

# WAUKEGAN PARK DISTRICT

## BID ADDENDUM #1

**To:** All Bidders

**From:** Tim Girmscheid, Manager of Planning Services

**Re:** Addendum #1

**2022 - 540 McAlister Roof Improvements**

Bids Due on Tuesday, May 3, 2022 at 10:00 AM

**Date:** April 28, 2022

**PLEASE MAKE NOTE OF THE CHANGES AND CLARIFICATIONS:**

**1. Changes:**

- A. Contractor will also be responsible for installing permanent roofing including “like” membrane, flashing and related applications over rebuilt soffit as indicated in the attached 540 McAlister Soffit Repair drawings.
- B. Contactor will also remove and replace all existing membrane within the existing inlaid gutter troughs. Tapered insulation to be added to ensure maximum pitch to roof gutters. This is a continuous strip approximately 4’ wide extending from roof edge along entire lengths on east and west (with the exception of the area over the rebuilt soffit) edges of roof. See attached drawings. Existing edge metals/flashing to be removed and re-attached. Approximate total length of 4 sections is 230’.
- C. If Infrared/moisture scan of existing roof is required for 10-year Labor and Material warranty it will be done by Legat Architects at owner expense.
- D. Base coat of Bond-N-Shield 405 should be applied at 2 – 2.5 gal per SQ (100 sqft).
- E. Top coat of 502 RC-W should be applied in two applications each at 1.5 gal per SQ.
- F. Labor and material warranties are offered through KQA (KARNAK qualified applicators).

End of Addendum #1

**BIDDERS ARE TO ACKNOWLEDGE RECEIPT OF ADDENDUM #1.**

**PLEASE FAX BACK TO WAUKEGAN PARK DISTRICT, PARKS DEPARTMENT AT 847-244-7345 OR EMAIL TO [TGIRMSCHEID@WAUKEGANPARKS.ORG](mailto:TGIRMSCHEID@WAUKEGANPARKS.ORG). ALSO, PLEASE INCLUDE AN EXECUTED COPY OF THIS ADDENDUM AND NOTE RECEIPT OF THIS ADDENDUM IN YOUR BID PROPOSAL.**

**ADDENDUM #1 RECEIVED:**

**SIGNED:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**COMPANY:** \_\_\_\_\_

Thank you.

WAUKEGAN PARK DISTRICT - BELVIDERE RECREATION CENTER

# 540 McAlister Soffit Repair

540 S McAlister Ave

Waukegan, IL 60085

Drawings for Addendum 1 of  
2022 - 540 McAlister Roofing Improvements

GENERAL DRAWINGS  
G01 TITLE SHEET

ARCHITECTURAL DRAWINGS  
AR01 OVERALL ROOF PLAN  
AR02 OVERALL REFLECTED SOFFIT PLAN  
AR21 ROOF DETAILS  
AR22 TYPICAL ROOF DETAILS

