



## **DURRELL DESIGN GROUP, PLLC**

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### **ADDENDUM NUMBER ONE (1)**

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#### **RE-BID ROOF REPLACEMENT OBAMA MAGNET SCHOOL**

JACKSON PUBLIC SCHOOL DISTRICT  
JACKSON, MISSISSIPPI

January 30, 2019

<b>TITLE SHEET</b>	<b>1</b>
<b>ADDENDUM</b>	<b>1</b>
<b>ATTACHMENTS</b>	<b>5</b>
<b>TOTAL NUMBER OF PAGES</b>	<b>7</b>



THIS ADDENDUM, WHICH CONTAINS REVISIONS TO THE WORK CONTAINED IN THE ORIGINAL DRAWINGS AND SPECIFICATIONS DATED **DECEMBER 14, 2018** SHALL BECOME A PART OF SUCH DRAWINGS AND SPECIFICATIONS AS IF BOUND THEREIN, OTHER REQUIREMENTS OF DRAWINGS AND SPECIFICATIONS RELATING TO ITEMS INVOLVED SHALL REMAIN AS SPECIFIED.

THE ABOVE NAMED CONTRACT DOCUMENTS ARE HEREBY MODIFIED, CORRECTED AND/OR SUPPLEMENTED BY THIS ADDENDUM AS FOLLOWS:

**FOR INFORMATION ONLY**

1. The Pre-Bid Meeting Minutes from the meeting on January 22, 2019 is attached with sign-in sheet.
2. The Bid Opening is at 10am on February 07, 2019 at the Business Office of the Jackson Public School District.

**PERTAINING TO THE DRAWINGS:**

**Item 1: DRAWING D101- DEMOLITION ROOF PLAN: DEMOLITION NOTES**

On note 5, **DELETE** description in its entirety and **REPLACE** with the following: "REMOVE EXISTING ANTENNA AND ALL OF ITS COMPONENTS."

**Item 2: DRAWING A101- ROOF PLAN – NEW: CONSTRUCTION GENERAL ROOF NOTES**

**ADD** the following to note K: "CONDUIT FEEDS THE BUILDING MOUNTED LIGHTS THAT ARE TO REMAIN IN SERVICE THROUGHOUT THE RE-ROOFING PROCESS."

**Item 3: DRAWING A103- ROOF DETAILS**

On detail 3/A103 **ADD** the following to note: "EXISTING PIPE FEEDS INTO THE EXISTING ELECTRICAL PANEL. GC IS TO ADD ADDITIONAL PIPING AND ELECTRICAL COMPONENTS AS REQUIRED TO INSTALL THE NEW ROOF SYSTEM."

**Item 4: DRAWING M101- MECHANICAL ROOF PLAN**

**DELETE** Drawing M101 in its entirety and **REPLACE** with attached M101.

**END OF ADDENDUM ITEMS**



## NUMBERED NOTES:

- ① MECHANICAL AND CONTROL'S SUBCONTRACTOR TO TEMPORARILY DISCONNECT AND REMOVE THE EXISTING ROOF TOP MOUNTED EQUIPMENT, ROOFTOP UNITS, MAKEUP AIR UNITS, EXHAUST FANS, POWER VENT, ETC. FROM THE ROOFTOP, AS NECESSARY TO ALLOW ROOFING CONTRACTOR TO PERFORM ROOF PLACEMENT WORK. ROOFING CONTRACTOR AND THEIR MECHANICAL AND CONTROL'S SUBCONTRACTORS TO BE RESPONSIBLE FOR PROTECTING AND SECURING DUCT OPENINGS ON THE EQUIPMENT, OPENING ON THE FACILITY, NATURAL GAS PIPING, ELECTRICAL WIRING, AND CONTROL, WIRING, CONNECT TO EQUIPMENT, RE-INSTALL EQUIPMENT AND CONNECT DUCTWORK, ELECTRICAL WIRING, CONTROL WIRING, CONDUITS, NATURAL GAS PIPING, AND CONDENSATION PIPING.

