Town of CANMORE

ADDENDUM

DESCRIPTION: Miners' Union Hall Repairs and Maintenance	**ADDENDUM NUMBER: 04**
	DATE OF ISSUE: 6 February 2025
RFP #: FAC-17-12	**ISSUED BY: Amy Bernard**
	PAGE(S): 12

INSTRUCTIONS:

1. Amend your copy of the proposal in accordance with the detail below.
2. Retain one (1) copy for your file; sign a 2nd copy and attach to your submission as confirmation that the Addendum was taken into account in your proposal submission.
3. Failure to sign and attach this form with your submission may result in a non-compliant proposal.

DETAILS OF ADDENDUM:

1. **Clarification: Roofing System Specifications**
   Replace the original Section 07 31 13 Fibreglass Reinforced Asphalt Shingles from Addendum 1 with the attached 9 pages.

2. **Clarification: Addendum 1, Section 07 31 13 Article 3.2.2:** Revised to reflect no power vents are identified.

3. **Question:** According to Section 02 41 19 subsection 3.2.2.2 removal of sheathing is required at all eaves to access the soffit area. Why is this deemed necessary to access the soffit area when new soffits were installed only a few years ago?
   Answer: It is deemed necessary to remove the sheathing, because it cannot be accessed from below to provide adequate clearances for removing debris and install new soffit baffles. There is no attic access to the soffits. Provide confirmation of ventilation calculations and corrective measures taken for review by the designers.

4. **Question:** On site discussion did not mention soffits are being replaced. Please confirm the location and extent the soffits are to be replaced. Reference RFQ 3.4.1.1.d and addendum 01 specification section 3.2.2.2 as well as drawing D1. Soffits are currently wood with custom wooden grills for air intake, if areas are missing why would you not match the existing and preserve the character of the building.
   Answer: Adequate ventilation is required and as required replace missing soffits and/or wooden grills with same.

5. **Question:** Section 07 31 13 Article 2.3.1 – Malarkey EZ-Ridge 10" ridge cap is not compatible with lomanco-LOR30, can Malarkey Ridge Flex ridge cap be used instead?
   Answer: Provide an approved equivalent (include name of product in bid response).

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6. **Question:** Section 07 31 13 Article 3.4.3.2 - Valleys – Rather than replacing the existing valley which currently ties into siding, is it acceptable to apply Ice and Water overtop and use a closed valley instead (keeping original ice and water under valley and valley flashing intact while adding an additional layer of protection from the new ice and water membrane and shingles)
   Answer: Closed valleys are not acceptable. Retrofitting is also not acceptable.

7. **Question:** Section 07 31 13 subsection 3.4.1.4 Apply full coverage self-adhering underlayment over entire low roof area above dining hall. This area is 4:12 or greater, so shouldn't it be two rows of ice and water as well like the previous sections?
   Answer: Revision made to remove Part 3.4.1.4

8. **Question:** Section 07 31 13 subsection 2.5.1.1 Malarkey 401 Artic Seal is a sanded top sheet ice and water membrane, shingles will seal to this style of ice and water and cause issues for removal in the future, can synthetic paper be applied overtop to prevent shingles from adhering to the ice and water?
   Answer: Not acceptable.

9. **Question:** Ice and water membrane is requested at eaves, rakes and hips and ridges. As there is a ridge vent on all ridges, why would ice and water membrane be required where it will need to be cut out to allow airflow?
   Answer: As the ridges are open, ice and water membrane are not required on the ridges.

10. **Question:** There is no mention of replacing the Parapet caps in the original RFQ but under section 07 62 00 there is mention of parapet caps but no clear direction.
    Answer: The direction is to remove all metal flashings and step flashings and replace with new. There is a large parapet at the front of the building with parapet coping and flashing.

11. **Question:** Has asbestos testing been conducted for the Union Hall?
    Answer: Yes; testing was conducted and results returned negative. The final report is not yet received but can be made available for confirmation.

