



City of Rockwall
The New Horizon

ADDENDUM #1
TO THE SPECIFICATIONS FOR
FACILITIES ROOF RESTORATION / REPLACEMENT BID

The addendum is an integral part of the RFB and must be signed and returned with the submittal.
The purpose of this addendum is to incorporate the following changes and or clarifications to the RFB.

1. Attached are the City's Insurance Company Adjuster's report/comments for all of the facility roofs. This document was requested at the pre-bid meeting.

All other terms and conditions remain unchanged.

If you have any questions regarding this addendum, please contact me at lewing@rockwall.com or 972-772-6418.

Sincerely,

Lea Ann Ewing
Purchasing Agent
Attachment



Workers' Compensation • Property • Liability

COVERAGE:

The coverage for the Member is afforded coverage under 10/01/2017 with Replacement Cost Coverage.

10/01/2016 to

CAUSE OF LOSS:

This loss is resulting from hail damage that occurred on 04/11/2016. The hail report confirmed hail in the area for the reported date of loss.

SALVAGE:

No salvage exist

SUBROGATION:

There is no subrogation potential involved with the loss.

SCOPE OF DAMAGE – STRUCTURE:

The inspection and scope of damages found for the Members scheduled Real & Personal Property are as follows;

ID # 12 Service Center: The inspection was performed with the member present. The inspection revealed multiple roofing systems on the building. The roof is made up of a Trapezoidal Metal Roofing System and R-Panel Roofing System. The inspection of the metal roofing systems revealed minor cosmetic damages to the R-Panels. No structural damages were observed to the panels. The inspection did reveal multiple repairs to prevent water intrusion. The hail did damage the roof caps. An allowance has been made for the caps to be replaced. No other structural damages were observed to the structural.

ID # 19 Senior Center: The inspection revealed multiple roofing systems on the building. The roof is made up of a Standing Seam Metal Roofing System and 30 yr. Composition Shingle Roofing System. The inspection of the Standing Seam Metal Roofing System revealed no structural damages resulting from the loss. The inspection did reveal mechanical damages to the panels and seams not resulting from the loss. Prior repairs have been made to these areas.

The inspection of the 30 yr. composition shingle roofing system revealed a single layer w/ drip edge. The roof has a 4/12 pitch slope. The inspection of the roof revealed hail damage to the shingles. The damage line up with 1-1 1/2 in hail falling in the area. The inspection revealed 8 hits in each test square. Based on the amount of damage the roofing system will need to be replaced.

The inspection of the exterior revealed no damages resulting from the loss.

The inspection of the interior revealed water damage to the ceiling tiles. These leaks are ongoing and no peril opening was observed to afford coverage for the interior damages.

ID # 31 Airport Office: The inspection revealed multiple roofing systems on the building. The roof is made up of a Standing Seam Metal Roofing System, Built up Roof w/ Gravel Ballast and 30 yr. Composition Shingle Roofing System. The inspection of the Standing Seam Metal Roofing System revealed no structural damages resulting from the loss. The inspection did reveal mechanical damages to the panels and seams not resulting from the loss. Prior repairs have been made to these areas.

The inspection of the built up roofing system w/ ballast revealed no storm or peril damages. The inspection did reveal wear/tear damages and ballast loss from water runoff. These damages are ongoing and not resulting from the loss; therefore no allowance has been made.

The inspection of the 30 yr. composition shingle roofing system revealed a single layer w/ drip edge. The roof has a 4/12 pitch slope. The inspection of the roof revealed hail damage to the shingles. The damage line up with 1-1 1/2 in hail falling in the area. The inspection revealed 8 hits in each test square. Based on the amount of damage the roofing system will need to be replaced.

The inspection of the exterior revealed no damages resulting from the loss.

The member advised that there are no interior damages and declined an inspection of the interior.

ID # 36 City Hall: The inspection revealed a Standing Seam Roofing System. The inspection of the metal roofing systems revealed minor cosmetic damages to the R-Panels. No structural damages were observed to the panels.

The member advised that they have water intrusion along the exterior wall and patio area. The member stated that these leaks occur every heavy rain. The inspection of the area revealed no peril opening to afford coverage for the interior damages. The member has made multiple repairs to prevent water intrusion. The leaks could be caused by the construction to the building. The patio is built over the interior of the building. Floor drains were installed to drain the water. The flooring is a tile flooring. No peril openings were observed in the floor covering to make an allowance for the interior damages.