- ② DISCONNECT ROOF TOP UNIT AND CONTROL, WIRING, SHALL BE TAGGED OR MARKED FOR AND TO MAINTAIN THE EXISTING LINKED IDENTITY CHAIN OF COMMUNICATION BETWEEN THE UNITS FIELD MOUNTED CONTROLLERS AND THE MAIN AUTOMATION CONTROL NETWORK. ON-SITE, TERMINAL CONNECTIONS, PLUG CONNECTORS, AND WIRING LEADS MUST BE PLACED BACK IN SERVICE EQUAL TO OR BETTER THAN ORIGINAL CONDITION. PRIOR TO ANY WORK BEGINNING, COORDINATE, DOCUMENT, AND VERIFY CONTROLLERS COMMUNICATION WITH JPS FACILITY MAINTENANCE SUPERVISOR, TYPICAL.

- ③ DISCONNECT AND MODIFIED EXISTING CHILLED WATER PIPING AS NECESSARY FOR ROOF REPLACEMENT. MODIFY PIPING ROUTE FOR NEW INSULATION HEIGHT ABOVE THE DECK. NEW PIPING TO BE WELDED SCHEDULE 40 STEEL PIPING AND FITTINGS. INSTALL NEW INSULATED PIPING AND COVER WITH ALUMINUM JACKETING AND SECURE WITH STAINLESS STEEL BAND. SUPPORT PIPING WITH NEW STEEL PIPING SUPPORT STANDS ON THE BUILDING STRUCTURE. INSTALL NEW PRESSURE GAGE ON SYSTEM IN EXISTING LOCATIONS. SHROUD PIPING THAT PENETRATE THE ROOF WITH WATERTIGHT FABRICATED METAL HOOD.

- ④ CONTRACTOR TO DISCONNECT AND REMOVE CONDENSATE PIPING AT ROOFTOP UNITS AND TRUNK CONDENSATE PIPING ON THE ROOF. REPLACE CONDENSATE P-TRAPS ON ALL ROOF TOP UNITS. CONTINUE NEW CONDENSATE PIPING TO NEAREST ROOF DRAIN OR SCUPPER. FIELD VERIFY SIZE AND MATCH EXISTING PIPE SIZES AND EXISTING ROUTE. TYPICAL.

- ⑤ INSTALL CONTINUOUS SUPPORT CHANNEL, BENEATH, MANIFOLD CONDENSATE PIPING FROM UNITS TO NEAREST ROOF DRAIN, SECURE CHANNEL AND CONDENSATE PIPING TO SUPPORT BLOCKS WITH METAL STRAPS.

- ⑥ DISCONNECT AND REPAIR INSULATED REFRIGERANT PIPING TO CONDENSING UNIT. PROVIDE AND INSTALL NEW INSULATED REFRIGERANT LINE INTO NEW PIPING SHROUD. EQUAL TO CROWN PRODUCTS. SIZE PIPING SHROUD AS REQUIRED FOR THE EXISTING PIPING AND CONDUIT PASSING THROUGH THE ROOF DECK. TYPICAL.

- ⑦ CONTRACTOR TO ADJUST THE EXISTING GAS PIPING SUPPORTS WHERE REQUIRED. PROVIDE AND INSTALL NEW PIPING SUPPORT TO MATCH EXISTING SUPPORTS WHERE REQUIRED. SUPPORTS WILL REST ON ROOFING PADS AND NOT ON THE BUILDING STRUCTURE. FIELD VERIFY, TYPICAL. SEE ARCHITECTURAL DETAILS.

- ⑧ CONTRACTOR TO PROVIDE AND INSTALL NEW LEAD PIPING FLASHING BOOT FOR EACH PLUMBING VENT STACK THRU THE ROOF. FLASHING TO HAVE A MINIMUM 6" FLANGE AT ROOF SURFACE AND TURN DOWN INTO TOP OF VENT PIPING A MINIMUM OF 1". ROOFING CONTRACTOR TO EXTEND PIPING TO MINIMUM HEIGHT ABOVE THE ROOF. SEE ARCHITECTURAL DETAILS. TYPICAL.