RELEASE

ISSUED FOR BIDDING

DATE OF ISSUE

04.20.22

ARCHITECT'S PROJECT NUMBER

222097.00

LEGAT ARCHITECTS  
DESIGN | PERFORMANCE | SUSTAINABILITY

WAUKEGAN  
PARK DISTRICT -  
BELVIDERE  
RECREATION  
CENTER

**540 McAlister  
Soffit Repair**

540 S McAlister Ave  
Waukegan, IL 60085

Legat Architects

2015 Spring Road, Suite 175  
Oak Brook, IL 60523  
P: 630.990.3535  
www.legat.com



TITLE SHEET

PROJECT NO. 222097.00  
DATE OF ISSUE 04.14.22

LEGAT ARCHITECTS  
DESIGN | PERFORMANCE | SUSTAINABILITY

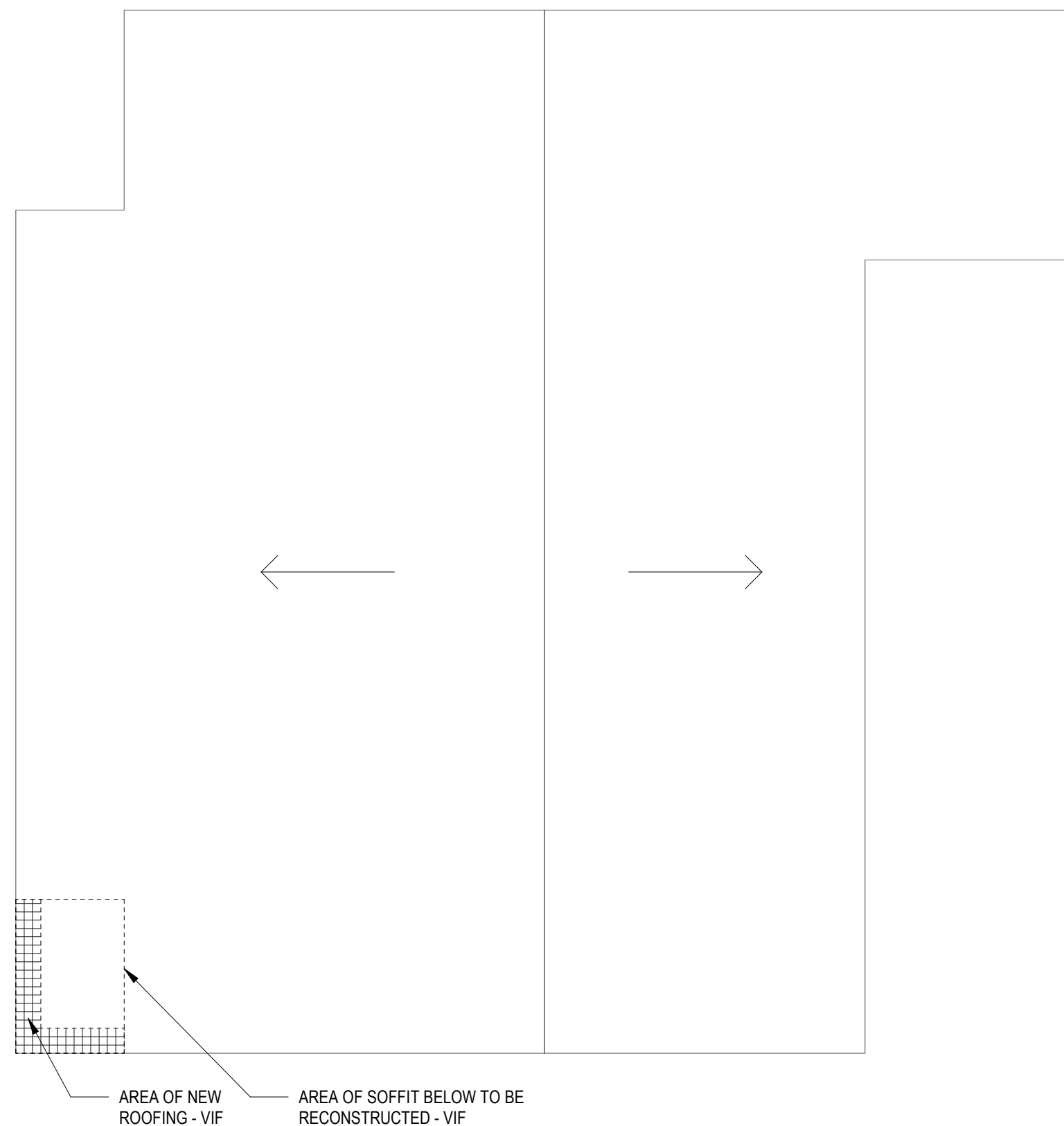
G01

WAUKEGAN  
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**540 McAlister**  
**Soffit Repair**

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1/16" = 1'-0"



