



**Albany Port District Commission (APDC)**  
**Addendum #1**

**Shed # 5 Roof Replacement;**  
**May 9th 2025**

**The following is the response to contractor questions and points of clarifications:**

- 1). Item 8 Page 8 of 41 and Item 12 Page 9 of 41**-Clarification: The contractor shall use a building width of 86' x building length of 324' (27,864 sq. ft.).
  
- 2). Item 11 on Page 8 of 41**- Clarification: The final size, number and placement of fasteners shall be specified by the manufacturer's engineer in accordance with ASCE -7-2016 for a basic wind speed of 115 mph, 3 second gusts, Exposure Category D and a Risk Category 2, (Mfg. shall confirm).
  
- 3). Item 5 on Page 8 of 41**-Clarification: The existing laid up brick chimney shall be removed to just below the top of the roof deck and framed out with 2" x \_ blocking and then covered with ¾" CDX plywood screwed into the blocking. 1" thick Insul -Base polyisocyanurate insulation shall be then be placed along with ½" Carlisle Secure Shield (or approved equal).
  
- 4). Item 2 on Page 8 of 41**-Clarification: The contractor shall remove all loose crushed stone ballast by vacuum, any embedded gravel shall remain in place.
  
- 5). Item 6 on Page 8 of 41**-Clarification: The contractor shall repair/repoint as needed the Northerly parapet wall (South side facing the roof of Shed 5) –procedures as outlined in this item. Omit the repointing of the South parapet wall which is faced with siding.
  
- 6). Item 11 on Page 8 of 41**-Clarification: Because embedded gravel ballast will be left in-place, the contractor shall install 1" thick Insul -Base polyisocyanurate insulation and then install ½" Carlisle Secure Shield (or approved equal) prior to the placement of the 80 mil Carlisle (or approved equal) TPO roof membrane. I addition install #15 x 5" long fasteners as per Manufacturer's design.
  
- 7). Item 13 on Page 9 of 41**-Clarification: The contractor is directed to contact Alpine Snow Guards at: 888-766-4273 289 Harrel Street Morrisville, Vermont 05661. E-mail: [info@alpinesnowguards.com](mailto:info@alpinesnowguards.com) For the materials listing and price quote which has already been prepared for this project. Provide the Project Name: Shed 5-Port of Albany, Alpine Project Number: 31871, Quote Number: 0089902, Date 3/10/2025, Sales Person: KDM.

## Contractor Bid Form

(Revised 5/8/2025)

<b>Engineer's Estimate of Quantities of Construction</b>					
<b>Item Number</b>	<b>Item Description</b>	<b>Qty</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Total Item Cost</b>
1.0	The contractor shall provide 40cy roll-off dumpsters of sufficient quantity to dispose of all items associated with this project. These removals are limited to flashing as necessary at the interface of walls or edge treatments as needed and any new scraps and miscellaneous debris associated with packaging and the general construction and installation of the new roof overlay. All materials shall be disposed at an approved NYSDEC landfill site. It is estimated that a total of 5 dumpsters will be required. The contractor shall establish the final number of dumpster containers required.	Lump Sum (LS).	Lump Sum (LS)	\$	\$
2.0	Remove the existing loose crushed stone roof ballast. Any embedded gravel shall be left in-place. The contractor shall make a field visit and become familiar with the existing roof conditions in order to provide an accurate bid estimate. The Ballast thickness is estimated to be 1-1/2". With an estimated quantity of 129 cu yds. The contractor shall vacuum and dispose of all loose stone ballast only.	LS	LS	\$	\$
3.0	The existing asphalt built up roof shall be allowed to remain in place. Any removals (tear-offs) shall be limited to any edge treatments or wall sections or vertical projections of flashing that are required to be removed as part of the new roof installation. For informational purposes, the existing roof consists of a 4 ply built-up roof system with 2 ply #15lb felt paper, 1 ply rosin paper and the aforementioned crushed stone ballast. Remove all coping caps and vertical counter flashings around parapet walls, around the hatchway, and the 2 existing roof fans base flashing as is necessary. Make fish plate repairs to any deteriorated areas at the base of the roof mounted vent fans. Flash accordingly. The contractor is directed to review the asbestos survey for the Port of Albany Shed #5 as prepared by Grace M. Hagberg Project Scientist for Atlantic Testing laboratories 518-383-9144.	LS	LS	\$	\$

