



**Columbia Area Office**

1611 Chapin Road  
Chapin, SC 29036  
(803) 260-4532  
(803) 422-7493

**Charleston Area Office**

217 N. Live Oak Drive  
Moncks Corner, SC 29461  
(843) 499-2756  
(352) 397-8208

wmbeconsultants.com

---

## Addendum No. 1

Date Issued: January 17, 2026  
Project: SCC – Health Sciences Reroof Project  
State Project Number – H59-6352-TM

WMBE Project Number: 2025-08

Attachments: 1. Questions and Answers  
2. Building Floor Plan  
3. Project Laydown

This addendum modifies the Contract Documents as stated herein and shown on any accompanying drawings or attachments and is part of the Contract Documents.

Bidder shall acknowledge receipt of all addenda issued in the space provided on the Bid Form. Failure to acknowledge addenda may result in the bidders bid being rejected as non-responsive.

This addendum consists of 9 pages including attachments.

1. Changes to Bidding Requirements:
  - a. Total number of calendar days to complete the project after award and notice to proceed issued will be 60 calendar days.
2. Changes to Specifications:
  - a. SECTION 07 5419 - POLYVINYL-CHLORIDE (PVC) ROOFING
  - b. SECTION 075423 - THERMOPLASTIC POLYOLEFIN (TPO) ROOFING

PART TWO - Roof Insulation Roof System Description.

### **Roof Areas A & B**

- a. Steel Roof Deck
  - 1) 1 layer of 2.0" polyisocyanurate insulation mechanically attached to hold in place.
  - 2) 1 layer of 2.0" polyisocyanurate insulation mechanically attached to hold in place.
  - 3) 1 layer of 1/4" coverboard mechanically fastened through all layers to the steel deck to meet the required wind uplift.
  - 4) Secondary Taper system is required at roof drain sumps, tapered crickets, valleys, etc. Tapered perlite edge strip to be installed at base of all cricket locations. Positive drainage is required to be provided.
  - 5) Roof membrane mechanically fastened to withstand required wind uplift resistance.

### **Roof Areas A1 & B1**

- a. Steel Roof Deck
  - 1) 1 layer of 1.5" polyisocyanurate insulation mechanically attached to hold in place.
  - 2) 1/4":12" tapered polyisocyanurate insulation mechanically attached to hold in place.
  - 3) 1 layer of 1/4" coverboard mechanically fastened through all layers to the steel deck to meet the required wind uplift.
  - 4) Secondary Taper system is required at roof drain sumps, tapered crickets, valleys, etc. Tapered perlite edge strip to be installed at base of all cricket locations. Positive drainage is required to be provided.
  - 5) Roof membrane mechanically fastened to withstand required wind uplift resistance.

### 3. Changes to Drawings:

- a. None.



**Columbia Area Office**

1611 Chapin Road  
Chapin, SC 29036  
(803) 260-4532  
(803) 422-7493

**Charleston Area Office**

217 N. Live Oak Dr  
Moncks Corner, SC 29461  
(843) 499-2756  
(352) 397-8208

wmbeconsultants.com

---

## Addendum No.1 Questions and Answers

Project: SCC – Health Sciences Reroof Project  
State Project Number – H59-6352-TM

WMBE Project Number: 2025-08

1. **Question:** Are any substitution request approved?
  - A. **Answer:** Soprema Sentinel P150 60 Mil PVC Roof System.
  
2. **Question:** Will the roofing project take place while class is taking place ? What is the class schedule?
  - A. **Answer:** Yes the project will take place while class is taking place. The awarded Contractor will have to provide a schedule on the attached floor plan & roof plan showing areas of work prior to starting the project for approval. Weekly updates will also be required. Classes run Monday-Thursdays and are normally complete by 4:00 pm each day.  
  
No tear off and replacement work will take place directly over areas where students / teachers are present.
  
3. **Question:** Does hazardous material exist?
  - A. **Answer:** Yes, all flashings.
  
4. **Question:** Can the project time completion frame be extended more than 45 calendar days?
  - A. **Answer:** Yes. All work is to be Substantially Completed within 60 calendar days of the Date of Commencement.
  
5. **Question:** What is required regarding safety during the project?

- A. Answer: Overhead protection will need to be provided at all ingress and egress points around the building. This will require scaffolding and plywood be at each door location at areas of work extending out a minimum of eight feet. All OSHA requirements to be followed.
6. **Question:** Can you clarify work for the skylight?
- A. Answer: Base Bid includes all sealants and glazing being removed and replaced at metal framing and glass. Alternate 2 is for the complete replacement.
7. **Question:** Can you provide glazing details?
- B. Answer: Per skylight manufacturer's requirements.
8. **Question:** Is chain link fencing necessary and required around the lay down area?
- A. Answer: Yes.
9. **Question:** Is any interior protection required inside the building?
- A. Answer: Yes, Contractor is responsible to protect interior servers, computers, books, etc. It is the contractor's responsibility to protect all interior conditions under areas of work.
10. **Question:** Is cleaning of the grounds and interior the responsibility of the Contractor?
- A. Answer: Yes. Clean up of all areas affected by roof work will be the responsibility of the Roofing Contractor.
11. **Question:** If materials are stored on the grounds or roof what is required?
- A. Answer: All materials need to be properly stored and covered from elements of weather. All stored materials need to be properly secured, weighted, or tied into place to prevent moving from winds.
12. **Question:** Will interior access be granted to access the roof or will scaffolding and stairs be required?
- A. Answer: The Contractor will be required to erect scaffolding and stairs for accessing the roof during the project. All exterior walls will be repaired to original or better condition upon completion of the project.
13. **Question:** Are all roof drains and overflow drains to be replaced with new?
- A. Answer: Yes, along with new heavy duty multiple band ferncos.

