CRDA | Capital Region Development Authority

100 Columbus Blvd
Suite 500
Hartford, CT 06103-2819
www.crdact.net

Addendum 2

Dated: May 9, 2025

Rentschler Field Roof Replacement

CRDA Project #25-024

This Addendum forms a part of the Contract Documents and modifies the original Bidding Documents issued for this project. **All bidders must acknowledge receipt of this Addendum in their bid submission. Failure to do so may result in disqualification.**

The following changes to the Drawings and Project Specifications shall become a part of the Drawings and Project Specifications; superseding previously issued Drawings and Project Specifications to the extent modified by Addendum #2.

General Information:

- The deadline for RFIs is Friday, May 23, 2025.
- See attached RFI log. (1)
- See attached FM Global plan review. (5)

Changes to the Specifications:

- SECTION 062013, EXTERIOR FINISH CARPENTRY, has been deleted in its entirety.
- TABLE OF CONTENTS, Page 1, Division 6 – Wood, Plastics and Composites, delete Section 062013 in its entirety.

Changes to the Drawings:

- The following ARCHITECTURAL drawings have been deleted in their entirety, and new drawings have been added and are attached as part of this addendum. * (2) (Per Owner Request & Internal Review)
  - A002 TOWER ROOF DEMOLITION PLAN
  - A100 TOWER ROOF PLAN

The bid date remains Thursday, June 5, 2025 at 1:00PM by this addendum.

The addendum consists of seven (7) pages of 8½” x 11” text and two (2) 30” x 42” drawings*.

Please note Addendum #3 will be posted next week with additional information.

End of Addendum #2

SILVER PETRUCELLI + ASSOCIATES
3190 Whitney Avenue | Hamden CT 06518
311 State Street | New London CT 06320

BID RFI LOG

Project: **Rentschler Field Tower Roof Replacement**
State Project/Bid #:
S/P+A Project #: **24.236**

RFI Deadline: **05/23/25**
Bids Due: **06/05/25**

RFI #	QUESTION	DATE RECEIVED	RESPONSE	ADDENDUM # ISSUED
001	Page 3 of the invitation to bid under scope of work #2 states metal ladders to be removed and replaced. Page A002 of the drawings under demolition note #7 states to remove and retain for reinstallation. Please confirm which is correct.	05/01/25	Note #7 refers to the metal stairs that are part of the platform on Roof A-2 (to the west of Roof C) and the stairs to the machine room on Roof A-1 (to the north of Roof D). These stairs are to be removed and reinstalled with appropriate adjustments as needed.	2
002	Regarding something on the overall roof plan (A100). Littered throughout the roof are the abbreviations "PP" which according to the symbol legend stand for pitch box. I have attached a copy of A100 where I have circled a bunch of these abbreviations but not all. We would like to know if there truly needs to be this number of pitch boxes spread throughout each roof section or if this is a mistake. This seems like an excessive amount of pitch boxes and not typically normal to see this number of them on a roof.	05/02/25	There are upwards of 100 pitch pockets (PP), and all are required. Contractor to verify exact number and location in field.	2

Plan Review

State of Connecticut
Rentschler Field
615 Silver Lane
East Hartford, Connecticut 06118-1255
United States of America

Index-Rec No:	000699.08-01
Account No:	01-30882
Date of Review:	30-Apr-2025
Review No:	57701
Project No:	9241

Plans Submitted By: Matt Miller, Silver Petrucelli + Associates

Subject: Rentschler Field Tower Roof Replacement

Executive Summary:

This submittal details the reroof project for the Field Tower Roofs at Rentschler Field at the above location.

Additional information is needed to determine alignment with FM Data Sheets. Completed form 2688, Checklist for Roofing System, should be submitted for each roof section A through D. This should include RoofNav Assembly numbers, steel deck securement, and roof drainage details. Roof mounted equipment securement methods and calculations should be submitted as well.

Scope of Review:

This confirms the receipt and review of:

- Rentschler Field Tower Roof Replacement Construction Documents, dated March 28, 2025
- Rentschler Tower Roof Plan Revised - A100, dated April 28, 2025
- Rentschler Field Tower Roof - 2688 received
- Rentschler Field Tower Roof A - 2688
- Rentschler Field Tower Roof B - 2688
- Rentschler Field Tower Roof C - 2688
- Rentschler Field Tower Roof D - 2688

This project details the proposed reroofing of the Field Tower on the southern side of Rentschler Field at the above address. All layers of the existing roofs on 4 sections will be removed down to the steel deck and new roof systems consisting of 5 in. of rigid insulation base layer, coverboard, and TPO membrane roof cover will be installed. Existing coping over parapets is to remain, the new TPO membrane will be secured with a termination bar and counterflashing on the parapet wall.

