



Forsyth County Procurement

Kimber Carder, Procurement Agent II

DATE 6/2/22

ADDENDUM # 2

Bid Number: 22-57-1620	Title: Shady Grove Bathhouse Roof Replacement
	Date: 6/2/22
Issuing Officer: Kimber Carder	Bid Initially Solicited: 5/20/22
Email Address: kncarder@forsythco.com	Telephone: 770-888-8872

This addendum supersedes and supplements all portions of the bidding documents and becomes part of the contract documents for the above-referenced project. Where any item called for in the specifications or indicated on the drawings is supplemented hereby, the original requirements shall remain in effect. Where any original item is amended, voided or superseded hereby, the provision of such item not so specifically amended, voided or superseded shall remain in effect.

Notes/Clarifications:

As discussed at the pre-bid, I am attaching the inspection reports for bathhouses A, B, and C from the contractor who performed the inspections in October of 2020. All of the information in these reports are estimates and it is the bidding contractors responsibility for all quantities and dimensions of the project.

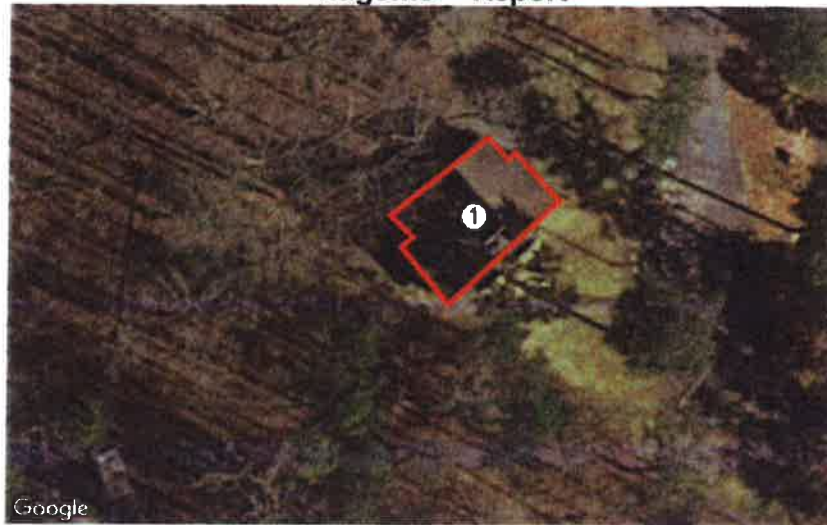
Bathroom A Inspection Report

C.L.BURKS

CONSTRUCTION

COMMERCIAL ROOFING CONTRACTORS

Management Report



Forsyth County Public Maintenance
Shady Grove Bathhouse A
7800 Allyn Lane Memorial Way, Cumming, GA

Prepared For
Forsyth County Public Maintenance

C.L.BURKS
ROOF REPORT

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ROOF LIFE
CLOUD BASED ROOF MANAGEMENT TECHNOLOGIES

Site Overview



Total Sections: 1
Total Sq Ft: 1,236

Map	Name	Sq Ft	Est Install	Grade
1	Bathhouse A	1,236		F

Shady Grove Bathhouse A
7800 Allyn Lane Memorial Way
Cumming, GA

Observations

Section: Bathhouse A
Size: 1236
Overall Grade: F

Inspection Date: 10/20/2020
Inspector: Payton Light



Shady Grove Bathhouse A
7800 Allyn Lane Memorial Way
Cumming, GA

Observations (continued)

Section: Bathhouse A
Size: 1236
Overall Grade: F

Inspection Date: 10/20/2020
Inspector: Payton Light



Observations (continued)

Section: Bathhouse A
Size: 1236
Overall Grade: F

Inspection Date: 10/20/2020
Inspector: Payton Light



Observations (continued)

Section: Bathhouse A
Size: 1236
Overall Grade: F

Inspection Date: 10/20/2020
Inspector: Payton Light



Deficiencies

Section: Bathhouse A
Size: 1236
Overall Grade: F

Inspection Date: 10/20/2020
Inspector: Payton Light



Shingle Roof - Holes - Punctures - Rips - Tears - Splits (Emergency)

Quantity: 25 EA

Deficiency:
Ripped/missing shingle

Corrective Action:
The area surrounding the deficiency should be cleaned, and a new shingle should be installed



General - Metal Edge Failure (Emergency)

Quantity: 10 LF

Deficiency:
Roof membrane has separated from the edge metal allowing water intrusion into the building at the perimeter.

