

**Addendum No. 1  
City of River Falls  
Roof Replacement Projects**

<b>River Falls City Hall 222 Lewis Street River Falls Wisconsin</b>	<b>River Falls Public Library 140 Union Street River Falls Wisconsin</b>
<b>Date of Issue: August 24, 2022</b>	

**ADDENDUM NUMBER ONE TO THE CONTRACT DOCUMENTS FOR:**

**PROJECT:** City of River Falls  
Roof Replacement Projects:  
River Falls City Hall Building  
222 Lewis Street  
River Falls, Wisconsin 54022  
River Falls Public Library  
140 Union Street  
River Falls, Wisconsin 54022

**OWNER:** City of River Falls  
222 Lewis Street  
River Falls, Wisconsin 54022

**ARCHITECT:** Ayres Associates  
215 North Second Street, Suite 204  
River Falls, Wisconsin 54022

**BID DUE DATE:** Tuesday, August 31, 2023  
2:00 PM, Local Time

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The following modifications to, additions to and notice of deletions shall be appended to and become a part of the Contract Documents for this project. Where any part of the Contract Documents is modified, added to, or voided by this Addendum, the unmodified and un-voided parts of the Contract Documents shall remain in effect. References made below to specifications and drawings shall be used as a general guide only. Bidders and contractors shall determine for themselves the work affected by Addendum items.

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**PART I - ATTACHMENTS**

1. Project Manual Sections:
  - a. Section 00 73 11 – Supplementary Conditions; Attachment, Letter from Travelers Insurance Co. City of River Falls Library Location 31; estimate regarding your loss or Damage, Type of Loss: Hail.; Issued as an attachment to Addendum No. 1.
  - b. Section 00 73 11 – Supplementary Conditions; Attachment, Letter from Travelers Insurance Co. City of River Falls City Hall Location 40; estimate regarding your loss or Damage, Type of Loss: Hail.; Issued as an attachment to Addendum No. 1.
  - c. Section (Revised); dated March 17, 2022; Issued as an attachment to Addendum No. 1.
2. Drawings:
  - a. None.

**PART III – CLARIFICATIONS**

1. None

**PART IV – CHANGES TO SPECIFICATIONS**

1. Section:
  - a. Section 00 73 11 – Supplementary Conditions dated July 6, 2023; Article 11 Insurance and Bonds, add new paragraph D, Add the following Section 11.1.8 City of River Falls Library Location 31; Letter from Travelers Insurance Co. estimate regarding your loss or Damage, Type of Loss: Hail. Issued as an attachment to Addendum No. 1.
  - b. Section 00 73 11 – Supplementary Conditions dated July 6, 2023; Article 11 Insurance and Bonds, add new paragraph E, Add the following Section 11.1.9 City of River Falls City Hall Location 40; Letter from Travelers Insurance Co. estimate regarding your loss or Damage issued as an attachment to Addendum No. 1.

**PART V – CHANGES TO DRAWINGS**

1. None.

**END OF ADDENDUM**

Insured: City of River Falls\_Library\_Location #31  
Property: 140 Union St.  
River Falls, WI 54022

Claim Rep.: Jeff Heywood

**Claim Number:** FSY0512

**Policy Number:** NA

**Type of Loss:** Hail

<u>Coverage</u>	<u>Deductible</u>	<u>Policy Limit</u>
Dwelling	\$0.00	\$0.00

Date Contacted: 10/5/2022 1:00 PM

Date of Loss: 9/20/2022 12:00 PM

Date Received: 10/5/2022 12:00 PM

Date Inspected: 10/10/2022 10:00 AM

Date Entered: 12/21/2022 3:12 PM

Date Est. Completed: 3/14/2023 9:47 AM

Price List: WIEC8X\_SEP22

Restoration/Service/Remodel

Estimate: CRFF\_LIBRARIY1-1

Dear City of River Falls\_Library\_Location #31:

We have prepared this estimate regarding your loss or damage. A letter that explains your coverage and benefits is being sent to you separately. Because the information in an estimate serves as the basis for a determination of your benefits, you (and if applicable, your contractor) should review this estimate carefully. Let us know immediately (and prior to beginning any work) if you have any questions regarding the estimate.

Under most insurance policies, claim settlement begins with an initial payment for the actual cash value of the covered loss or damage. To determine actual cash value, we estimate the item's replacement cost, and then, if appropriate, take a deduction for depreciation. Depreciation represents a loss in value that occurs over time. In determining the amount to deduct for depreciation, if any, to apply to an item, we consider not just the age of the item immediately prior to the loss or damage but also its condition at that time. For each line item included in this estimate, the estimate shows not only the estimated replacement cost value, but also the amount of depreciation (if any) applied to the item, the item age and item condition upon which the depreciation (if any) was based and the item's actual cash value.