12. **Clarification: Bid Form Update** (reflects updates included in Addenda).

Name of Firm _____

Authorized Signature _____

Printed Name _____ **Date** _____

Part 1 General

1.1 SECTION INCLUDES

.1 Asphalt roof shingles.

.2 Leak barrier and roof deck protection.

.3 Metal flashing associated with shingle roofing.

.4 Attic ventilation.

1.2 RELATED REQUIREMENTS

.1 Section 06 10 00 Rough Carpentry

.2 Section 07 62 00 Sheet Metal Flashing and Trim

.3 Section 07 92 00 Joint Sealants

1.3 REFERENCE STANDARDS

.1 American Society for Testing and Materials (ASTM) - Annual Book of ASTM Standards

1. ASTM A 653/A 653M - Standard Specification for Steel Sheet, Zinc Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process.
2. ASTM D 3018 - Standard Specification for Class A Asphalt Shingles Surfaced with Mineral Granules.
3. ASTM D 3161 - Standard Test Method for Wind-Resistance of Asphalt Shingles (Fan-Induced Method).
4. ASTM D 3462 – Standard Specification for Asphalt Shingles Made from Glass Felt and Surfaced with Mineral Granules.
5. ASTM D 4586 - Standard Specification for Asphalt Roof Cement, Asbestos-Free.
6. ASTM D 7158 - Standard Test Method for Wind-Resistance of Sealed Asphalt Shingles (Uplift Force/Uplift Resistance Method).
7. AC438-1011-R1 – New Acceptance Criteria for Alternative Asphalt Roofing Shingles
8. UL 790 - Tests for Fire Resistance of Roof Covering Materials.
9. UL 997 - Wind Resistance of Prepared Roof Covering Materials.
10. UL 2218 – Impact Resistance of Prepared Roof Covering Materials.

.2 Asphalt Roofing Manufacturers Association (ARMA)

1. Sheet Metal and Air Conditioning Contractors National Association, 1nc. (SMACNA) - Architectural Sheet Metal Manual.

.3 National Roofing Contractors Association (NRCA)

.4 American Society of Civil Engineers (ASCE).

11. ASCE 7 - Minimum Design Loads for Buildings and Other Structures.

1.4 CONDITIONS

.1 Read and conform to the requirements detailed in Division 1, which apply to, and form part of all sections of the work.

.2 All work shall be carried out in strict accordance with the requirements of all relevant sections of the latest edition of the National Building Code, 2023 Edition, and all relevant standards referenced therein, including all amendments up to project date.

.3 All rough carpentry Work shall be performed by skilled carpenters.

.4 Inspect existing conditions, and substrates upon which work of this section is dependent. Report to the Consultant in writing any defects or discrepancies. Commencement of work implies acceptance of existing conditions and assuming full responsibility for the finished condition of the work.

.5 Defective work resulting from application to unsatisfactory joint conditions will be considered the responsibility of those performing the work of this section.

1.5 SUBMITTALS

.1 Submit copies of product data sheets, detail drawings and samples for each type of roofing product.

1.6 QUALITY ASSURANCE

.1 Manufacturer Qualifications: Provide all primary roofing products, including shingles, underlayment, leak barrier, and ventilation, by a single manufacturer.

.2 Installer Qualifications: Installer must be approved for installation of all roofing products to be installed under this section.

.3 Products must be single sourced from one manufacturer, and/or compatibility of all products used in this section must meet manufacturer's requirements for warranty.

1.7 DELIVERY, STORAGE AND HANDLING

.1 Store all products in manufacturer's unopened, labeled packaging until they are ready for installation.

.2 Store products in a covered, ventilated area, at temperature not more than 43°C; do not store near steam pipes, radiators, or in direct sunlight

.3 Store bundles on a flat, properly drained surface. Maximum stacking height shall not exceed manufacturer's recommendations. Store all rolls on end.

.4 Store and dispose of solvent-based materials in accordance with all federal, provincial and local regulations.