The Tower of Rentschler Field has 4 roof areas that measure as follows:

- Roof A is approximately 388 ft. x 86 ft. with a height of 96 ft. The roof has a slope of 1/4 in per foot. A reinforced continuous parapet with a minimum 1 ft. height is present.
- Roof B is approximately 26 ft. x 16 ft. with a height of 106 ft. The roof has a slope of 1/4 in per foot. A reinforced continuous parapet with a minimum 1 ft. height is present.
- Roof C is approximately 33 ft. x 28 ft. with a height of 118 ft. The roof has a slope of 1/4 in per foot. A reinforced continuous parapet with a minimum 1 ft. height is present.

- Roof D is approximately 57 ft. x 28 ft. with a height of 107 ft. The roof has a slope of 1/4 in per foot. A reinforced continuous parapet with a minimum 1 ft. height is present.

The following design criteria were used for this review per guidance in FM Property Loss Prevention Data Sheet 1-28, *Wind Design*:

- 100 mph Wind Speed (for 3-second gusts)
- 1.15 Wind Importance Factor (for cladding)
- Ground Roughness "C"
- Enclosed Building Classification
- Hail Zone: Moderate

Based on the above criteria, the following wind uplift ratings are recommended for Roof A:

- Zone 1: **1-105**
- Zone 2 (9 ft.): **1-165**
- Zone 3 (17 ft. x 17 ft. x 9 ft): **1-225**

Facia for Zone 2: **1-75**
Facia for Zone 3: **1-105**
Coping for Zones 2 and 3: **1-105**

Based on the above criteria, the following wind uplift ratings are recommended for Roof B:

- Zone 1: **1-105**
- Zone 2 (3 ft.): **1-165**
- Zone 3 (6 ft. x 6 ft. x 3 ft): **1-225**

Facia for Zone 2: **1-75**
Facia for Zone 3: **1-105**
Coping for Zones 2 and 3: **1-105**

Based on the above criteria, the following wind uplift ratings are recommended for Roof C:

- Zone 1: **1-105**
- Zone 2 (3 ft.): **1-165**
- Zone 3 (6 ft. x 6 ft. x 3 ft): **1-225**

Facia for Zone 2: **1-75**
Facia for Zone 3: **1-120**
Coping for Zone 2: **1-105**
Coping for Zone 3: **1-120**

Based on the above criteria, the following wind uplift ratings are recommended for Roof D:

- Zone 1: **1-105**
- Zone 2 (3 ft.): **1-165**
- Zone 3 (6 ft. x 6 ft. x 3 ft): **1-225**

Facia for Zone 2: **1-75**
Facia for Zone 3: **1-105**
Coping for Zones 2 and 3: **1-105**

RoofNav Assembly numbers have not been submitted.

Project Recommendations:

No recommendations have been provided for this review.

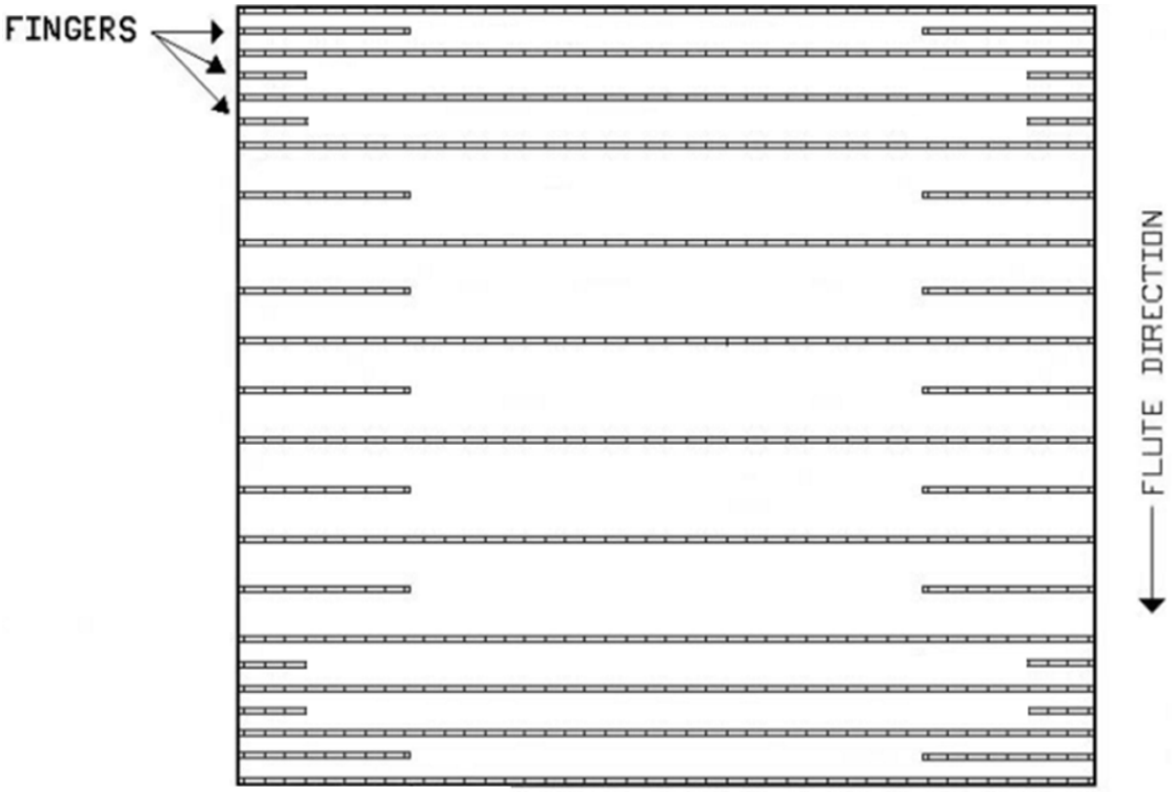
Comments:

1. To maintain the proper fire and wind uplift pressure ratings, the proposed roof systems should be FM Approved as well as designed in strict accordance with minimum FM Class 1-105 guidelines with prescriptive enhancements in Zones 2 and 3 as shown in RoofNav and the latest issues of FM Property Loss Prevention Data Sheets 1-28, *Wind Design*, and 1-29, *Roof Deck Securement and Above-Deck Roof Components.*

   Please have the installing contractor complete the Checklist for Roofing System, Form 2688, as well as a Contractor's Package from RoofNav for each roof area and submit them to FM for review and

acceptance prior to installation. RoofNav can be accessed at www.RoofNav.com. A RoofNav Assembly Number can typically be obtained from a roofing manufacturer's sales representative.

2. Submit details regarding the proposed perimeter flashing system to FM for review and acceptance. Roof edge flashing should be FM Approved for a minimum wind uplift rating for Zone 3's and installed in accordance with FM Property Loss Prevention Data Sheet 1-49, *Perimeter Flashing.* FM Approved perimeter flashing systems can be found at www.RoofNav.com. All flashing systems should be factory fabricated and not fabricated on site.
3. For dependently terminated roof covers, provide a row of FM Approved batten bars, stress plates, or reinforced membrane attachment strips within 12 in. from the outside edge of the wood nailer. Use fasteners FM Approved for securement of the roof cover to the roof deck spaced 6 in on center maximum in Zones 2 and 3. Install rows of roof cover fasteners perpendicular to the steel deck ribs in all areas to properly distribute the load to the deck and points of deck securement.



4. Design and anchor all roof-mounted equipment to resist uplift, sliding and overturning according to FM Property Loss Prevention Data Sheet 1-28, *Wind Design*, Sections 2.6 and 3.8. For additional guidance, refer to ASCE 7-10 and FEMA USVI-RA 2, Attachment of Rooftop Equipment in High-Wind Regions. Submit calculations conducted by a licensed professional engineer practicing structural engineering (P.E. or S.E.) to FM for review. Base these calculations on equations in ASCE 7-10 and ASCE 7-16.
5. Wood nailers should be installed as per FM Property Loss Prevention Data Sheet 1-49, *Perimeter Flashing*, Section 2.2.2. Fasten wood nailers with the fasteners near the end of each section placed between 3 and 4 in. from the end. Stagger fasteners in two rows when nailers are wider than 6 in. Use corrosion-resistant fasteners that are compatible with the wood nailer. Use minimum 1½ by 5½ in. wood nailers with ¾ in. deep countersinks for bolts and washers.

Guidelines to Reduce Hazards during Installation:

- Thorough supervision by the building owner's qualified representative should be provided during construction/installation to ensure adherence to specifications and quality of workmanship.
- Store roofing material so that it is protected from exposure to wind, snow, rain, and other weather conditions. Shipping wrap is not generally adequate. Discard any material that becomes wet and do not install it.
- Store and install adhesives within the temperature ranges recommended by the manufacturer.
- Install only as much roofing material as can be completely secured and made weather-tight by the end of the day.
- Hot work of any kind should be avoided. If there is a practical and safer way to do the job without hot work, the alternative method should be used. If hot work is unavoidable, precautions such as those outlined on the FM Hot Work Permit System should be taken during any such work.
- Prohibit smoking on the roof. Many roofing materials are highly combustible.

This review is for property insurance purposes only in accordance with FM standards and guidelines. Nothing should be inferred from this review regarding compliance with any rules, regulations or requirements of government agencies, state or local codes or any other jurisdictional authority. We are retaining the copy of your submitted plans for our files.

Sincerely,

Barbara Carpenter
Consultant Engineer
barbara.carpenter@fm.com

Loss Prevention Resources:

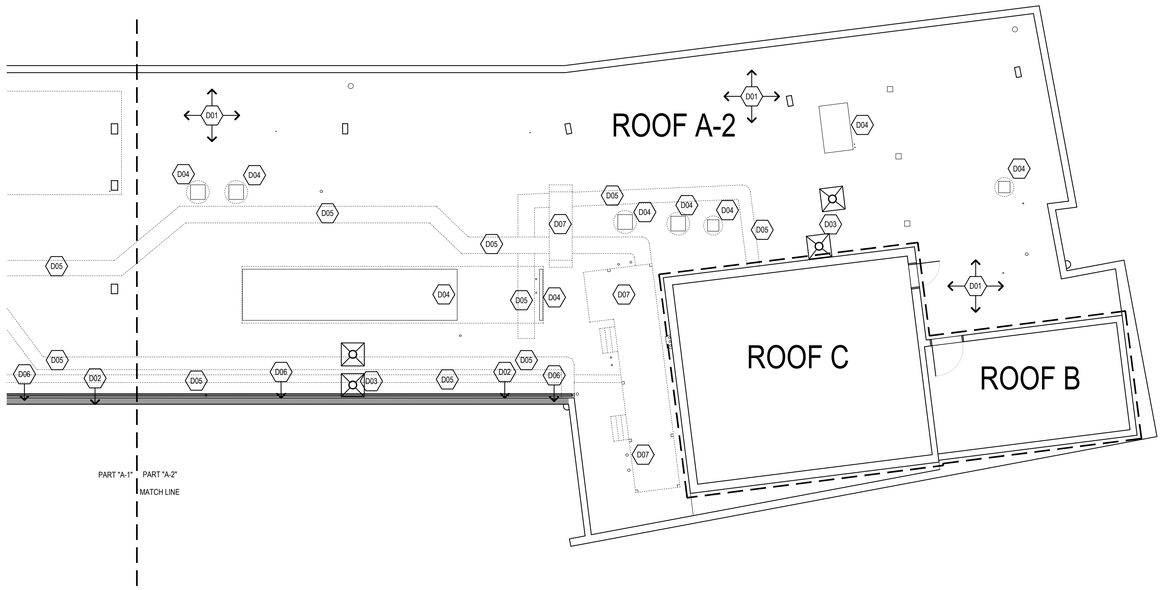
FM Property Loss Prevention Data Sheets
FM Loss Prevention Training
Approval Guide
RoofNav

Distribution:

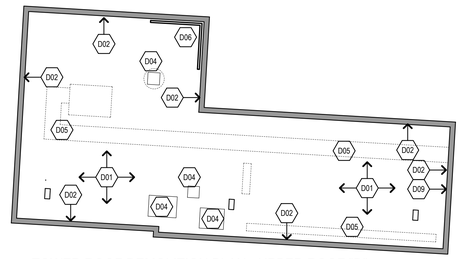
Matt Miller, Silver Petrucelli + Associates, mcmiller@silverpetrucelli.com
Melissa Frank, State of Connecticut, melissa.frank@ct.gov
Brian Tamms, AssuredPartners, brian.tamms@assuredpartners.com
Sam Davis, State of Connecticut, sam.davis@ct.gov
Robert McMenamey, FM Sr Acct Engineer, robert.mcmenamey@fm.com
Barbara Carpenter, FM Consultant Engineer II, barbara.carpenter@fm.com

Attachments:

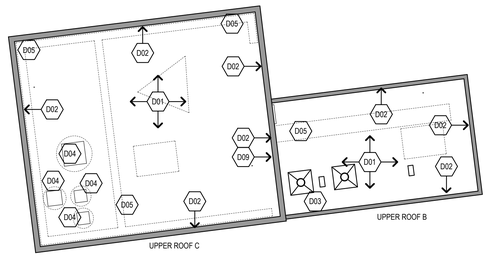
There are no attachments provided as part of this review.



2 TOWER ROOF DEMOLITION PLAN - PART "A-2"
1/8"=1'-0"



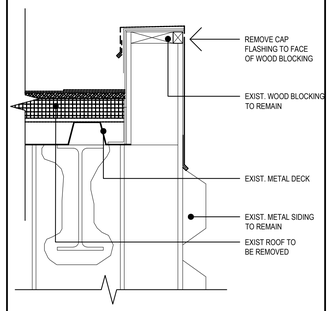
4 TOWER ROOF DEMOLITION PLAN - UPPER ROOF "D"
1/8"=1'-0"