ID # 150 Fire Station: The inspection revealed multiple roofing systems on the building. The roof is made up of a TPO Roofing System and 30 yr. Composition Shingle Roofing System. The inspection of the TPO Roofing System revealed no structural damages resulting from the loss. The inspection did reveal mechanical damages to the seams and base flashing, these damages are not resulting from the loss. Prior repairs have been made to these areas.

The inspection of the 30 yr. composition shingle roofing system revealed a single layer w/ drip edge. The roof has a 4/12 pitch slope. The inspection of the roof revealed hail damage to the shingles. The damage line up with 1-1 1/2 in hail falling in the area. The inspection revealed 8 hits in each test square. Based on the amount of damage the roofing system will need to be replaced.

The inspection of the exterior revealed no damages resulting from the loss.

The member advised that there are no interior damages and declined an inspection of the interior.

ID # 151 Fire Station: The inspection revealed multiple roofing systems on the building. The roof is made up of a TPO Roofing System and 30 yr. Composition Shingle Roofing System. The inspection of the TPO Roofing System revealed no structural damages resulting from the loss. The inspection did reveal mechanical damages to the seams and base flashing, these damages are not resulting from the loss. Prior repairs have been made to these areas.

The inspection of the 30 yr. composition shingle roofing system revealed a single layer w/ drip edge. The roof has a 4/12 pitch slope. The inspection of the roof revealed hail damage to the shingles. The damage line up with 1-1 1/2 in hail falling in the area. The inspection revealed 8 hits in each test square. Based on the amount of damage the roofing system will need to be replaced.

The inspection of the exterior revealed no damages resulting from the loss.

The member advised that there are no interior damages and declined an inspection of the interior.

ID # 187 Municipal Court Building: The inspection revealed a 30 yr. Composition Shingle Roofing System. The inspection of the 30 yr. composition shingle roofing system revealed a single layer w/ drip edge. The roof has a 6/12 pitch slope and ridge vent installed on the roof. The inspection of the roof revealed hail damage to the shingles. The damage line up with 1-1 1/2 in hail falling in the area. The inspection revealed 8 hits in each test square. Based on the amount of damage the roofing system will need to be replaced. The inspection also revealed wind damage to the roofing system. These damages occurred after the roof was damaged by hail

The inspection of the exterior revealed no damages resulting from the loss.

The member advised that there are no interior damages and declined an inspection of the interior.

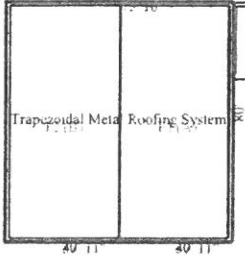
Using Xactimate pricing for the local area and the estimate provided by the member we have prepared the enclosed estimates in order to arrive at the actual cash value loss. Depreciation was applied based on the age and condition of the damaged building components. The member has not obtained repairs bids at the time of this report.

Tailored Adjustment Services

CITY_OF_ROCKWALL

ID #12 Service Center

Main Level



Trapezoidal Metal Roofing System

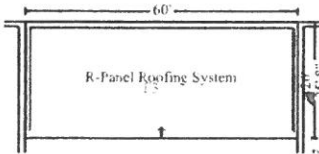
6394.86 Surface Area

63.95 Number of Squares

319.87 Total Perimeter Length

80.00 Total Ridge Length

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
Inspection revealed no structural hail damage to the standing seam metal roofing system.						
1. R&R Rain cap - 8"	3.00 EA	46.00	0.00	138.00	(37.94)	100.06
Totals: Trapezoidal Metal Roofing System			0.00	138.00	37.94	100.06



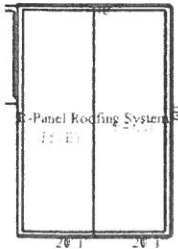
R-Panel Roofing System

1558.61 Surface Area

15.59 Number of Squares

171.95 Total Perimeter Length

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
Inspection revealed no structural hail damage to the R-Panel Roofing System.						
Totals: R-Panel Roofing System			0.00	0.00	0.00	0.00



R-Panel Roofing System

2530.43 Surface Area

25.30 Number of Squares

204.36 Total Perimeter Length

60.01 Total Ridge Length

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
Inspection revealed no structural hail damage to the R-Panel Roofing System.						
2. R&R Rain cap - 8"	6.00 EA	46.00	0.00	276.00	(75.87)	200.13