1.8 WEATHER CONDITIONS

.1 Proceed with work only when existing and forecasted weather conditions will permit work to be performed in accordance with manufacturer's recommendations.

1.9 MANUFACTURER'S WARRANTY

.1 The shingle manufacturer's limited warranty for laminated shingles shall be a minimum of thirty (30) years. The first seven years (minimum) of the warranty shall be "full start" non- prorated.

.2 The limited warranty shall be transferable to a new owner should the property be sold.

.3 Submit a written limited warranty signed by the manufacturer agreeing to refund money or replace materials, on a prorated basis sufficiently to cover both materials and application labor to compensate for asphalt shingles that fail in materials or manufacturing workmanship within the specified warranty period. The first seven years of the warranty shall require full refund or replacement on a non-prorated basis.

.4 Submit a five (5) year written limited warranty signed by manufacturer agreeing to replace or, if applicable, hand seal asphalt shingles that fail due to wind blow-offs for winds up to the design capabilities of the shingles included in the product literature. All reasonable costs for labor and material shall be covered by the manufacturer during this five (5) year period without proration.

.5 Submit a ten (10) year written limited warranty signed by manufacturer agreeing to replace or clean asphalt shingles manufactured with fungicide treatment that discolor or otherwise deteriorate in a manor the fungicide is intended to prevent. Cleaning that is potentially provided within this warranty provision shall be accomplished in a manner that is completely non-destructive and non-damaging to the shingles or the roofing system.

1.10 CONTRACTOR'S WARRANTY

.1 Contractor shall furnish warranty covering material and workmanship that shall include all items installed and/or repaired by the contractor. This includes proper installation of, but is not limited to, underlayment, shingles, flashing and counter flashing, roof penetrations, edge metal, ridge cap, and any other items installed by the contractor.

.2 Contractor shall agree to inspect and perform repairs within seventy-two hours of notification of a roof leak.

.3 If the roof leak is determined to not be related to the workmanship or material installed by the contractor in the opinion of the Owner after review with the Contractor, the contractor shall perform required repairs for which the owner shall reimburse the contractor.

a. For minor repairs, the Contractor shall proceed with the repair immediately upon general agreement of the associated costs with the Owner.
b. For major repairs, the Contractor shall immediately perform temporary

repairs to stop the leaks and submit a proposal to address the full extent of required work. Consultant shall be notified to review the major repair procedures.

Part 2 Products

2.1 MANUFACTURERS

.1 Acceptable Manufacturer: Malarkey Roofing Products, which is located at: 3131 N. Columbia Blvd. P. O. Box 17217; Portland, OR 97217; Toll Free Tel: 800-545-1191; Tel: 503-283-1191; Fax: 503-289-7644; Email: request info (bmichiels@malarkeyroofing.com); Web: www.malarkeyroofing.com

.2 Requests for substitutions will be considered in accordance with provisions of Section 01 60 00 - Product Requirements.

.3 Color: As selected by Owner from manufacturers' full range

2.2 SHINGLES

.1 Legacy (272) as manufactured by Malarkey Roofing Products.

.1 Malarkey Legacy shingles hold a Class A Fire Rating.

.2 As manufactured, Legacy meets the requirements of:

.1 ASTM D7158 Class H, ASTM D3462, ASTM D3161 Class F, ASTM D3018 Type I, ASTM E108 Class A, UL 2218 Class 4 Impact Resistance, ICC-ES AC438, and CSA A123.5.

.2 ICC Approval: ESR-3150.

.3 FBC Approval: No. 14809.

.4 Listed with UL and Intertek/WHI.

.3 Performance:

.1 Limited Material Warranty: 50 years.

.2 Limited Wind Warranty: 15 years. 110 mph (177 kph).

.3 Enhanced Wind Warranty Available: 130 mph (209 kph).

.4 Your Choice Warranty Program.

.5 Right Start Period: 15 years.