- ⑨ PROVIDE AND INSTALL NEW ROOF CURB, CURB HEIGHT TO BE A MINIMUM OF 12" ABOVE THE NEW ROOF FINISH SURFACE. CONTRACTOR TO FIELD VERIFY THE EQUIPMENT CURB SIZE, ARRANGEMENT AND OTHER REQUIREMENTS.

- ⑩ FOR EACH ROOFTOP UNIT, EXAMINE THE VINYL JACKETING ON FLEXIBLE CONDUITS. REPLACE ALL FLEXIBLE CONDUITS THAT HAS CRACKED AND DETERIORATED TO THE POINT THE INTERIOR METAL FLEX IS EXPOSED. REPLACE ANY DAMAGED DURING ROOF REPLACEMENT. TYPICAL.

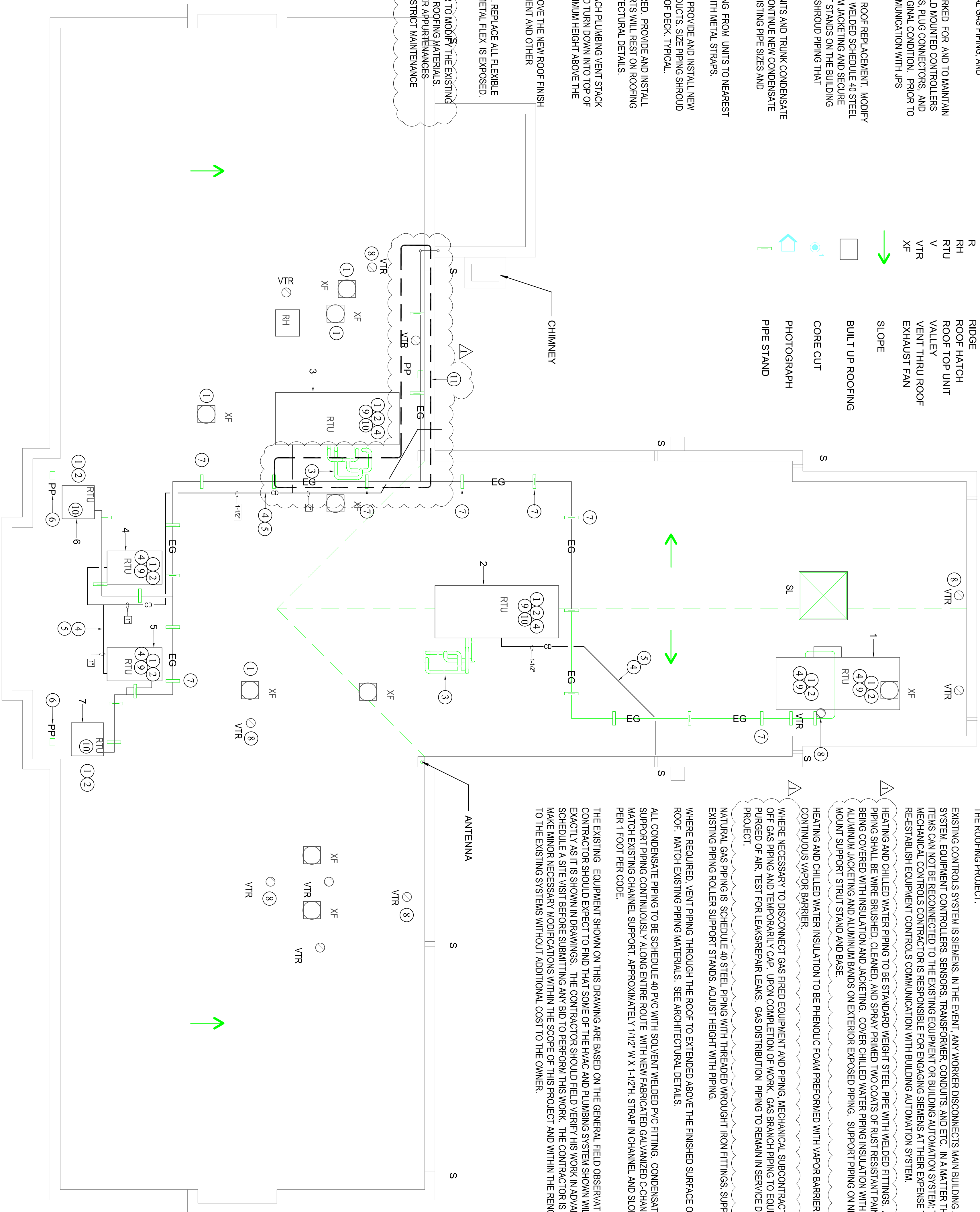
- ⑪ ROOFING CONTRACTOR TO CONTRACT A LICENSED ELECTRICAL SUBCONTRACTOR TO MODIFY THE EXISTING ELECTRICAL CONDUITS AND WIRING IN THIS AREA AS NECESSARY TO INSTALL NEW ROOFING MATERIALS. PROVIDE AND INSTALL ALL CONDUITS, WIRING, CLAMPS, SUPPORTS, AND ANY OTHER APPLICANCES REQUIRED. COORDINATE ACCESS TO ELECTRICAL ROOM INSIDE BUILDING WITH DISTRICT MAINTENANCE DEPARTMENT.

