



Addendum

Addendum No. 1

Date: 1/27/2025 **Project Number:** 4415-01-16 (29)

Project: Helena Housing Authority
Road Runner Residences Re-Roof

Bid Date: 2/11/2020

2:00 p.m. at Helena Housing Authority Main Office located at 812 Abbey St.,
Helena, MT 59601

Bidders for the above-captioned project are hereby informed that the drawings and/or specifications are modified, corrected or supplemented as follows. Acknowledge receipt of Addenda on Bid Form.

General Notes:

ITEM G-1 Building roof pitch is a slope of 5/12.

Amendments to the Project Manual:

ITEM A-1 Omit specification section 07 2126 Blown insulation. This is not a project requirement.

ITEM A-2 Project insurance requirements clarification:

1. **Excess Umbrella of 5 Million:** It is recommended (not required) that contractor secure an "Installation Floater to provide coverage for materials brought to the site, materials in transit, and materials stored in a temporary location."
2. **Owners & Contractors Protective Policy:** These liability risks should be covered by Contractor's (and any subcontractors') addition of **RRR LLC, HHDC, HHA & CWG** as Additional Insured on all required General Liability and Automobile Liability coverage amounts. See attached Exhibit B
3. **Builders Risk:** HHA has been and should remain fine with the Floater vs. the Builders Risk for this level of contract (per the Contractor's review and agreement with their insurance carriers' recommendation). All liabilities of the four (4) "Owner & Architect" entities as **bolded** above should be fully covered by the addition of them as clearly marked Additional Insured on the GL and Auto Liability coverages.

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Amendments to the Drawings:

ITEM A-1 **Architectural Sheet A2.1 Roof Plans:** 1/A2.1 removed requirement for O'Hagen Tapered Low-profile Vent and omitted plan note #4.

ITEM A-2 **Architectural Sheet A2.1 Roof Plans:** 2/A2.1 removed requirement for intake Vent and omitted plan note #2

ITEM A-3 **Architectural Sheet A2.2 Roof Details:** Details 3, 4, 5, 6, 7, 8/A2.2 revised to indicate that synthetic underlayment is required for full coverage and Ice/water shield is at eaves only.

ITEM A-4 **Architectural Sheet A2.2 Roof Details:** Detail 2/A2.2 omitted. Intake vent not required for this project as existing eave venting is present.

ITEM A-5 **Architectural Sheet A2.2 Roof Details:** Detail 7/A2.2 revised to indicate that it is an existing concentric vent and no need for extending.

Prior Approvals:

ITEM A-1 IKO-Nordic Fiberglass reinforced shingles are an approved equal.

END OF ADDENDUM

CWG Architecture, Inc.



Matthew Avar, Project Architect, Associate

Attachments:

- Exhibit B – Insurance requirements
- Architectural Sheet A2.1 – Roof Plans
- Architectural Sheet A2.2 – Roof Details

PLEASE ACKNOWLEDGE RECEIPT OF THIS ADDENDUM ON THE DESIGNATED PLACE IN THE PROPOSAL FORM AND ON THE FACE OF THE ENVELOPE.

Exhibit B

GENERAL LIABILITY

Contractor's General Liability Insurance shall include premise-operations, independent contractor's operations protection, personal injury, and completed operations and product liability coverages. All coverages, except Workers Compensation, shall clearly name Owner (Road Runner Residences LLC), Helena Housing Development Corporation (HHDC) Helena Housing Authority (HHA), and Architect (CWG Architecture + Interiors) as additional insured. The General Aggregate Limit shall apply separately to each of the Contractor's projects.

- a. GENERAL AGGREGATE PER PROJECT \$2,000,000.00
- b. Products - Completed Operations Aggregate \$2,000,000.00
- c. Personal and Advertising Injury (Each Occurrence) \$1,000,000.00
- d. Bodily Injury and Property Damage (Each Occurrence) \$1,000,000.00
- e. In the event the General Aggregate Limit is diminished by an amount greater than \$500,000, Contractor shall provide notice to Owner of this fact, and shall again provide such notice on each subsequent occasion on which the General Aggregate Limit is again diminished by an amount greater than \$500,000.
- f. In addition to other requirements in the General Conditions, coverage will include Per Project Aggregate Endorsement.
- g. Liability insurance shall name Owner and other interested parties as additional insured.