.6 Legacy Silverwood is listed with CRRC and compliant with CEC Title 24, Part 6 Cool Roof Requirements.

.7 NEX polymer mix includes recycled rubber and plastics.

.8 SEBS polymer modified asphalt laminate adhesive.

.9 SEBS asphalt seal-down adhesive.

.10 3M Smog-Reducing Granules.

.11 Enlarged nailing area of The Zone.

2.3 HIP AND RIDGE SHINGLES

.1 Flexor Polymer Modified 10 inches (254 mm) High-Profile Hip and Ridge: Malarkey No. 224 EZ-Ridge XT Scotchgard.

2.4 STARTER STRIP

.1 Full-Width Perforated Starter Shingle: Malarkey Smart Start No. 220.

2.5 LEAK BARRIER (ICE AND WATER SHIELD)

.1 Flexor Polymer Modified, Self-Adhering Fiberglass Underlayment:

Product: Malarkey 401 Arctic Seal.

.1 As manufactured, 401 Arctic Seal meets the requirements of ASTM D1970.

.2 Self-adhering sheet shall be nominal 55 mils (1.4 mm) thick.

.3 Self-adhering sheet shall be 36 inches (914 mm) in width.

.4 One roll covers 200 sq ft (18.58 sq m) of roof

2.6 SHINGLE UNDERLAYMENT

.1 Synthetic Underlayment:

Product: Malarkey 1031 SecureStart Plus.

.1 As manufactured, SecureStart Plus meets the requirements of ASTM D226, ASTM D4869, CSA A123.3, and ICC-ES AC188.

.2 FBC Approval - FL 23186.

.3 Code Approval - CCRR-1082.

.4 Sheet shall be 48 inches (1219 mm) in width.

.5 One roll cover 1000 sq ft (92.90 sq m) of roof.

2.7 ROOFING CEMENT

.1 Asphalt Plastic Roofing Cement meeting the requirements of ASTM D 4586, Type I or II.

2.8 ROOF ACCESSORIES

.1 Plumbing vent flashing; Flexible Base Flashing as manufactured by DuraFlo, or Approved equivalent.

2.9 ATTIC VENTILATION

.1 L-OmniRoll by Lomanco. LOR-30, or approved equivalent.

.1 Rigid plastic ridge ventilator designed to allow the passage of hot air from attics.

2.10 ACCESSORIES

.1 Standard round wire, zinc-coated steel or aluminum; 10 to 12 gauge, smooth, barbed or deformed shank, with heads 3/8 inch (9mm) to 7/16 inch (11mm) in diameter. Length must be sufficient to penetrate into solid wood at least 3/4 inch (19mm) or through plywood or oriented strand board by at least 1/8 inch (3.18mm).

Part 3 Execution

3.1 EXAMINATION

.1 Do not begin installation until the roof deck has been properly prepared.

.2 If roof deck preparation is the responsibility of another installer, notify the architect or building owner of unsatisfactory preparation before proceeding.

3.2 PREPARATION

.1 Remove all existing roofing down to the roof deck and dispose of properly.

.2 Remove existing roof vents and related roof flashings, and dispose of properly.

.3 Opening in roof sheathing shall be covered in coordination with Section 06 10 00 Rough Carpentry.

3.3 SUBSTRATE PREPARATION

.1 Verify that the deck is structurally sound and free of deteriorated decking. All deteriorated decking shall be removed and replaced with new materials

.2 Cover with sheet metal, all holes over 1 inch (25mm) in diameter, cracks over 1/2 inch (12mm) in width, loose knots and excessively resinous areas. Openings larger than 8" in diameter require installation of new sheathing. Support sheathing using dimensional lumber.

.3 Replace damaged deck with new materials.

.4 Clean deck surfaces thoroughly prior to installation of eaves protection membrane and underlayment.

.5 Install crickets as required, on the upslope side of all chimneys, any chimney wider than 24" (610mm), and on all roofs steeper than 6/12.

