

This addendum forms a part of the Contract Documents and modifies the original Documents dated **February 13, 2026** as noted below. Acknowledge receipt of this addendum in the space provided on the Official Bid Form. Failure to do so may subject the Bidder to disqualification.

QUESTIONS

Question: Is the building an unreinforced masonry building?

Answer: *The exterior are assumed to be multi-wythe unreinforced masonry.*

Question: If the building is unreinforced, please provide details and scope on providing seismic bracing at the parapet walls. An engineering report will need to be conducted by a structural engineer.

Answer: *Seismic retrofitting is not included in this scope, which is specific to the low-slope roof zone. No engineering reporting or detailing will be provided for items that are not germane to the scope.*

Question: Since the building is on the historic registry, if they come back and disapprove the alteration of raising the parapet walls, who is responsible for the change in cost and work needed to be done?

Answer: *It is assumed that all work related to the renewals will be understood and approved by the appropriate entities by the authority having jurisdiction and any historic districts. The coordination of these items, as well as their approval, is outside of area of responsibility of bidding contractors.*

Question: Please confirm that field employees will be able to access the roof from the inside of the building.

Answer: *Per the pre-bid meeting, access through the structure is allowed. The transportation of construction materials and tools is not.*

Question: Are we allowed to utilize the alleyway behind the building?

Answer: *Per ownership, the alley can be utilized for construction activities.*

Question: What are we doing at the low skylight condition? Please provide details and scope.

Answer: *The sheet metal below the skylight at the west face will need to be cut away to permit the low-slope roofing system to transition appropriately with the sill condition. Assume cold fluid-applied (reinforced) transitional flashings at this zone. Per recent coring performed by the industrial hygienist for asbestos sampling, the thickness of the existing insulation in this area is at least 3 in thick.*

Question: The roofing materials listed in the SBS specification are a torch-applied product. In the execution, it calls out for the base sheet and cap sheet to be adhered with cold adhesive. Please confirm the method of installation and the correct materials for the SBS roofing system.

Answer: *Both torching and cold adhesive installation methodologies are approved for the SBS membrane. Per Certa's comments in the pre-bid meeting, torching applications will require a two-hour fire watch.*

Question: Please confirm that the substrate board is to be ?". Typically we see 5/8" or ?" minimum.

Answer: *Please assume 1/2 inch Georgia-Pacific DensDeck Prime for bidding purposes.*

- Question:** The spec calls out for mechanically fastening and adhering the coverboard. Please confirm which method of installation we are to bid.
- Answer:** *The coverboard, insulation, and air/vapor barrier membrane over the structural roof deck are to all be adhered products.*
- Question:** On the parapet details, what material is depicted at the red dashed line between the vapor barrier and the substrate?
- Answer:** *This small section of membrane should be disregarded. The upper limit of the air/vapor barrier extending up the vertical face of the parapet should stop at the top of the cant strip.*
- Question:** Confirm that you want a mineral wool cant instead of a fiber or wood cant.
- Answer:** *Mineral wool is required, which is noted on the drawings.*
- Question:** Provide a roof plan that incorporates an accurate tapered insulation drainage plan with the trough talked about for the skylight's low curb condition.
- Answer:** *The design intent for slope of the roof to the existing drain locations is shown conceptually on the Certa roof plan. The tapered design, which will necessitate shop drawings, will be a requirement of the awarded contractor, as is field surveying of the exact drain locations, how that impacts the requirements for sumping, as well as the tapered insulation scheme.*
- Question:** Were there any cores taken? If so, can you provide that information?
- Answer:** *Per recent coring performed by the industrial hygienist for asbestos sampling, the thickness appears to be as follows*
- *East roof zone: Ranging from 9 in. thick (north zone, high point) to 6 in. thick (south zone, near drains and scuppers).*
 - *West roof zone: Uniformly appears to be three layers of 1 in. thick insulation at the south end (south of skylight, to the east of the roof hatch) as well as at the northernmost section of roof at the west zone, (north of the skylight). This information will be shared with as part of the addenda, including a markup of the roof plan.*
- Question:** Has there been any asbestos testing conducted on the roof?
- Answer:** *Yes, this sampling was conducted on 2/26/2026.*
- Question:** Will the building permit be paid by the contractor or the city?
- Answer:** *See Section 00 5000 – 4.2*
- Question:** Have both roofs been tested for ACMs?
- Answer:** *Yes, this sampling was conducted on 2/26/2026.*
- Question:** Are both roof decks structurally sloped or will they require a tapered insulation package?
- Answer:** *Roofs are found to have structural slope as well as varying thicknesses of rigid insulation above the structural deck.*
- Question:** What is the existing roof thickness?
- Answer:** *Per recent coring performed by the industrial hygienist for asbestos sampling, the thickness appears to be as follows:*
- *East roof zone: Ranging from 9 in. thick (north zone, high point) to 6 in. thick (south zone, near drains and scuppers).*
 - *West roof zone: Uniformly appears to be three layers of 1 in. thick insulation at the south end (south of skylight, to the east of the roof hatch) as well as at the northernmost section of roof at the west zone, (north of the skylight). This information will be shared with as part of the addenda, including a markup of the roof plan*

Question: Since this is a Cold ply system, and if we use the interior access it will be covered in mastic (no matter how careful people are) by the end of the job, we will need to put up a stair tower, where could we put this for the duration of the project?