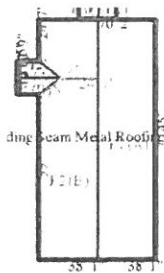
Tailored Adjustment Services

CONTINUED - R-Panel Roofing System

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
Totals: R-Panel Roofing System			0.00	276.00	75.87	200.13
Total: Main Level			0.00	414.00	113.81	300.19
Total: ID #12 Service Center			0.00	414.00	113.81	300.19

ID # 19 Senior Center

Main Level

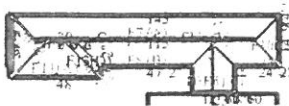


Standing Seam Metal Roofing System

11314.12 Surface Area	113.14 Number of Squares
468.56 Total Perimeter Length	169.85 Total Ridge Length

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
Inspection revealed no structural hail damage to the Standing Seam Metal Roofing System.						
Totals: Standing Seam Metal Roofing System			0.00	0.00	0.00	0.00

30 yr. Composition Shingles



4904.17 Surface Area	49.04 Number of Squares
404.28 Total Perimeter Length	140.83 Total Ridge Length
119.63 Total Hip Length	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
3. Remove Laminated - comp. shingle rfg. - w/ felt	49.04 SQ	45.04	0.00	2,208.76	(0.00)	2,208.76
4. Laminated - comp. shingle rfg. - w/out felt	54.00 SQ	173.93	0.00	9,392.22	(2,817.67)	6,574.55
5. Roofing felt - 15 lb.	49.04 SQ	23.75	0.00	1,164.70	(349.41)	815.29
6. Drip edge	404.28 LF	1.77	0.00	715.58	(214.67)	500.91
7. Ridge cap - composition shingles	140.83 LF	3.60	0.00	506.99	(152.10)	354.89
8. R&R Roof vent - turbine type	3.00 EA	103.26	0.00	309.78	(86.72)	223.06

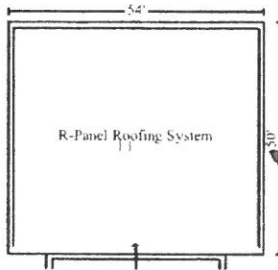
Tailored Adjustment Services

CONTINUED - 30 yr. Composition Shingles

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
9. R&R Rain cap - 6"	3.00 EA	37.56	0.00	112.68	(30.34)	82.34
10. R&R Flashing - pipe jack	3.00 EA	37.40	0.00	112.20	(28.78)	83.42
11. R&R Roof vent - active ventilation - Standard grade	1.00 EA	79.42	0.00	79.42	(21.75)	57.67
Totals: 30 yr. Composition Shingles			0.00	14,602.33	3,701.44	10,900.89
Total: Main Level			0.00	14,602.33	3,701.44	10,900.89
Total: ID # 19 Senior Center			0.00	14,602.33	3,701.44	10,900.89

ID # 31 Airport Office

Main Level

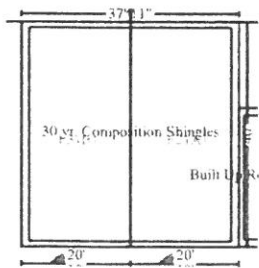


R-Panel Roofing System

2699.65 Surface Area
207.99 Total Perimeter Length

27.00 Number of Squares

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
Inspection revealed no structural hail damage to the R-Panel Roofing System.						
Totals: R-Panel Roofing System			0.00	0.00	0.00	0.00



30 yr. Composition Shingles

1598.71 Surface Area
159.94 Total Perimeter Length

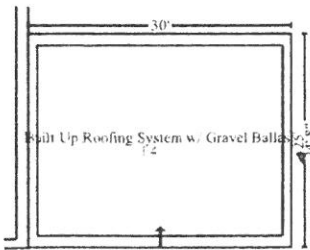
15.99 Number of Squares
40.00 Total Ridge Length

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
12. Remove Laminated - comp. shingle rfg. - w/ felt	15.99 SQ	45.04	0.00	720.19	(0.00)	720.19
13. Laminated - comp. shingle rfg. - w/out felt	17.67 SQ	173.93	0.00	3,073.34	(922.00)	2,151.34

