

Addendum No. 1
March 3, 2025

Project: Reroof Damaged Areas
South Dakota State University Student Union
Brookings, South Dakota
SDSU Project# 25-154440
OSE Project #R0325--12X/DEL
Architecture Incorporated Project #3099

Architect: Architecture Incorporated

Letting: Thursday, March 18, 2025
3:00 P.M. CT
SDSU Facilities & Services, Box 2150, Brookings, South Dakota, 57007

Scope of this Addendum:

To all bidders and all others to whom drawings and specifications have been issued by Architecture Incorporated, this Addendum forms a part of the Contract Documents. Acknowledge receipt of this addendum by listing its number and date in the bidder's Form of Proposal. Failure to do so may subject bidder to disqualification. This addendum modifies the drawings and specifications as follows:

GENERAL ITEMS:

1) GENERAL ITEMS

- a) Minutes from the Pre-bid Conference are attached to the end of this addendum.
- b) Reference attached Exhibit "A" for revised Bid Form and Explanation of Alternates.
- c) Reference attached Exhibit "A-1" for revised Modification to Bid Form.

2) SPECIFICATION SECTION 012300 – ALTERNATES

- a) Reference attached Specification Section 012300 for revised Schedule Of Alternates.

3) SPECIFICATION SECTION 075323 – EPDM ROOFING

- a) Add the following Part 2.8:

"2.8 WALKWAYS

- A. Flexible Walkways: Factory-formed, nonporous, heavy-duty, solid-rubber, slip-resisting, surface-textured walkway pads, approximately 3/16 inch (5 mm) thick, and acceptable to membrane roofing system manufacturer.
 - 1. Size: 30-inch x 30-inch (762 mm x 762 mm).
 - 2. Application: Install where indicated on Drawings."

4) DRAWING SHEET 5.40 – ROOF DEMOLITION PLAN

- a) Reference attached revised Drawing Sheet 5.40 for the following:
 - i) Base bid scope that has been changed to Alternate #2 and Alternate #3 scope.
 - ii) Added existing rooftop mechanical equipment at north side of the building.

5) DRAWING SHEET 5.41 – ROOF PLAN

- a) Reference attached revised Drawing Sheet 5.41 for the following:
 - i) Base bid scope that has been changed to Alternate #2 and Alternate #3 scope.
 - ii) Added existing rooftop mechanical equipment at north side of the building.
 - iii) Added EPDM walkway pads around serviceable equipment, at the top & bottom of roof ladders/stairs, and at downspout discharge locations.
 - iv) Assumed locations of EIFS cutting & patching necessary to complete roof demolition and new construction.

GENERAL APPROVALS:

The following material or equipment furnished by the manufacturers listed, may be substituted as equivalent providing that each item, material, and piece of equipment conforms to the design and requirement of the specifications.

<u>SECTION</u>	<u>ITEM</u>	<u>MANUFACTURER</u>
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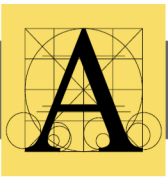
MECHANICAL ITEMS:

NA

ELECTRICAL ITEMS:

NA

END OF ADDENDUM



**Reroof Damaged Areas – SDSU Student Union
South Dakota State University
Brookings, South Dakota**

**Pre-bid Meeting
February 25, 2025**

SDSU Project No.: 25-154440
OSE Project No.: R0325--12X/DEL
Architect's Project No.: 3099

Attendees:

Cory Coners, SDSU Facilities
Luke Duman, Guarantee Roofing

Ethan Dooley, Tecta America
Mitchell Aldinger, Architecture Incorporated

The following was discussed:

1. Cory Coners is the SDSU Facilities representative for the project.
2. The project consists of removal and replacement of existing roofing down to deck removal and replacement of associated copings/flashings, replacement of an existing roof access stair, and the addition of a roof access ladder. Refer to project documents for full scope of work.
 - a. Note per discussion with the Owner at this meeting, some of the base bid work will be made add alternates. Bid form and drawings will be modified accordingly and issued via addendum.
3. The building and site will be occupied throughout the project.
4. There is a concurrent sewer project that will be ongoing at the west side of the Student Union. Cory reviewed the extents of that project with those present. Beginning on June 6, the roofing contractor will not have on-grade access to the west side of the student union building.
5. Copies of the project documents can be obtained from CADD Engineering Supply – 605-332-2550.
6. The project bids Tuesday, March 18, 2025, at 3:00 p.m. CT at South Dakota State University Facilities & Services.
7. Liquidated damages of \$250/calendar day apply to this project.
8. Provided acceptable bids are received, it is the Owner's intent to award the project as soon as possible following the bid.
9. Questions raised by attendees – *responses identified in italics*:
 - a. What is the existing roof system at the high roof (detail 2/5.40)? *Per the existing construction documents and shop drawings this existing roof is adhered EPDM membrane over one layer 2" polyisocyanurate over 1/4" per foot slope tapered EPS (EPS starting thickness is 1" at the roof drain) over 3/4" perlite board over vapor retarder over metal deck.*

Respectfully submitted,

Mitchell Aldinger, AIA

EXHIBIT "A"

BID FORM

BID FORM

**REROOF DAMAGED AREAS
SDSU
STUDENT UNION
SDSU Project # 25-154440
OSE# RO325—12X/DEL**

Date: _____

To: South Dakota State University
Facilities and Services
Box 2150
Brookings, SD 57007

Phone: 605-688-4136

The undersigned, being familiar with the local conditions affecting the work, and with the Contract Documents, including the Invitation to Bid, Instructions to Bidders, Bid Form, Explanation of Alternates, Modification to Bid Form, Bid Bond Form, Performance and Payment Bond, Acknowledgment of Surety, Sample Certification of Surety, Non-Resident Bidder Affidavit, Form of Agreement for Construction, General Conditions, Special Conditions, Technical Specifications, Plans and Addenda which govern the purchase of material and labor and the awarding of contracts hereby proposes to do all the work and provide all the material and equipment which pertains to

(full project name) _____

OSE# _____

as provided for in the Plan and accompanying Specifications dated _____

for the following base bid and alternates:

BASE BID _____

_____ DOLLARS (\$ _____)

Alternate No. 1 - Add/Deduct to/from the base bid the sum of

_____ DOLLARS (\$ _____)

Alternate No. 2 - Add/Deduct to/from the base bid the sum of

_____ DOLLARS (\$ _____)

Alternate No. 3 - Add/Deduct to/from the base bid the sum of

_____ DOLLARS (\$ _____)

The above bid includes all applicable State and Municipal Sales and Use Taxes on materials, and State and Municipal Excise Taxes and all other State and Federal Taxes that would affect the amount of the bid. (See Instructions to Bidders-SD Sales and Use Tax Information for Public Contracts.)