Answer: *There is no degree of damage to the interior finishes that will be acceptable by ownership as a result of the roofing renewals. The interior areas where contractors are walking should be well protected. Contaminated clothing or boots should be removed at the roof zone and not transported to interior conditions. The successful contractor will have addressed these logistical issues without the need for costly conveyance systems, such as exterior stairs.*

Question: What street can we block off? Can we block 1 lane of the main street in front?

Answer: *Howard Street is eligible for closure and the City will close sidewalk/road upon scheduled request.*

Question: Can we block of the side walk?

Answer: *Sidewalk closure is the same as street.*

Question: Can we block off access when needed to on entry ways to the building?

Answer: *All necessary egress pathways must remain free and unobstructed so that inhabitants have access to the public way, as required by Code.*

Question: What is the existing single ply manufacture, and year of installation?

Answer: *Duro-Last. Installation year unknown.*

Question: It appears that there is drain body's under the existing roof system if they are in good condition can they be used?

Answer: *Assume all new drains.*

- *At singular main drains at the south portion of the east roof zone, provide JR Smith, Model 1010-RDP*
- *At tandem main drains at the west roof zone, provide JR Smith, Model 1800-E.*

Question: Is there a noise ordinance? If so what times?

Answer: *City of Newberg Construction noise hours are 7am-7pm Monday-Friday. If for some reason they select to work Saturday or Sunday it would be 9am-5pm.*

Question: Who installed the existing roof?

Answer: *Unknown.*

Question: Is there an Asbestos test? If not is the city getting one?

Answer: *Yes, this sampling was conducted on 2/26/2026.*

SUBSTITUTION REQUESTS

APPROVED

1. Section: 07 5400 – Thermoplastic Membrane Roofing – Alternate
Product: Sika Sarnafil G41-60 Fleece back, 60-mil Fleece Back PVC
Paragraph: 2.2 Section A

Proposed Substitution

Manufacturer: Duro-Last Duro-Fleece 60-mil Thermoplastic PVC Membrane

Description: Duro-Last Duro-Fleece 60-mil Reinforced PVC Roof System

2. Section: 07 5400 – Thermoplastic Membrane Roofing – Alternate
Product: Sika Sarnafil G41-60 Fleece back, 60-mil Fleece Back PVC
Paragraph: 2.2 Section A

Proposed Substitution

Manufacturer: Soprema P150 HFB

Description: 60 Mil heavy fleece back PVC single-ply membrane roofing

3. Section: 07 5400 – Thermoplastic Membrane Roofing – Alternate
Product: Sika Sarnafil G41-60 Fleece back, 60-mil Fleece Back PVC
Paragraph: 2.2 Section A

Proposed Substitution

Manufacturer: Carlisle Syntec Sure-Flex Fleece Back PVC

Description: same as above

4. Section: 07 5216 – SBS Modified-Bitumen Membrane Roofing
Product: Soprema Sopralene Flam 180
Paragraph: 2.3 Section A

Proposed Substitution

Manufacturer: Polyglass

Description: Elastoflex V HP/S6 G HP FR SBS System

5. Section: 07 5400 – Thermoplastic Membrane Roofing – Alternate
Product: Sika Sarnafil G41-60 Fleece back, 60-mil Fleece Back PVC
Paragraph: 2.2 Section A

Proposed Substitution

Manufacturer: IB Roof Systems

Description: IB Roofing 60 mil Fleece-back PVC

PRE-BID MEETING SIGN IN SHEET

Please review the attached sign in sheet; if corrections are required please send them to courtney.fastenau@gmail.com

END OF ADDENDUM 1



Company: _____ Contact: _____

Address: _____

Email: _____

Phone: _____ Cell: _____ Bidding as Prime Contractor

Company: _____ Contact: _____

Address: _____

Email: _____

Phone: _____ Cell: _____ Bidding as Prime Contractor

Company: _____ Contact: _____

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The District will only accept Bids from those firms who signed in at the Mandatory Pre-Bid Meeting. The District will not accept responses where an attendee subrogates their attendance to a firm not in attendance.



Company: _____ Contact: _____

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