**OVERALL ROOF PLAN**

PROJECT NO. 222097.00  
DATE OF ISSUE 04.14.22

1 **ROOF PLAN**  
1/16" = 1'-0"

A-201

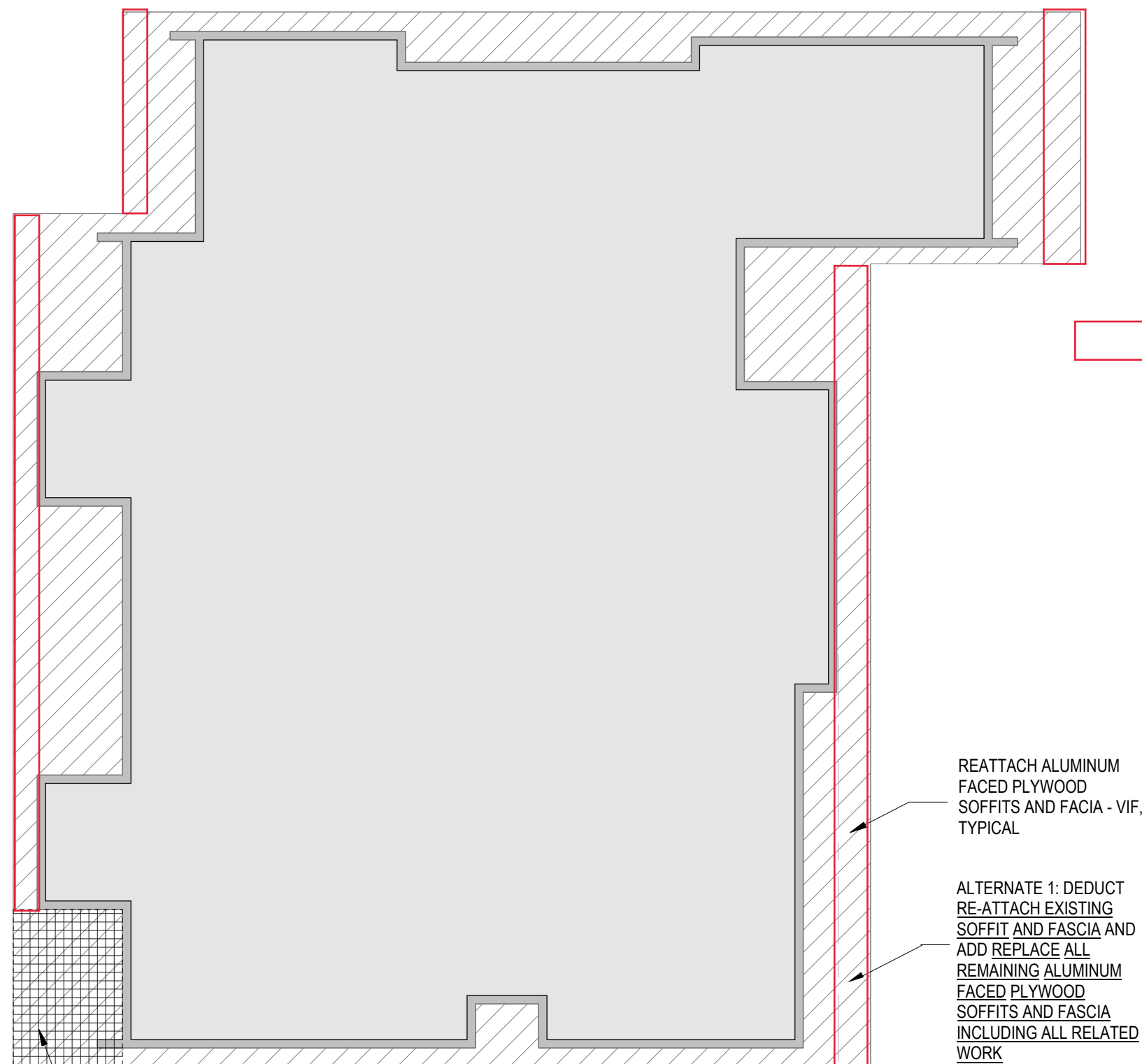
**AR01**

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Areas referenced in Addendum 1 of  
2022 - 540 McAlister Roofing Improvements