In addition, any material furnished by the State for use in this project is subject to Use Tax and Excise Tax. The total taxable value of materials furnished by the State for this project is \$ _____ 0 _____ .

A Performance and Payment Bond as required by General Conditions will not be required on contracts which do not exceed Fifty Thousand Dollars (\$50,000). (See SDCL 5-21-1.1 as amended).

If discrepancies remain at the time of substantial completion, a value will be assigned to each of the discrepancies and two (2) times their estimated value will be retained from payment to the Contractor until completed and accepted. (See SDCL 5-18-13 as amended).

Within ten (10) days after Contractor's receipt of the Agreement for Construction, the Contractor shall submit to SDSU Facilities and Services, the executed Agreement for Construction, Performance and Payment Bond, Certificates of Insurance and Affirmative Action Plan (if applicable).

Work shall be commenced within ten (10) consecutive calendar days after written Notice to Proceed by the State Engineer and shall be substantially completed August 6, 2025.

The undersigned acknowledges receipt of the following addenda to the drawings and/or specifications (give number and date of each):

Addenda Nos. _____ dated _____ respectively.

The undersigned acknowledges that they have read and understand the Asbestos-Containing Materials Statement contained in the project manual.

Accompanying this proposal is a certified check, cashier's check or draft in the amount of 5% of the base bid and all add alternates, and drawn on a State or National Bank in the amount of \$ _____ or a 10% bid bond issued by a surety authorized to do business in the State of South Dakota, in the amount of \$ _____. *(Not applicable if Bid is under \$50,000.)*

In submitting this bid, it is understood that the right is reserved by the Owner to reject any and all bids and to waive any irregularities. It is further understood by the Bidder that he may not withdraw his Bid within 30 days after the actual opening thereof.

In submitting this bid, bidder asserts it has reviewed all provisions of the General Conditions including the provision for assessment of liquidated delay damages found in Article 10 of the General Conditions. Bidder agrees that the damages anticipated by the Owner in the event of delay in completion of the project are uncertain in amount and difficult to prove; the amount stipulated in Article III of the Agreement for

Construction is a reasonable amount in light of the anticipated loss and injury; and the Owner's actual damages in the event of delay would be impracticable or extremely difficult to fix. Bidder agrees to be bound by the liquidated damages set forth in Article III of the Agreement for Construction. Bidder further agrees that the liquidated amount stipulated in Article III of the Agreement for Construction is not a penalty.

For contractors, vendors, suppliers, or subcontractors with five (5) or more employees who enter into a contract with the State of South Dakota that involves the expenditure of one hundred thousand dollars (\$100,000) or more, by submitting a response to this solicitation or agreeing to contract with the State, the bidder or offeror certifies and agrees that the following information is correct:

The bidder or offeror, in preparing its response or offer or in considering proposals submitted from qualified, potential vendors, suppliers, and subcontractors, or in the solicitation, selection, or commercial treatment of any vendor, supplier, or subcontractor, has not refused to transact business activities, has not terminated business activities, and has not taken other similar actions intended to limit its commercial relations, related to the subject matter of the bid or offer, with a person or entity on the basis of Israeli national origin, or residence or incorporation in Israel or its territories, with the specific intent to accomplish a boycott or divestment of Israel in a discriminatory manner. It is understood and agreed that, if this certification is false, such false certification will constitute grounds for the State to reject the bid or response submitted by the bidder or offeror on this project and terminate any contract awarded based on the bid or response. The successful bidder or offeror further agrees to provide immediate written notice to the contracting executive branch agency if during the term of the contract it no longer complies with this certification and agrees such noncompliance may be grounds for contract termination.

The undersigned further acknowledges that they have read, understand, and agree to the information stated in the Instructions to Bidders.

BIDDER: _____
(Type Name of Firm)

BY: _____
(Signature of Firm's Representative)

(Type Name and Title of Firm's Representative)

TELEPHONE NO. _____

FACSIMILE NO. _____

E-MAIL ADDRESS _____

BUSINESS ADDRESS _____

STATE OF INCORPORATION _____

EXPLANATION OF ALTERNATES

- Alternate #1 – Remove and replace existing roof system at section of roof identified as Alternate #1 Scope in the project documents.**
- Alternate #2 – Remove and replace existing roof system at section of roof identified as Alternate #2 Scope in the project documents.**
- Alternate #3 – Remove and replace existing roof system at sections of roof identified as Alternate #3 Scope in the project documents.**

EXHIBIT "A-1"

**MODIFICATION
TO BID FORM**

**MODIFICATION
To Bid Form**

**REROOF DAMAGED AREAS
SDSU
STUDENT UNION
OSE# RO325—12X/DEL**

Date: _____

To: South Dakota State University
Facilities and Services
Box 2150
Brookings, SD 57007

Phone: 605-688-4136

Please make the following modifications to our bid on the referenced project. This modification is per the Instructions to Bidders Item #3 included in the original bid documents and modifies our sealed bid.

Note To Bidder: Please circle the appropriate ADD/DEDUCT and "X" out the undesired action.

Modification to Base Bid - ADD / DEDUCT to our Base Bid the Sum of

_____ DOLLARS (\$ _____)

Modification to Alternate #1 - ADD / DEDUCT to our Alternate #1 Bid the Sum of

_____ DOLLARS (\$ _____)

Modification to Alternate #2 - ADD / DEDUCT to our Alternate #2 Bid the Sum of

_____ DOLLARS (\$ _____)

Modification to Alternate #3 - ADD / DEDUCT to our Alternate #3 Bid the Sum of

_____ DOLLARS (\$ _____)

The undersigned acknowledges receipt of the following addenda to the drawings and/or specifications (give number and date of each):

Addenda Nos. _____ dated _____ respectively.

