

**ARCHITECHNICS, INC.**  
**510 MAINE STREET**  
**QUINCY, ILLINOIS 62301**

PROJECT NO. : 6460

**ADDENDUM NO.:** 1  
ISSUED: 9/8/2023

Project: New Fire Sprinkler Systems,  
Roof Replacement and ADA Ramp - Chaddock  
205 S. 24th Street  
Quincy, IL 62301

This addendum becomes a part of the bidding and contract documents and modifies the drawings and specifications dated August 25, 2023. Acknowledge receipt of this addendum by noting such on the Contractor's Proposal (Bid) Form.

FAILURE TO DO SO MAY SUBJECT BIDDER TO DISQUALIFICATION

ITEM	DESCRIPTION
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**Additional Information**

1.0 Drone videos of the existing Hoyt Cottage roof are available upon request. Contact the architect and a file share link will be emailed.

**Specifications**

1.0	Section 00 1113 Ad for Bids	Replace	Replace with attached revised spec. Updated completion date fort base bid B and C. Removed reference to Davis Bacon wage rates.
2.0	Section 00 4113 Bid Form	Replace	Replace with attached revised spec. Added Base Bid E (combination bid A + B + D)
3.0	Section 01 2100 Allowances	Replace	Replace with attached revised spec. Added Base Bid E Allowance

**Drawings**

1.0	C100 Existing Site Plan	Replace	Replace with attached revised sheet.
2.0	A101 Roof Plan - Hoyt	Replace	Replace with attached revised sheet.

Attachments: Current Plan Holder's List; Prebid Meeting Attendee List; Spec Section 00 1113; 00 4113; 01 2100; C100; A101.

# RECORD OF PLANS AND SPECIFICATIONS

PAGE NO. OneNAME OF PROJECT Chaddock FP, Roof, RampPROJECT NO. 6460 DATE BIDS DUE Tuesday, September 19, 2023 DEPOSIT \$50.00TIME AND PLACE OF LETTING 2:00 PM Architechnics, Inc  
510 Maine Street - Floor 10, Quincy, IL

\*\*\* Indicates Potential Bidding Contractor

CONTRACTOR NAME ADDRESS/PHONE/EMAIL	COPY NO.	DATE RECEIVED	DATE RETURNED	DEPOSIT RECEIVED	DEPOSIT RETURNED
Architect	#1				
Owner	#2				
*** Rees Construction PO Box 646 Quincy, IL 62306 217-222-0748 Fax 217-222-2613 info@reesconstructionco.com	D	8/25/2023			
United Systems Inc 1008 Jersey St Stop 5 Quincy, IL 62301 217-228-0315 Fax: 217-228-0317 mmelton@4unitedsystems.com	D	8/25/2023			
Brinkman Plumbing Co. 2510 Ellington Rd. Quincy, IL 62301 217 223-1962 Fax: 217 223-1972 janderson@brinkmanplumbing.com	D	8/25/2023			
*** John Petty & Sons Construction 105 N Madison St Pittsfield, IL 62363 217-248-6196  jonashpetty@gmail.com	D	8/25/2023			
*** Petty Construction Co  217-779-6384  joe.petty@pettyconstructionco.com	D	8/27/2023			
Dodge Data & Analytics 4300 Beltway Place, STE #180 Arlington, Texas 888-667-8198  elaine.wilson@construction.com	D	8/28/2023			
*** Laverdiere Construction 4055 W. Jackson Macomb, IL 61455 309-837-1258 Fax 309-833-4993 mlynn@lavconinc.com	D	8/28/2023			
*** DP Construction 123 N. 4th Street, Suite 101 Quincy, IL, 62305 217-653-7357  derek@dpquincy.com	D	8/28/2023			

# RECORD OF PLANS AND SPECIFICATIONS

NAME OF PROJECT

Chaddock FP, Roof, Ramp

PROJECT NO. **6460**

DEPOSIT: **\$50.00**

CONTRACTOR NAME ADDRESS/PHONE/EMAIL	COPY NO.	DATE RECEIVED	DATE RETURNED	DEPOSIT RECEIVED	DEPOSIT RETURNED
Construct Connect 3825 Edwards Road, STE. 800 Cincinnati, OH 45209 800-364-2059  content@constructconnect.com	D	8/30/2023			
M.E. Mechanical 2501 Ellington Rd Quincy, IL 62305 217-242-0395  eric@memechanicallc.com	D	8/30/2023			
Damon's Plumbing 625 N. Madison Street Pittsfield, IL 217-285-2856  damonsplumbingllc@gmail.com	D	9/1/2023			
PIPCO 1409 W Altorfer Dr Peoria, IL 61615 309-692-4060  pipcobidadmin@pipco-co.com	D	9/1/2023			
*** Waterkotte Construction 2630 Wisman Lane Quincy, IL 62305 217-222-5413 Fax 217-222-9155 jwaterkotte@waterkotteconstinc.com	D	9/6/2023			

# ARCHITECHNICS

ARCHITECTS • ENGINEERS • INTERIOR DESIGNERS



## ATTENDANCE RECORD

Client: Chaddock

Project Name: Capital Projects (Hoyt, Beadles, Osborn)

Project Number: 6460

Meeting Description: Prebid

Date: 9/6/2023

Time: 9:00 am

### Attendants

Name & Title	Representing	Email	Phone
Jacques Bylles	Architechnics		222-0554
Isaac Miller	"		"
Jason Anderson	Brinkman P/G	jasonanderson@brinkmanplumbing.com	223-1962
Seth Campbell	DP Construction	seth@dpquincy.com	217-242-5700
Derek Price	DP Construction	derek@dpquincy.com	217-653-7357
MATT ORANT	Chaddock	mohert@chaddock.com	217-592-0381
Eric Kasparic	M.E. Mechanical	eric@memechanicalllc.com	217-242-0328
JONAS H PETT	JP&SC	jonaspett@jpandsc.com	217-248-6125

**DOCUMENT 00 1113  
ADVERTISEMENT FOR BIDS**

**1.1 PROJECT INFORMATION**

- A. Notice to Bidders: Qualified bidders may submit bids for project as described in this Document. Submit bids according to the Instructions to Bidders.