Thank you for allowing us to be of service, and thank you for choosing for your insurance needs.

You can check the status of your claim, view your policy and much more at [www.mytravelers.com](http://www.mytravelers.com).

Answers to commonly asked questions can be found at <https://www.travelers.com/claims/manage-claim/property-claim-process>

You can also upload documents directly to your claim at [www.travelers.com/claimuploadcenter](http://www.travelers.com/claimuploadcenter).

**Property**

**Shingle Roof**

<b>DESCRIPTION</b>	<b>QTY</b>
1. Laminated - comp. shingle rfg. - w/out felt	316.68 SQ
2. Laminated - comp. shingle rfg. - w/out felt	342.33 SQ
3. Ice & water barrier	9483.00 SF
4. Roofing felt - 15 lb.	221.85 SQ
5. Asphalt starter - universal starter course	1112.00 LF
6. Drip edge	1234.00 LF
7. Valley metal	469.00 LF
8. Hip / Ridge cap - composition shingles	905.00 LF
9. Continuous ridge vent - shingle-over style	543.00 LF
10. Step flashing	31.50 LF
11. Roof vent - turtle type - Plastic	8.00 EA
12. Flashing - pipe jack	2.00 EA
13. Cap flashing - large	55.00 LF
<b>At flat roof area, South.</b>	
14. Custom bent aluminum (PER LF)	299.00 LF
<b>At roof to wall transition for projected roof area in center of building.</b>	
15. De-icing cable - Detach & reset	1200.00 LF
16. Furnace vent - rain cap and storm collar, 8"	1.00 EA
17. Additional charge for steep roof - 7/12 to 9/12 slope	32.17 SQ
18. Additional charge for steep roof - 7/12 to 9/12 slope	32.17 SQ
19. Additional charge for high roof (2 stories or greater)	39.56 SQ
20. Additional charge for high roof (2 stories or greater)	39.56 SQ

NOTES:

**Elevations**

**East Entry**

<b>DESCRIPTION</b>	<b>QTY</b>
21. Wrap custom fascia with aluminum (PER LF)	26.50 LF
<b>Upper fascia.</b>	
22. Metal panel - 1/2" - smooth aluminum - vertical	35.25 SF
<b>Vertical fascia panels.</b>	
23. Metal J trim - metal building	26.50 LF
24. Gutter / downspout - aluminum - 6"	19.00 LF
25. Gutter / downspout - box - aluminum - 6"	15.00 LF

NOTES:

**North Elevation**

<b>DESCRIPTION</b>	<b>QTY</b>
26. Gutter / downspout - Detach & reset	97.00 LF
27. Wrap custom fascia with aluminum (PER LF)	185.17 LF
<b>Upper fascia.</b>	

NOTES:

**North Entry**

<b>DESCRIPTION</b>	<b>QTY</b>
28. Wrap custom fascia with aluminum (PER LF)	56.00 LF
<b>Upper fascia.</b>	
29. Metal panel - 1/2" - smooth aluminum - vertical	16.00 SF
<b>Vertical fascia panels.</b>	
30. Metal J trim - metal building	6.00 LF

**CONTINUED - North Entry**

DESCRIPTION	QTY
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NOTES:

**Northwest Corner**

DESCRIPTION	QTY
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31. Wrap custom fascia with aluminum (PER LF)	116.01 LF
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**Upper fascia.**

32. Metal panel - 1/2" - smooth aluminum - vertical	39.90 SF
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**Vertical fascia panels.**

33. Metal J trim - metal building	60.00 LF
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NOTES:

**North Elevation @ Roof**

DESCRIPTION	QTY
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34. Wrap custom fascia with aluminum (PER LF)	113.00 LF
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**Upper fascia.**

NOTES:

**General Conditions**

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<b>DESCRIPTION</b>	<b>QTY</b>
35. Dumpster load - Approx. 30 yards, 5-7 tons of debris	1.00 EA
36. Temporary toilet (per month)	1.00 MO
37. Boom or spider lift - 30'-45' reach (per month)	1.00 MO
<b>For elevation repairs.</b>	
38. Crane and operator - 14 ton capacity - 65' extension boom	8.00 HR
<b>For high roof material management.</b>	
39. Telehandler/forklift (per month) - no operator	1.00 MO
<b>For material management.</b>	
40. Commercial Supervision / Project Management - per hour For coordination and safety management.	80.00 HR
41. Building Permit	1.00 EA