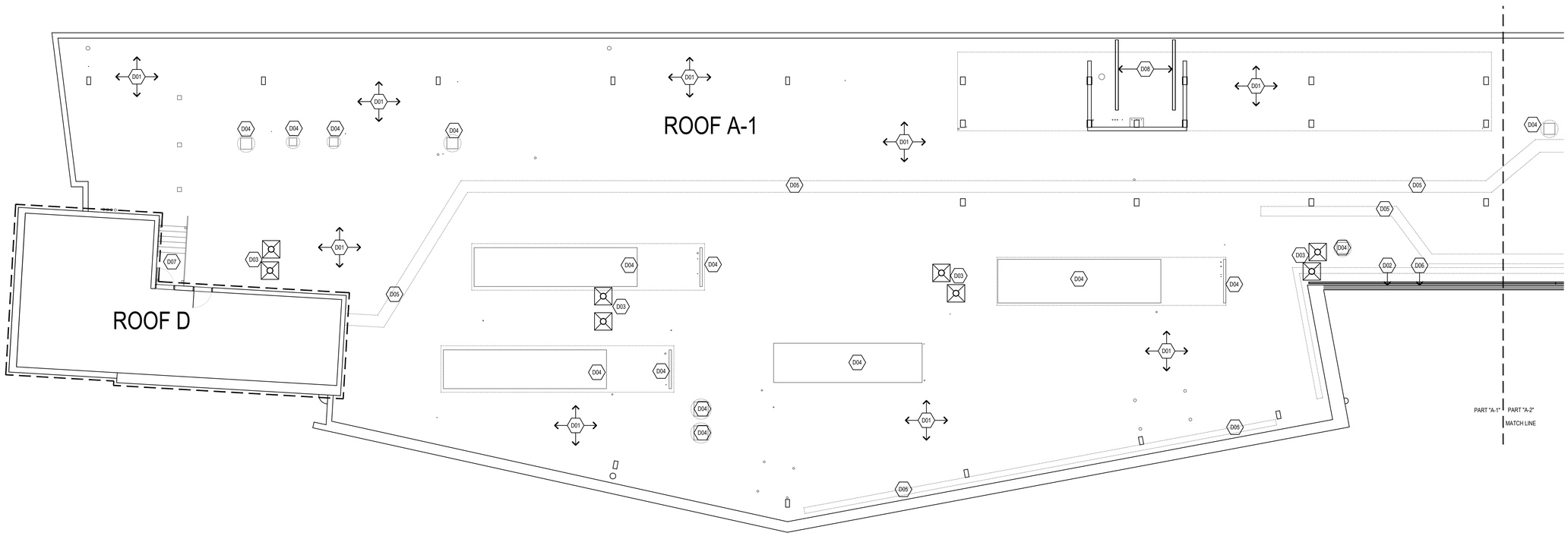
3 TOWER ROOF DEMOLITION PLAN - UPPER ROOFS "B" & "C"
1/8"=1'-0"

DEMOLITION NOTES

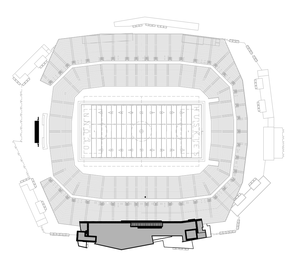
1. REMOVE ALL EXISTING ROOFING SYSTEM (MEMBRANE, INSULATION, COVERBOARD, GYPSUM BOARD & PENETRATION FLASHING).
2. REMOVE ALL PERIMETER METAL FLASHING OF LOW ROOFS WITHIN SCOPE OF WORK, SHOWN SHADED. REFER TO 5/A001.
3. REMOVE EXISTING ROOF DRAINS & SUMP.
4. REMOVE ALL MECHANICAL UNIT FLASHING.
5. COORDINATE REMOVAL OF EXISTING CABLE TRAYS WITH THIRD PARTY VENDOR. RETAIN FOR REINSTALLATION.
6. REMOVE EXISTING GUARD FENCE. RETAIN FOR REINSTALLATION.
7. REMOVE EXISTING METAL STAIRS & PLATFORM. RETAIN FOR REINSTALLATION.
8. REMOVE EXISTING P.T. 2X PLATE & METAL SKID. RETAIN METAL SKID FOR REINSTALLATION.
9. REMOVE EXISTING ROOF SCUPPER & ASSOCIATED MATERIALS.



5 CAP FLASHING DEMO DETAIL
1.1/2"=1'-0"



1 TOWER ROOF DEMOLITION PLAN - PART "A-1"
1/8"=1'-0"



KEY PLAN
SCALE: NONE

NORTH

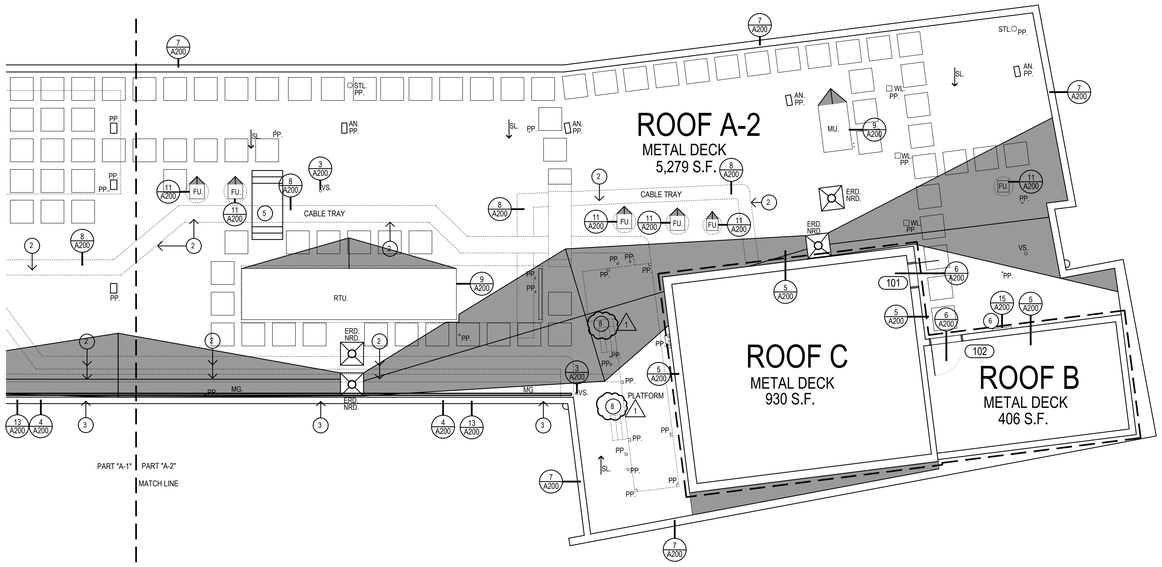
Project Title:
ROOF REPLACEMENT AT:
RENTSCHLER FIELD TOWER ROOF
615 SILVER LANE
EAST HARTFORD, CONNECTICUT 06118