Project Identification: New Fire Sprinkler Systems, Roof Replacement and ADA Ramp - Chaddock

1. Project Location: 205 S. 24<sup>th</sup> Street, Quincy, IL 62301
- B. Owner: Chaddock
1. Owner's Representative: Matt Obert
- C. Architect: Architechnics Inc, 510 Maine St. FL 10, Quincy, Illinois.
- D. General contractor bids will be received for the following projects:
1. Base Bid A – New Fire Sprinkler System at Hoyt and Beadles Cottages
    - a. Work consists of:
      - 1) Minor demolition, pipe installation, cutting and patching, SAT ceiling repairs, electrical work related to sprinkler system etc in existing building.
    - b. All work can begin immediately upon award of contract. All work must be substantially completed by April 30, 2024.
    - c. Liquidated damages do not apply to this project.
  2. Base Bid B – Roof Replacement at Hoyt Cottage
    - a. Work consists of:
      - 1) Approximately 2000 sf shingle roofing demolition, new shingle roofing, flashings, gutters and downspouts, siding installation, painting.
    - b. All work can begin immediately upon award of contract. All work must be substantially completed by December 31, 2023.
    - c. Liquidated damages do not apply to this project.
  3. Base Bid C – Roof Repairs at Hoyt Cottage
    - a. Work consists of:
      - 1) Shingle roofing demolition at dormers and valleys, new shingle roofing at dormers and valleys, flashings, gutters and downspouts, siding installation, painting.
    - b. All work can begin immediately upon award of contract. All work must be substantially completed by December 31, 2023.
    - c. Liquidated damages do not apply to this project.
  4. Base Bid D – New ADA ramp at Osborne Building
    - a. Work consists of:
      - 1) Demolition of existing concrete loading dock, new foundations and footings, masonry, railings, paving.
    - b. All work can begin immediately upon award of contract. All work must be substantially completed by April 30, 2024.
    - c. Liquidated damages do not apply to this project.

## **1.2 BID SUBMITTAL AND OPENING**

- A. Owner will receive sealed lump sum bids until the bid time and date at the location given below. Owner maintains the right to waive informalities or irregularities. Owner will consider bids prepared in compliance with the Instructions to Bidders issued by Owner, and delivered as follows:
  - 1. Bid Date: September 19, 2023.
  - 2. Bid Time: 2:00 pm, local time.
  - 3. Location: Architechnics, Inc, 510 Maine - 10th Floor, Quincy, IL 62301.
- B. Bids will be thereafter publicly opened and read aloud.

## **1.3 BID SECURITY**

- A. Bid security shall be submitted with each bid in the amount of 5 percent of the bid amount FOR EACH BID OFFERED. No bids may be withdrawn for a period of 60 days after opening of bids. Owner reserves the right to reject any and all bids and to waive informalities and irregularities.

## **1.4 PREBID MEETING**

- A. Prebid Meeting: See Document 002513 "Prebid Meetings."
- B. Prebid Meeting: A Prebid meeting for all bidders will be held at The Knowledge Center - Chaddock on September 6, 2023, at 9:00 am, local time. Prospective prime bidders are requested to attend.

## **1.5 DOCUMENTS**

- A. Printed Procurement and Contracting Documents: Obtain after August 25, 2023, by contacting the Architect. Only complete sets of documents will be issued.
  - 1. Non-refundable purchase cost: \$100.00.
  - 2. Shipping: Additional shipping charges will apply.
- B. Online Procurement and Contracting Documents: Obtain access after August 25, 2023, by contacting the Architect. Online access will be provided to all registered bidders and suppliers.
  - 1. There is a \$50.00 fee for electronic documents.
- C. Bidders who obtain documents from the Architect will be included on the official bidder's list and shall receive all future bulletins or addenda related to the project. The bidder's list will be issued in future addenda.

## **1.6 TIME OF COMPLETION AND LIQUIDATED DAMAGES**

- A. Successful bidder shall begin the Work on receipt of the Notice to Proceed and shall complete the Work within the Contract Time specified in paragraph 1.1.D.1.b of this section. Work is subject to liquidated damages.

**1.7 BIDDER'S QUALIFICATIONS**

- A. Bidders must be properly licensed under the laws governing their respective trades and be able to obtain insurance and bonds required for the Work. A Performance Bond, separate Labor and Material Payment Bond, and Insurance in a form acceptable to Owner will be required of the successful Bidder.

**1.8 WAGE RATES**

- A. Each contractor is required to pay not less than the general prevailing hourly wages for work of a similar character in the locality in which the work is performed, and not less than general prevailing rate of hourly wages for legal holidays and overtime work, as determined by the State of Illinois and Illinois Department of Labor.
- B. Contractors on projects subject to DBRA labor standards may also be subject to additional prevailing wage and overtime pay requirements under state (and local) laws, Also, overtime pay requirements under CWHSSA and the Fair Labor Standards Act may apply.