In submitting this modification to bid, it is understood that the right is reserved by the Owner to reject any and all bids and to waive any irregularities. It is further understood by the Bidder that he may not withdraw his Bid within 30 days after the actual opening thereof.

BIDDER: _____
(Type Name of Firm)

BY: _____
(Signature of Firm's Representative)

(Type Name and Title of Firm's Representative)

TELEPHONE NO. _____

FACSIMILE NO. _____

E-MAIL ADDRESS _____

BUSINESS ADDRESS _____

STATE OF INCORPORATION _____

SECTION 012300 - ALTERNATES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes administrative and procedural requirements for alternates.

1.3 DEFINITIONS

- A. Alternate: An amount proposed by bidders and stated on the Bid Form for certain work defined in the Bidding Requirements that may be added to or deducted from the Base Bid amount if Owner decides to accept a corresponding change either in the amount of construction to be completed or in the products, materials, equipment, systems, or installation methods described in the Contract Documents.
 - 1. The cost or credit for each alternate is the net addition to or deduction from the Contract Sum to incorporate alternate into the Work. No other adjustments are made to the Contract Sum.

1.4 PROCEDURES

- A. Coordination: Modify or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
 - 1. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.
- B. Notification: Immediately following award of the Contract, notify each party involved, in writing, of the status of each alternate. Indicate if alternates have been accepted, rejected, or deferred for later consideration. Include a complete description of negotiated modifications to alternates.
- C. Execute accepted alternates under the same conditions as other work of the Contract.
- D. Schedule: A Schedule of Alternates is included at the end of this Section. Specification Sections referenced in schedule contain requirements for materials necessary to achieve the work described under each alternate.

PART 2 - PRODUCTS (Not Used)

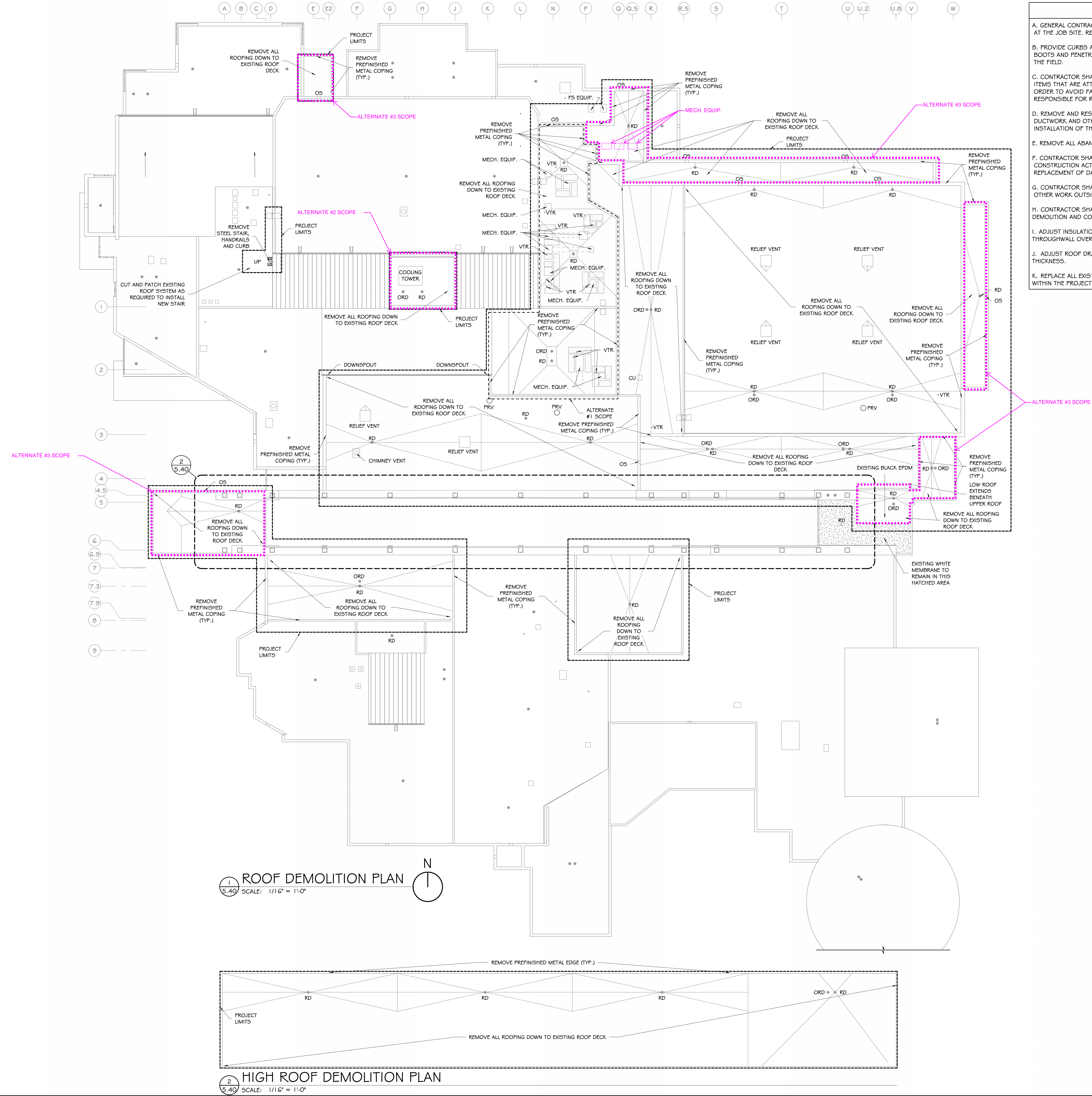
PART 3 - EXECUTION

SCHEDULE OF ALTERNATES

- A. ADD Alternate No. 1: Remove and replace additional section of adhered membrane roof.
 - 1. State the amount to be added to the base bid to remove and replace fully adhered membrane roofing system at section of roof identified as Alternate #1 Scope on the drawings.
- B. ADD Alternate No. 2: Remove and replace additional section of adhered membrane roof.
 - 1. State the amount to be added to the base bid to remove and replace fully adhered membrane roofing system at section of roof identified as Alternate #2 Scope on the drawings.
- C. ADD Alternate No. 3: Remove and replace additional section of adhered membrane roof.
 - 1. State the amount to be added to the base bid to remove and replace fully adhered membrane roofing system at sections of roof identified as Alternate #3 Scope on the drawings.