SILVER PETRUCELLI + ASSOCIATES
3190 WHITNEY AVENUE HAMDEN CT 06518
311 STATE STREET NEW LONDON CT 06320
203 230 9007 silverpetrucelli.com

Revision:	Description:	Date:	Revised By:
1	ADDENDUM #2	05/06/2025	MCM

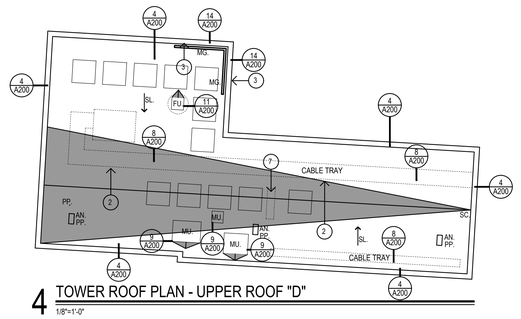
Drawing Title:
TOWER ROOF DEMOLITION PLAN

Date: 04/28/2025
Scale: AS NOTED
Drawn By: MCM
Project Number: 24-236
Drawing Number: A002



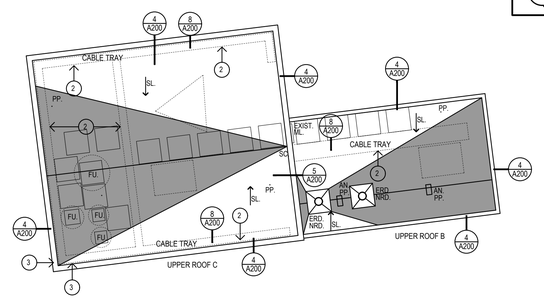
2 TOWER ROOF PLAN - PART "B"

1/8"=1'-0"



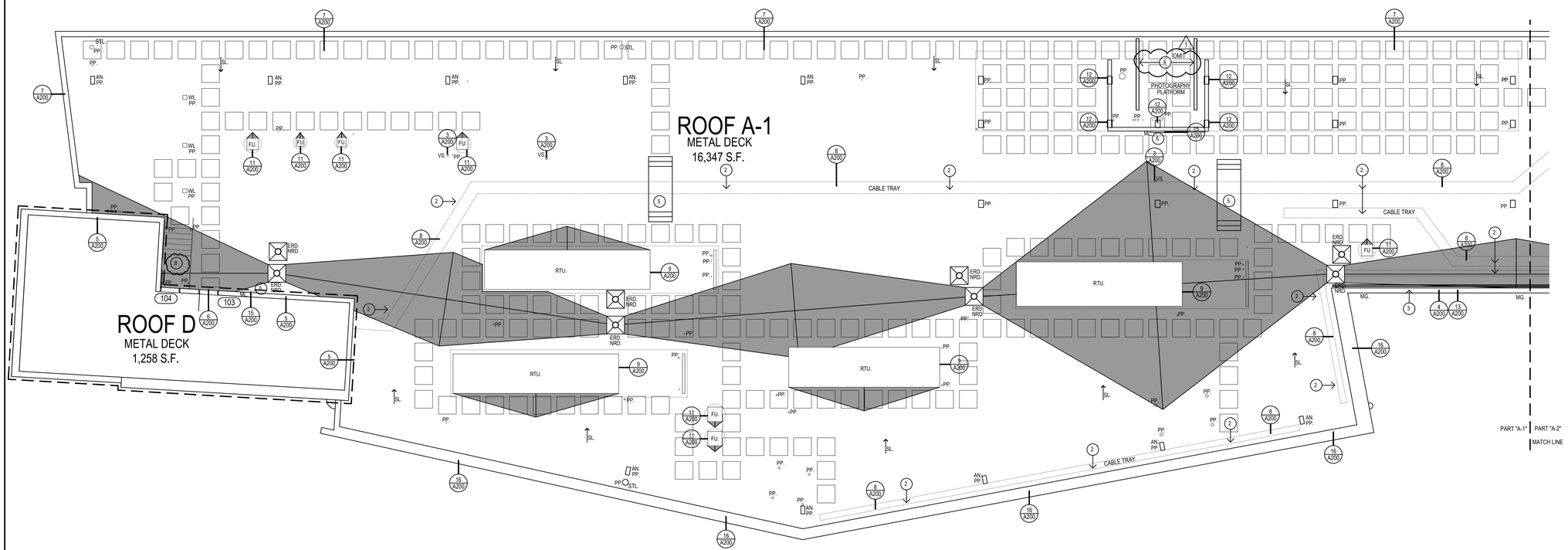
4 TOWER ROOF PLAN - UPPER ROOF "D"