NOTES:

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Insured: City of River Falls\_City Hall\_Location #40  
Property: 222 Lewis St.  
River Falls, WI 54022

Claim Rep.: Jeff Heywood

**Claim Number:** FSY0512

**Policy Number:** NA

**Type of Loss:** Hail

<u>Coverage</u>	<u>Deductible</u>	<u>Policy Limit</u>
Dwelling	\$0.00	\$0.00

Date Contacted: 10/5/2022 1:00 PM

Date of Loss: 9/20/2022 12:00 PM

Date Received: 10/5/2022 12:00 PM

Date Inspected: 10/10/2022 10:00 AM

Date Entered: 12/21/2022 3:12 PM

Date Est. Completed: 3/14/2023 9:47 AM

Price List: WIEC8X\_SEP22

Restoration/Service/Remodel

Estimate: CRFF\_CITY\_HALL-1

Dear City of River Falls\_City Hall\_Location #40:

We have prepared this estimate regarding your loss or damage. A letter that explains your coverage and benefits is being sent to you separately. Because the information in an estimate serves as the basis for a determination of your benefits, you (and if applicable, your contractor) should review this estimate carefully. Let us know immediately (and prior to beginning any work) if you have any questions regarding the estimate.

Under most insurance policies, claim settlement begins with an initial payment for the actual cash value of the covered loss or damage. To determine actual cash value, we estimate the item's replacement cost, and then, if appropriate, take a deduction for depreciation. Depreciation represents a loss in value that occurs over time. In determining the amount to deduct for depreciation, if any, to apply to an item, we consider not just the age of the item immediately prior to the loss or damage but also its condition at that time. For each line item included in this estimate, the estimate shows not only the estimated replacement cost value, but also the amount of depreciation (if any) applied to the item, the item age and item condition upon which the depreciation (if any) was based and the item's actual cash value.

Thank you for allowing us to be of service, and thank you for choosing for your insurance needs.

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You can also upload documents directly to your claim at [www.travelers.com/claimuploadcenter](http://www.travelers.com/claimuploadcenter).

**Property**

**Membrane Roof**

<b>DESCRIPTION</b>	<b>QTY</b>
1. Fiberboard - 1/2"	8889.00 SF
2. Single ply membrane - Fully adhered system - 60 mil	88.89 SQ
3. Flash parapet wall only - PVC/TPO - up to 3'	813.96 LF
4. Flash parapet wall only - PVC/TPO - over 3' up to 6'	123.00 LF
5. Aluminum termination bar / flashing for membrane roofs	936.96 LF
6. Curb flashing - PVC/TPO	251.00 LF
7. Pipe jack flashing - PVC/TPO - Large	2.00 EA

NOTES:

**Shingle Roof**

<b>DESCRIPTION</b>	<b>QTY</b>
8. Laminated - comp. shingle rfg. - w/out felt	55.04 SQ
9. Laminated - comp. shingle rfg. - w/out felt	59.67 SQ
10. Ice & water barrier	2562.90 SF
11. Roofing felt - 15 lb.	29.41 SQ
12. Asphalt starter - universal starter course	427.00 LF
13. Continuous ridge vent - shingle-over style	38.50 LF
14. Hip / Ridge cap - Standard profile - composition shingles	287.83 LF
15. Drip edge	427.00 LF
16. Roof vent - turtle type - Metal	15.00 EA
17. Flashing - pipe jack	1.00 EA
18. Flashing - pipe jack - split boot	1.00 EA

**CONTINUED - Shingle Roof**

<b>DESCRIPTION</b>	<b>QTY</b>
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NOTES:

<b>DESCRIPTION</b>	<b>QTY</b>
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19. Custom bent aluminum (PER LF)	18.66 LF
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**Two (2) window sills @ West Elevation.**

20. Caulking - silicone	20.00 LF
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21. Synthetic stucco repair	30.00 SF
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**North Elevation**

22. Stucco color coat (Redash) - Synthetic	30.00 SF
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NOTES:

**General Conditions**

<b>DESCRIPTION</b>	<b>QTY</b>
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23. Dumpster load - Approx. 30 yards, 5-7 tons of debris	1.00 EA
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24. Temporary toilet (per month)	1.00 MO
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25. Commercial Supervision / Project Management - per hour	40.00 HR
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For coordination and safety management.

26. Crane and operator - 14 ton capacity - 65' extension boom	20.00 HR
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27. Building Permit	1.00 EA
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**CONTINUED - General Conditions**

**DESCRIPTION**

**QTY**

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NOTES:

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