Corrective Action:
The affected area should be cleaned, primed, and patched per industry standards to provide a watertight seal at the perimeter.

Deficiencies (continued)

Section: Bathhouse A
Size: 1236
Overall Grade: F

Inspection Date: 10/20/2020
Inspector: Payton Light



General - Penetration Failure (Emergency)

Quantity: 3 EA

Deficiency:

Possible water intrusion at roof penetration.

Corrective Action:

The penetration should be resealed/flashed per industry standards to ensure a water tight seal.



General - Exposed Nails (Emergency)

Quantity: 150 EA

Deficiency:

Exposed nails

Corrective Action:

Drive in nail and apply sealant

Deficiencies (continued)

Section: Bathhouse A
Size: 1236
Overall Grade: F

Inspection Date: 10/20/2020
Inspector: Payton Light



General - Rotten Wood (Remedial)

Quantity: 90 LF

Deficiency:

Wooden window frames are dry rotted.

Corrective Action:

Replace all rotted wood. (Monitor item)



General - Open Membrane Curb Corner (Emergency)

Quantity: 2 EA

Deficiency:

Membrane flashing is open at the curb corner(s).

Corrective Action:

Repair failing membrane flashing on the corner of the curb per industry standards.

Shady Grove Bathhouse A
7800 Allyn Lane Memorial Way
Cumming, GA

Summary

Section: Bathhouse A
Size: 1236
Overall Grade: F

Inspection Date: 10/20/2020
Inspector: Payton Light



Condition Summary

Membrane: F
Flashings: F
Sheet Metal: F

Overall: F

Overall Grade

- A = 10 Years or more of service life remaining
- B = 8-10 Years of service life remaining
- C = 5-7 Years of service life remaining
- D = 2-4 Years of service life remaining
- F = Less than 1 Year of service life remaining

Estimated Replacement: 2021

Recommendations

C.L. Burks recommends replacing the existing roof system. The shingle and flat roofs are beyond their useful life.

C.L. Burks recommends completing repairs in this report to maintain roof until a budget is set for replacement.

Budget price is to tear off existing roof system.

Inspect wood decking for damages and replace boards at unit cost.

Install underlayment/shingles /new edge metal/and flash all penetrations.

Flat roof- tear off existing roofs

Inspect wood decking for damages and replace boards at unit cost.

Fully adhere fleece back TPO directly to deck. Flash all walls and penetrations per manufacturers specifications.

Dumpsters provided by C L Burks.