**1.9 NOTIFICATION**

- A. This Advertisement for Bids document is issued by Chaddock.

**1.10 BID AWARD**

- A. Owner reserves the right to award contract to most responsible bidder without obligation to bid amount.
- B. Owner reserves the right to award alternate bids in any order best suited to owner's needs.
- C. An award, if made, will be made most responsible bidder complying with the terms of the Contract within a period of sixty (60) days following the bid due date.
- D. During this period, the Owner shall have the right to retain all Bids, Bid Deposits received during bidding, and no bid or Bid Deposit may be withdrawn and will remain in full force and effect for such period.
- E. The Owner reserves the right to waive informalities in a bid or failure to comply with all of the requirements of these instructions, and to award the work to other than the lowest bidder.

**END OF DOCUMENT 00 1113**

**DOCUMENT 00 4113**  
**BID FORM - STIPULATED SUM (SINGLE-PRIME CONTRACT)**

**1.1 BID INFORMATION**

- A. Bidder: \_\_\_\_\_.
- B. Project Name: New Fire Sprinkler Systems, Roof Replacement and ADA Ramp - Chaddock
- C. Project Location: 205 S. 24<sup>th</sup> Street, Quincy, IL 62301
- D. Owner: Chaddock.
- E. Architect: Architechnics Inc.
- F. Architect Project Number: 6460.

**1.2 CERTIFICATIONS AND BASE BID - Indicate "No Bid" on the amount line of bids below where no bid is being submitted.**

**1. Base Bid A**

- a. Work consists of:
  - 1) Minor demolition, pipe installation, cutting and patching, SAT ceiling repairs, electrical work related to sprinkler system etc in existing building.
- b. The above amount includes the allowances specified in section 01 2100 Allowances.

c. \_\_\_\_\_  
Dollars (\$ \_\_\_\_\_).

**d. BID A GUARANTEE**

- 1) The undersigned Bidder agrees to execute a contract for this Work in the above amount and to furnish surety as specified within 10 days after a written Notice of Award, if offered within 60 days after receipt of bids, and on failure to do so agrees to forfeit to Owner the attached cash, cashier's check, certified check, U.S. money order, or bid bond, as liquidated damages for such failure, in the amount of five percent (5%) of the Base Bid amount above:
- 2) Base Bid \_\_\_\_\_  
Dollars (\$ \_\_\_\_\_).

- B. In the event Owner does not offer Notice of Award within the time limits stated above, Owner will return to the undersigned the cash, cashier's check, certified check, U.S. money order, or bid bond.



**2. Base Bid B**

- a. Work consists of:  
1) Approximately 2000 sf shingle roofing demolition, new shingle roofing, flashings, gutters and downspouts, siding installation, painting.
- b. The above amount includes the allowances specified in section 01 2100 Allowances.

c. \_\_\_\_\_  
Dollars (\$\_\_\_\_\_).

**d. BID B GUARANTEE**

- 1) The undersigned Bidder agrees to execute a contract for this Work in the above amount and to furnish surety as specified within 10 days after a written Notice of Award, if offered within 60 days after receipt of bids, and on failure to do so agrees to forfeit to Owner the attached cash, cashier's check, certified check, U.S. money order, or bid bond, as liquidated damages for such failure, in the amount of five percent (5%) of the Base Bid amount above:

2) Base Bid \_\_\_\_\_  
Dollars (\$\_\_\_\_\_).

**3. Base Bid C**

- a. Work consists of:  
1) Shingle roofing demolition at dormers and valleys, new shingle roofing at dormers and valleys, flashings, gutters and downspouts, siding installation, painting.
- b. The above amount includes the allowances specified in section 01 2100 Allowances.

c. \_\_\_\_\_  
Dollars (\$\_\_\_\_\_).

**d. BID C GUARANTEE**

- 1) The undersigned Bidder agrees to execute a contract for this Work in the above amount and to furnish surety as specified within 10 days after a written Notice of Award, if offered within 60 days after receipt of bids, and on failure to do so agrees to forfeit to Owner the attached cash, cashier's check, certified check, U.S. money order, or bid bond, as liquidated damages for such failure, in the amount of five percent (5%) of the Base Bid amount above:

2) Base Bid \_\_\_\_\_  
Dollars (\$\_\_\_\_\_).

**4. Base Bid D**

- a. Work consists of:  
1) Demolition of existing concrete loading dock, new foundations and footings, masonry, railings, paving.
- b. The above amount includes the allowances specified in section 01 2100 Allowances.

c. \_\_\_\_\_  
Dollars (\$\_\_\_\_\_).

**d. BID D GUARANTEE**

- 1) The undersigned Bidder agrees to execute a contract for this Work in the above amount and to furnish surety as specified within 10 days after a written Notice of Award, if offered within 60 days after receipt of bids, and on failure to do so agrees to forfeit to Owner the attached cash, cashier's check, certified check, U.S. money order, or bid bond, as liquidated damages for such failure, in the amount of five percent (5%) of the Base Bid amount above:

2) Base Bid \_\_\_\_\_  
Dollars (\$\_\_\_\_\_).

**5. Base Bid E**

- a. Work consists of:  
1) Combined Bid A, B and D
- b. The above amount includes the allowances specified in section 01 2100 Allowances.

c. \_\_\_\_\_  
Dollars (\$\_\_\_\_\_).