3.4 INSTALLATION OF UNDERLAYMENTS

.1 Apply specified underlayment as follows:

.1 Slopes of 4 units in 12 units or greater, apply single layer, polymer modified fiberglass or synthetic underlayment laid parallel to eaves, lapping to the 2 inches (51 mm) or 4 inches (102 mm) ply line, and 6 inches (152 mm) on ends, end laps staggered 6 feet (1829 mm) from course to course.

.2 Slopes of 4 units in 12 units or greater in ice dam regions, apply self-adhering, polymer modified underlayment along eaves and rakes to a point 24 inches (610 mm) beyond the interior surface of exterior walls. From there, apply single layer polymer modified fiberglass or synthetic underlayment, lapping over self-adhering underlayment a minimum of 6 inches (152 mm).

.3 Slopes of less than 4 units in 12 units in ice dam regions, apply single layer of self-adhering underlayment over entire roof surface.

.2 Valleys: Open valleys utilizing 'W' valley metal:

.1 Begin application by centering a full-width valley liner of self-adhering underlayment to the roof deck in all valleys.

.2 The field underlayment is then woven through the valley over the layer of self-adhering underlayment or lapped 6 inches (152 mm) on each side. If fastening the field underlayment, be aware no fasteners are allowed within 6 inches (152 mm) of the valley centerline.

.3 Install min. 26-gauge prefinished sheet steel valley metal in a 'W' configuration.

.3 Pipe Flashing: Apply a bead of roofing cement around the pipe, sealing it to the underlayment prior to installing the metal pipe flashing. Install and secure the metal jack so that the bottom flange laps over onto the shingles. Side and top flanges shall have shingles lapping onto the flange. Shingles that lap onto metal shall be laid into a bed of roof cement. A bead of urethane sealant shall be applied where the pipe penetrates the cone of the jack.

.4 Perimeter Flashing: Use non-corrosive, 26-gauge (0.55 mm) sheet metal drip edge flashing. Install prior to underlayment on eave edges of roof and then along rake edges over the ends of installed underlayment. Install drip edge with flanges large enough (recommend 4-inch (102 mm) flanges) to completely cover roof edges. Secure with galvanized roofing nails, centered on the top flange at 8 to 10 inches (203 to 254 mm) O.C.

3.5 INSTALLATION OF LAMINATE SHINGLES

.1 Laminate Shingle Application; 5-5/8 inches (143 mm) Offset - Diagonal Pattern:

.1 Starter courses: Use Malarkey starter shingles or 3-tab shingles with the tabs cut off; apply to eave and rake edges of roof.

.2 Cut 6 inches (152 mm) off the length of the starter strip and apply at the lower, left-hand corner of roof. The starter course shall overhang the edge metal 1/4 to 3/4 inch (6 mm to 19 mm). Fasten with four (4) nails, 1-1/2 to 3 inches (38 to 76 mm) up from the eave with one fastener 1 inch (25 mm) from each end and the remaining two evenly spaced on the same line as the end fasteners.

.3 Continue starter course across the roof with a full-length shingles, butting them loosely together to avoid buckling.

.4 First course: Start with a full shingle applied directly over the starter course at the lower left-hand corner of the roof, and secure with fasteners.

.5 Second course: Cut 5-5/8 inches (143 mm) off the left end of a full shingle and apply the remaining 34-3/8 inch (873 mm) piece over the first course shingle. Align the bottom edge along a line level with the "sawtooth" overlay in the preceding course, exposing the first course 5-5/8 inches (143 mm). Secure with fasteners.

.6 Succeeding Courses: Courses three through seven are begun with partial shingles, each progressively 5-5/8 inches (143 mm) shingle shorter, establishing the overall diagonal pattern or stair-step effect. (Pieces cut from shingles along one rake edge can be used to finish off courses on the opposite rake.)

.7 Apply a full shingle adjacent to each of the first seven courses to extend the pattern.

.8 Courses eight through fourteen repeat the process beginning with a full shingle and repeat the 1-to-7 course cycle on up the roof.

