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January 12, 2021

ADDENDUM NUMBER FOUR (4)

Bid Number 00001567

POWELL BUTTE RESERVOIR 1 ROOF UPGRADES

Bids Due: January 26, 2021 by 2:00 P.M.

This addendum provides changes to the plans and specifications for the above-entitled project to be considered by each bidder. This addendum shall be included in the bid and, when closing the contract, will be a part thereof. Any changes made by this addendum to said plans and specifications offset only the portion of the plans, words or paragraphs specifically mentioned herein, and the balance of the plans and/or specifications remain in full force. It is the responsibility of all bidders to conform to this addendum.

Item No.	Location	Change
4.0	07 1400 3.03	<p>Question: The spec asks for technical observation for 2 days per month and 1 day a week. Can you please clarify?</p> <p>Answer: 3.03 A. refers to the Manufacturer of the waterproofing system's direct employee whereas 3.03 B refers to a technical representative that is Authorized by the Manufacturer. The technical representative may be an employee of the authorized installer.</p> <p>Delete 3.03 A and Replace with: A. The waterproofing system Manufacturer shall provide on-site technical staff, directly employed by the Manufacturer, at the beginning, in the middle of and at the completion of the installation for a minimum of 3 working days. This on-site support shall be in addition to the pre-installation conference.</p>
4.1	07 1400 1.05	<p>Question: Is it possible there would be 2 independent inspection services on the project, in addition to item 3.03 requirement of Manufacturer on-site technical staff either 2 days per month or 1 day per week? It seems it would be better for the owner to hire the independent inspection service in order to be truly independent, rather than someone hired by the contractor. My request would be</p>



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		<p>the owner hire the inspection service. Also, the typical manufacturer inspection is Pre-Job, Mid-Job, and End-Job. Manufacturer's field technical staff typically cover a wide geographic range and it would be difficult to meet once a week or twice a month.</p> <p>Answer: The intent of Article 1.05 Quality Control is to have an independent inspection of the installation that is separate from the Manufacturer or installer. The intent of Article 3.03 Manufacturer's Technical Support is to provide support during installation. There are no revisions related to this question with the exception of the change made in Item 4.0 of this Addendum.</p>
4.2	07 1400 1.06	<p>Question: Warranty shall cover overburden materials, removal and replacement to uncover waterproofing system. In speaking with Manufacturer, this is not workable since the overburden is not being sold for this project. It seems with the leak detection and inspections required there is adequate safeguards for a properly installed system.</p> <p>Answer: Article 1.06 Warranty is a requirement of this project and will not be waived. It is acceptable for the Contractor to provide a supplemental 20-year warranty that covers overburden materials, removal and replacement to uncover waterproofing system as modified in Item No. 4.3. This does not relieve the Contractor from any portion of Article 1.06.</p>
4.3	07 1400 1.06 A	<p>Add to 07 1400 1.06 A: 2. The Contractor may provide a supplemental 20-year warranty that covers overburden materials, removal and replacement to uncover waterproofing system in conjunction with the Manufacturer's 20-year Warranty provided that all requirements of Article 1.06 are met.</p>
4.4	07 1400 1.06 B	<p>Delete reference to Section 1.09Q and replace with Section 1.08T.</p>
4.5	App C Sheet S-7	<p>Question: Please confirm existing surface of the Reservoir 1 is plain concrete (no existing coating or membrane).</p> <p>Answer: Per the record drawings (Appendix C – Confidential Documents) the plain concrete is covered with a 2-foot earth blanket. Bidders should assume that there is no existing coating or membrane. However, Bidders should assume there are other appurtenances on the roof structure as shown in the record drawings and on the plans.</p>
4.6	07 1400 2.04 B	<p>Clarification: Detec Systems and International Leak Detection offer different methodologies for leak detection that both meet the project requirements.</p>
4.7	07 1400 1.03 E	<p>Question: It is never the manufacturer's responsibility to inspect and approve the substrate. It is only the installing contractor's responsibility. The manufacturer will assist the contractor in evaluating it, but the responsibility belongs to the installer; they are the only arbiter of and acceptable substrate. This is often misunderstood. It doesn't matter what the spec says; the manufacturer is not a signatory of the contract. Manufacturers do not provide letters 'accepting' the substrate (even in new construction). The direction this section is heading is correct and</p>

		<p>important; collaborative review such that the installer can proceed. It is unreasonable to require any party to 'accept' the condition of an element of construction over which they have no control. There are dozens of things beyond anyone's control that could cause failure. Letters accepting the substrate would leave the signatory responsible for all of them.</p> <p>Answer: This is a requirement the City has included in the last two projects with the same specified materials and have not had an issue. Specification Article 1.03 E. 1. Is a requirement of this project.</p>
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END OF ADDENDUM

Please direct all questions and concerns to Rachel Beane, at Rachel.Beane@portlandoregon.gov.

Sincerely,



Kathleen Brenes-Morua
Interim Chief Procurement Officer
kbm: rab