**d. BID D GUARANTEE**

- 1) The undersigned Bidder agrees to execute a contract for this Work in the above amount and to furnish surety as specified within 10 days after a written Notice of Award, if offered within 60 days after receipt of bids, and on failure to do so agrees to forfeit to Owner the attached cash, cashier's check, certified check, U.S. money order, or bid bond, as liquidated damages for such failure, in the amount of five percent (5%) of the Base Bid amount above:

2) Base Bid \_\_\_\_\_  
Dollars (\$\_\_\_\_\_).

**1.3 TIME OF COMPLETION**

- B. The undersigned Bidder proposes and agrees hereby to commence the Work of the Contract Documents on a date specified in a written Notice to Proceed to be issued by Architect, and shall substantially complete the Work according to the dates listed in the Advertisement for Bids

**1.4 ACKNOWLEDGEMENT OF ADDENDA**

B. The undersigned Bidder acknowledges receipt of and use of the following Addenda in the preparation of this Bid:

2. Addendum No. 1, dated \_\_\_\_\_.
3. Addendum No. 2, dated \_\_\_\_\_.
4. Addendum No. 3, dated \_\_\_\_\_.
5. Addendum No. 4, dated \_\_\_\_\_.

**1.5 BID SUPPLEMENTS**

B. The following supplements are a part of this Bid Form and are attached hereto.

2. Bid Form Supplement - Allowances.
3. Bid Form Supplement - Bid Bond Form (AIA Document A310-2010).

**1.6 CONTRACTOR'S LICENSE**

B. The undersigned further states that it is a duly licensed contractor for the type of work proposed and that all fees, permits, etc., pursuant to submitting this proposal have been paid in full.

**SUBMISSION OF BID**

- C. Respectfully submitted this \_\_\_\_ day of \_\_\_\_\_, 2023.
- D. Submitted By: \_\_\_\_\_ (Name of bidding firm or corporation).
- E. Authorized Signature: \_\_\_\_\_ (Handwritten signature).
- F. Signed By: \_\_\_\_\_ (Type or print name).
- G. Title: \_\_\_\_\_ (Owner/Partner/President/Vice President).
- H. Street Address: \_\_\_\_\_.
- I. City, State, Zip: \_\_\_\_\_.
- J. Phone: \_\_\_\_\_.

**END OF DOCUMENT 00 4113**

**SECTION 01 2100  
ALLOWANCES**

**PART 1 - GENERAL**

**1.1 SUMMARY**

- A. Section includes administrative and procedural requirements governing allowances.
- B. Types of allowances include the following:
  - 1. Contingency allowances.

**1.2 DEFINITIONS**

- A. Allowance is a quantity of work or dollar amount established in lieu of additional requirements, used to defer selection of actual materials and equipment to a later date when direction will be provided to Contractor. If necessary, additional requirements will be issued by Change Order.

**1.3 LUMP-SUM ALLOWANCES**

- A. Allowance shall include cost to Contractor of specific products and materials ordered by Owner or selected by Architect under allowance and shall include taxes, if applicable, freight , and delivery to Project site.
- B. Unless otherwise indicated, Contractor's costs for receiving and handling at Project site, labor, installation, overhead and profit, and similar costs related to products and materials ordered by Owner or selected by Architect under allowance shall be included as part of the Contract Sum and not part of the allowance.

**1.4 CONTINGENCY ALLOWANCES**

- A. Use the contingency allowance only as directed by Architect for Owner's purposes and only by Change Orders that indicate amounts to be charged to the allowance.
- B. Contractor's overhead, profit, and related costs for products and equipment ordered by Owner under the contingency allowance are included in the allowance and are not part of the Contract Sum. These costs include delivery, installation , taxes (if applicable), insurance, equipment rental, and similar costs.
- C. Change Orders authorizing use of funds from the contingency allowance will include Contractor's related costs and reasonable overhead and profit.
- D. At Project closeout, credit unused amounts remaining in the contingency allowance to Owner by Change Order.

**PART 2 - PRODUCTS (Not Used)**

**PART 3 - EXECUTION**

**3.1 SCHEDULE OF ALLOWANCES**

- A. Allowance No. A-1 for Base Bid A: Owner's Contingency Allowance: Include the amount of \$20,000.00.
- B. Allowance No. B-1 for Base Bid B: Owner's Contingency Allowance: Include the amount of \$10,000.00.
- C. Allowance No. C-1 for Base Bid C: Owner's Contingency Allowance: Include the amount of \$5,000.00.
- D. Allowance No. D-1 for Base Bid D: Owner's Contingency Allowance: Include the amount of \$5,000.00.
- E. Allowance No. D-1 for Base Bid E: Owner's Contingency Allowance: Include the amount of \$35,000.00.

**END OF SECTION 01 2100**

**SECTION 073113  
ASPHALT SHINGLES**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Asphalt shingle roofing.
- B. Metal flashing.

**1.02 RELATED REQUIREMENTS**

- A. Section 061000 - Rough Carpentry: Roof sheathing.
- B. Section 076200 - Sheet Metal Flashing and Trim: Edge and cap flashings.

**1.03 SUBMITTALS**

- A. See Section 013000 - Administrative Requirements for submittal procedures.
- B. Product Data: Provide data indicating material characteristics, performance criteria, and limitations.
- C. Samples: Submit two samples of each shingle color indicating color range and finish texture/pattern ; for color selection.
- D. Warranty Documentation: Submit manufacturer warranty and ensure that forms have been completed in Owner's name and registered with manufacturer.

**1.04 QUALITY ASSURANCE**

- A. Manufacturer Qualifications: Company specializing in manufacture of roofing systems similar to those required for this project, with not less than 5 years of documented experience.
- B. Installer Qualifications: Company specializing in installing asphalt shingles, with at least 3 years of documented experience.