.9 Strike a chalk line every six courses or so to ensure straight courses. Shingles may be laid from either the left- or right-hand side. Start at either rake edge and follow layout and cutting instructions as required for proper application. Fill-in pieces less than three inches (76 mm) in width are not acceptable at rake edges.

3.6 FASTENERS

.1 Laminate Nailing Pattern: Nails must be placed within the nailing zone, 1 inch (25 mm) in from each end of the shingle and the remaining nails evenly spaced on the same line as the end nails. Fasteners shall not be overdriven to cut into shingles or underdriven. Fasteners shall be seated flush to the shingle surface as illustrated on the shingle wrapper. When fastening, butt shingles loosely together to prevent buckling.

.1 Fasteners per shingle/high wind areas: Six, including starter shingles.

3.7 INSTALLATION OF PROJECTIONS

.1 STATIC VENTS

a. Remove static vents at existing locations and dispose of properly.

b. Install 24-gauge sheet metal over existing openings, approximately 4" larger than openings on all sides. Secure using fasteners spaced 4" o.c.

c. Seal as per manufacturer's guidelines.

.3 ROOF CURBS

a. Roof curbs wider than 20" require saddles to be constructed to divert water. Saddles to be constructed using compatible materials.

b. Install 24-gauge sheet metal over existing openings, approximately 4" larger than openings on all sides. Secure using fasteners spaced 4" o.c.

c. Seal as per manufacturer's guidelines.

3.8 INSTALLATION OF ATTIC VENTILATION

.1 GENERAL

a. Ventilation must meet or exceed current and local code requirements.

.4 RIDGE VENTILATION

a. Install ridge vent along the entire length of ridges:

b. Cut continuous vent slots through the sheathing, stopping 6 inches (152mm) from each end of the ridge.

c. On roofs without ridge board, make a slot 1 inch (25mm) wide, on either side of the peak (2 inch (51mm) overall).

d. On roofs with ridge board, make two slots 1-3/4 inches (44.5mm) wide, one on each side of the peak (3 ½ inch (89mm) overall).

e. Install ridge vent material along the full length of the ridge, including uncut areas.

f. Butt ends of ridge vent material and join using roofing cement.

3.9 PROTECTION

.1 Protect installed products from foot traffic until completion of the project.

.2 Any roof areas that are not completed by the end of the workday are to be protected from moisture and contaminants.

3.10 CLEANING

.1 All materials removed from the roof shall be disposed of properly off site. Refuse shall not be stockpiled on site. Use 20, 30, or 40-yard bins located on site, and cover as required to prevent refuse blowing out of bins during high wind events.

.2 Debris shall be removed from eavestroughs, gutters, splash pad locations, and all grounds. Gutter and eavestrough drainage systems shall be cleaned and flushed to remove all blockages and debris.

.3 Use magnetic sweeper to collect fasteners and metal debris from all landscaping, lower roof levels and parking lot. Dispose of all debris properly from site.

END OF SECTION

BREAKDOWN OF PRICES

Stipulated Price (exclusive of GST):

Roof Replacement – Section 3.4.1.1 - Roof Replacement $_____

Additional Cost of 50 year warranty (if applicable) $_____

Provisional Price for Supply and Install of 5/8" Plywood Roof Sheathing $_____/ 4'x8' sheet

Provisional Price for Replacement Siding $_____/linear ft

Provisional Price for Weather Resistive Barrier $_____/sq. ft
(as specified in Section 07 31 13, Fibrelgass Reinforced Asphalt Shingles)

Main Room Flooring Replacement – Section 3.4.1.2 $_____

Alternate Flooring Pricing – Section 3.4.1.2.1 $_____

Exterior Door Replacements – Section 3.4.1.3 $_____

Kitchen Counter Replacement – Section 3.4.1.4 $_____

Location of Head office: _____

Years in Business: _____

Proposed Project Start Date (does not replace Gantt chart inclusion):

_____