END OF SECTION 012300

2/13/2025 10:00:55 AM



1
5.40
ROOF DEMOLITION PLAN
SCALE: 1/16" = 1'-0"

2
5.40
HIGH ROOF DEMOLITION PLAN
SCALE: 1/16" = 1'-0"

- GENERAL NOTES - ROOF PLAN**
- A. GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE. REPORT DISCREPANCIES TO THE ARCHITECT.
 - B. PROVIDE CURBS AND OPENINGS AS REQUIRED FOR MECHANICAL EQUIPMENT, BOOTS AND PENETRATIONS FOR VENTS, PIPING AND CONDUITS. VERIFY LOCATIONS IN THE FIELD.
 - C. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL CONDUITS, PIPING AND OTHER ITEMS THAT ARE ATTACHED OR ADJACENT TO THE BOTTOM OF THE ROOF DECK IN ORDER TO AVOID FASTENERS PENETRATING EXISTING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF DAMAGED WORK.
 - D. REMOVE AND RESET EXISTING MECHANICAL EQUIPMENT, DEVICES, CONDUIT, DUCTWORK AND OTHER ROOF MOUNTED DEVICES AS REQUIRED TO ACCOMMODATE INSTALLATION OF THE NEW ROOFING SYSTEMS.
 - E. REMOVE ALL ABANDONED MECHANICAL EQUIPMENT, PIPING AND CONDUIT.
 - F. CONTRACTOR SHALL PROTECT INTERIOR FINISHES FROM DEMOLITION AND CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF DAMAGED ITEMS.
 - G. CONTRACTOR SHALL PROTECT ALL EXISTING ROOFS, MECHANICAL UNITS AND OTHER WORK OUTSIDE THE WORK AREAS FOR THIS PROJECT.
 - H. CONTRACTOR SHALL COORDINATE MEANS AND METHODS FOR SAFE TRANSFER OF DEMOLITION AND CONSTRUCTION DEBRIS FROM ROOF TO GROUND.
 - I. ADJUST INSULATION THICKNESS AS REQUIRED TO MAINTAIN FLOW TO EXISTING THROUGHWALL OVERFLOW SCUPPER OPENINGS.
 - J. ADJUST ROOF DRAINS AS REQUIRED TO ACCOMMODATE ROOF INSULATION THICKNESS.
 - K. REPLACE ALL EXISTING ROOF DRAIN AND OVERFLOW ROOF DRAIN STRAINERS WITHIN THE PROJECT LIMITS.

Architecture Incorporated

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Sioux Falls, South Dakota 57101
Phone: (605) 339-1711

815 St. Joseph Street, Suite 203
P.O. Box 8047
Rapid City, South Dakota 57701
Phone: (605) 721-1158

REGISTERED PROFESSIONAL ARCHITECT
REG. NO. 6182
MITCHELL A. ALDINGER
SOUTH DAKOTA
02/14/25

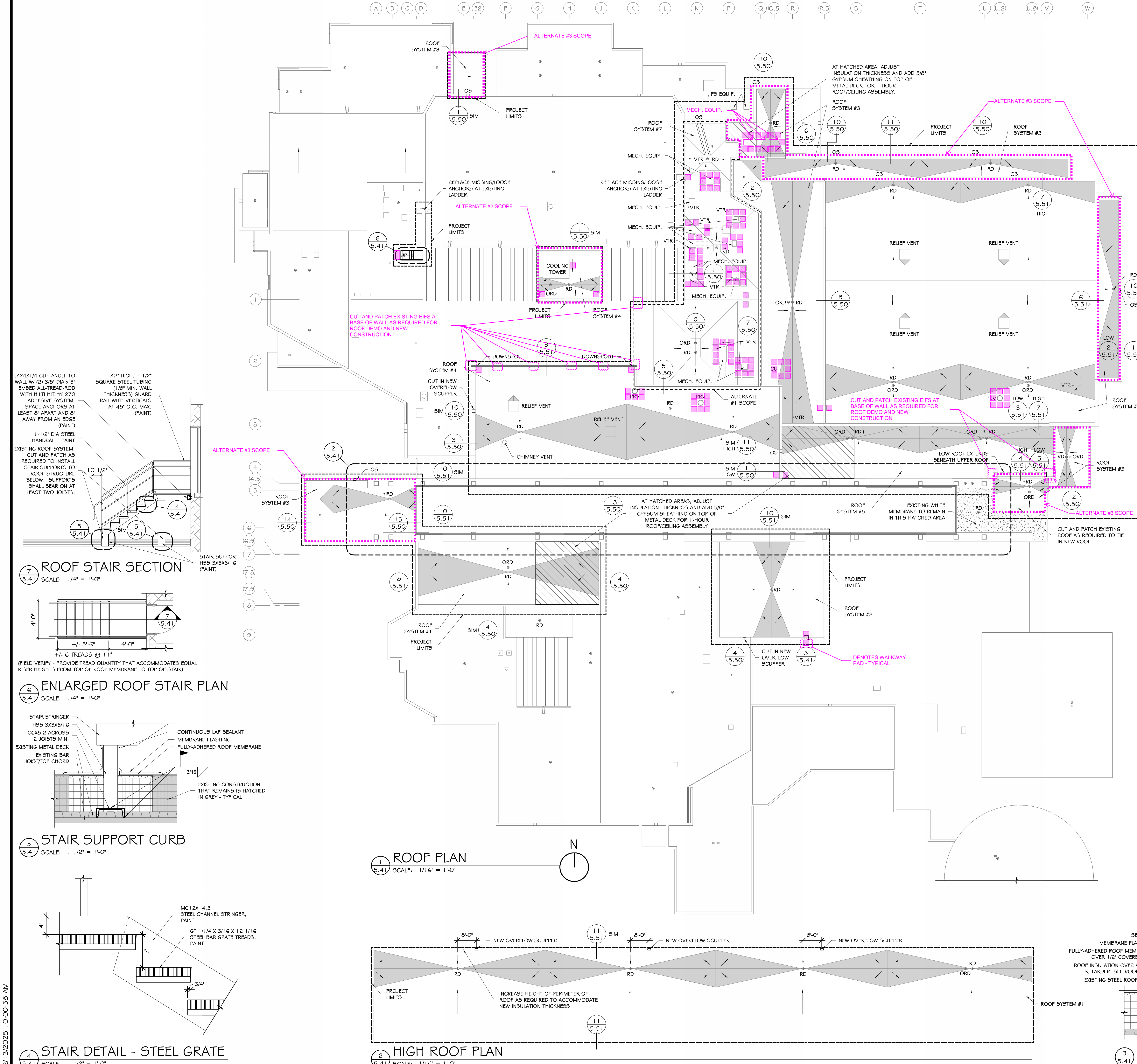
REROOF DAMAGED AREAS - SDSU STUDENT UNION