**1.05 DELIVERY, STORAGE, AND HANDLING**

- A. Deliver and store materials with labels intact in manufacturer's unopened packaging until ready for installation.
- B. Store materials under dry and waterproof cover, well ventilated, and elevated above grade on a flat surface.
- C. When storing roofing materials on roofing system ensure that no damage occurs to supporting members and other materials.

**1.06 WARRANTY**

- A. Provide 30 year manufacturer's warranty for coverage against black streaks caused by algae.
- B. Provide 5-year manufacturer's warranty for wind damage.

**PART 2 PRODUCTS**

**2.01 MANUFACTURERS**

- A. Asphalt Shingles:
  - 1. Atlas Roofing Corporation; Pinnacle Pristine: [www.atlasroofing.com/#sle](http://www.atlasroofing.com/#sle).
  - 2. Certainteed Roofing; Landmark Pro: [www.certainteed.com/#sle](http://www.certainteed.com/#sle).
  - 3. GAF; Timberline HDZ Shingles: [www.gaf.com/#sle](http://www.gaf.com/#sle).
  - 4. Owens Corning Corp; Duration Series: [www.owenscorning.com/#sle](http://www.owenscorning.com/#sle).
  - 5. Substitutions: See Section 016000 - Product Requirements.

**2.02 ASPHALT SHINGLES**

- A. Asphalt Shingles: Asphalt-coated glass felt, mineral granule surfaced, complying with ASTM D3462/D3462M.
  - 1. Fire Resistance: Class A, complying with ASTM E108.

## **2.03 METAL FLASHING**

- A. Metal Flashing: Galvanized steel; see Section 076200.
- B. Metal Flashings: Provide sheet metal eave edge, gable edge, ridge, ridge vents, open valley flashing, chimney flashing, dormer flashing, and other flashing as indicated.
  - 1. Form flashings to profiles indicated on drawings.
  - 2. Form sections square and accurate to profile, in maximum possible lengths, free from distortion or defects detrimental to appearance or performance.
  - 3. Hem exposed edges of flashings minimum 1/4 inch (6 mm) on underside.
- C. Steel Flashing: Prefinished and galvanized steel sheet, 26 gauge, 0.0179 inch (0.45 mm) minimum thickness, G90/Z275 hot-dip galvanized; PVC coated, color as selected.
- D. Aluminum Flashing: Prefinished aluminum, 26 gauge, 0.017 inch (0.43 mm) minimum thickness; stucco embossed, PVC coating, color as selected.

## **2.04 ACCESSORIES**

- A. Roofing Nails: Standard round wire shingle type, galvanized steel, stainless steel, aluminum roofing nails, or copper roofing nails, minimum 3/8-inch (9.5 mm) head diameter, 12-gauge, 0.109-inch (2.77 mm) nail shank diameter, 1-1/2 inches (38 mm) long and complying with ASTM F1667/F1667M.
- B. Asphalt Roof Cement: ASTM D4586/D4586M, asbestos-free.
- C. Plastic Ridge Vents: Extruded plastic with vent openings that do not permit direct water or weather entry; flanged to receive shingles.

## **PART 3 EXECUTION**

### **3.01 EXAMINATION**

- A. Verify existing conditions prior to starting this work.
- B. Verify that roof deck is of sufficient thickness to accept fasteners.
- C. Verify that roof penetrations and plumbing stacks are in place and flashed to deck surface.
- D. Verify roof openings are correctly framed.
- E. Verify deck surfaces are dry, free of ridges, warps, or voids.

### **3.02 PREPARATION**

- A. Seal roof deck joints wider than 1/16 inch (1.5 mm) as recommended by shingle manufacturer.
- B. At areas where eave protection membrane is to be adhered to substrate, fill knot holes and surface cracks with latex filler.
- C. Broom clean deck surfaces before installing underlayment or eave protection.

### **3.03 INSTALLATION**

- A. Valley Protection:
  - 1. At Exposed Valleys: Install one layer of sheet metal flashing, minimum 24 inches (600 mm) wide, centered over open valley and crimped to guide water flow. Weather lap joints minimum 2-inch (50 mm) wide band of lap cement along each edge of first layer, press roll roofing into cement, and nail in place minimum 18 inches (450 mm) on center and 1 inch (25 mm) from edges.
- B. Metal Flashing:
  - 1. Install flashings in accordance with manufacturer's instructions and NRCA (RM) applicable requirements.
  - 2. Weather lap joints minimum 2 inches (50 mm) and seal weather tight with plastic cement.
  - 3. Secure in place with nails at \_\_\_\_ inches (\_\_\_\_ mm) on center, and conceal fastenings.
  - 4. Items Projecting Through or Mounted on Roofing: Flash and seal weather tight with plastic cement.
- C. Shingles:



1. Install shingles in accordance with manufacturer's instructions and NRCA (RM) applicable requirements.
  - a. Fasten individual shingles using two nails per shingle, or as required by manufacturer and local building code, whichever is greater.
  - b. Fasten strip shingles using four nails per strip, or as required by manufacturer and local building code, whichever is greater.
2. Place shingles in straight coursing pattern with 5-inch (125 mm) weather exposure to produce double thickness over full roof area, and provide double course of shingles at eaves.
3. Project first course of shingles 3/4 inch (19 mm) beyond fascia boards.
4. Extend shingles 1/2 inch (13 mm) beyond face of gable edge fascia boards.
5. Complete installation to provide weathertight service.