## EXISTING MECHANICAL EQUIPMENT LEGEND

1	KITCHEN HOOD MAKEUP AIR UNIT AND EXHAUST FAN
2	AUDITORIUM RTU UNIT
3	OUTSIDE AIR UNIT
4	LIBRARY ROOFTOP UNIT
5	LIBRARY ROOFTOP UNIT
6	OFFICE CONDENSER UNIT
7	OFFICE CONDENSER UNIT

## ARCHITECTURAL LEGEND

EG	EXISTING GAS
EJ	EXPANSION JOINT
SL	SKY LIGHT
PP	PITCH POCKET
R	RIDGE
RH	ROOF HATCH
RTU	ROOF TOP UNIT
V	VALLEY
VTR	VENT THRU ROOF
XF	EXHAUST FAN
→	SLOPE
□	BUILT UP ROOFING
●	CORE CUT
⬇	PHOTOGRAPH
⬇	PIPE STAND



## GENERAL NOTES:

ROOFING CONTRACTOR TO ENGAGE AND CONTRACT A MECHANICAL CONTROLS SUBCONTRACTOR TO DISCONNECT AND RE-CONNECT ROOFTOP UNIT CONTROLS. UPON COMPLETION OF ROOF WORK, CONTROL'S CONTRACTOR IS TO RE-ESTABLISH COMMUNICATION BETWEEN NETWORK AUTOMATION SYSTEM AT THE FACILITY. THIS WORK INCLUDES REPLACING CONTROL WIRING, CONNECTORS, AND EQUIPMENT MOUNTED CONTROLLERS DAMAGED DURING THE ROOF WORK. PRIOR TO BEGINNING ANY WORK, NOTE ANY EXISTING DAMAGE AND FIELD VERIFY WITH JPS MAINTENANCE SUPERVISOR CURRENT STATUS OF COMMUNICATION WITH ALL EQUIPMENT THAT WILL BE DISCONNECTED DURING THE ROOFING PROJECT.

EXISTING CONTROL'S SYSTEM IS SIEMENS. IN THE EVENT ANY WORKER DISCONNECTS MAIN BUILDING AUTOMATION SYSTEM, EQUIPMENT CONTROLLERS, SENSORS, TRANSFORMER, CONDUITS, AND ETC. IN A MANNER THAT THESE ITEMS CAN NOT BE RECONNECTED TO THE EXISTING EQUIPMENT OR BUILDING AUTOMATION SYSTEM, THE MECHANICAL CONTROLS CONTRACTOR IS RESPONSIBLE FOR ENGAGING SIEMENS AT THEIR EXPENSE TO RE-ESTABLISH EQUIPMENT CONTROLS COMMUNICATION WITH BUILDING AUTOMATION SYSTEM.