AUTOMOBILE LIABILITY

- a. Combined Single Limit (Bodily Injury and Property Damage)
Each accident \$1,000,000.00
- b. Coverage to be written on a Symbol 1 (one) any auto basis, to include all owned, hired, and non-owned vehicles.

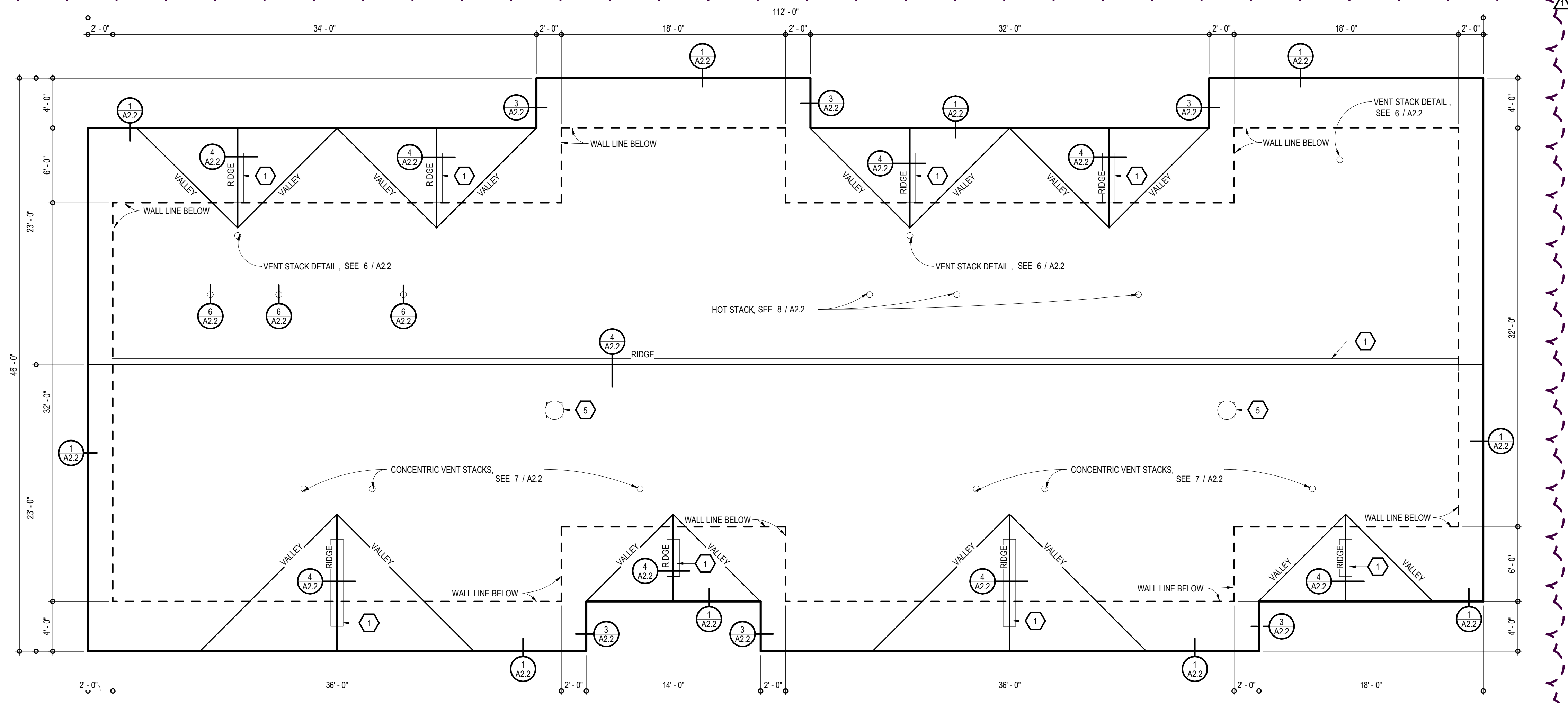
WORKER'S COMPENSATION (WC) INSURANCE:

- a. State Statutory
- b. Applicable Federal (e.g. Longshoremen) Statutory
- c. Employers Liability \$1,000,000.00
- d. Benefits required by Union Labor Contracts - comply with local union wage scale.
- e. Subcontractors without WC insurance may submit a State of Montana Independent Contractor's Exemption and General Liability Insurance of not less than \$1,000,000.00 per occurrence.

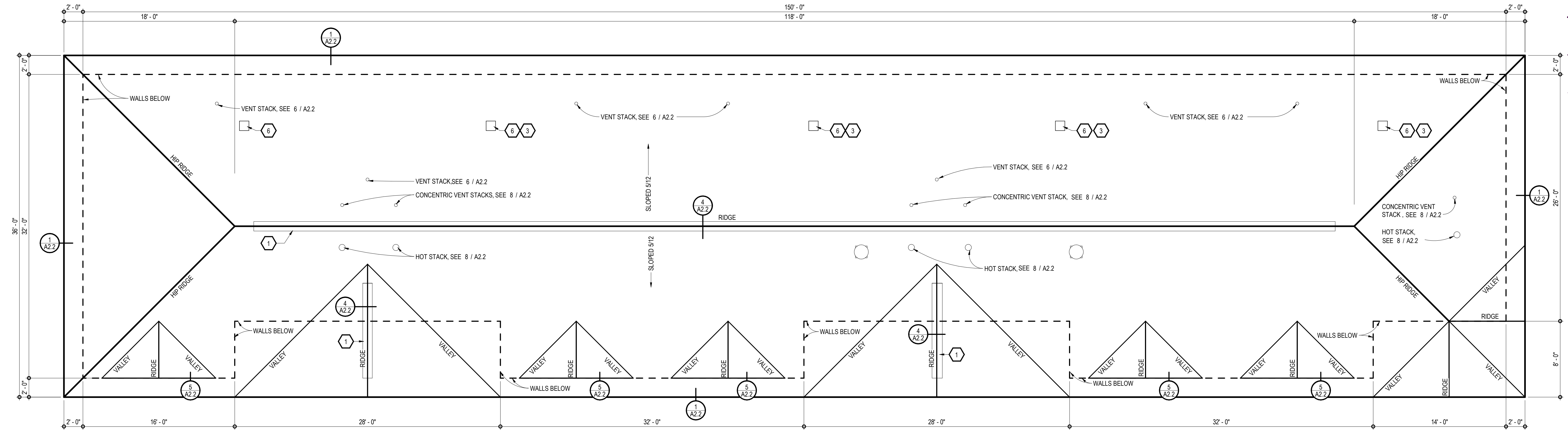
EXCESS LIABILITY

- a. Installation Floater to provide coverage for materials brought to the site, materials in transit, and materials stored in a temporary location.

C:\Projects\4415018 Helena Housing Authority 2020 Capital Fund Project\4415018 (20) Road Runner Re-Roof Design - Drawings - Sheet 3 - Rev. 2024.01.15.10.29 - HHA, Boulder Re-Roof, A2.1.rvt
1/17/2025 10:38:38 AM