ROOF DEMOLITION PLAN

Project	number	1107.3099.24
	date	02/14/2025
	revision	
	drawn	MMM checked MA
NO.	DATE	DESCRIPTION
	3/3/2025	ADDENDUM #1

INFORMATION IN THIS COLOR WAS ADDED/MODIFIED IN ADDENDUM #1.

5.40



GENERAL NOTES - ROOF PLAN

A. GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE. REPORT DISCREPANCIES TO THE ARCHITECT.

B. PROVIDE CURBS AND OPENINGS AS REQUIRED FOR MECHANICAL EQUIPMENT, BOOTS AND PENETRATIONS FOR VENTS, PIPING AND CONDUITS. VERIFY LOCATIONS IN THE FIELD.

C. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL CONDUITS, PIPING AND OTHER ITEMS THAT ARE ATTACHED OR ADJACENT TO THE BOTTOM OF THE ROOF DECK IN ORDER TO AVOID FASTENERS PENETRATING EXISTING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF DAMAGED WORK.

D. REMOVE AND RESET EXISTING MECHANICAL EQUIPMENT, DEVICES, CONDUIT, DUCTWORK AND OTHER ROOF MOUNTED DEVICES AS REQUIRED TO ACCOMMODATE INSTALLATION OF THE NEW ROOFING SYSTEMS.

E. REMOVE ALL ABANDONED MECHANICAL EQUIPMENT, PIPING AND CONDUIT.

F. CONTRACTOR SHALL PROTECT INTERIOR FINISHES FROM DEMOLITION AND CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF DAMAGED ITEMS.

G. CONTRACTOR SHALL PROTECT ALL EXISTING ROOFS, MECHANICAL UNITS AND OTHER WORK OUTSIDE THE WORK AREAS FOR THIS PROJECT.

H. CONTRACTOR SHALL COORDINATE MEANS AND METHODS FOR SAFE TRANSFER OF DEMOLITION AND CONSTRUCTION DEBRIS FROM ROOF TO GROUND.

I. ADJUST INSULATION THICKNESS AS REQUIRED TO MAINTAIN FLOW TO EXISTING THROUGHWALL OVERFLOW SCUPPER OPENINGS.

J. ADJUST ROOF DRAINS AS REQUIRED TO ACCOMMODATE ROOF INSULATION THICKNESS.

K. REPLACE ALL EXISTING ROOF DRAIN AND OVERFLOW ROOF DRAIN STRAINERS WITHIN THE PROJECT LIMITS.

ROOFING SYSTEMS

ROOF SYSTEM #1:
EPDM MEMBRANE OVER 1/2" COVER BOARD OVER TWO LAYERS 2 1/2" POLYISOCYANURATE OVER 1/4" PER FOOT SLOPE TAPERED POLYISOCYANURATE (OVERALL POLYISO STARTING THICKNESS 5 1/2") OVER VAPOR RETARDER.

ROOF SYSTEM #2:
EPDM MEMBRANE OVER 1/2" COVER BOARD OVER 1 1/2" TOP LAYER POLYISOCYANURATE OVER 1/4" PER FOOT SLOPE TAPERED POLYISOCYANURATE (OVERALL POLYISO STARTING THICKNESS 2") OVER 5/8" GYPSUM SHEATHING OVER VAPOR RETARDER.

ROOF SYSTEM #3:
EPDM MEMBRANE OVER 1/2" COVER BOARD OVER 2 1/2" TOP LAYER POLYISOCYANURATE OVER 1/4" PER FOOT SLOPE TAPERED POLYISOCYANURATE MINIMUM 1 1/2" THICK OVER VAPOR RETARDER.