HEATING AND CHILLED WATER PIPING TO BE STANDARD WEIGHT STEEL PIPE WITH WELDED FITTINGS. ALL STEEL PIPING SHALL BE WIRE BRUSHED, CLEANED, AND SPRAY PRIMED TWO COATS OF RUST RESISTANT PAINT BEFORE BEING COVERED WITH INSULATION AND JACKETING. COVER CHILLED WATER PIPING INSULATION WITH SMOOTH ALUMINUM JACKETING AND ALUMINUM BANDS ON EXTERIOR EXPOSED PIPING. SUPPORT PIPING ON NEW ROOF MOUNT SUPPORT STRUT STAND AND BASE.

HEATING AND CHILLED WATER INSULATION TO BE PHENOLIC FOAM PREFORMED WITH VAPOR BARRIER 2" THICK WITH CONTINUOUS VAPOR BARRIER.

WHERE NECESSARY TO DISCONNECT GAS FIRED EQUIPMENT AND PIPING, MECHANICAL SUBCONTRACTOR TO VALVE OFF GAS PIPING AND TEMPORARILY CAP. UPON COMPLETION OF WORK, GAS BRANCH PIPING TO EQUIPMENT TO BE PURGED OF AIR, TEST FOR LEAKS/REPAIR LEAKS. GAS DISTRIBUTION PIPING TO REMAIN IN SERVICE DURING PROJECT.

NATURAL GAS PIPING IS SCHEDULE 40 STEEL PIPING WITH THREADED WROUGHT IRON FITTINGS. SUPPORT PIPING ON EXISTING PIPING ROLLER SUPPORT STANDS. ADJUST HEIGHT WITH PIPING.

WHERE REQUIRED, VENT PIPING THROUGH THE ROOF TO EXTENDED ABOVE THE FINISHED SURFACE OF THE NEW ROOF. MATCH EXISTING PIPING MATERIALS. SEE ARCHITECTURAL DETAILS.

ALL CONDENSATE PIPING TO BE SCHEDULE 40 PVC WITH SOLVENT WELDED PVC FITTING. CONDENSATE PIPING SUPPORT PIPING CONTINUOUSLY ALONG ENTIRE ROUTE WITH NEW FABRICATED GALVANIZED C-CHANNEL, SIZED TO MATCH EXISTING CHANNEL SUPPORT. APPROXIMATELY 1/12" W X 1-1/2" H, STRAP IN CHANNEL AND SLOPE PIPING 1/4" PER 1 FOOT PER CODE.

THE EXISTING EQUIPMENT SHOWN ON THIS DRAWING ARE BASED ON THE GENERAL FIELD OBSERVATIONS. THE CONTRACTOR SHOULD EXPECT TO FIND THAT SOME OF THE HVAC AND PLUMBING SYSTEM SHOWN WILL NOT BE EXACTLY AS IT IS SHOWN IN DRAWINGS. THE CONTRACTOR SHOULD FIELD VERIFY HIS WORK IN ADVANCE, AND MAY SCHEDULE A SITE VISIT BEFORE SUBMITTING ANY BID TO PERFORM THIS WORK. THE CONTRACTOR IS EXPECTED TO MAKE MINOR NECESSARY MODIFICATIONS WITHIN THE SCOPE OF THIS PROJECT AND WITHIN THE RENOVATION LIMITS TO THE EXISTING SYSTEMS WITHOUT ADDITIONAL COST TO THE OWNER.

