



June 24, 2022

**Reno-Sparks Convention Center and Visitors Authority
Reno-Sparks Convention Center
2022 Roof Refurbishment Project
Sections D3 (Ballroom) and U1 (Hall 4 and 5)
4590 South Virginia Street
Reno, Nevada 89052
Benchmark Project No. 22RENRENOR012B**

ADDENDUM NO. 1

This Addendum forms a part of the Contract Documents and modifies the original Bidding Documents dated June 13, 2022, as described below. Bidder shall acknowledge receipt of this Addendum where corresponding information is requested on the Bid Form. Failure to make such acknowledgement may subject the Bidder to disqualification.

This Addendum consists of one page, and the following attached documents:

1. Pre-bid Meeting Minutes, dated June 24, 2022.
2. Revised Section 07 57 13.02 Fluid Applied Reinforced Acrylic Coating

APPLICABLE TO THE PROJECT MANUAL:

Item No. 1: The pre-bid meeting minutes, dated June 24, 2022, are hereby incorporated into the project requirements.

Item No. 2: Refer to Section 07 57 13.02 Fluid Applied Reinforced Acrylic Coating, Article 2.02, Paragraph B, Subparagraph 9. Delete from the Project Manual and replace with the following Subparagraph. The following clarification is hereby incorporated into the project requirements:

9. Drain Flashing Base Ply
 - a. Sure-Weld SAT TPO by Carlisle Syntec Incorporated.
 - b. ELASTOFLEX SA FR Self-Adhered Granulated SBS (Elastomeric) modified bitumen sheet.
 - c. Approved equal.

- End of Addendum No. 1 -



June 24, 2022

**Reno-Sparks Convention Center and Visitors Authority
Reno-Sparks Convention Center
2022 Roof Replacement
Section R
4590 South Virginia Street
Reno, Nevada 89052
Benchmark Project: 22RENRENOR010B**

PRE-BID MEETING MINUTES

Bidding Requirements

- A. Bids due: July 1, 2022, at 1:00 p.m.
- B. Base Bid: Install a reinforced acrylic coating system on Section U1 (Hall 4 and 5) as specified.

Alternate Bid No. 1: Install a reinforced acrylic coating system on Section D3 (Ballroom) as specified in Section 01 23 00 – Alternates.

- C. Bid Bond (5%) required.
- D. Performance Bond and Payment Bond required.
- E. Time of Commencement/Completion: Owner has an event scheduled for August 9th through 15th and must have the roof in a watertight condition prior to that date.

Project Administration

- A. Submittals: Review requirements in Section 01 30 01, Project Administration, all requirements as listed in each individual section of the specification using the Schedule of Pre-Job Submittal Form (Section 01 33 24) in the specification.
- B. Preconstruction Damage Report: Use form in specification.
- C. Daily Reports: Use form in specification.
- D. Review the Bar Chart Schedule and Graphic Schedule and Sequence Plan that will be required.

Special Project Requirements

A. Qualifications of Supervisors:

Individuals supervising the work included in this specification section shall be competent and qualified persons.

Contractor shall have a foreman or superintendent present on the project site throughout the entire construction project, who is fluent in the English language (both written and verbal) and is capable of clear communications with all crew members, tenants, and Owner's Representatives.

B. Coordination:

Coordinate all work throughout the duration of the project as to minimize disruption of facility operations.

C. Temporary Facilities and Utilities:

Contractor must provide their own electricity and portable sanitary facilities, and the Supervisor/foreman must have a mobile phone.

D. Staging Areas:

West end parking lot and where approved by the Owner.

E. Minimum Roof Protection Requirements:

Contractor shall store all materials and equipment on 1" minimum moisture resistant insulation followed by 3/4" plywood on all new roof surfaces where material and equipment are stored. No exceptions.

F. Roof Damage Control:

Contractor shall be responsible for protection of new and existing roof surfaces from construction traffic damage.

Contractor shall inspect all areas on a daily basis and repair any areas of damage before leaving the job site that day.

G. Access and Logistical Requirements:

Roof access shall be via interior stairwell and roof hatch.

Contractor employees shall be required to wear clean footwear whenever inside the building.

The use of the Owner's facilities, such as cafeteria or washrooms will not be allowed.

Contractor shall only park in Owner-approved areas.

H. Work Hours:

Work hours shall be as approved by the Owner.

I. Security Requirements:

All workers shall sign in at the designated security station prior to accessing the facility.

All workers shall present a photo ID when signing in.

Personal belongings brought on site will be subject to search by security personnel at any time.