#### **3.04 CLEANING**

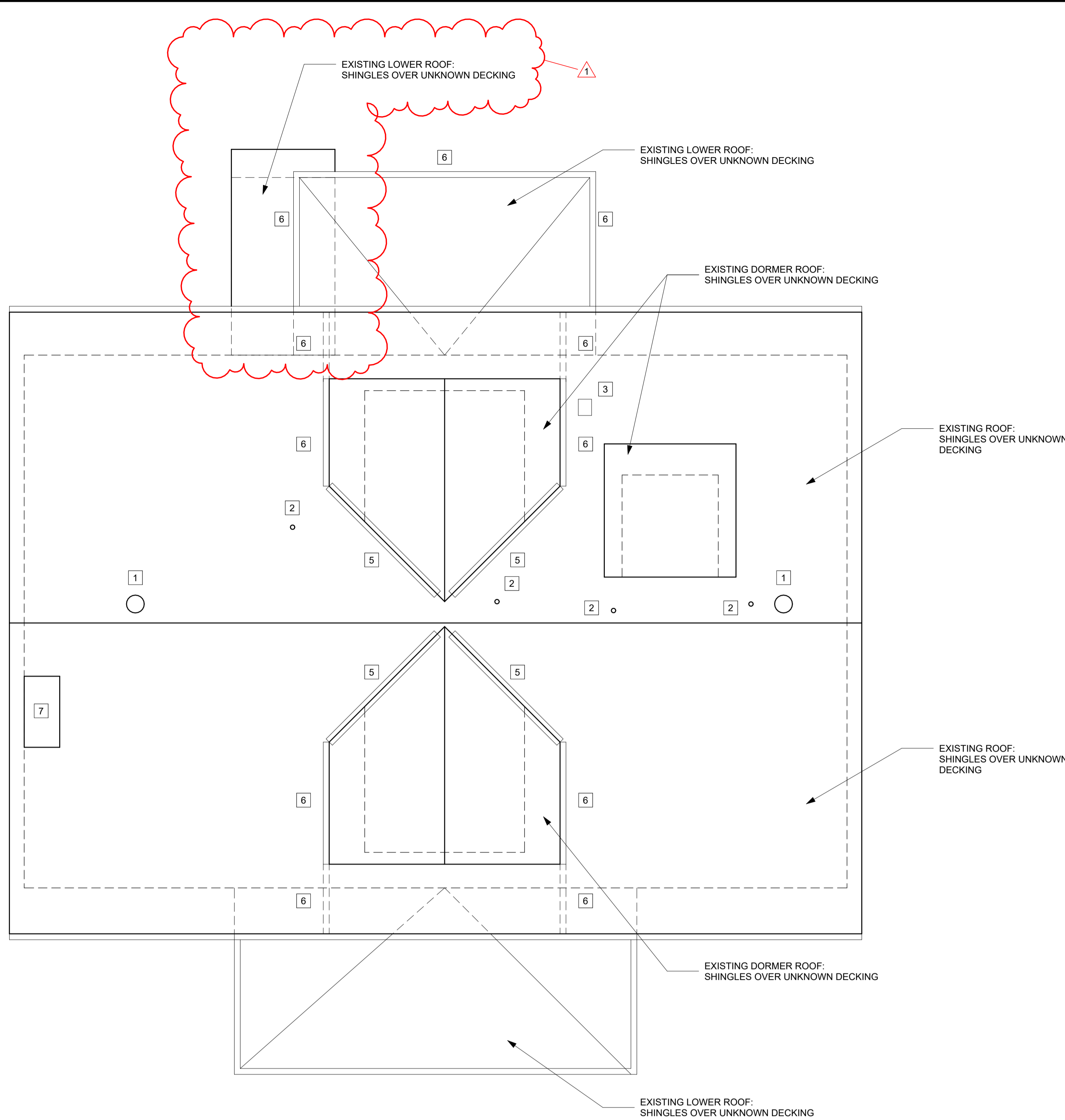
- A. See Section 017000 - Execution and Closeout Requirements for additional requirements.
- B. Clean exposed work upon completion of installation; remove grease and oil films, excess joint sealer, handling marks, and debris from installation, leaving work clean and unmarked, free from dents, creases, waves, scratch marks, or other damage to finish.

#### **3.05 PROTECTION**

- A. Do not permit traffic over finished roof surface; protect roofing until completion of project.