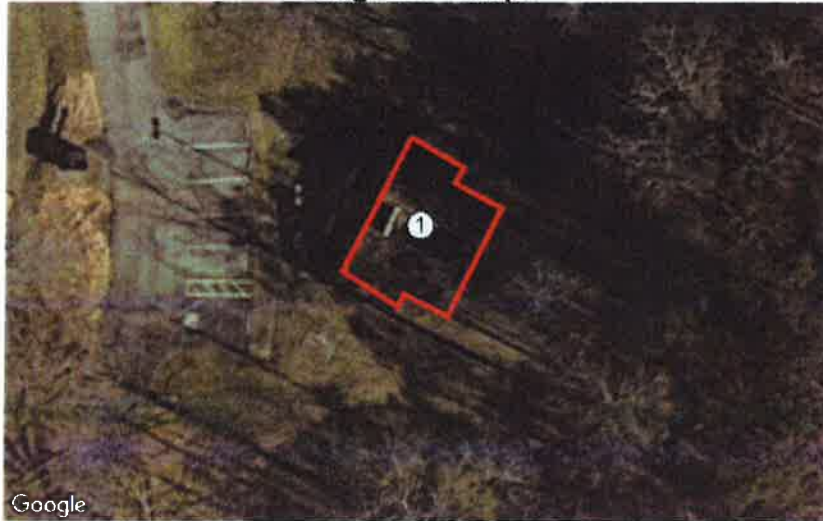
Bathhouse B Inspection Report

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CONSTRUCTION

COMMERCIAL ROOFING CONTRACTORS

Management Report



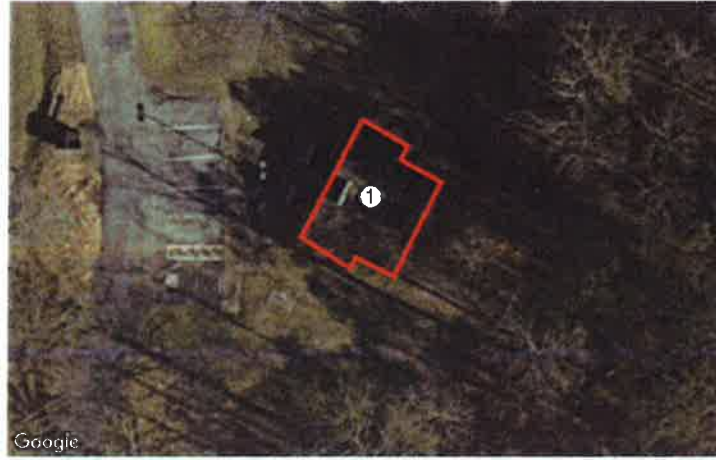
Forsyth County Public Maintenance
Shady Grove Bathhouse B
7800 Allyn Lane Memorial Way, Cumming,

Prepared For
Forsyth County Public Maintenance

C.L.BURKS
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Site Overview



Total Sections: 1
Total Sq Ft: 1,372

Map	Name	Sq Ft	Est Install	Grade
1	Bathhouse B	1,372		F

Shady Grove Bathhouse B
7800 Allyn Lane Memorial Way
Cumming,

Composition

Section: Bathhouse B
Size: 1372
Overall Grade: F

Inspection Date: 10/20/2020
Inspector: Payton Light



Shady Grove Bathhouse B
7800 Allyn Lane Memorial Way
Cumming,

Composition

Section: Bathhouse B
Size: 1372
Overall Grade: F

Inspection Date: 10/20/2020
Inspector: Payton Light



Section 1 Budget Matrix
Composition Observations Deficiencies Summary

Shady Grove Bathhouse B
7800 Allyn Lane Memorial Way
Cumming,

Observations

Section: Bathhouse B
Size: 1372
Overall Grade: F

Inspection Date: 10/20/2020
Inspector: Payton Light



Shady Grove Bathhouse B
7800 Allyn Lane Memorial Way
Cumming,

Observations (continued)

Section: Bathhouse B
Size: 1372
Overall Grade: F

Inspection Date: 10/20/2020
Inspector: Payton Light



Shady Grove Bathhouse B
7800 Allyn Lane Memorial Way
Cumming,

Observations (continued)

Section: Bathhouse B
Size: 1372
Overall Grade: F

Inspection Date: 10/20/2020
Inspector: Payton Light



Observations (continued)

Section: Bathhouse B
Size: 1372
Overall Grade: F

Inspection Date: 10/20/2020
Inspector: Payton Light



Observations (continued)

Section: Bathhouse B
Size: 1372
Overall Grade: F

Inspection Date: 10/20/2020
Inspector: Payton Light



Shady Grove Bathhouse B
7800 Allyn Lane Memorial Way
Cumming,

Deficiencies

Section: Bathhouse B
Size: 1372
Overall Grade: F

Inspection Date: 10/20/2020
Inspector: Payton Light



General - Exposed Nails (Emergency)

Quantity: 125 EA

Deficiency:

exposed nails

Corrective Action:

Drive nails back in and apply sealant



General - Metal Edge Failure (Emergency)

Quantity: 75 LF

Deficiency:

drip edge metal has come loose.