1/8"=1'-0"



3 TOWER ROOF PLAN - UPPER ROOFS "B" & "C"

1/8"=1'-0"



1 TOWER ROOF PLAN - PART "A"

1/8"=1'-0"

GENERAL NOTES

1. ALL FLAT ROOFS TO RECEIVE 5" RIGID INSULATION BASE LAYER (MIN R-30).
2. FIELD VERIFY ALL DIMENSIONS & PERFORM TEST CUTS AT EACH ROOF PRIOR TO THE BID.
3. ALL MATERIALS ARE NEW UNLESS OTHERWISE NOTED "EXISTING".
4. ALL WOOD BLOCKING, PLYWOOD & NAILERS TO BE PRESSURE TREATED. (P.T.)
5. ALL WOOD BLOCKING INDICATED IN DETAILS ARE TO BE ANCHORED TO THE EXISTING STRUCTURE.
6. ALL MEMBRANE FLASHING INDICATED IS TO EXTEND A MINIMUM OF 8". (VERTICAL OR HORIZONTAL)
7. CONTRACTOR IS TO SURVEY THE EXISTING ROOF DECKS W/A LEVEL (AFTER DEMOLITION) TO VERIFY THE SLOPES INDICATED ON PLAN ARE ACCURATE. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO PERFORMING ANY ADDITIONAL ROOFING OPERATIONS.
8. CONTRACTOR IS TO INSPECT THE UNDERSIDE OF ALL ROOF DECKS PRIOR TO ROOFING OPERATIONS TO ENSURE THAT NO INTERIOR MATERIALS, EQUIPMENT, FINISHES OR OBJECTS WILL BE PIERCED OR DAMAGED.
9. CONTRACTOR ASSUMES ALL RESPONSIBILITY DURING PROJECT & WILL REPLACE ANY & ALL DAMAGED EQUIPMENT W/NO ADDITIONAL COST TO OWNER.
10. SITE AREAS DISTURBED SHALL BE CLEANED & RE-LEVELED, W/LAWN AREAS MAGNETICALLY RAKED TO REMOVE ANY METAL DEBRIS & RE-SEEDED AS REQUIRED TO MATCH ADJACENT CONDITIONS.
11. CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR CLEAN UP OF ROOFING MATERIALS & DEBRIS INCLUDING THAT PENETRATES THE INTERIOR ENVELOPE OF THE BUILDING W/NO ADDITIONAL COST TO THE OWNER.
12. SNAKE/CLEAN OUT ALL EXISTING VERTICAL & HORIZONTAL LEADERS OUT TO NEAREST MANHOLE OUTSIDE OF BUILDING.
13. ALL CRICKETS ARE TO BE SLOPED @ A MINIMUM OF $\frac{1}{4}$" PER FOOT & COORDINATE CRICKETS AROUND EXIST. HVAC UNITS AS REQUIRED TO AVOID PONDING.
14. SNAKE/CLEAN OUT ALL EXISTING VENT STACKS BEFORE THE INSTALLATION OF METAL SLEEVE.
15. NEW ROOF INSULATION TO BE A MINIMUM OF R-30 AT ALL NEW ROOF DRAINS AND/OR THE LOW POINTS OF THE ROOF AREAS.
16. ALL ANTENNAE, CONDUITS, CABLE TRAYS, PLATFORMS & ANY OTHER OBJECTS TO REMAIN AFFECTED BY SCOPE OF WORK, TO BE REMOVED & REINSTALLED BY A THIRD PARTY. CONTRACTOR RESPONSIBLE FOR COORDINATION/SCHEDULING OF WORK.
17. ANY UNUSED/DEFUNCT TELECOMMUNICATIONS EQUIPMENT NOT RETAINED BY TELECOM COMPANIES IS TO BE REMOVED.
18. CONTRACTOR TO COORDINATE WITH FACILITY MAINTENANCE THE DEACTIVATION OF TELECOM EQUIPMENT THAT COULD IMPOSE A DANGER TO LABORERS.
19. REMOVE & REINSTALL (REPLACE TO MATCH EXISTING WHERE REQUIRED) EXISTING LIGHTNING PROTECTION THROUGHOUT ROOF. 1