**END OF SECTION**

NO.	Date	Description
1	08/25/2023	ADDENDUM #1



**1 EXISTING ROOF PLAN**  
SCALE: 1/4" = 1'-0"



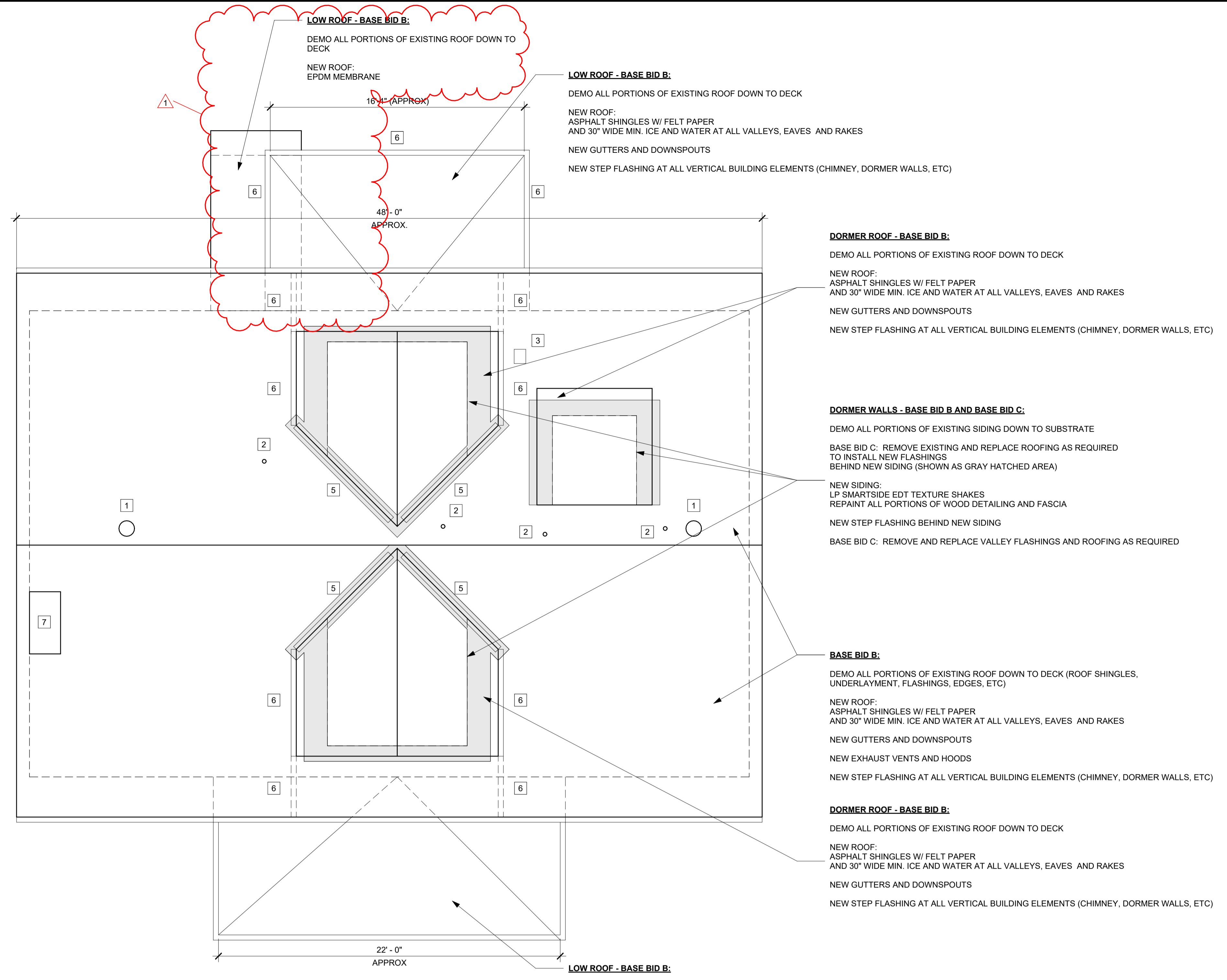
**BASE BID B:** ALL WORK RELATED TO ROOF REPLACEMENT AT HOYT COTTAGE (DEMO, NEW ROOF, NEW FLASHINGS, NEW GUTTERS AND DOWNSPOUTS, NEW DORMER SIDING, NEW EXHAUST VENTS AND HOODS, ETC).

**BASE BID C:** ALL WORK RELATED TO ROOF REPAIRS AT HOYT COTTAGE (SIDING DEMO, PARTIAL ROOF DEMO, NEW DORMER SIDING, NEW FLASHING AT DORMER SIDING, REMOVE AND REPLACE ROOF AS REQ'D).

BIDDERS DO NOT HAVE TO SUBMIT A BID IN EACH CATEGORY.

**KEYED NOTES - ROOF PLAN EXISTING**

- 1 EXISTING EXHAUST FAN
- 2 EXISTING PLUMBING VENT
- 3 EXISTING VENT HOOD
- 5 EXISTING METAL VALLEY FLASHING
- 6 EXISTING METAL GUTTER AND DOWNSPOUTS
- 7 EXISTING MASONRY CHIMNEY AND NEW FLASHING - BASE BID B



**2 NEW ROOF PLAN - BASE BID B AND BASE BID C**  
SCALE: 1/4" = 1'-0"



**BASE BID B:** ALL WORK RELATED TO ROOF REPLACEMENT AT HOYT COTTAGE (DEMO, NEW ROOF, NEW FLASHINGS, NEW GUTTERS AND DOWNSPOUTS, NEW DORMER SIDING, NEW EXHAUST VENTS AND HOODS, ETC).

**BASE BID C:** ALL WORK RELATED TO ROOF REPAIRS AT HOYT COTTAGE (SIDING DEMO, PARTIAL ROOF DEMO, NEW DORMER SIDING, NEW FLASHING AT DORMER SIDING, REMOVE AND REPLACE ROOF AS REQ'D).

BIDDERS DO NOT HAVE TO SUBMIT A BID IN EACH CATEGORY.

**KEYED NOTES - ROOF PLAN NEW**

- 1 NEW EXHAUST FAN - BASE BID B
- 2 EXISTING PLUMBING VENT WITH NEW BOOT FLASHING - BASE BID B
- 3 NEW VENT HOOD
- 5 NEW METAL VALLEY FLASHING - BASE BID B AND C
- 6 NEW METAL GUTTER AND DOWNSPOUTS - BASE BID B

**BASE BID B:** CLEAN AND PAINT ALL FASCIA (BEHIND GUTTERS OR ON RAKES), SOFFIT (EAVE AND RAKES), CORBELS (DORMERS AND MAIN ROOF) AND ANY OTHER WOOD ITEM/DETAIL TOUCHING ROOF OR CONGRUENT WITH ROOF REPLACEMENT WORK. COLOR TO MATCH EXISTING.