J. Rain Day Activities:

The Contractor shall visit the project site on all rain days and make all necessary corrections to ensure watertightness of the building and roof system, and proper protection of all materials.

K. Labor Forces and Completion of Work:

Once established, the crew size shall not be reduced by more than 20 percent without prior approval of the Owner.

M. Employee Conduct:

All Contractor employees shall conduct themselves in a professional manner at all times.

Safety

A. Standards:

Follow all OSHA as well as State, County, and City requirements, as applicable.

B. Submittals:

A site-specific safety plan will need to be submitted prior to work commencement.

C. Accident Reporting:

Follow OSHA requirements.

D. First Aid:

A fully stocked first aid kit must be on the roof in the work area.

E. Personal Protective Equipment (PPE):

All roof technicians shall wear all PPE as required for the job they are performing.

F. Fire Protection:

Furnish fully charged, inspected, and tagged fire extinguishers minimum 20lb., type A, B, C in quantities as specified.

Warranty

A. Contractor:

Two-year, on form in Section 01 78 36.

B. Manufacturer:

10-year no dollar limit (NDL) labor and material warranty.

Code Compliance:

A. If the roof is installed as specified, it will meet the building code.

Review of Work

A. Summary of Work

1. Demolition

Water test all drains to ensure proper operation prior to beginning work.

Remove fasteners at existing membrane, insulation, carpentry, flashing terminations, and sheet metal components by backing out whenever possible.

Tear off existing roof membrane at drains within the tapered insulation sump.

2. Roof Repair/Preparation Work:

Install self-adhered TPO membrane at drain sumps. As an alternative ELASTOFLEX SA FR Self-Adhered Granulated SBS (Elastomeric) modified bitumen sheet.

Repair existing roof to a watertight condition.

Power wash existing roof and flashings

3. Roof Coating Work:

Install 2-ply reinforced coating system.

Install reinforced coating system to perimeter, penetration, and drain flashings as specified.

B. Performed a rooftop visit and discussed various requirements.








With no other business, the meeting adjourned. The above items represent the recollection of the author. Please contact the undersigned at 319.431.6041 or email dhenkel@benchmark-inc.com with questions, comments, or clarifications.

BENCHMARK, INC.

Doug Henkel
Senior Consultant

DH/jj

Reno-Sparks Convention and Visitors Authority
Pre-Bid Sign In Sheet 6-21-2022
RFP # 2022-05 PWP-WA-2022-382

#	COMPANY NAME	Name	SIGNATURE	TELEPHONE NUMBER	EMAIL ADDRESS
1	RSCVA	Jose Martinez		775-250-5605	jmartinez@renotahaoussa.com
2	RSCVA	Trent LaFeriere		775-232-1597	tlaferi@renotahaoussa.com
3	D.D Roofing	Tony Dickins		775-6855555	TDickins@DDRoofing.com
4	WSP	Gabe S. Warner		775-356-1173	gabe.s.warner@gmail.com
5	Braios	John Kemmer		559-597-7780	J.Kemmer@Braiosinc.com
6	CPMI	ALLEN WESTON		749 358 1577	ALLEN@CEMI.US
7	WC	Julia Baraga		716 884 1385	Julia@westonall.com
8	Kodiak Roofing	Robert Briggs		775-277-1527	rbriggs@kodiakroofing.com
9	DD Roofing	Albert Otrera		775-885-5555	alotrera@ddroofing.com
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PART ONE - GENERAL**1.01 Description**

- A. Furnish and install weather and watertight fluid-applied reinforced acrylic coating system complete, in place, per the drawings and specifications.
- B. Manufacturer is responsible for conducting and/or approving adhesion tests to verify coating compatibility.

1.02 Quality Assurance

- A. Standards: Comply with all pertinent standards specified in the contract documents, including those listed below. If the building code references a specific edition or revision of an individual standard, then comply with that edition or revision. Otherwise, comply with the latest published edition or revision available on the date the Contractor submits its price proposal to the Owner.
 - 1. *The NRCA Roofing and Waterproofing Manual*, National Roofing Contractors Association
 - 2. Manufacturer's published specifications, product data sheets, application instructions, and technical bulletins.
 - 3. *Annual Book of ASTM Standards*, ASTM International
- B. Qualifications of Installers: Use adequate number of skilled workers who are thoroughly trained and experienced in the necessary crafts and who are completely familiar with the specified requirements and methods needed for proper performance of the work in this section. In acceptance or rejection of the work, the Owner will make no allowance for lack of skill on the part of the workers.
- C. Roofing Inspections: Make all required notifications and secure all required inspections by the manufacturer of the approved materials to facilitate issuance of the specified roof warranty.
- D. U.L. Listing: Provide materials bearing Underwriters Laboratories (U.L.) marking on bundle, package or container indicating that materials have been produced under U.L.'s classification and follow-up service.
- E. The Roofing Contractor shall not subcontract the installation of the roof system covered under this specification to an individual or a firm that is not a full-time employee of the Roofing Contractor's company.
- F. The roofing contractor shall be certified by the manufacturer to install the products listed under this section.
- G. Adhesion Testing: If required by the manufacturer, perform field adhesion testing of specified coating system in accordance with the Manufacturer's requirements.