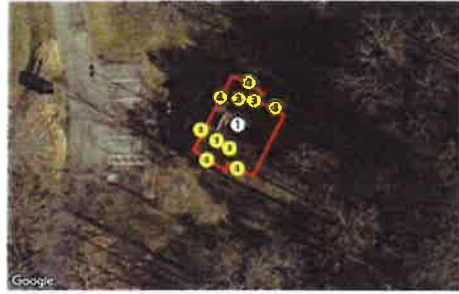
Corrective Action:

reattach drip edge.

Deficiencies (continued)

Section: Bathhouse B
Size: 1372
Overall Grade: F

Inspection Date: 10/20/2020
Inspector: Payton Light



General - Holes - Punctures - Rips - Tears - Splits (Remedial)

Quantity: 20 EA

Deficiency:

Hole(s)/Splits/Tears found in shingles.

Corrective Action:

Apply sealant as temporary repair until roof can be replaced



General - Loose or Detached Shingles (Emergency)

Quantity: 12 EA

Deficiency:

Loose or detached shingles.

Corrective Action:

Reattach shingles.

Deficiencies (continued)

Section: Bathhouse B
Size: 1372
Overall Grade: F

Inspection Date: 10/20/2020
Inspector: Payton Light



General - Rotten Wood (Emergency)

Quantity: 90 LF

Deficiency:

Wooden frames are rotten.

Corrective Action:

All wood needs to be replaced. (Monitor item)



General - Caulking Failure (Emergency)

Quantity: 150 LF

Deficiency:

Existing caulking or sealant is deteriorated and is no longer providing a water tight seal.

Corrective Action:

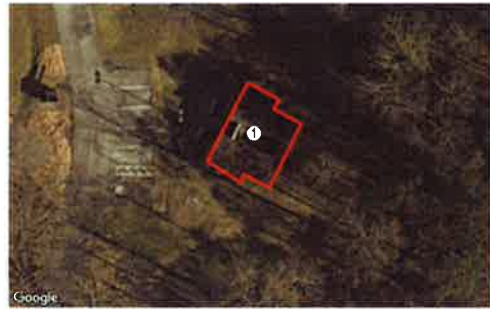
We will remove the old caulking, clean and prime the areas that are failing, then apply new waterproofing sealant per industry standard to provide a water-tight seal.

Shady Grove Bathhouse B
7800 Allyn Lane Memorial Way
Cumming,

Summary

Section: Bathhouse B
Size: 1372
Overall Grade: F

Inspection Date: 10/20/2020
Inspector: Payton Light



Condition Summary

Membrane: F
Flashings: F
Sheet Metal: F

Overall: F

Overall Grade

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- B = 8-10 Years of service life remaining
- C = 5-7 Years of service life remaining
- D = 2-4 Years of service life remaining
- F = Less than 1 Year of service life remaining

Estimated Replacement: 2021

Recommendations

C.L. Burks recommends replacing the existing roof system. The shingle and flat roofs are beyond their useful life.

C.L. Burks recommends completing repairs in this report to maintain roof until a budget is set for replacement.

Budget price is to tear off existing roof system.

Inspect wood decking for damages and replace boards at unit cost.

Install underlayment/shingles /new edge metal/and flash all penetrations.

Flat roof- tear off existing roofs

Inspect wood decking for damages and replace boards at unit cost.

Fully adhere fleece back TPO directly to deck. Flash all walls and penetrations per manufacturers specifications.

Dumpsters provided by C L Burks.

Bathroom C Inspection Report

C.L.BURKS

CONSTRUCTION

COMMERCIAL ROOFING CONTRACTORS

Management Report



Forsyth County Public Maintenance
Shady Grove Bathhouse C
7800 Allyn Lane Memorial Way, Cumming,

Prepared For
Forsyth County Public Maintenance

C.L.BURKS
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Site Overview



Total Sections: 1
Total Sq Ft: 1,390

Map	Name	Sq Ft	Est Install	Grade
1	Bathhouse C	1,390		F

Shady Grove Bathhouse C
7800 Allyn Lane Memorial Way
Cumming,

Observations

Section: Bathhouse C
Size: 1390
Overall Grade: F

Inspection Date: 10/20/2020
Inspector: Payton Light



Shady Grove Bathhouse C
7800 Allyn Lane Memorial Way
Cumming,

Observations (continued)