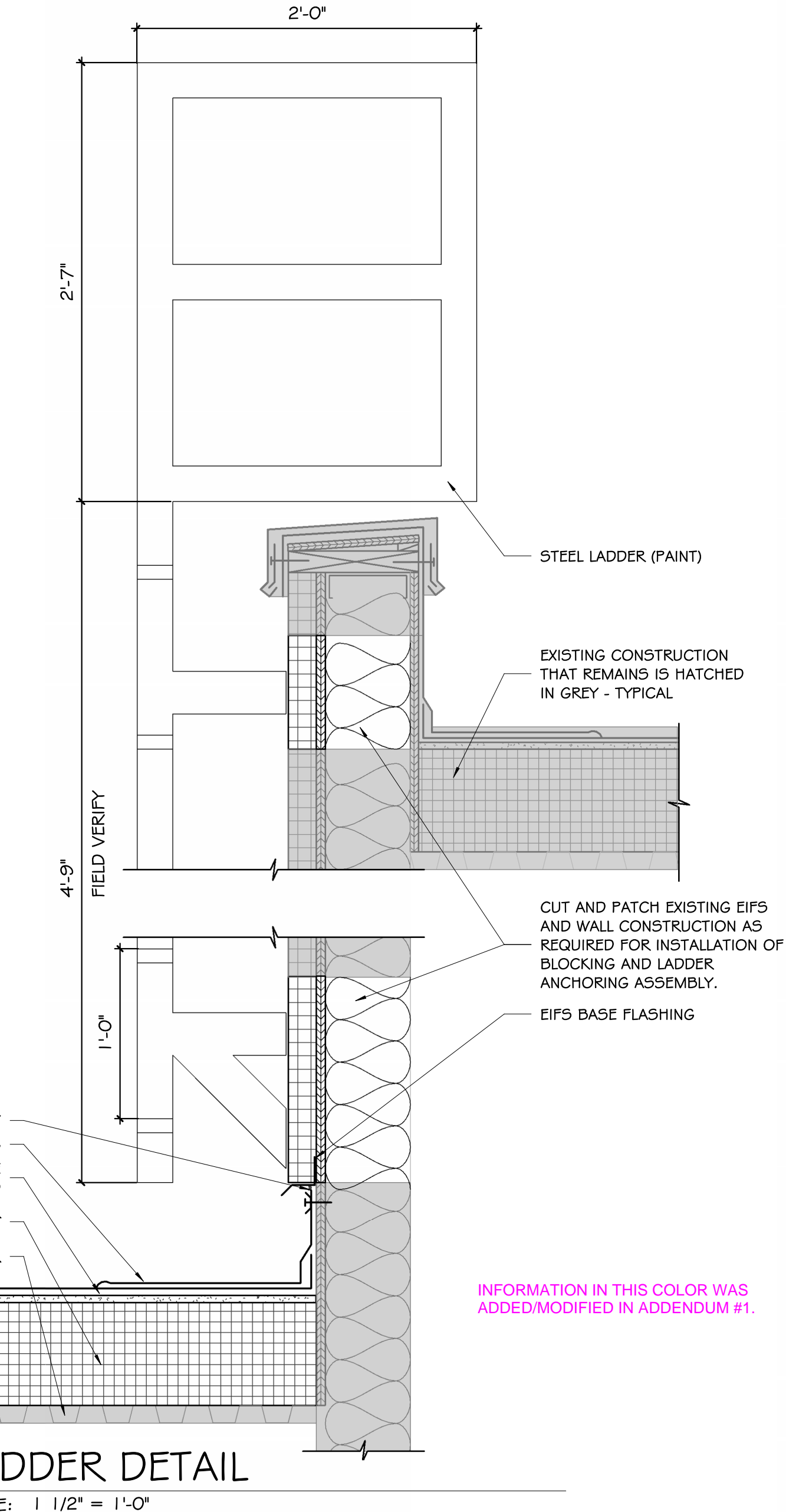
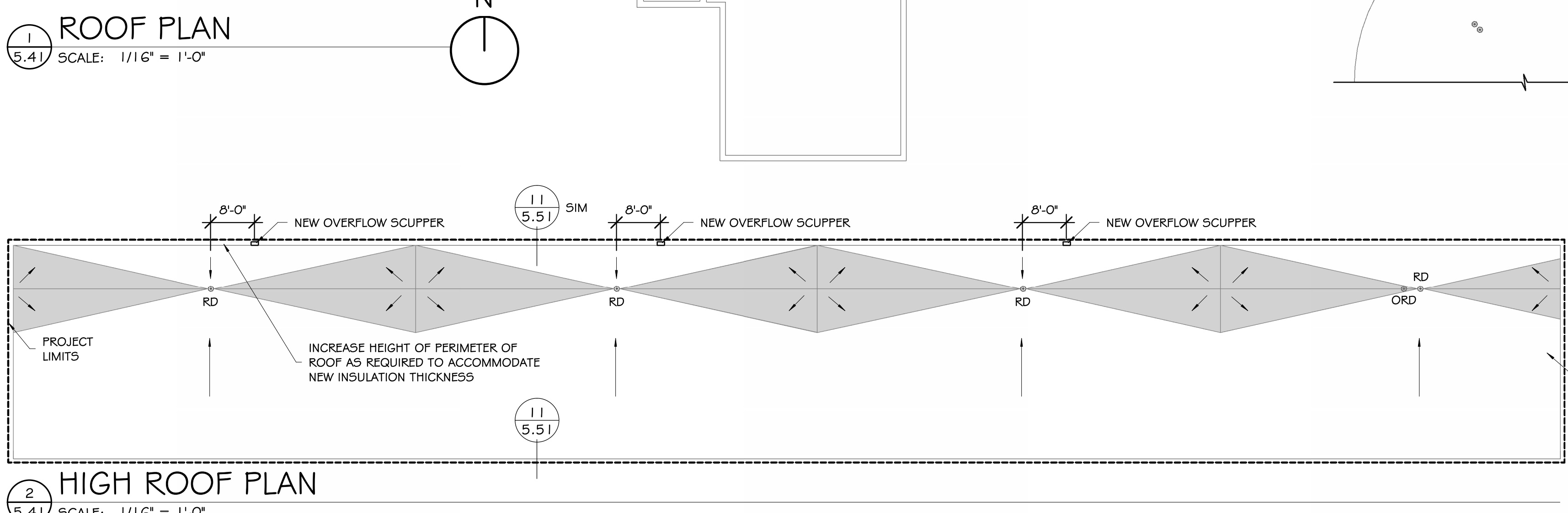
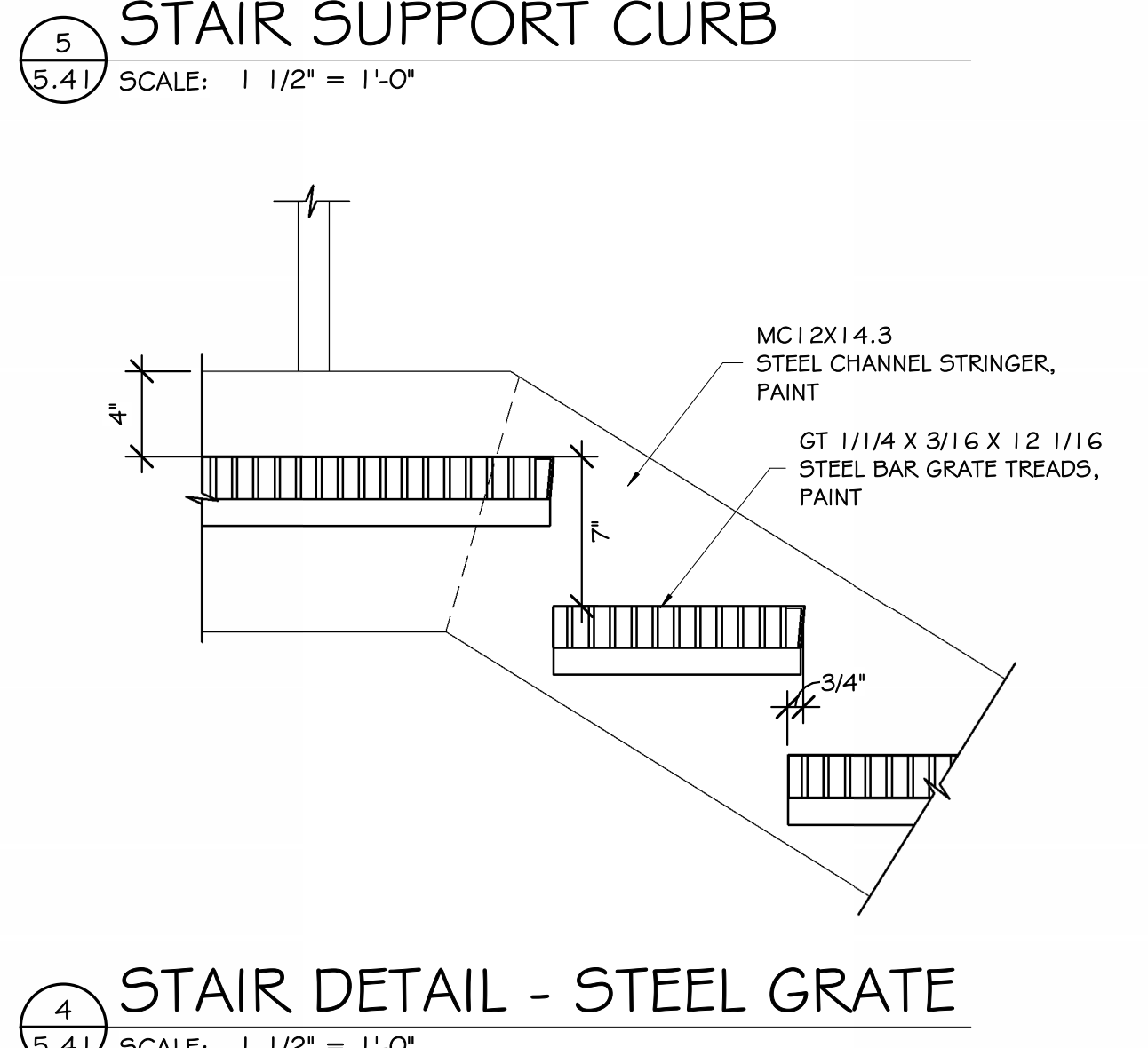
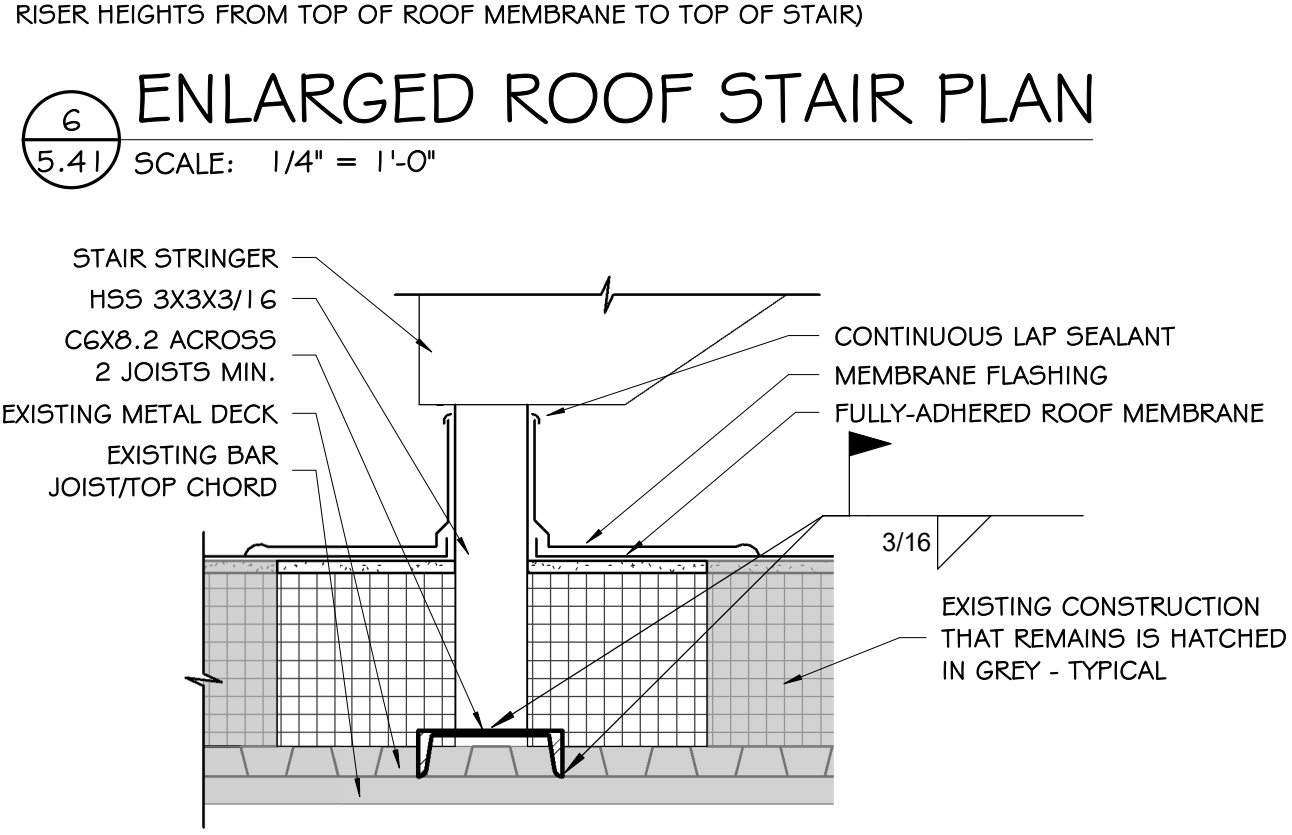
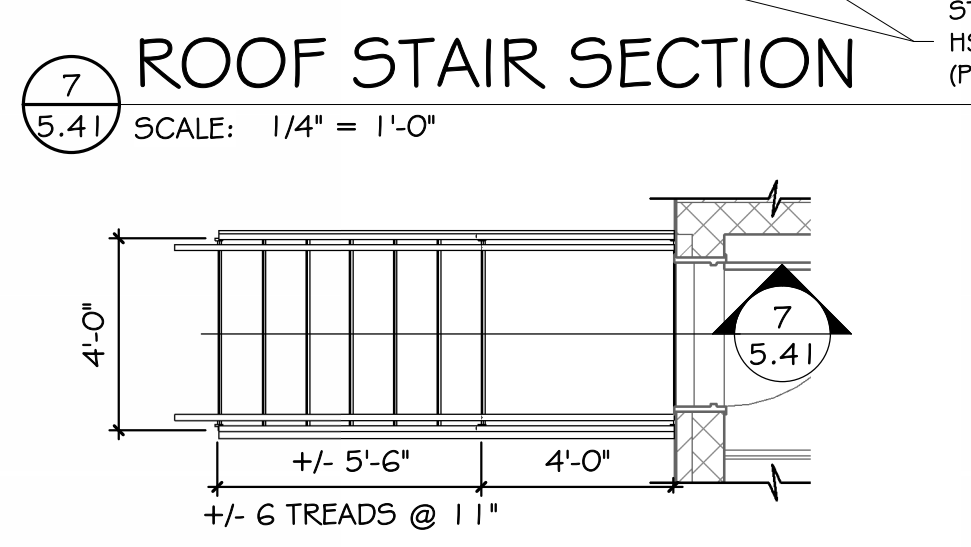
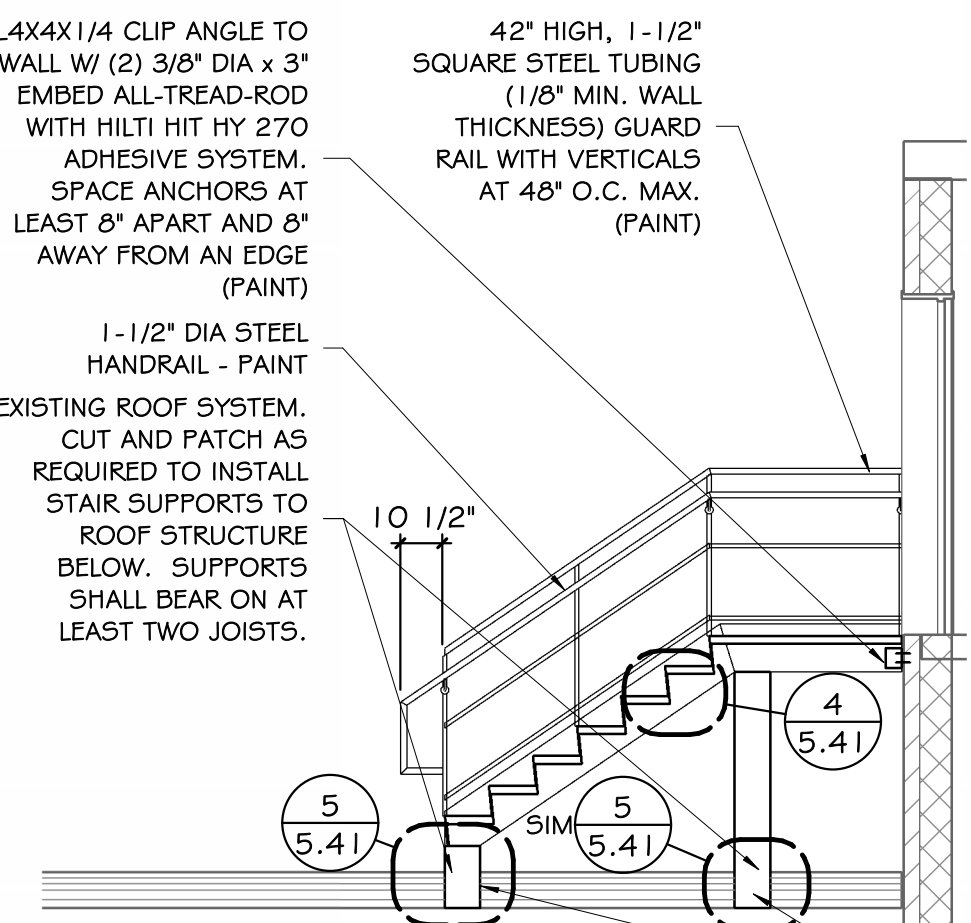
ROOF SYSTEM #4:
EPDM MEMBRANE OVER 1/2" COVER BOARD OVER 2 1/2" TOP LAYER POLYISOCYANURATE OVER 1/4" PER FOOT SLOPE TAPERED POLYISOCYANURATE (OVERALL POLYISO STARTING THICKNESS 2 3/4") OVER VAPOR RETARDER.