1.03 References

- A. References: Materials used in this section shall be listed in the reference(s) below. The reference(s) used shall be the latest published edition available on the date the Contractor submits its price proposal to the Owner.
 - 1. *Roofing Materials and Systems Directory and Fire Resistance Directory*, Underwriters Laboratories, Inc.

1.04 Submittals

- A. General: Comply with the provisions of Section 01 30 01.
- B. Product Data: 14 days prior to starting work, submit:
 - 1. Complete material list of all items proposed to be furnished and installed under this section.
 - 2. Manufacturer's recommended methods of installation.
 - a. When approved by the Owner, the manufacturer's recommended methods of installation, unless superseded by the specification, will become the basis for inspecting and acceptance or rejection of the actual installation procedures used in this work.

1.05 Product Handling

- A. Protection: Use all means to protect the materials of this section before, during, and after installation and to protect the work and materials of all other trades.
- B. Delivery and Storage: Deliver materials to the job site in original, unopened containers no sooner than 14 days prior to start of job. Package labels shall indicate material name, production date, lot number, and/or product code. Materials shall be stored up, off of the roof deck or ground and covered completely with weatherproof canvas tarpaulins that are securely anchored so as to resist wind blow-off. Do not over stress the deck, when storing materials on the roof.
- C. Replacements: In the event of damage, immediately make all repairs and replacements to the approval of the Owner and at no additional cost to the Owner.
- D. Follow the manufacturer's recommendations for storage of temperature sensitive materials. Store materials in a dry area above 40°F and protect from water and direct sunlight.

1.06 Scheduling

- A. Work is to be performed on a daily basis with each section completed before progressing to the next day's work unless specifically directed otherwise by the Owner's Representative.
- B. Mechanical units (blowers, HVAC) should be prevented from distributing chemical solvent fumes into the building.
- C. Coatings should be protected from traffic and other abuse until completely cured and installation is complete.
- D. Application shall proceed to dry, clean surfaces only. In planning work, consider environment and weather-related conditions such as frost, mist, dew, condensation, humidity, and temperature. Temperature should be above 40°F, and more than 5°F above the dew point and rising, for best application results. Do not apply coating if the temperature is expected to drop below 40°F within 48 hours after application.

1.07 Warranty

- A. Warranty: See Section 01 78 36.

PART TWO - PRODUCTS**2.01 General**

- A. Minimum product requirements have been listed. All of these components must be used and bid. Products not supplied by the manufacturer are to be purchased from a manufacturer-approved source.
- B. Manufacturer supplied V.O.C. compliant products shall be bid and used if V.O.C. regulations are in effect at the project location at the time of bidding.
- C. No product shall contain any asbestos or asbestos-related products.

2.02 Acceptable Manufacturers

- A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
- B. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - 1. Acrylic Coatings
 - a. ElastaHyde #720 ARC by Western Colloid.
 - b. Approved equal.
 - 2. Reinforcement (Field of Roof)
 - a. #326 Firm Stitchbonded Polyester Fabric, 2.75 oz. by Western Colloid.
 - b. Approved equal.
 - 3. Reinforcement (Detail Work)
 - a. #272 Heavy Soft Stitchbonded Polyester Fabric, 3.00 oz by Western Colloid.
 - b. Approved equal.
 - 4. Elastic Cement
 - a. #800 Elastic Cement by Western Colloid.
 - b. Approved equal.
 - 5. All Weather Elastic Cement
 - a. #8000 Elastic Cement by Western Colloid.
 - b. Approved equal.
 - 6. Asphalt Emulsion
 - a. #298 Asphalt Emulsion by Western Colloid.
 - b. Approved equal.

