allowance item on updated Bid Form.
7	3/3/2025	For Base Bid 2 Task Item 5.1, please clarify and provide new bid form same as question 4.	3/11/2025	WPM will provide an associated quantity for the allowance item on updated Bid Form.
8	3/3/2025	For Base Bid 3 Task Item 5.1, Please clarify and provide new bid form same as question 4.	3/11/2025	WPM will provide an associated quantity for the allowance item on updated Bid Form.
9	3/3/2025	What is the County's anticipated date for award of the contract for this project?	3/11/2025	A Notice of Intent to Award will be issued within a few days of the bid opening.
10	3/3/2025	How soon does after award does the County anticipate issuing NTP?	3/11/2025	A notice to proceed will be issued after all insurances and bonds have been provided by the contractor. This NTP date will be issued between April 11th and April 28th pending the successful bidders' schedule and the owners/insurance contract signing.

#	Date of Request	Request for Information	Date of Response	Response
11	3/3/2025	How long does the County anticipate or intend for this project to take? What is the intended period of performance?	3/11/2025	A maximum timeline will be 120 days, but the contract specifies that each bidder shall specify the amount of time estimated for their company to complete the project if they were to receive the contract.
12	3/3/2025	Please confirm that Task Items 1.1 for all Base Bids shall include all staging and general conditions costs to operate each base bid project?	3/11/2025	Confirmed.
13	3/3/2025	Detail 7/R-500 for Millennium 1 metal ridge cap states to remove and salvage for re-use. Metal ridge cap is dented and dinged badly in its current state. Should this metal ridge cap be replaced with new matching metal ridge cap, or re-used in this damaged condition?	3/11/2025	Construction documents will be updated to include replacement of metal coping caps at 1 Mill Plaza (Historic Courthouse).
14	3/3/2025	Detail 6/R-500 shows a new EPDM lining the existing built-in gutter trough. It is not clear if the EPDM is to be applied over existing gutter materials, or if existing materials are to be removed before installation of new EPDM lining? Please clarify? Please clarify what substrates the new fully adhered EPDM shall bond to?	3/11/2025	Construction documents will be updated to include removal of existing materials within gutters before installation of new EPDM lining, to be installed directly to metal gutter.
15	3/3/2025	Please confirm the warranty specified in section 073116 for copper shingles is not a bonded warranty? Surety companies will not bond warranties for projects beyond three (3) years.	3/11/2025	No, the warranties are not bonded.
16	3/3/2025	What weight of copper sheet are copper shingles for the Annex roof to be fabricated from?	3/11/2025	Copper sheet for Annex roof to match existing; for bidding purposes, please use 20 oz. per sq. ft. (0.0270-inch thickness) copper sheets.
17	3/3/2025	Section 073126.1 lists Ironstone as a manufacturer for natural slate. Ironstone does not manufacture a natural slate product? Please clarify if traditional natural slate installation according the Slater Roof Bible or National Slate Association handbook, "Slate Roofs, Design & Installation Manual" is permitted for installation new slate roofs for 1 Millennium Plaza, and all work designated as "natural slate"?	3/11/2025	Substitution requests for alternate manufacturers of natural slate will be reviewed. Stated reference manuals will be acceptable guidelines for installation of natural slate tile.
18	3/3/2025	Please confirm the warranty specified in section 073126.1 for natural slate is not a bonded warranty? Surety companies will not bond warranties for projects beyond three (3) years.	3/11/2025	No, the warranties are not bonded.
19	3/3/2025	Please confirm the warranty specified in section 073126 for synthetic slate shingles is not a bonded warranty? Surety companies will not bond warranties for projects beyond three (3) years.	3/11/2025	No, the warranties are not bonded.
20	3/3/2025	Please confirm no copper flashings of any kind are to be used with installation of the natural slate roof systems and that aluminum flashings are to be used instead?	3/11/2025	Confirmed - aluminum flashings are to be installed with the natural slate roof systems on 1 Millennium Plaza roof.
21	3/3/2025	Please provide specification for steel decking to be used for replacement in Base Bid 2 and 3?	3/11/2025	Based on limited field observation, we don't anticipate any steel decking replacement. The existing steel decking repairs shall be performed in accordance to Task Item 5.1 in Section 01 01 50 Task Items.
22	3/3/2025	What is the thickness or average thickness of the concrete decking for Base Bid 1?	3/11/2025	3-1/2" lightweight concrete slab-on-deck assumed per existing drawings.
23	3/3/2025	Can bid due date be extended 7-10 days?	3/11/2025	Final questions are due by end of business on 3-12-25 per the Meeting Minutes that were issued. The revised bid opening date is March 25th at 2:00 PM Central time at the Montgomery County Purchasing office.
24	3/3/2025	The below specification sections are missing. Are these needed? <ul style="list-style-type: none"> •013100 (Project Management and Coordination) •017329 (Cutting and Patching) •017700 (Closeout Procedures) 	3/11/2025	WPM will provide additional front end specification sections in Addendum.
25	2/28/2025	If the prime doesn't have the exact correct experience or past monetary experience, can they list their qualified subcontractor's credentials as well to show that as a team they have the past experience even if the prime doesn't necessarily?	3/11/2025	WPM is accepting of subcontractors who will be performing the work meeting the listed qualifications requirements in conjunction with the prime.
26	3/10/2025	Will the lightning protection on all of the buildings have to be recertified after re-installation?	3/11/2025	Yes, lightning protection will need to be recertified to make sure it is attached properly and will serve its intended purpose.

AERIAL IMAGE OF COURTS COMPLEX



12/23/2024 - 01/24/2025