## MECHANICAL ROOF PLAN

SCALE: 1/8" = 1' - 0"



**DURRELL DESIGN GROUP, PLLC**  
Architecture | Planning | Consulting  
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Greg L. Durrell, AIA

Seal

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Project  
**REBID ROOF REPLACEMENT FOR  
OBAMA MAGNET SCHOOL  
JACKSON PUBLIC SCHOOLS**  
750 CONGRESS STREET JACKSON, MS 39202

Project Number: 17.007C

Date: 12.14.2018

Drawn by: TD

Checked by: TD

Revisions

1 1/30/2019

2

3

Sheet Title

**A**  
MECHANICAL  
ROOF PLAN

Sheet Number 2 of 20

**M101**

## MEETING MINUTES – PRE-BID

### PROJECT: Re-Bid Roof Replacement: Obama Magnet School

**DATE:** January 22, 2019

#### ATTENDING

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See attached sign in sheet

#### AGENDA

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See attached agenda.

#### ITEMS REVIEWED

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Pre-bid Meeting Minutes:

- I. Anderson provided overview of project:
  - A. Summary of Work – (Refer to Division 01100 of Specifications)
    1. Project is a complete tear down to existing deck and replace with new roofing system.
    2. Existing Roof Type:
      - a. BUR over cover board, tapered insulation over 2” isoboard on base sheet over concrete deck.
    3. New Roof System: New 2-ply Mod bit system (hot-applied) on 1” recovery board on fiberboard/isoboard insulation on base sheet existing roof deck.
      - a. New scupper box will be installed and new downspouts.
      - b. Existing damaged skylight to be replaced.
      - c. Parapets will received new foil back membrane system.
    4. Alternate Roof System: Single ply roofing system on 1” recovery board on fiberboard/isoboard insulation on base sheet existing roof deck.
    5. Project Time: **90 Days**
      - a. No roofing over students
    6. Phasing Schedule/Critical Dates as noted in Division 01100.
- II. Anderson reviewed general project requirements:
  - A. Proposal Form: General overview provided
    1. GC required to provide the name of Roof Manufacturer, Warranty and Manufacturer Certification.
    2. The sub contractor’s information is also to be included.
    3. Any omissions in required info can result in disqualification
  - B. Additional Requirements
    1. Asbestos Report is listed in Appendix. Asbestos material was not found. See additional information in the appendix.
    2. Liquidated Damages are \$500 per calendar day; \$100 after substantial completion.

III. Pre-bid Questions and Comments:

A. Questions as follows:

1. Email additional questions to [contact@durrelldesigngroup.com](mailto:contact@durrelldesigngroup.com)

IV. Roof Walk-through with contractor's present performed.

**MEETING ADJOURNED**

The comments above indicate the author's best understanding of the items discussed at the meeting. If there are any revisions or comments, please forward them to our office within five (5) working days.

Respectfully submitted,  
**Durrell Design Group, PLLC**



# PRE-BID MEETING

Bid 3086: Re-Bid Roof Replacement for  
Obama Magnet School  
Jackson, MS  
01/22/19

NOTES

## AGENDA

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- I. INTRODUCTIONS**
- II. OVERVIEW OF PROJECT:**
  - A. Summary of Work
    - 1. Architect: Durrell Design Group, PLLC
    - 2. Summary of Work
      - a. Type of Roof System
      - b. Contract Time: **90 Days**
      - c. Phasing Schedule
      - d. Critical Dates Overview
- III. PROJECT REQUIREMENTS:**
  - A. Proposal Form
    - 1. Alternate
    - 2. Roof Manufacturer
    - 3. Subcontractors
  - B. Additional Requirements
    - 1. Asbestos Abatement: none
    - 2. Liquidated damages
    - 3. Select Hours for Site Visits
  - C. Owner's Requirements
  - D. Bid Date/Opening:
    - 1. February 07, 2019 @ 10AM
- IV. QUESTIONS | CONCERNS | COMMENTS**
- V. WRAP UP**

# **SIGN-IN SHEET: Pre-Bid Meeting**

**DDG Project No.:** 17.007C    **Date:** January 22, 2019    **Time:** 9:00 AM

**Project Title**    Re-Bid Roof Replacement for Obama Magnet School

**Owner:** Jackson Public School District    **Location:** Jackson, MS

**Professional:** Durrell Design Group, PLLC

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