



IFB #14-011

## Roof Replacement for 1621 Harrison Street

### Addendum #1

Date issued and released: August 29, 2014

#### Responses to Questions:

The following questions were submitted by the deadline and are answered in this addendum.

**Question 1:** Will the Oakland Housing Authority ("Authority") allow access to the roof before the bid deadline so that subcontractors may view the roof?

**Answer:** No. Two roof plans are now being provided, which should provide adequate information to all bidders.

**Question 2:** The bid reads that the demolition must take place on Saturday but the work hours on the bid are listed as Monday to Friday, from 7 a.m. to 5 p.m. Please clarify.

**Answer:** Due to the lack of parking space the Authority will allow preapproved time, including Sunday, to load and unload materials to the building.

**Question 3:** How many parking spaces can the Authority secure during the construction?

**Answer:** The Authority can secure up to four parking spaces along Harrison Street. The Authority will also coordinate with its own police department during construction to safely secure the area.

**Question 4:** When is the project estimated to start?

**Answer:** The Authority's Board will decide to award the contract on September 22, 2014, so the project is estimated to begin in October 2014 pending approval of submittals, permits, and the coordination with the telecommunication company.

**Question 5:** Is the contractor required to pull permits for this job?

**Answer:** Yes. The awarded contractor must schedule with the City to pull permits on its own.

**Question 6:** May we use the elevator to offload and load roofing material?

**Answer:** The Authority can dedicate one elevator to load new material onto the roof. Under no exception is gravel allowed in the elevator. This is a senior building and egress must be met at all times.

**Question 7:** Will all vents need to be replaced?

**Answer:** No. You may reuse undamaged vents; should the vents be damaged during the removal process then the contractor will be required to replace them at its cost.

**Question 8:** Will all drain components required to be replaced?

**Answer:** No.

**Question 9:** Is the deck a wood or concrete deck?

**Answer:** Concrete deck.

**Question 10:** Is there air conditioning space underneath?

**Answer:** No.

**Question 11:** Is the roof a tapered roof system and if so, what is the pitch?

**Answer:** It appears that the roof is a flat deck system. Please refer to the plan attached.

**Question 12:** What is the thickness of the insulation under the existing built-up roof? Is it a tapered system?

**Answer:** The existing built-up roof is shown in the attached plans. Please see the Roof Condition Summary attached.

**Question 13:** Have cores of the roofing material been taken?

**Answer:** Please see the Roof Condition Summary attached.

**Question 14:** Is there asbestos in the existing roofing material?

**Answer:** All information provided to the Authority has not contained any notification of asbestos materials.

**Question 15:** What should be done with the visible conduits running through the roof?

**Answer:** If necessary, the conduits may come off and replaced either by a change order or replaced by the Authority.

**Question 16:** Are the three upper buildings included in the bid?

**Answer:** Yes.

**Question 17:** Are there hatches on all three upper buildings at the ends of the roof?

**Answer:** No.

**Question 18:** Is the contractor required to disconnect telecommunications?

**Answer:** No, however the awarded contractor must coordinate with the telecommunications company when working on the roof. The coordination will not factor into the 45 calendar days required to complete the project.

**Question 19:** What should be done about the wooden blocks supporting the telecommunications system?

**Answer:** The awarded contractor will have to work with the telecommunications contractor with regards to the wooden blocks and other issues, like the radio frequency antennas. Currently, there are signs posted on the roof to contact 800-621-2622 for telecommunications issues.

**Question 20:** Does the Authority want to design the walkway path on the roof?

**Answer:** The bidder should submit a sketch of the intended walkway path on the plan provided in this addendum. Please note, that the specifications clearly state that the walkway must service both sides of the building and stairways/mechanical rooms.

**Question 21:** May I submit data sheets or submittals instead of samples?

**Answer:** Yes. You may also submit small swatches of the material.

## **Prevailing Wage and Labor Requirements:**

***Question 22:*** Do union rates apply to labor wages?

***Answer:*** For this roofing project, union wage and benefit rates must meet the prevailing federal Davis-Bacon wage and fringe benefit rates as outlined in DOL General Decision Number CA140029 08/01/2014 CA29, Modification Number 18.

***Question 23:*** May I pay apprentices a lower rate?

***Answer:*** If your apprentice is in a bona fide apprenticeship program and indentured in an approved federal or state program, you may pay the apprentice at the contracted apprentice rate. The contractor must prove that the worker is an apprentice and the apprenticeship certificate must be accompanied with the first certified payroll.