Tailored Adjustment Services

CONTINUED - 30 yr. Composition Shingles

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
14. Roofing felt - 15 lb.	15.99 SQ	23.75	0.00	379.76	(113.93)	265.83
15. Drip edge	159.94 LF	1.77	0.00	283.09	(84.93)	198.16
16. Ridge cap - composition shingles	40.00 LF	3.60	0.00	144.00	(43.20)	100.80
17. R&R Rain cap - 6"	1.00 EA	37.56	0.00	37.56	(10.11)	27.45
18. R&R Flashing - pipe jack	3.00 EA	37.40	0.00	112.20	(28.78)	83.42
19. Digital satellite system - Detach & reset	1.00 EA	26.74	0.00	26.74	(0.00)	26.74
20. Television antenna - Detach & reset	1.00 EA	92.19	0.00	92.19	(0.00)	92.19
Totals: 30 yr. Composition Shingles			0.00	4,869.07	1,202.95	3,666.12



Built Up Roofing System w/ Gravel Ballast

749.67 Surface Area

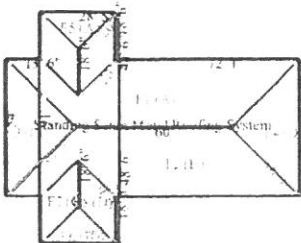
7.50 Number of Squares

109.98 Total Perimeter Length

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
Inspection revealed no storm or peril damage to the Built up Roofing System w/ Gravel Ballast.						
Totals: Built Up Roofing System w/ Gravel Ballast			0.00	0.00	0.00	0.00
Total: Main Level			0.00	4,869.07	1,202.95	3,666.12
Total: ID # 31 Airport Office			0.00	4,869.07	1,202.95	3,666.12

ID # 36 City Hall

Main Level



Standing Seam Metal Roofing System

7595.67 Surface Area

75.96 Number of Squares

410.00 Total Perimeter Length

97.03 Total Ridge Length

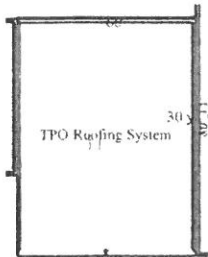
239.45 Total Hip Length

Tailored Adjustment Services

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
Inspection revealed no peril opening to afford coverage for the interior damages. The water appears to be entering along the base of the exterior wall and the patio area.						
Totals: Standing Seam Metal Roofing System			0.00	0.00	0.00	0.00

ID # 150 Firestation # 3

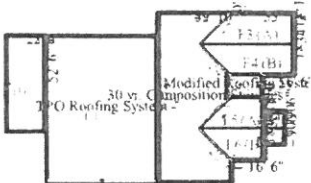
Main Level



TPO Roofing System

4800.29	Surface Area	48.00	Number of Squares
280.01	Total Perimeter Length		

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
Inspection revealed no storm or peril damages to the TPO Roofing System.						
Totals: TPO Roofing System			0.00	0.00	0.00	0.00

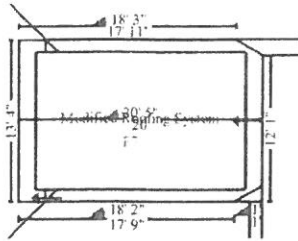


30 yr. Composition Shingles

7093.91	Surface Area	70.94	Number of Squares
542.58	Total Perimeter Length	96.17	Total Ridge Length

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
21. Remove Laminated - comp. shingle rfg. - w/ felt	70.94 SQ	45.04	0.00	3,195.14	(0.00)	3,195.14
22. Laminated - comp. shingle rfg. - w/out felt	78.33 SQ	173.93	0.00	13,623.94	(4,087.18)	9,536.76
23. Roofing felt - 15 lb.	70.94 SQ	23.75	0.00	1,684.83	(505.45)	1,179.38
24. Drip edge	542.58 LF	1.77	0.00	960.37	(288.11)	672.26
25. Ridge cap - composition shingles	96.17 LF	3.60	0.00	346.21	(103.86)	242.35
26. R&R Rain cap - 6"	3.00 EA	37.56	0.00	112.68	(30.34)	82.34
27. R&R Flashing - pipe jack	6.00 EA	37.40	0.00	224.40	(57.56)	166.84
28. R&R Counterflashing - Apron flashing	132.50 LF	7.61	0.00	1,008.33	(284.21)	724.12
Totals: 30 yr. Composition Shingles			0.00	21,155.90	5,356.71	15,799.19