4.0	Removal of approximately 327 linear feet of metal gravel stops / water dams to be removed along the Westerly roof line and approximately 327 lf along the Easterly roof line (654 lf total estimated quantity). Remove existing scuppers and downspouts. There are 5 scuppers and downspouts along the Westerly roof line and 5 scuppers and downspouts along the Easterly roof line (10 scupper assemblies to be removed).	LS	LS	\$	\$
5.0	Remove the existing deteriorated chimney along the Southwesterly quadrant of the roof. The existing laid up brick chimney shall be removed to just below the top of the roof deck and framed out with 2" x blocking and then covered with 3/4" CDX plywood screwed into the blocking. 1" thick Insul -Base polyisocyanurate insulation shall be then be placed along with 1/2" Carlisle Secure Shield (or approved equal). Coordinate this with the Albany Port District Commission (APDC) staff members. This work shall be completed by a qualified mason.	LS	LS	\$	\$
6.0	Repair / repoint as needed the ( South side of the wall facing the roof of shed 5) laid-up brick masonry parapet walls and coping caps using pre-blended Spec Mix Masonry Mortar (Type S) which consists of 1 part Portland Cement, 2 parts lime and 3 parts sand. Do not allow overspill from the mortar repairs / tuck pointing procedures to cover the brick masonry. Promptly clean all spilled mortar from the brick surface. Provide Ska- Flex 1a -1 part polyurethane elastomeric sealant to fill in and seal all openings at the base of the vitrified column coping cap and at all horizontal and vertical open joints. This work shall be completed by a qualified mason.	LS	L.S.	\$	\$
7.0	Install 1/2" x 8" APA approved CDX plywood edge treatment. Match the existing along the Easterly and Westerly roof line – eave edge. Please note that the building is approximately 324'-0' long x 86'.	LS	L.S.	.\$	\$
8.0	Install new 1/2" x 10" APA approved CDX plywood edge treatment. North side 86' and South side 86' = 172' (estimated) Materials and labor for this item are to be included in Item 7.	L.S.	L.S.	\$ N/A	\$ N/A

9.0	Ensure that the roof surface is sufficiently prepared to receive the ½” plywood perimeter edge treatments and the 1” thick Insul-Base along with the 1/2 “ Carlisle Secure Shield or approved equal product.	LS	LS	\$	\$
10.0	Should the contractor encounter deficient existing wood decking, remove all existing defective and deteriorated wood decking. Match the existing decking in size and species of wood. Assume 5% of the total roof area will require replacement. 324’ x 86’=27,864 sq ft. 27,864 sq ft x .05=1,393 sq.ft.	LS	LS	\$	\$
11.0	Install one layer of 1” thick Insul-Base by Carlisle (or equal) and ½” Carlisle Secure Shield HD Polyisocyanurate (25psi) rigid insulation or approved equal product to be mechanically fastened using Carlisle #15 x 5” long Insul-Fast fasteners with 2- 3/8” diameter round disc washers at a rate of 8 per 4’ x 8’ board 10 per 4’ x 8’ board around the perimeter and 12 per 4’ x 8’ in the designated corners as per manufacturer’s specifications. 324’ x 86’=27,864 sq ft= 279 squares. Fasteners shall not penetrate below the bottom of the existing ship lap decking.	LS	LS	\$	\$
12.0	Install 80 mil Carlisle TPO-gray or equal approved product (324’ x 86’ wide) with 25 year Total System Warranty. Upon completion of the project, the manufacturer’s representative for Carlisle Syntec Inc. shall conduct an inspection of the insulation to insure compliance with Carlisle specifications and the shop drawing details. The proposed Carlisle 80 mil TPO membrane shall meet the requirements of ASCE – 7 – 16. Basic wind speed 115 MPH, 3 second gusts Exposure Category D and Risk Category 2.	L.S.	L.S.	\$	\$
13.0	Install Alpine Snow Guards or approved equal product as per manufacturer’s specifications for the Carlisle Syntec System – TPO membrane. Alpine Snow Guards: 289-Harrel Street Morrisville, Vermont 05661 Phone 888-766-4273 Website: <a href="mailto:info@alpinesnowguards.com">info@alpinesnowguards.com</a> For the materials listing and price quote which has already been prepared for this project. Provide the Project Name: Shed 5-Port of Albany, Alpine Project Number: 31871, Quote Number: 0089902, Date 3/10/2025, Sales Person: KDM.	LS	LS	\$	\$