7. Bonding Primer
 - a. #970 Bonding Primer by Western Colloid.
 - b. Approved equal.
8. Seamless Walkway Coating
 - a. #850 SWS coating by Western Colloid.
 - b. Approved equal.
9. Drain Flashing Base Ply
 - a. Sure-Weld SAT TPO by Carlisle Syntec Incorporated.
 - b. ELASTOFLEX SA FR Self-Adhered Granulated SBS (Elastomeric) modified bitumen sheet.
 - c. Approved equal.

PART THREE – EXECUTION

3.01 Installation – General

- A. Examine the areas and conditions under which work in this section will be installed. Correct conditions detrimental to the proper and timely completion of the work. Do not proceed until such conditions have been corrected.
- B. Perform all related work necessary for the installation of the specified work.
- C. The Contractor shall provide all measures necessary to protect adjacent structures, equipment, and surfaces from spills, overspray, contamination, etc., as required, and at no additional cost to the Owner.
- D. Ensure materials and debris do not enter the building interior.
- E. References to a "three-course" shall be as follows unless otherwise stated herein:
 1. Install a layer of #800 elastic cement at a rate of three gallons per 100 square feet.
 2. Immediately embed the polyester fabric into the wet material ensuring that the fabric is free of all air pockets and wrinkles.
 3. Install a layer of #800 elastic cement at a rate of three gallons per 100 square feet.
- F. References to a "five-course" shall be as follows unless otherwise stated herein:
 1. Apply the first application of #800 elastic cement with a brush or trowel extending 2" beyond the polyester application to follow.
 2. Immediately embed the polyester fabric into the wet material ensuring that the fabric is free of all air pockets and wrinkles.
 3. Apply the second application of #800 elastic cement making sure that the polyester is evenly covered and that the edges of the detail are properly feathered.

4. Once cured, repeat steps 2 through 4 as described above.
5. Do not apply #800 in a thickness greater than 3/16" (both coats) as this may cause improper curing. If thicker applications are required, allow to cure and apply an additional coat.
6. Best results are achieved if #800 elastic cement is coated with ElastaHyde following full cure.

3.02 Surface Preparation

A. Existing Roof Membrane

1. Remove all loose gravel, dirt, dust, and foreign debris by vacuum, washing, sweeping, or power blower. The entire surface shall be properly cleaned, so as to receive proper attachment of the new fluid applied membrane. Areas of light dirt and dust may require only sweeping or power blowing. Areas of heavier dirt, dried mud, or contamination may require washing. Use cleaning agents as recommended by manufacturer if required. Surface shall be smooth, clean, and dried prior to proceeding with repairs. Prime as required.
2. Roof membrane shall be repaired to a watertight condition prior to application of the fluid applied reinforced roofing membrane.
3. Verify that the field, all roof penetrations, and flashings are properly installed, sealed and secured.
4. Repair and dress roof area as needed with special attention to penetrations, pipes, terminations, and flashings.

Small splits and irregularities are to be repaired using a three-course method with elastic cement. To the area needing repair, apply elastic cement at a rate of five gallons per 100 square feet (approximately 1/8"). Into the wet elastic cement, embed one ply of polyester fabric. Brush the fabric into the elastic cement to ensure full saturation, having no wrinkles or voids. Over the fabric, apply another layer of elastic cement at a rate of four gallons per 100 square feet. Allow to dry.
5. Valleys and ponding areas shall be washed and may require priming so as to receive a positive attachment of the system. If priming is necessary to any area, use #298 Asphalt Emulsion diluted 20 to 30 percent with water as primer. Apply vigorously with brush and allow to dry.

Valley and ponding areas shall receive an extra ply of polyester set in #298 Asphalt Emulsion prior to the application of the membrane.

3.03 Fluid Applied Reinforced Roof Membrane Application

A. Inspection

1. Prior to application of coating, inspect the surface to ensure the conditions of Article 3.03 have been met.
2. The surface shall be free of moisture, frost, dust, debris, oils, tars, grease, or other contaminants which may impair adhesion of the coating to the surface. The surface shall be clean, dry, sound, smooth, and free of voids, or blisters. Any damage shall be repaired prior to coating application.
3. Make sure all environmental conditions of Article 1.06 are met prior to application.

B. Wall Flashings

1. Prior to application of the reinforced coating to the field of the roof, install the wall flashings.
2. Install one ply polyester fabric set into a full coat of five gallons per 100 square feet of asphalt emulsion, achieving full saturation, and terminating at the bottom of the termination bar and extending onto the horizontal roof surface a minimum of 3".
3. Install one ply polyester fabric into a full coat of five gallons per 100 square feet of asphalt emulsion just above the top of the termination bar to just under the metal coping cap.
4. Once cured apply a three-course application of #800 elastic cement and reinforcement over the termination bar.