CONSTRUCTION NOTES

1. CONTRACTOR TO PROVIDE A SPECIFIED QUANTITY OF EXISTING DECK REPAIR & REPLACEMENT WHERE WATER DAMAGED. PROVIDE REPLACEMENT DECK FIREPROOFING IN AREAS TO MATCH EXISTING, AS REQUIRED. SEE PROJECT MANUAL.
2. INSTALL NEW RUBBER CONDUIT CURB EVERY 4'.
3. SCRAPE, PRIME & PAINT EXISTING HAND RAIL. SEE PROJECT MANUAL.
4. INSTALL NEW PVD COMPOSITE LUMBER & PLATE FOR METAL CABLE TIE. INSTALL 1
5. PROVIDE GALVANIZED STEEL CABLE TRAY STEP-OVER.
6. PROVIDE NEW ROOF ACCESS LADDER.
7. PROVIDE RUBBER CONDUITS FOR CONDENSER.
8. MODIFY STAIRS AS NEEDED TO ACCOMMODATE INCREASED INSULATION HEIGHT. 1

SYMBOL LEGEND

3 / XXX	-	PLAN SECTION DETAIL OR ELEVATION- SHEET NUMBER
SL	-	INDICATES SLOPE DIRECTION OF NEW TAPERED INSULATION &/ OR EXISTING STRUCTURAL PITCH OF THE ROOF DECK.
SL	-	TAPERED INSULATION CRICKET SLOPED @ $\frac{1}{4}$" PER FOOT
NIC.	-	NOT IN CONTRACT SCOPE
ERD.	-	EXISTING ROOF DRAIN. SEE DEMOLITION NOTE #3
NRD.	-	NEW ROOF DRAIN. SEE DETAIL 1/A200
SC.	-	SCUPPER W/ METAL COLLECTION BOX & DOWNSPOUT. SEE DETAIL 10/A200
OSC.	-	OVERFLOW SCUPPER.
MD.	-	METAL DOWNSPOUT.
VS.	-	EXISTING VENT STACK. SEE DETAIL 3/A200
FU.	-	EXISTING FAN UNIT. SEE DETAIL 11/A200
RTU.	-	EXISTING ROOF TOP MECHANICAL UNIT. SEE DETAIL 9/A200
MU.	-	EXISTING MECHANICAL UNIT. SEE DETAIL 9/A200
DS.	-	EXISTING DUCT WORK SUPPORT.
DW.	-	EXISTING DUCT WORK PENETRATION.
PP.	-	PITCH BOX. SEE DETAIL 2/A200
ML.	-	METAL ROOF LADDER.
MS.	-	METAL STAIRCASE.
MG.	-	METAL GUARD RAIL. SCRAPE, PRIME & PAINT
SD.	-	EXISTING STEEL DUNNAGE. SCRAPE, PRIME & PAINT
WL.	-	EXISTING WALKWAY LIGHT
STL.	-	STADIUM LIGHT
XXX	-	DOOR TAG
AN.	-	TIE-DOWN ANCHOR
	-	WALKWAY PAD. REFER TO SPEC MANUAL

BASE BID ROOFS

ROOF A-1	16,347	SF.
ROOF A-2	5,279	SF.
ROOF B	406	SF.
ROOF C	930	SF.
ROOF D	1,258	SF.

TOTAL BASE BID ROOFS: 24,220 SF.

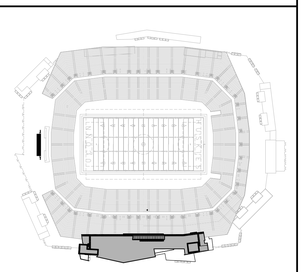
ROOF ASSEMBLY

OUTSIDE AIR	0.17
ROOF MEMBRANE	0.33
COVERBOARD	2.20
5" POLYISO INSUL.	30
EXISTING DECK	N/A
INSIDE AIR	0.61
R-VALUE TOTAL	33.31

CODE INFORMATION

USE GROUP : A
CONSTRUCTION CLASS: 2A
RISK CATEGORY #4
ULTIMATE DESIGN WIND SPEED: 135 MPH
NOMINAL DESIGN WIND SPEED: 105 MPH

FACTORY MUTUAL ENGINEERING & RESEARCH CORPORATION (FM): ROOF ASSEMBLY CLASSIFICATION OF NON-COMBUSTIBLE CONSTRUCTION, WIND UPLIFT REQUIREMENT OF I-60 FOR FIELD, I-75 FOR PERIMETER AND I-110 FOR CORNERS, IN ACCORDANCE WITH FM PROPERTY LOSS PREVENTION DATA SHEETS 1-28.



KEY PLAN
SCALE: NONE

NORTH

Project Title:
ROOF REPLACEMENT AT:
RENTSCHLER FIELD TOWER ROOF
615 SILVER LANE
EAST HARTFORD, CONNECTICUT 06118

SILVER PETRUCELLI + ASSOCIATES
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311 STATE STREET NEW LONDON CT 06320
203 230 9007 silverpetrucelli.com

Revision:	Description:	Date:	Revised By:
1	ADDENDUM #2	05/06/2025	MCM

Drawing Title:
TOWER ROOF PLAN

Date: 04/28/2025
Scale: 1/8" = 1'-0"
Drawn By: MCM
Project Number: 24-236

Drawing Number: A100