ROOF SYSTEM #5:
EPDM MEMBRANE OVER 1/2" COVER BOARD OVER TWO LAYERS 2" POLYISOCYANURATE OVER VAPOR RETARDER.

ROOF SYSTEM #6:
EPDM MEMBRANE OVER 1/2" COVER BOARD OVER TWO LAYERS 2.6" POLYISOCYANURATE OVER VAPOR RETARDER.

ROOF SYSTEM #7 (ALTERNATE #1 SCOPE):
EPDM MEMBRANE OVER 1/2" COVER BOARD OVER TWO LAYERS 2 1/2" POLYISOCYANURATE OVER 1/8" PER FOOT SLOPE TAPERED POLYISOCYANURATE (OVERALL POLYISO STARTING THICKNESS 5 1/2", MAXIMUM THICKNESS 7.2") OVER VAPOR RETARDER.

■ 1/2" PER FOOT POLYISOCYANURATE CANTS



Architecture Incorporated

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Rapid City, South Dakota 57701
Phone: (605) 721-1158



REROOF DAMAGED AREAS - SDSU STUDENT UNION

ROOF PLAN

Project:
Sheet Contents:
Number: 1107.3099.24
Date: 02/14/2025
Revision:
Drawn: MMM checked: MA
No. Date Description
3/3/2025 ADDENDUM #1

5.41

2/13/2025 10:00:56 AM