Tailored Adjustment Services



Modified Roofing System

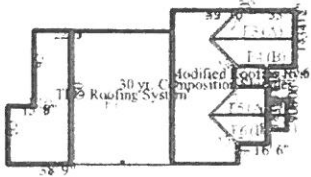
270.53 Surface Area
62.82 Total Perimeter Length

2.71 Number of Squares

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
Inspection revealed no storm or peril damages to the Modified Roofing System.						
Totals: Modified Roofing System			0.00	0.00	0.00	0.00
Total: Main Level			0.00	21,155.90	5,356.71	15,799.19
Total: ID # 150 Firestation # 3			0.00	21,155.90	5,356.71	15,799.19

ID # 151 Firestation #4

Main Level



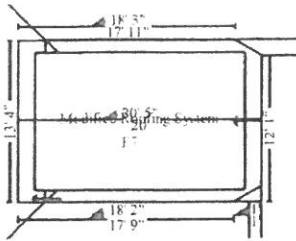
30 yr. Composition Shingles

8198.53 Surface Area
626.84 Total Perimeter Length
0.12 Total Hip Length

81.99 Number of Squares
96.17 Total Ridge Length

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
29. Remove Laminated - comp. shingle rfg. - w/ felt	81.99 SQ	45.04	0.00	3,692.83	(0.00)	3,692.83
30. Laminated - comp. shingle rfg. - w/out felt	90.33 SQ	173.93	0.00	15,711.10	(4,713.33)	10,997.77
31. Roofing felt - 15 lb.	81.99 SQ	23.75	0.00	1,947.26	(584.18)	1,363.08
32. Drip edge	626.84 LF	1.77	0.00	1,109.51	(332.85)	776.66
33. Ridge cap - composition shingles	96.17 LF	3.60	0.00	346.21	(103.86)	242.35
34. R&R Continuous ridge vent - shingle-over style	60.00 LF	7.71	0.00	462.60	(124.20)	338.40
35. R&R Rain cap - 6"	3.00 EA	37.56	0.00	112.68	(30.34)	82.34
36. R&R Flashing - pipe jack	11.00 EA	37.40	0.00	411.40	(105.53)	305.87
37. R&R Counterflashing - Apron flashing	160.00 LF	7.61	0.00	1,217.60	(343.20)	874.40
Totals: 30 yr. Composition Shingles			0.00	25,011.19	6,337.49	18,673.70

Tailored Adjustment Services

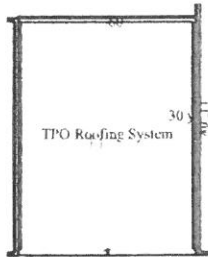


Modified Roofing System

270.53 Surface Area
62.82 Total Perimeter Length

2.71 Number of Squares

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
Inspection revealed no storm or peril damages to the modified roofing system.						
Totals: Modified Roofing System			0.00	0.00	0.00	0.00



TPO Roofing System

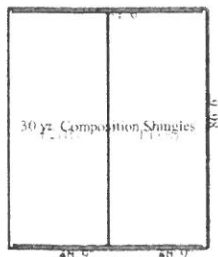
4800.29 Surface Area
280.01 Total Perimeter Length
0.12 Total Hip Length

48.00 Number of Squares

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
Inspection revealed no storm or peril damages to the TPO Roofing System.						
Totals: TPO Roofing System			0.00	0.00	0.00	0.00
Total: Main Level			0.00	25,011.19	6,337.49	18,673.70
Total: ID # 151 Firestation #4			0.00	25,011.19	6,337.49	18,673.70

ID # 187 Court House

Main Level



30 yr. Composition Shingles

6914.76 Surface Area
332.88 Total Perimeter Length

69.15 Number of Squares

86.50 Total Ridge Length

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
38. Remove Laminated - comp. shingle rfg. - w/ felt	69.15 SQ	45.04	0.00	3,114.52	(0.00)	3,114.52
39. Laminated - comp. shingle rfg. - w/out felt	76.33 SQ	173.93	0.00	13,276.08	(3,982.82)	9,293.26