***Question 24:*** Is there an apprentice/journey level roofer ratio required by the Authority?

***Answer:*** The maximum number of apprentices that a contractor can use on the job site cannot exceed the ratio of apprentices to journeyman allowed in the approved (apprenticeship) program.

***Question 25:*** Is there any local (City of Oakland) hiring requirements?

***Answer:*** No. The Authority is not governed by the City of Oakland's resident hiring ordinance, and the Authority does not enforce the City's resident hiring requirements on its projects.





**IFB #14-011**

**Roof Replacement for 1621 Harrison Street**

**Addendum #1**

**Date issued and released: August 29, 2014**

Bidder hereby acknowledges this addendum:

Name of Firm: \_\_\_\_\_

Authorized Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**Acknowledgement of this Addendum must be included with your bid.**

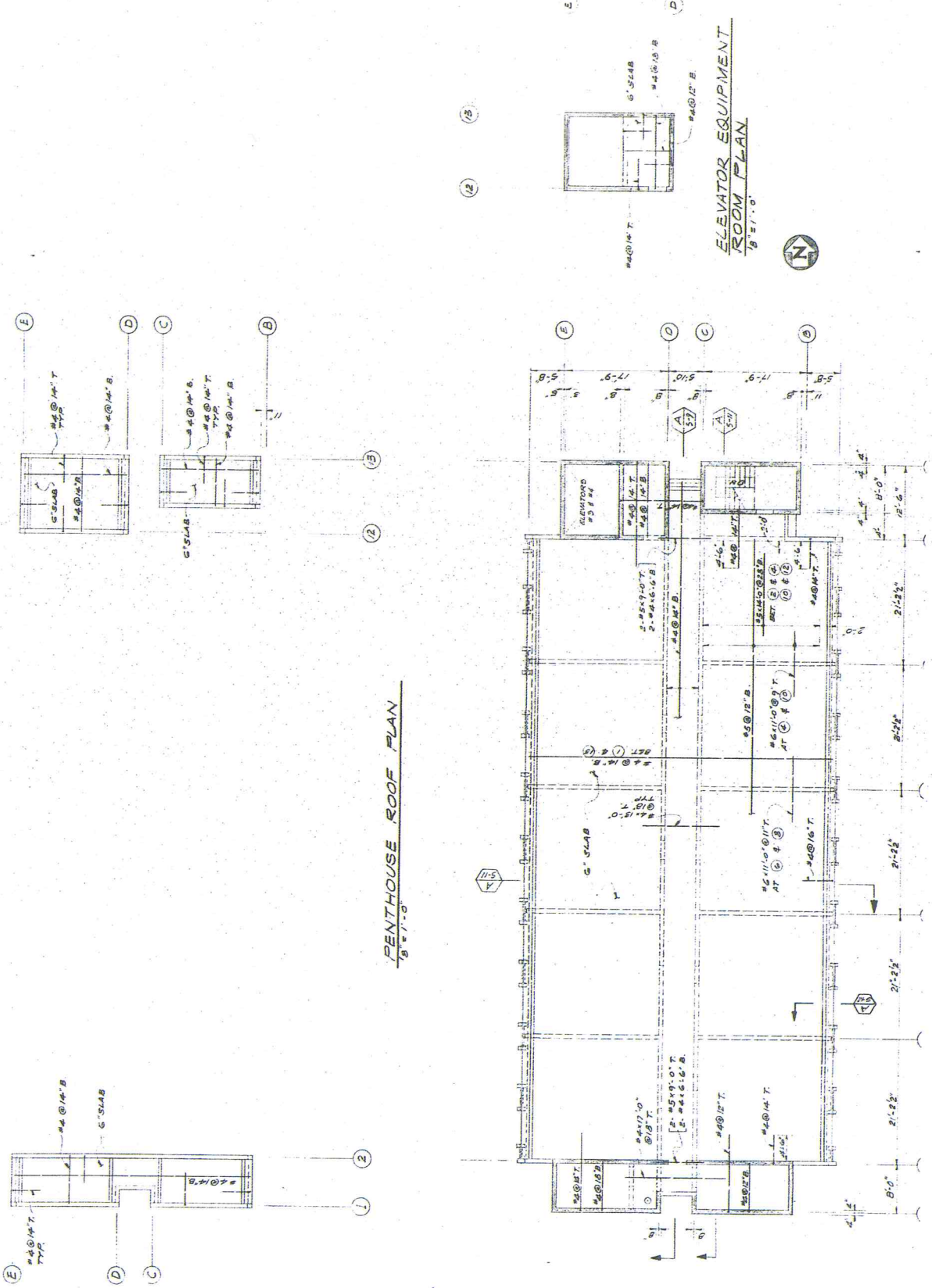
ARCHITECTS AND PLANNERS  
 3798 GRAND AVENUE  
 OAKLAND, CALIF. 94610 PHONE 445-4008