Section: Bathhouse C
Size: 1390
Overall Grade: F

Inspection Date: 10/20/2020
Inspector: Payton Light



Observations (continued)

Section: Bathhouse C
Size: 1390
Overall Grade: F

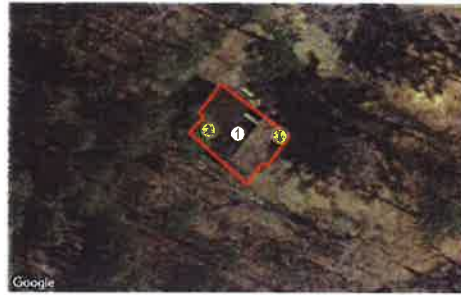
Inspection Date: 10/20/2020
Inspector: Payton Light



Deficiencies

Section: Bathhouse C
Size: 1390
Overall Grade: F

Inspection Date: 10/20/2020
Inspector: Payton Light



General - Missing Shingles (Remedial)

Quantity: 12 EA
Deficiency:
Missing Shingles
Corrective Action:
Add shingles where it is needed.



General - Trees Overhanging on Roof (Remedial)

Quantity: 1 EA
Deficiency:
Trees overhanging roof.
Corrective Action:
Cut/trim trees back away from building.

Deficiencies (continued)

Section: Bathhouse C
Size: 1390
Overall Grade: F

Inspection Date: 10/20/2020
Inspector: Payton Light



General - Penetration Failure (Emergency)

Quantity: 3 EA

Deficiency:

Possible water intrusion at roof penetration.

Corrective Action:

The penetration should be resealed/flushed per industry standards to ensure a water tight seal.



General - Holes - Punctures - Rips - Tears - Splits (Emergency)

Quantity: 16 EA

Deficiency:

Hole(s) found in the roofing membrane.

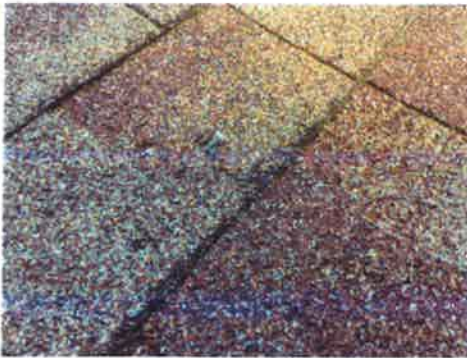
Corrective Action:

Add shingles where it is needed.

Deficiencies (continued)

Section: Bathhouse C
Size: 1390
Overall Grade: F

Inspection Date: 10/20/2020
Inspector: Payton Light



General - Exposed Nails (Emergency)

Quantity: 50 EA

Deficiency:

Exposed nails.

Corrective Action:

Drive nails back in and apply sealant



General - Rotten Wood (Remedial)

Quantity: 90 EA

Deficiency:

Wooden framing is old and starting to rot.

Corrective Action:

Monitor Item-

Deficiencies (continued)

Section: Bathhouse C
Size: 1390
Overall Grade: F

Inspection Date: 10/20/2020
Inspector: Payton Light



General - Caulking Failure (Remedial)

Quantity: 150 LF

Deficiency:

Existing caulking or sealant is deteriorated and is no longer providing a water tight seal.

Corrective Action:

We will remove the old caulking, clean and prime the areas that are failing, then apply new waterproofing sealant per industry standard to provide a water-tight seal.



General - Metal Edge Failure (Remedial)

Quantity: 75 LF

Deficiency:

Roof membrane has separated from the edge metal allowing water intrusion into the building at the perimeter.

Corrective Action:

The affected area should be cleaned, primed, and patched per industry standards to provide a watertight seal at the perimeter.

Shady Grove Bathhouse C
7800 Allyn Lane Memorial Way
Cumming,

Summary

Section: Bathhouse C
Size: 1390
Overall Grade: F

Inspection Date: 10/20/2020
Inspector: Payton Light



Condition Summary

Membrane: F
Flashings: F
Sheet Metal: F

Overall: F

Overall Grade

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