C. Curb Flashings

1. Prior to application of the reinforced coating to the field of the roof, install the curb flashings.
2. Install the polyester to fully cover the substrate into a full coat of five gallons per 100 square feet of asphalt emulsion achieving full saturation. The polyester shall extend onto the roof 3" minimum and 1/2" to 1" short of the top of the unit base or existing counterflashing metal.

D. Roof Drains

1. Remove the existing drain cover and clamping ring from the drain assembly.
2. Clean the drain assembly and existing membrane of debris and dirt and remove any loose or flaking existing material. Wire brushing may be necessary to remove any rust that may be present.
3. Cut out existing single-ply membrane to allow for solid attachment of self-adhered TPO membrane extending a minimum of 18" from the center of the drain onto the existing TPO single-ply. Apply pressure to smooth and achieve complete contact of self-adhered TPO membrane.
4. Apply water cutoff sealant between the membrane and the drain bowl. Replace clamping ring.
5. Install the two-ply reinforced emulsion and acrylic coating system per Article 3.04, Paragraph E Field Membrane Base Coat and Paragraph H Field Membrane Topcoat.

E. Field Membrane Base Coat

1. Over the properly prepared surface, apply a coat of #298 Asphalt Emulsion at a rate of six gallons per 100 square feet. Immediately following and starting at the low edge of the roof, embed a 1/2 width of Polyester Felt continuing up the roof with full width sheets. Over the first ply of polyester felt, apply a second coat of asphalt emulsion at a rate of six gallons per 100 square feet. Immediately following, and starting at the low edge of the roof, embed a full width second ply of polyester felt. Overlap each ply a minimum of 3". End laps shall overlap a minimum of 4". Lightly broom each ply of polyester felt to achieve full saturation having no wrinkles or voids. Polyester shall terminate 2" above the wall. Do not walk on the polyester during application while emulsion is still wet causing displacement of the #298 Asphalt Emulsion. Do not apply a topcoat of #298 Asphalt Emulsion to the polyester. Allow to cure.

2. If excess emulsion or a topcoat of emulsion is applied to the surface of the polyester fabric, it is necessary to apply an application of #970 A2A primer to ensure adhesion of the ElastaHyde. Wash roof surface to remove any asphaltic residue that may cause lack of adhesion or "tobacco staining". Apply the primer at a rate of 1/2 gallon per 100 square feet and allow to thoroughly dry. (If polyester fabric is left properly exposed this step may be eliminated.)
- F. Pipe and Penetrations
1. After application of the field membrane and before the reflective coating, apply a three-course application to all pipes and supports. A three-course application needs to be applied to all corners at curbs or any other location previously repaired with self-adhering TPO.
- G. Drains and Ponding
1. Areas around drains and scuppers shall receive an extra ply of polyester fabric set in the acrylic coating. In addition, valleys, waterways, and any locations where water ponds for more than 48 hours shall receive an extra ply of polyester fabric set in the acrylic coating. This will include three each full width runs of polyester reinforced acrylic along both edges and in the center valley of Sections U1 and D3. The extra ply is to extend 12" beyond the ponding area or as needed to extend beyond the drain sump. To this area, set one ply of polyester into a three gallons per 100 square feet application of acrylic coating and broom lightly to achieve full saturation, having no wrinkles or voids. This application shall be applied after the roof membrane and prior to the final coatings of acrylic coating.
- H. Field Membrane Topcoat
1. After the emulsion membrane has completely dried, apply the ElastaHyde #720 ARC coating. To prevent damage to the membrane, this should be applied early in the day prior to the heating and softening of the emulsion surface. If surface becomes soft and sticks to equipment or feet, discontinue application. Wash roof surface to remove any asphaltic residue that may cause lack of adhesion or "tobacco staining." Apply over the entire roof surface a first coat of ElastaHyde elastomeric roof coating at a rate of 1.5 gallons per 100 square feet and allow to dry for 24 hours. Over the first coat, apply a second (final) coat of ElastaHyde reflective surface coating at a rate of 1.5 gallons per 100 square feet. This shall be done in a "cross hatch" manner (each coat shall be at a right angle to the previous). Before application, mix well and strain if spray applying. Do not thin or dilute.

3.05 Cleaning

- A. Contractor shall follow the requirements of Section 02 41 20 – Roof Demolition and Clean-Up.

- End of Section -