STRUCTURAL ENGINEERING  
 T. Y. LIN, KIECKA, YANG & ASSOCIATE  
 130 PARKVIEW STREET, SAN FRANCISCO, CALIFORNIA

ROOF PLAN AND  
 PENTHOUSE ROOF PLAN  
 SCALE: 1/8" = 1'-0"

DEVELOPER  
 KORB DEVELOPMENT CO.  
 INCORPORATED  
 80 GRAND AVENUE, SUITE 400  
 OAKLAND, CALIF. 94612 - PHONE 483-8222

ADMINISTRATION BUILDING  
 101 UNITS (ELDERLY)  
 USING AUTOMATIC  
 THE CITY OF OAKLAND  
 1 HARRISON STREET  
 OAKLAND, CALIFORNIA



ELEVATOR EQUIPMENT  
 ROOM PLAN  
 SCALE: 1/8" = 1'-0"



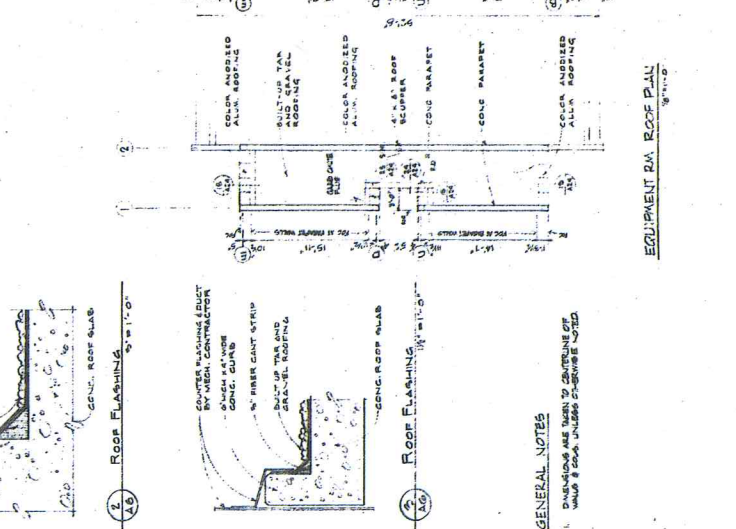
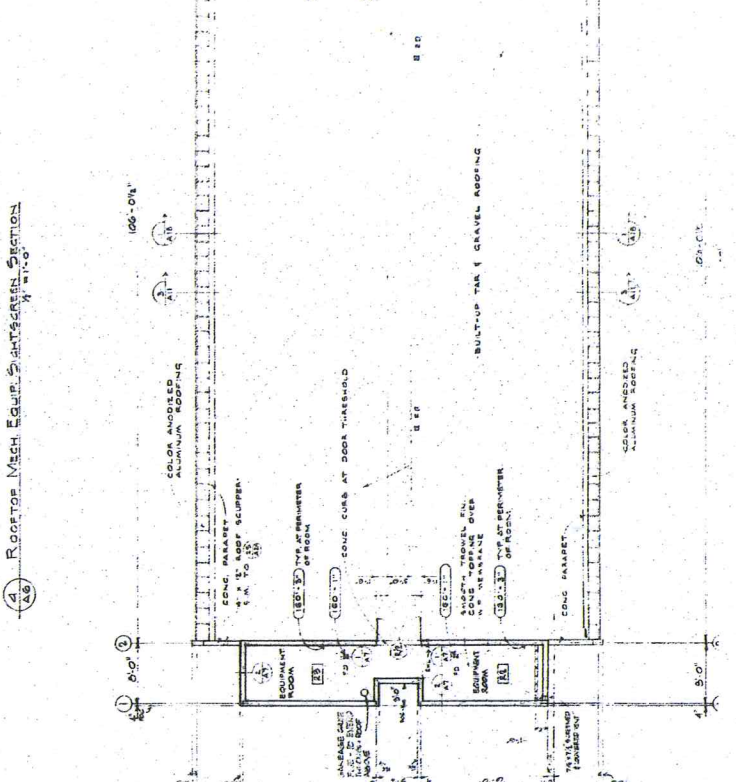
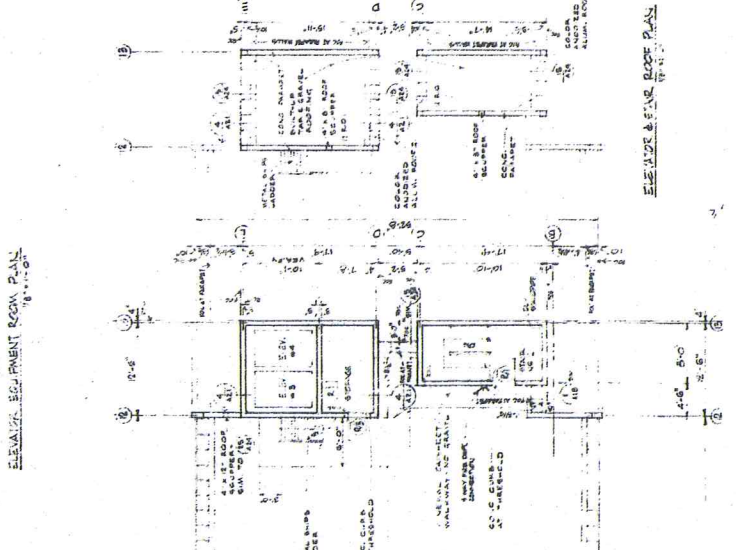
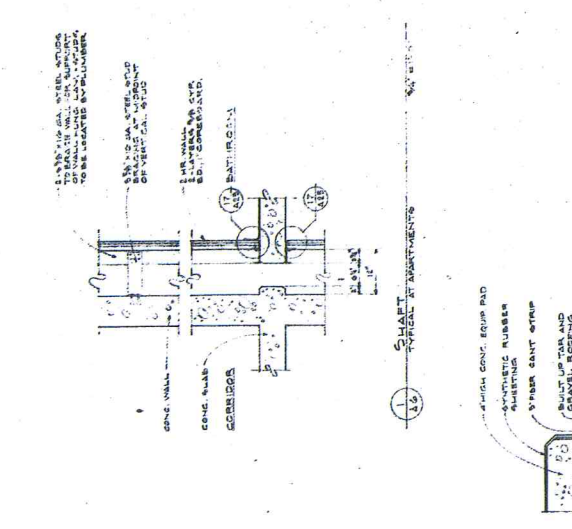
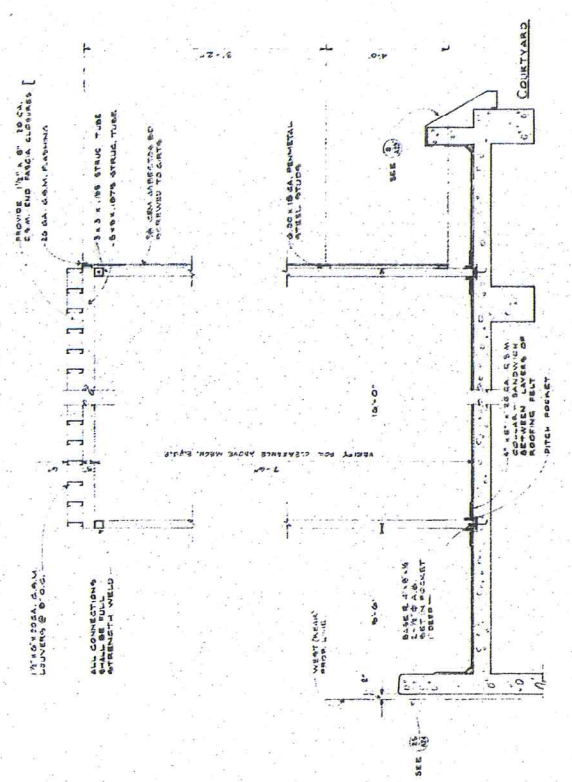
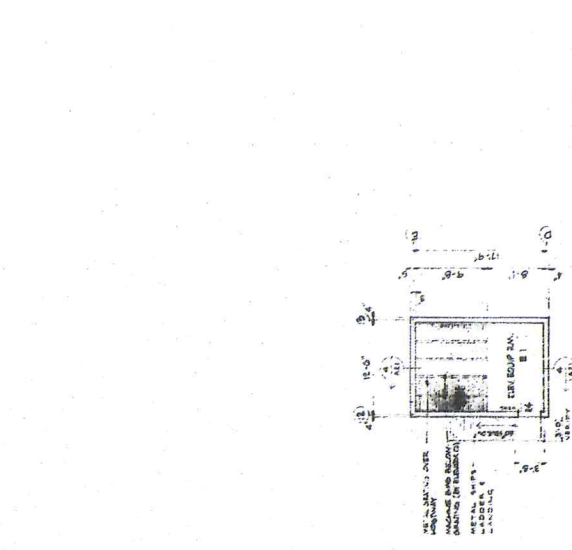
PENTHOUSE ROOF PLAN  
 SCALE: 1/8" = 1'-0"

