

Port Manatee
Warehouse 10 Roof Sealing
(Initial Solicitation July 11, 2018)

Addendum 1
July 30, 2018

The following changes have been made to the solicitation package:

1. Exhibit A - Scope of Work, Alternative 1: The 31,000 SF coverage area quantity has been deleted. It was an estimate of the area to be coated. The actual area depends on how much is coated outside the skylights themselves. Verify the correct area for your intended approach.
2. Exhibit A - Scope of Work, Alternative 1: Modified for clarification and to prohibit coating the interior of the skylights, for safety.
3. Exhibit A - Scope of Work, Alternative 2, Item 2: Changed to provide for bending and contact at both the upslope and downslope ends, not just the upslope end.

Exhibit A - Scope of Work, revised accordingly, is attached.

Another addendum is forthcoming to specifically allow the use of GacoPatch.

Exhibit A - Scope of Work
Warehouse 10 Roof Sealing

Revised July 27, 2018

All Work is complete only upon satisfaction of the Authority.

Contractor shall:

Alternative 1:

Seal 2,856 skylights on the roof of Warehouse 10 at Port Manatee, generally by installing 31,000 SF of coating system around the perimeter of all of the lights, more specifically described as follows:

1. Power wash and fungicide the entire work area.
2. Coat the entire perimeter of all of the skylights with TOPPS POLYPRENE coating or approved equivalent.
3. Reinforce the bottom of each skylight with 4" TOPPS POLYCORE fabric.
4. Coat the horizontal metal lap seams in the skylight areas with TOPPS RIVET GUARD or approved equivalent and TOPPS POLYCORE fabric or approved equivalent.
5. Coat, at least, the entire perimeter of all of the skylights and the horizontal metal lap seams in the skylight areas with TOPPS WHITE BASE COATING or approved equivalent at the rate of 1.5 gallons per square.
6. Coat the entire area coated with TOPPS WHITE BASE COATING with a second coat using TOPPS EXCEL WHITE FINISH COATING or approved equivalent at the rate of 1.5 gallons per square for a total coverage of 3 gallons per square and an expected life of 10 years.
7. Do not coat the interior of the skylights. It shall remain uncoated, to avoid concealing it as a skylight.

All materials are to be components of a single manufacturer's system.

Alternative 2:

Cover all skylights with new panels. Install one or two new panels on each existing panel with skylights on the north half of the roof and one new panel per existing panel with skylights on the south half of the roof. New panels are to cover the seams on both sides of the existing panel being covered. All new panels are to be sealed to the existing roof at the upslope end as follows:

1. Power wash and fungicide the work area.
2. Cut each panel and bend it to contact the existing panel entirely across both the upslope and downslope ends.
3. Coat the entire upslope end of each new panel where it contacts the existing panel from seam to seam (the seal seam) with TOPPS POLYPRENE coating or approved equivalent.
4. Reinforce the seal seams with 4" TOPPS POLYCORE fabric.
5. Coat by spraying all seal seams with TOPPS WHITE BASE COATING or approved equivalent at the rate of 1.5 gallons per square.
6. Coat by spraying all seal seams with a second coat using TOPPS EXCEL WHITE FINISH COATING or approved equivalent at the rate of 1.5 gallons per square for a total coverage of 3 gallons per square and an expected life of 10 years.

All materials are to be components of a single manufacturer's system.

Submit shop drawings/cut sheets on proposed panels with the bid.

Alternative 3:

Repair the skylight leaks in a manner different from Alternatives 1 and 2. Submit, with the bid, the scope of the proposed repair in a level of detail commensurate with Alternatives 1 and 2 and submit shop drawings/cut sheets on all proposed materials.

The perimeters of the skylights have been previously coated with Kool Seal elastomeric and caulked with an acrylic caulk.

Warehouse 10 is at Latitude 27°37'55.19"N, Longitude 82°33'12.58"W.

Furnish all of the necessary labor, equipment and materials to perform the work according to industry standards and regulatory requirements.

Contractor shall report any conflicts as soon as discovered.

Provide the following warranties:

5 years on system and leaks.

Coordinate the work with the contact listed herein. Working outside ordinary business hours is subject to prior Port approval.

Identify and abide by all applicable laws, regulations and codes. implement all necessary environmental protection measures. Clean up and remove from the Port any and all unused material, repair any damage caused, and restore all impacted ground and infrastructure beyond the work limits to its pre-construction state and function. Ensure the safety of workers and others.