REATTACH ALUMINUM  
FACED PLYWOOD  
SOFFITS AND FASCIA - VIF,  
TYPICAL

ALTERNATE 1: DEDUCT  
RE-ATTACH EXISTING  
SOFFIT AND FASCIA AND  
ADD REPLACE ALL  
REMAINING ALUMINUM  
FACED PLYWOOD  
SOFFITS AND FASCIA  
INCLUDING ALL RELATED  
WORK

AREA OF SOFFIT TO BE RECONSTRUCTED - VIF.  
IF AREA IS LESS THAN DEPICTED, CONTRACTOR AND OWNER TO  
NEGOTIATE A PRORATED REDUCTION IN PRICE.

**1** FIRST FLOOR REFLECTED CEILING PLAN  
1/16" = 1'-0"

1/16" = 1'-0" 

OVERALL REFLECTED  
SOFFIT PLAN

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**AR02**

WAUKEGAN  
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BELVIDERE  
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CENTER  
**540 McAlister  
Soffit Repair**

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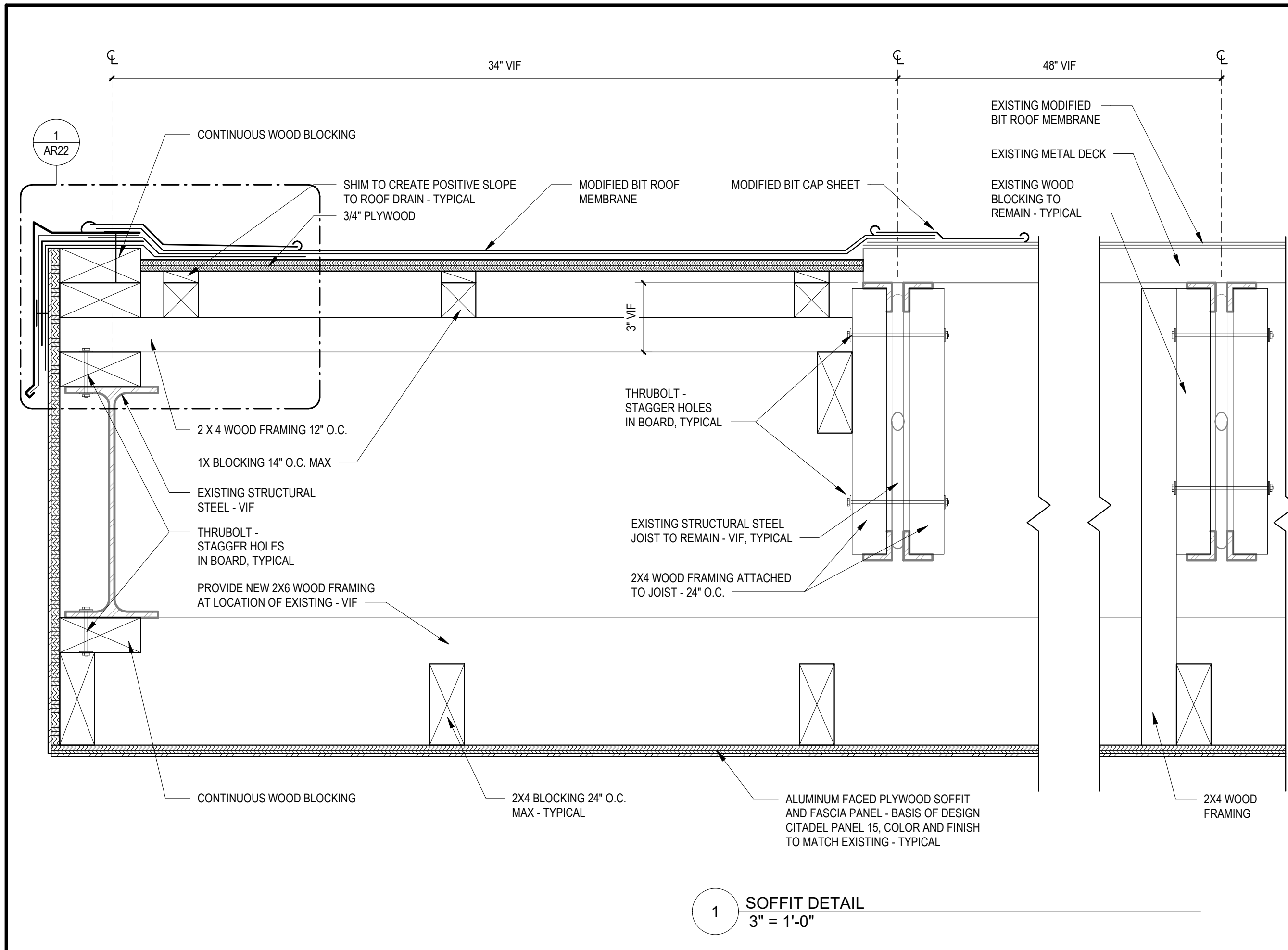
3" = 1'-0"