LEE STUART DARROW  
 3111 N. ISHMAN  
 ARCHITECTS AND PLANNERS  
 3798 GRAND AVENUE  
 OAKLAND, CALIF. 94619 PHONE 444-4000

PLAN OF  
 RESIDENTIAL TOWER ROOF

DEVELOPER  
 KORB DEVELOPMENT CO.  
 INCORPORATED  
 80 GRAND AVENUE - SUITE 400  
 OAKLAND, CALIF. 94612 - PHONE 832-44-232

ND 101 UNITS (EEDLEY)  
 USING AUTHORITY  
 OF THE CITY OF OAKLAND  
 621 HARRISON STREET  
 OAKLAND, CALIFORNIA




GENERAL NOTES  
 1. DIMENSIONS ARE GIVEN TO CENTERS OF WALL & CURB UNLESS OTHERWISE NOTED



# ◀◀◀ Roof Condition Summary ▶▶▶

Harrison Towers  
1621 Harrison St  
Oakland, CA 94612

<b>Section: Main</b>	<b>Sq. Footage: 5,211</b>	<b>Leaks:</b>															
	<b>Core Analysis</b> <table border="1" style="margin: auto; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Layer</th> <th style="width: 50%;">Material</th> <th style="width: 25%;">Thickness</th> </tr> </thead> <tbody> <tr> <td>Concrete Structural</td> <td>Deck</td> <td>6.0</td> </tr> <tr> <td>Perlite</td> <td>Insulation</td> <td>1.5</td> </tr> <tr> <td>4-Ply Asphalt</td> <td>BUR (Asphalt)</td> <td>0.25</td> </tr> <tr> <td>Pea Gravel</td> <td>Surfacing</td> <td>0.2</td> </tr> </tbody> </table>		Layer	Material	Thickness	Concrete Structural	Deck	6.0	Perlite	Insulation	1.5	4-Ply Asphalt	BUR (Asphalt)	0.25	Pea Gravel	Surfacing	0.2
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<b>Core Comments: Existing Substrate</b>																	

**Roof Condition Summary:** We strive to provide our customers with comprehensive information as to their overall roof condition and life expectancy. The roof is failing and in need of replacement. The roof assembly is saturated and delaying the project will likely result in increased costs associated with extended deck replacement and other expenses due to replacement or removal of the current assembly.

**Membrane:** The field of the roof has clearly reached the end of its life cycle. Previous repairs have been made and further attempts to repair this roof are not recommended.

- (All) Past Repairs of Existing Roof System - Past repairs can contain small leaks which can create areas of wet insulation and cause ponding in these areas.(see photo)

**Details:** The details of the roof are in poor condition and are currently allowing for moisture to enter into the roof system. While repairs to these details may provide short-term solutions to moisture entry, building owners should be preparing for near future roof replacement. Building owners need to consider the risks associated with moisture infiltration into a roof system such as the need for insulation removal and decking deterioration.

- (All) HVAC Sleeper Failure - Damages the roof and makes unit vulnerable to high winds. (see photo)
- (All) Pipe Flashing Failure - Allows moisture that results in premature membrane, insulation and decking deterioration. (see photo)
- (All) Exhaust Vent - Failing Flashing - Allows moisture that results in premature membrane, insulation and decking deterioration. (see photo)

**Drainage:** The roof currently drains at acceptable levels. There are indications that drainage can become impaired if proper house keeping measures are not put in place. This would include gutter and downspout cleaning, straining basket cleaning, etc.

**Insulation:** The insulation has become saturated in identified areas. This moisture-laden material needs to be removed and replaced immediately to prevent further costly deterioration.

- (All) Wet - Moisture in the roof system can lead to fastener, decking, insulation, and other premature roof component failure. Moisture in the roof s(see photo)

**Deck:** The structural deck of the roof appears to be in good condition, however, due to moisture in the roof system, there is a possibility that there will be a need for deck repair or replacement in some areas.