Tailored Adjustment Services

CONTINUED - 30 yr. Composition Shingles

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
40. Roofing felt - 15 lb.	69.15 SQ	23.75	0.00	1,642.31	(492.69)	1,149.62
41. Drip edge	332.88 LF	1.77	0.00	589.20	(176.76)	412.44
42. R&R Continuous ridge vent - shingle-over style	86.50 LF	7.71	0.00	666.92	(179.06)	487.86
43. Ridge cap - composition shingles	86.50 LF	3.60	0.00	311.40	(93.42)	217.98
44. R&R Flashing - pipe jack	6.00 EA	37.40	0.00	224.40	(57.56)	166.84
45. R&R Flashing - rain diverter	1.00 EA	37.50	0.00	37.50	(9.21)	28.29
Totals: 30 yr. Composition Shingles			0.00	19,862.33	4,991.52	14,870.81
Total: Main Level			0.00	19,862.33	4,991.52	14,870.81
Total: ID # 187 Court House			0.00	19,862.33	4,991.52	14,870.81
Line Item Totals: CITY_OF_ROCKWALL			0.00	85,914.82	21,703.92	64,210.90

Grand Total Areas:

0.00 SF Walls	0.00 SF Ceiling	0.00 SF Walls and Ceiling
0.00 SF Floor	0.00 SY Flooring	0.00 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	0.00 LF Ceil. Perimeter
0.00 Floor Area	0.00 Total Area	0.00 Interior Wall Area
10,895.66 Exterior Wall Area	0.00 Exterior Perimeter of Walls	
71,694.75 Surface Area	716.95 Number of Squares	319.87 Total Perimeter Length
866.58 Total Ridge Length	359.32 Total Hip Length	

Coverage	Item Total	%	ACV Total	%
ID # 12 Service Center	414.00	0.48%	300.19	0.47%
ID # 19 Senior Center	14,602.33	17.00%	10,900.89	16.98%
ID # 31 Airport Office	4,869.07	5.67%	3,666.12	5.71%
ID # 36 City Hall	0.00	0.00%	0.00	0.00%
ID # 150 Firestation # 3	21,155.90	24.62%	15,799.19	24.61%
ID #151 Firestation # 4	25,011.19	29.11%	18,673.70	29.08%
ID # 187 Court House	19,862.33	23.12%	14,870.81	23.16%
Total	85,914.82	100.00%	64,210.90	100.00%

Tailored Adjustment Services

Summary for ID # 12 Service Center

Line Item Total	414.00
Replacement Cost Value	\$414.00
Less Depreciation	(113.81)
Actual Cash Value	\$300.19
Less Deductible	(300.19)
Net Claim	\$0.00
Total Recoverable Depreciation	113.81
Net Claim if Depreciation is Recovered	\$113.81

Tailored Adjustment Services

Summary for ID # 19 Senior Center

Line Item Total	14,602.33
Replacement Cost Value	\$14,602.33
Less Depreciation	(3,701.44)
Actual Cash Value	\$10,900.89
Less Deductible	(2,199.81)
Net Claim	\$8,701.08
Total Recoverable Depreciation	3,701.44
Net Claim if Depreciation is Recovered	\$12,402.52

Tailored Adjustment Services

Summary for ID # 31 Airport Office

Line Item Total	4,869.07
Replacement Cost Value	\$4,869.07
Less Depreciation	(1,202.95)
Actual Cash Value	\$3,666.12
Net Claim	\$3,666.12
Total Recoverable Depreciation	1,202.95
Net Claim if Depreciation is Recovered	\$4,869.07

Tailored Adjustment Services

Summary for ID # 150 Firestation # 3

Line Item Total	21,155.90
Replacement Cost Value	\$21,155.90
Less Depreciation	(5,356.71)
Actual Cash Value	\$15,799.19
Net Claim	\$15,799.19
Total Recoverable Depreciation	5,356.71
Net Claim if Depreciation is Recovered	\$21,155.90

Tailored Adjustment Services

Summary for ID #151 Firestation # 4

Line Item Total	25,011.19
Replacement Cost Value	\$25,011.19
Less Depreciation	(6,337.49)
Actual Cash Value	\$18,673.70
Net Claim	\$18,673.70
Total Recoverable Depreciation	6,337.49
Net Claim if Depreciation is Recovered	\$25,011.19

Tailored Adjustment Services

Summary for ID # 187 Court House

Line Item Total	19,862.33
Replacement Cost Value	\$19,862.33
Less Depreciation	(4,991.52)
Actual Cash Value	\$14,870.81
Net Claim	\$14,870.81
Total Recoverable Depreciation	4,991.52
Net Claim if Depreciation is Recovered	\$19,862.33