14. **Question:** What is the extent of work that is required at the primary and overflow drainage locations?
- A. Answer: All drains (primary and overflow) will be raised to accommodate new roof insulation height. All roof drains and overflow drains are to have all new cast iron drain bowls, clamping rings, and strainers installed. Threaded connections are required to piping below at all locations. New stainless steel bolts and washers are to be used. The roof drain and associated piping installed shall be insulated.
15. **Question:** Is shop fabricated sheet metal acceptable for use for detail work?
- A. Answer: Yes, must comply with ES1 standards.
16. **Question:** Is a skirt flashing / two piece flashing acceptable to be installed at coping locations where the face of the coping is greater than 5" inches?
- A. Answer: Yes. Coping sheet metal must comply with all ES1 and all SMACNA Details.
17. **Question:** Is the metal work to be attached to cleats and be per ES-1 Requirements?
- A. Answer: Yes, ES1 requirements will be completed and will be reviewed in the submittals and on site during the installation mockup.
18. **Question:** Is flood testing of roof drains required?
- A. Answer: Yes, all roof drains are to be flood tested once all new components have been installed. Flood testing is to include plugging the drain and testing the roof drain bowl and pipe connections.
19. **Question:** Other than replacing drain components at overflows, what other work is required?
- A. Answer: The overflow drains are to be replaced as required. Overflow drains to be to accommodate new roof insulation height. Detail 3/D1.1 to be installed.
20. **Question:** When can drain work take place?
- A. Answer: After hours and on weekends.
21. **Question:** Is .040 Aluminum or galvalume required for metal work? Is either prefinished Steel or prefinished Aluminum acceptable for metal details?
- A. Answer: 040 aluminum or 24 gauge galvalume is acceptable for metal work.
22. **Question:** Is premanufactured coping and cover plates acceptable?
- A. Answer: Premanufacture coping is acceptable but not required. Cover plates are not acceptable, standing seam shall be installed.

23. **Question:** What is the metal color for new metal work being completed?
- A. Answer: Color will be chosen by the Owner prior to metal being ordered.
24. **Question:** what is required if existing roof drains or overflow drains are clogged prior to work starting?
- A. Answer: Contractor shall have all roof drains and overflow drains inspected prior to work and shall ensure all roof drains and overflow drains are free flowing. All clogged drains are the responsibility of the Contractor.
25. **Question:** Is fencing required around stored materials within the laydown area at the grounds?
- A. Answer: Yes, all laydown will need to have metal / chain link fencing provided and blocked off during the project time. Laydown aerial is attached for location.
26. **Question:** Is taper insulation required?
- A. Answer: Yes, as noted in specifications and drawings. Taper edge shall be installed at transition at all tapered crickets.
27. **Question:** Are new wood nailers required at all perimeter locations and penetration locations?
- A. Answer: Yes, to match new insulation height and to obtain the minimum flashing height of 8" inches at penetrations.
28. **Question:** Is there an electrical conduit on the bottom side of the existing roof deck?
- A. Answer: Contractor to confirm. Any damages will be the responsibility of the Contractor.
29. **Question:** Is a licensed electrician and or plumber to be used and coordinated by the Contractor for any HVAC work to raise units and any plumbing work at roof drains?
- A. Answer: Yes.
30. **Question:** Is the edge condition to be two-piece condition?
- A. Answer: Yes.
31. **Question:** Is standing seam joints required for the coping?
- A. Answer: Yes.
32. **Question:** What is required at the wood supports?
- A. **Answer:** Prefabricated supports are to be installed. Wood supports will not be acceptable.

33. **Question:** Which curbs are to be raised?

A. **Answer:** All equipment shall be raised to the 8-inch minimum finished height from the top of the finished new roof system. This includes any associated gas lines, electrical, controls, etc.

34. **Question:** When the Single Ply is installed what will be required for cleaning at the end of the project?

A. **Answer:** The Contractor will be responsible for cleaning the new roof system with recommended product per the system Manufacturer. No pressure washing / no abrasive methods of cleaning will be acceptable. Hand cleaning will include squeegee, mops, rags, etc.

35. **Question:** In the approved laydown locations how are the grounds to be repaired?

A. **Answer:** Any concrete or paving will be repaired to match existing. Any grass locations will be repaired with sod to match existing grounds.

36. **Question:** Is the Contractor to provide a three-ring binder with printed pages included in the closeout documents with items as listed in specification?

A. **Answer:** Yes, two hard copies and also an electronic copy on a flash drive.

37. **Question:** Is a three year Contractor Warranty required?

A. **Answer:** Yes.

End of Addendum No.1



**SPARTANBURG  
COMMUNITY  
COLLEGE**

Business I-85 at New Cut Road  
P.O. Box 4386  
Spartanburg, S.C. 29305  
(864)592-4600 or 1-800-922-3679

# Health Science Building 3<sup>rd</sup> Floor Plan





East Building

MATERIAL LAYDOWN FOR A1 & B1

AREA A

LIFT LOCATION DUMPSTER, AND MATERIAL LAYDOWN FOR A & B

AREA A1 WEEKEND WORK

Health Sciences Building

AREA B

STAIR TOWER TO BE PROVIDE FOR ROOF ACCESS

AREA B1 WEEKEND WORK

Google Earth

Image Landsat / Copernicus