1 ROOF PLAN - BUILDING A
SCALE: 3/16" = 1'-0"



2 ROOF PLAN - BUILDING B
SCALE: 3/16" = 1'-0"

GENERAL NOTES

- FIELD VERIFY ALL DIMENSIONS
- FIELD VERIFY ALL ROOF SLOPE NOT INDICATED ON DRAWINGS
- ALL DIMENSION ARE HORIZONTAL ROOF MEASUREMENTS
- SEE SPECIFICATIONS FOR ALL ROOFING AND ACCESSORIES
- REMOVE (1) SHEET OF PLYWOOD ON EACH SLOPE SIDE OF ROOF TO DETERMINE LOCATION OF DECK INTAKE VENT SHALL BE ABOVE ATTIC INSUL. FOR VENTING
- ALL METAL VENTS WITH ROOF VALLEYS SHALL BE RELOCATED 18" MIN. OUTSIDE OF ROOF VALLEY AS REQUIRED. REMOVE ROOF SHEATHING TO RE-ROUTE VENT. CHANGE OUT w/ PVC PIPE

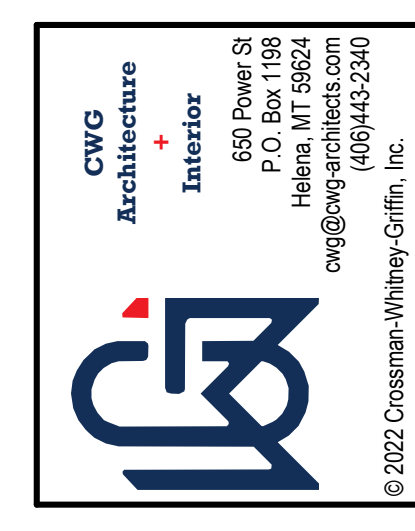
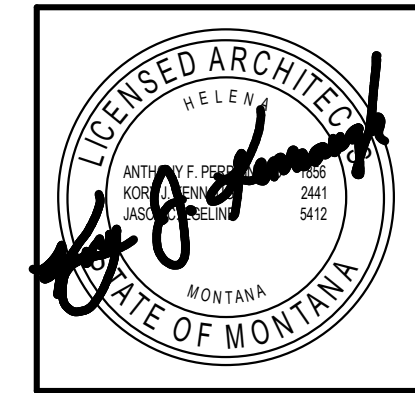
ATTIC VENTILATION (AT 1 S.F. PER 300 S.F. ATTIC)

BUILDING A:
REQUIRED
 $3,468 \text{ SF} / 300 = 11.56 \text{ SF} \times 144 \text{ IN} = 1,668.88 \text{ S.I.}$
PROVIDED
INTAKE: Existing
EXHAUST: $144 \text{ LF} / 30 = 4.8 \times 330 \text{ S.I.} = 1,584.00 \text{ S.I.} + (2) 252 \text{ S.I.} = 2,088.00 \text{ S.I.}$
(EVERY 30' = 330 S.I.) (2 GAF @ 252 S.I.)

BUILDING B:
REQUIRED
 $4,380 \text{ SF} / 300 = 14.6 \text{ SF} \times 144 \text{ IN} = 2,102.40 \text{ S.I.}$
PROVIDED
INTAKE: Existing
EXHAUST: $134 \text{ LF} / 30 = 3.5 \times 34 \text{ S.I.} = 119.0 \text{ S.I.} + (4) 252 \text{ S.I.} = 2,147 \text{ S.I.}$
(EVERY 4' = 34 S.I.) (1 GAF @ 252 S.I.)

KEY NOTES

- 1 NEW CONTINUOUS RIDGE VENT, 2'-0" FROM FACE OF RAKE EDGE OR VALLEY
- 2 NOT USED
- 3 NEW WEATHERMASTER VENT
- 4 NOT USED
- 5 GAF MASTER FLOW GREENMACHINE SOLAR-POWERED ROOF VENT, W/ MIN. NET FREE VENTILATION AREA (252.0 SQ IN PER VENT)
- 6 REMOVE EXISTING ATTIC ROOF VENTS IF NEW VENTILATION IS INSTALLED



REVISIONS

#	Desc	Date
1	Revised	

HELENA HOUSING AUTHORITY
RUNNER RESIDENCES RE-ROOF
1071 ROAD RUNNER DR. HELENA, MT 59602
ROOF PLANS

4415-01-16(29)
DRAWN BY: AMK
APPROVED BY: MMA
DATE: 01/16/2025

A2.1

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