**ROOF DETAILS**

PROJECT NO. 222097.00  
DATE OF ISSUE 04.14.22

**AR21**

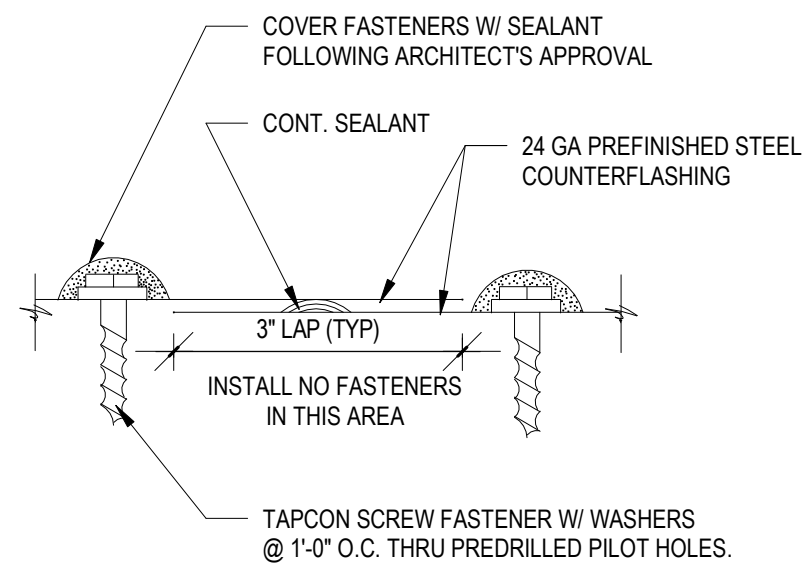


WAUKEGAN  
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**540 McAlister  
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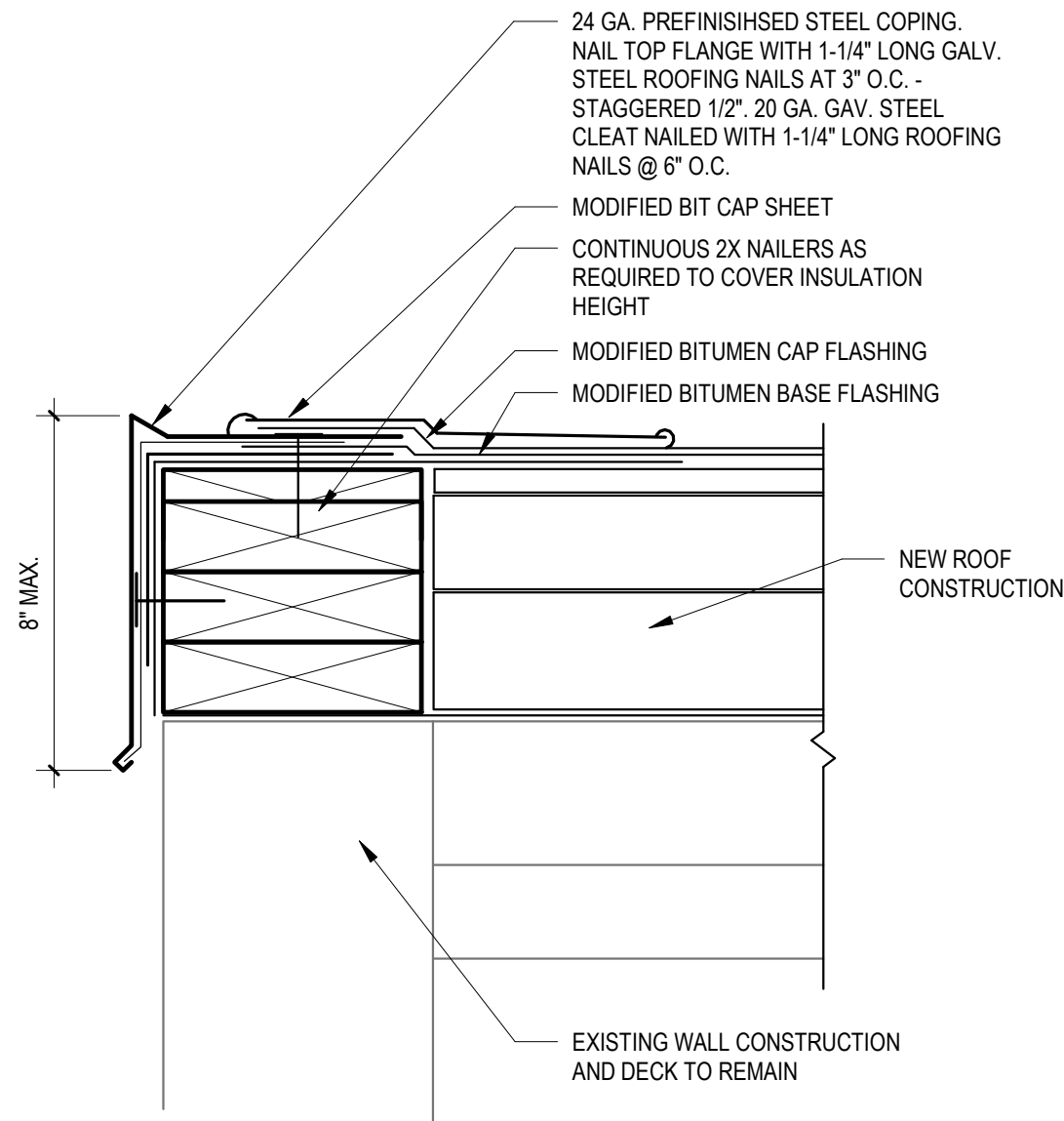
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**2** COUNTERFLASHING LAP JOINT DETAIL  
 6" = 1'-0"



- NOTES:**
1. ALL WOOD BLOCKING TO HAVE JOINTS STAGGERED, MITERED, AND SCREWED TIGHT - SEE DETAIL 7/A-520.
  2. RESECURE ANY LOOSE EXISTING WOOD BLOCKING WITH COATED WOOD SCREWS @ 2'-0" O.C.
  3. REFER TO COPING DETAILS ON SHEET A-520

**1** ROOF EDGE COPING DETAIL  
 3" = 1'-0"

AR21

As indicated



TYPICAL ROOF  
 DETAILS

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**AR22**