14.0	Install an 8" x 8" 22 gauge metal gutter system with 4" x 5" downspouts at 8 each equally spaced locations along the Easterly and Westerly roof lines of the building. Place support brackets for the gutter sections at 12" on center. Along the Westerly side of the building, downspouts shall consist of an open downspout system to match the existing downspouts that were noted during our site visit and are specifically situated on Shed 4. The open gutter downspouts are 6" wide x 6" deep with cross members placed across the open downspout section for rigidity. This will be more specifically depicted in the hop drawing. The contractor shall field locate the downspouts with the Project Engineer and representatives of the APDC. Once all gutters and downspouts have been removed, the final configuration and number of downspouts shall be field established based on existing conditions. The contractor shall be required to furnish shop drawings for approval of gutters and downspouts sizes and configuration by the Project Engineer.	LS	LS	\$	\$
15	The contractor shall provide a schedule of work describing each task and timeframe in a pre-construction meeting with the Project Engineer and the APDC. The contractor shall furnish manufacturer's shop drawings for each component and system used for this project to the engineer for review. The contractor shall coordinate all work activities with the APDC and is responsible for NYSDOL, OSHA requirements and worker safety. It is the contractor's responsibility to verify all dimensions, quantities and conditions in the field prior to submitting a bid price for the project.	N/A	N/A	N/A	N/A
16	Provide and assemble braced stair tower scaffolding (OSHA rated)	L.S.	L.S.	\$	\$
17	Rough terrain forklift or crane	L.S.	L.S.	\$	\$
				<b>Total</b>	<b>\$</b>

Total Amount of Bid for Contract: \_\_\_\_\_

(Figures)

Dollars

(Words)

**Contractor Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Albany Port District Commission (APDC)**  
**Addendum #1- Bid Alternate –A-**  
**Shed # 5 Lower Over-Hang-Roof Replacement;**  
**May 8<sup>th</sup>, 2025**



**Photograph 1**

Bid Alternate A constitutes the replacement of the lower overhang roof. Photographs 1, 2 and 3 show a typical view of the Westerly roof overhang.



**Photograph 2**

A brief description of the work is as follows:

- 1). The existing roof projection is 8'-6" deep and 300' long. It is supported by a skeletal steel frame which in turn is supported by 1" diameter A-307 steel tie rods with threaded ends and

placed at 20' on center. The existing roofing shall remain in place with a new TPO roof system installed over the existing. All loose gravel stone ballasts shall be vacuumed from this lower roof which is estimated to be about 1-1/2" thickness and has an estimated quantity of 12 Cubic yards.



**Photograph 3**

2). It is estimated that approximately 5% of the existing wood decking that consists of 5-3/4" wide x 2-3/4" deep planking is deteriorated and will require replacement. Photograph 4 shows a typical view of some of the deteriorated planking. All deteriorated wood members shall be replaced with 2" x 6" pressure treated Southern Yellow Pine Grade 2. It is estimated that 128 sq ft. of roof decking will need to be replaced.

3). There had been a damaged area in the roof framing and is depicted in Photographs 5 and 6. It is requested that the contractor expose this area so that further evaluation can be made of the roof and skeletal framing. An area of approximately 6' long x 8'-6" deep shall be exposed for evaluation by the contractor and the Project Engineer. Once this area is exposed, a bolted steel gusset plate connection (24" long A-36 steel plate x 8" wide x 1/4" thick with four 1/2" diameter A-325 high strength bolts each side of the gusset plate repair) shall be implemented by the contractor that will also include a new (replacement) 1" diameter A-307 steel tie rod threaded at both ends along with a 1" square beveled washer and corresponding nut. The final configuration will be the result of the investigation procedure in exposing that portion of the damaged roof section.

4). For the purposes of this bid Alternate A, the contractor will assume that a total of four (4) 1" diameter A-307 steel tie rods 12' in length will require replacement. This will include a threaded connection at both ends, two (2) beveled washers and two (2) nuts.





**Photograph 4**



**Photograph 5**

5). For the purposes of providing temporary structural support to the damaged area, the contractor shall supply two adjustable shoring scaffolding 2'- wide x 6' long braced structural shoring as provided by Brand Safeway situated at 36-broadway Menands NY 12204 or equal. Two braced shoring towers shall be situated along the length of the 10" deep wide flange beam shown in Photograph 6 where the failure area has occurred. The pitch pocket / bolting pocket shown in Photograph 7 at the failure area shall be exposed for evaluation.





