



ADDENDA 002- CORRECTED

RE-ROOFING PROJECT
AAI PROJECT NO.: 2501003.00
Mountain Line Transit Authority

October 27, 2025

TO ALL BIDDERS: _____

1.0 GENERAL NOTES:

- 1.01 This Addendum is part of the Contract Documents for the Project.
- 1.02 Acknowledge receipt of this Addendum on the Form of Proposal in the space provided. Failure to do so may be cause for rejection of bid.
- 1.03 This is the 002 Addendum.
- 1.04 A ~~mandatory~~ **NON-MANDATORY** Pre-Bid Conference was held on **September 30, 2025.**
- 1.05 The bid date remains unchanged and is due: **Tuesday, November 4th, 2025 at 2:00 PM.**

2.0 CORRECTIONS/ADDITIONS TO THE PROJECT MANUAL DATED AUGUST 25, 2025.

None.

3.0 CORRECTIONS/ADDITIONS TO THE PROJECT DRAWINGS DATED AUGUST 25, 2025.

None.

4.0 QUESTIONS AND ANSWERS AS RECEIVED IN WRITING LAST DAY FOR QUESTIONS WAS: OCTOBER 24, 2025:

1. What is the existing roof thickness?

2 Ply Mineral Modified Bitumen- Soprema Hot applied over ½” wood fiber board (mechanically attached) over tapered polyisocyanurate insulation ½:12 slope 1’-0” minimum over flat metal deck.

Note: Some roof drains may need to be lowered, while curbs need to be raised for positive drainage. This should be examined in field after tear-off.

2. We cannot encapsulate dens deck with hot asphalt. Garland recommends using wood fiber board. Would this be acceptable?

No. If the Alternate system as provided by Garland can not utilize the Dens Deck product with a hot asphalt, than the manufacturer needs to provide a cold adhesive system that will. High rise foam is an acceptable alternative.

The wood fiber board loaded under the weight of solar panels will be susceptible to failure over time allowing moisture to infiltrate the system. Dens Deck having a higher compressive (Glass matt board) is the superior choice.

3. What is the DBE goal for this project?

The MLTA DBE contract goal is 6% as listed on the MLTA web site until September 2027 in accordance with DOT DBE Regulations (49 CFR Part 26).

- 4. *In speaking with one of our primary vendors, we have been told that the solar industry is incredibly volatile and experiencing a supply shortage going into next year. Anything we quote unless purchased before end of year will most likely change or go up in price. How should we handle this in for a winter bid and spring-summer start/completion?***

There is no intent to “replace” the solar panels. Only wiring is being replaced as new due to varying lengths. If the question is in relation to the Unit Prices form for replacement of any panels or framing system that can not be reused; then add a qualifier statement indicating that price is good for specified time period.

- 5. *It mentions replacing ballasts on note 4 on E103. I did not see any specs on the ballast that is to be replaced. Can they be provided?***

The note is in reference to the ballast weight on the existing PV panel frames. See notes on A103. Ballast is to weight the framing system in place. See also the Reference section in the specifications for the existing solar panel system, including framing system.

- 6. *Can specs on the new DC wiring be provided so all can bid the same thing?***

There is a site examination requirement prior to bid. There are no clear documents describing this. See the Document reference section of Part 2 of the Technical specifications contained in the Project manual for information on the existing solar array. If you intend to examine the inverter in the field prior to bid, you must have a qualified Electrical Contractor on site to disconnect on the AV and DC side. Then reconnect.

- 7. *E103 Note 1 mentions shop drawings being provided for the DC wiring. Is there a way drawings can be provided so everyone can bid the same?***

The general configuration is shown and the qualified PV vendor should be able to identify the required wiring.

- 8. *In the specs it mentioned that a qualified PV vendor shall test the new system for proper function. What qualifications are required to perform said testing?***

A vendor, or an Electrical Contractor with Photo Voltaic experience and regularly engaged in the installation of PV systems over the past 5 years minimum.

- 9. In the addendum noted it mentions Performance and Labor and Material Bonds are required to be submitted in the bid. Did you mean a Bid Bond instead? Performance Bonds can't be obtained until the project is awarded to a contractor.**

Yes, provide the BID BOND at the Bid Due Date, and only the successful contractor shall be required to submit the Performance and Labor and Material Bonds upon the signing of the contract.

- 10. In terms of the scope of work regarding the KEE Hybrid system. The coverboard specified is DensDeck and Fiberboard is not listed as allowed. DensDeck cannot be encapsulated in hot asphalt and standard roofing practices for a hot application is to install ½" Fiberboard in hot asphalt. Suggested options by Garland (in order of best to worst) to 1) accept wood fiber. 2) Adhere DensDeck in high-rise foam adhesive 3) Mechanically fasten the DensDeck.**

Adhere the Dens Deck in high-rise foam.

- 11. Do we need to install walkpads underneath the entire solar panel system?**

Yes, as indicated on drawings. To be centered under the solar framing system.

- 12. One of my largest solar vendors no-quoted this project and when reaching out to a smaller solar vendor they've stated "The solar modules on the roof currently are no longer available and are long obsolete. The current solar modules are in the 400+ watt range and slightly larger in dimensional size as well. Are they open to replacing the entire solar array?"**

No, the owner is not open to replacing the entire solar array. The owner has in their possession 6-10 panels that have been stored and can be used if needed. The project also has a Unit Price Form that allows for pricing of any items that need to be replaced due to breakage, etc. The current system was commissioned in June of 2012 and has a 25 year performance guarantee.

Should there be a situation that arises where multiple panels need to be replaced, then perhaps a section of the array could be devoted to a newer system if warranted. However, for this exercise, please provide a bid utilizing the existing system based upon the parameters as outlined within the drawings and specifications.



Addendum No. 002
October 27, 2025

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Alpha Associates, Incorporated

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