OWNER:  
 CHADDOCK  
 205 SOUTH 24TH STREET  
 QUINCY, ILLINOIS  
 OWNER CONTACT  
 OWNER PHONE NUMBER

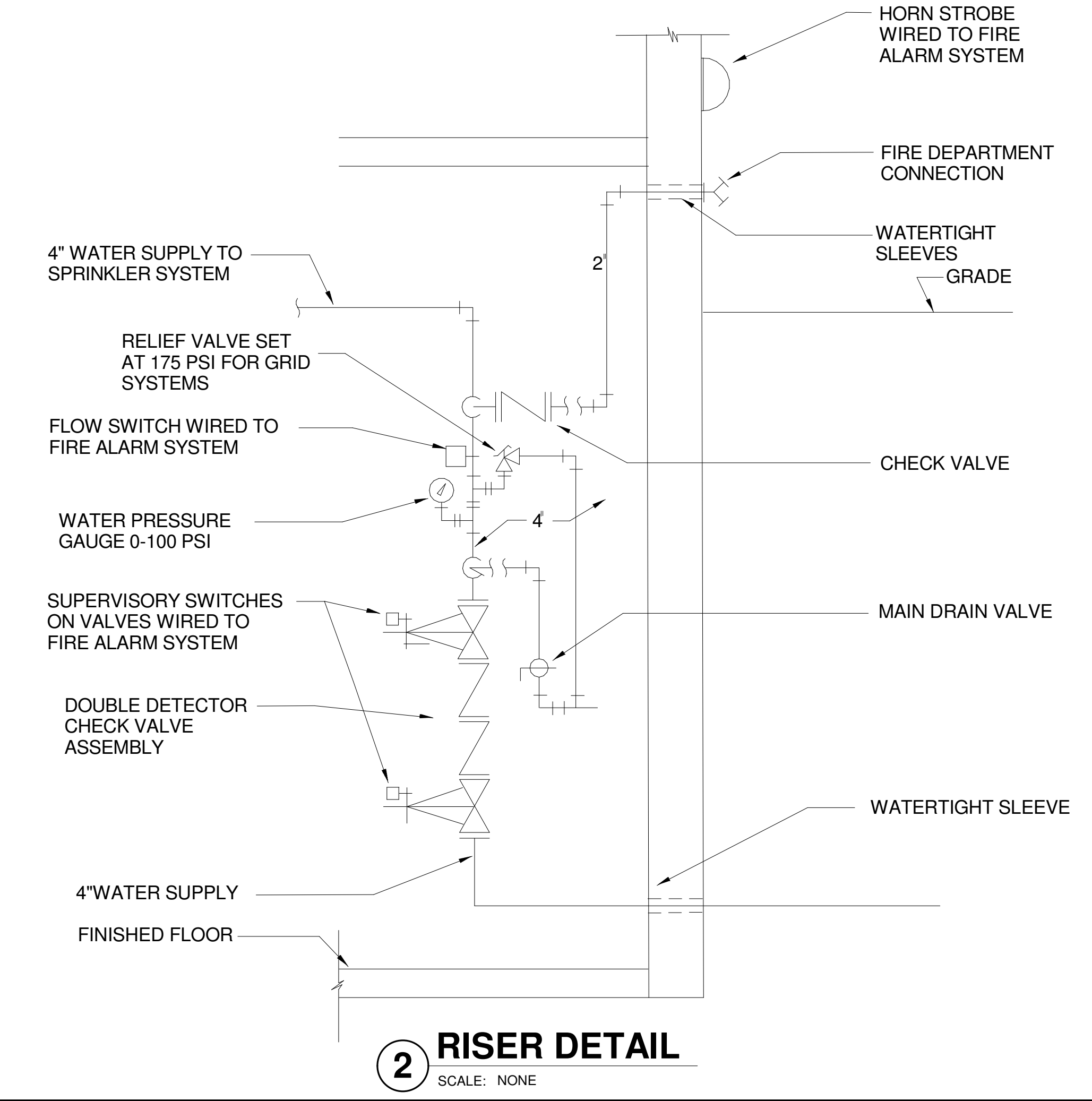
ARCHITECT:  
 ARCHITECTONICS  
 519 MANE, 10TH FLOOR  
 QUINCY, ILLINOIS 62301  
 217-222-0554  
 JACQUES REYNOLDS, A.I.A.

STRUCTURAL ENGINEER:  
 ARCHITECTONICS  
 519 MANE, 10TH FLOOR  
 QUINCY, ILLINOIS 62301  
 217-222-0554  
 BRIAN SPENCER, S.E.

MECHANICAL ENGINEER:  
 ARCHITECTONICS  
 519 MANE, 10TH FLOOR  
 QUINCY, ILLINOIS 62301  
 217-222-0554  
 TODD MOORE, P.E.



**1 SITE PLAN**  
 SCALE: 1" = 20'-0"  
 0 10' 20' 40'



**2 RISER DETAIL**  
 SCALE: NONE

**CHADDOCK**  
**NEW FIRE SPRINKLER SYSTEMS, ROOF**  
**REPLACEMENT AND ADA RAMP**  
 205 SOUTH 24TH STREET  
 QUINCY, ILLINOIS

**BIDDING PHASE**

**NOT FOR CONSTRUCTION**  
 ISSUE DATE: 08/25/2023

REVISIONS		
NO.	Date	Description
1	9/8/2023	ADDENDUM #1

PROJECT NUMBER: 6460

**SITE PLAN**

DWG. NO.  
**C100**