**Photograph 6**



**Photograph 7**

6). The existing roofing and all embedded stone shall remain in place. The new roof shall consist of 1" thick Insul-Base by Carlisle (or equal) and ½" Carlisle Secure Shield HD Polyisocyanurate and mechanically fastened to the wood decking as per manufacturer requirements. The total area is 2,550 sq ft or 26 squares.

7). Install 80 mil Carlisle TPO Gray or equal approved product 300' long x 8'-6" depth along with the required counter flashing. The roof shall be provided with a 25 year total system warranty.

8). The contractor shall provide an OSHA rated braced stair tower or lift and a lull as necessary. The contractor is responsible for meeting all NYSDOL and OSHA requirements and is responsible for worker safety.

<b>Engineer's Estimate of Quantities of Construction</b>					
<b>Item Number</b>	<b>Item Description</b>	<b>Qty</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Total Item Cost</b>
1.0	The contractor shall provide 40cy roll-off dumpsters of sufficient quantity to dispose of all items associated with this project. All materials shall be disposed at an approved NYSDEC landfill site.	Lump Sum (LS).	Lump Sum (LS)	\$	\$
2.0	Remove the existing loose crushed stone roof ballast. Any embedded gravel shall be left in-place. The Ballast thickness is estimated to be 1-1/2". With an estimated quantity of 12 cu yds. The contractor shall vacuum and dispose of all loose stone ballast only.	LS	LS	\$	\$
3.0	The existing asphalt built up roof shall be allowed to remain in place. ). It is estimated that approximately 5% of the existing wood decking that consists of 5-3/4" wide x 2-3/4" deep planking is deteriorated and will require replacement. Photograph 4 shows a typical view of some of the deteriorated planking. All deteriorated wood members shall be replaced with 2" x 6" pressure treated Southern Yellow Pine Grade 2. It is estimated that 128 sq ft. of roof decking will need to be replaced.	LS	LS	\$	\$
4.0	Expose the damaged area of approximately 6' long x 8'-6" deep for evaluation by the contractor and the Project Engineer. Once this area is exposed, a bolted steel gusset plate connection (24" long A-36 steel plate x 8" wide x 1/4" thick with four 1/2" diameter A-325 high strength bolts each side of the gusset plate repair) shall be implemented by the contractor that will also include a new (replacement) 1" diameter A-307 steel tie rod threaded at both ends along with a 1" square beveled washer and corresponding nut. The final configuration will be the result of the investigation procedure.	LS	LS	\$	\$

5.0	For the purposes of providing temporary structural support to the damaged area, the contractor shall supply two adjustable shoring scaffolding 2'- wide x 6' long braced structural shoring as provided by Brand Safeway situated at 36-broadway Menands NY 12204 or equal. Two braced shoring towers shall be situated along the length of the 10" deep wide flange beam. The pitch pocket / bolting pocket at the failure area shall be exposed for evaluation.	LS	LS	\$	\$
6.0	Install ½" x 8" APA approved CDX plywood edge treatment. Match the existing along the perimeter roof line Please note that the over-hang projection is approximately 300'-0' long x 8'-6".	LS	L.S.	\$	\$
7.0	The existing roofing and all embedded stone shall remain in place. The new roof shall consist of 1" thick Insul-Base by Carlisle (or equal) and ½" Carlisle Secure Shield HD Polyisocyanurate and mechanically fastened to the wood decking as per manufacturer requirements. The total area is 2,550 sq ft or 26 squares.	LS	L.S.	.\$	\$
8.0	Install 80 mil Carlisle TPO Gray or equal approved product 300' long x 8'-6" depth along with the required counter flashing. The roof shall be provided with a 25 year total system warranty. The proposed Insul-Base, Carlisle Secure Shield (or Equal Product) and the Carlisle 80 mil TPO membrane shall meet the requirements of ASCE – 7 – 16. Basic wind speed 115 MPH, 3 second gusts Exposure Category D and Risk Category 2.	L.S.	L.S.	\$ N/A	\$ N/A
9.0	The contractor shall provide an OSHA rated braced stair tower or lift and a lull as necessary. The contractor is responsible for meeting all NYSDOL and OSHA requirements and is responsible for worker safety.	LS	LS	\$	\$
				\$	\$
					<b>Total</b>

Total Amount of Bid Alternate –A-: \_\_\_\_\_

(Figures)

\_\_\_\_\_ Dollars

(Words)

**Contractor Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_