



DANE COUNTY DEPARTMENT of PUBLIC WORKS, HIGHWAY and TRANSPORTATION

County Executive
Kathleen M. Falk

1919 Alliant Energy Center Way ♦ Madison, Wisconsin 53713
Phone: (608) 266-4018 ♦ Fax: (608) 267-1533

Commissioner / Director
Gerald J. Mandli

October 5, 2007

ATTENTION ALL REQUEST FOR PROPOSAL HOLDERS

RFP NO. 107124 - ADDENDUM NO. 2

ARCHITECTURAL/ENGINEERING SERVICES FOR REPLACEMENT OF ROOFS ON COLISEUM

PROPOSALS DUE: THURSDAY, OCTOBER 11, 2007, 2:00 PM. DUE DATE AND TIME ARE NOT CHANGED BY THIS ADDENDUM.

This Addendum is issued to modify, explain or clarify the original Request for Proposal (RFP) as was addressed in the pre-proposal tour and is hereby made a part of the RFP. **Please attach this Addendum to the RFP.**

Explanation of Work:

1. The roof was originally built in 1966, and it was completely replaced in 1987. The replacement roof consists of a 55 mil single ply, DC Taylor Corp membrane made by Stevens specifically for his roof. The membrane has a double layer in the valleys and along the ridges. The membrane is screwed over the entire surface. In addition, it is glued (hypalon to hypalon) in the areas where it is a double layer. We believe that the membrane is about 1/2 its original thickness, but that the insulation is in fairly good condition. As such, we want to ensure that we replace or repair the roof before the condition of the insulation is jeopardized.
2. The purpose of this study is to perform an analysis of the current area roofs to determine what action should be taken. For example, recommendations may include replacing the whole roof membrane, simply repairing certain areas of the membrane, or replacing the insulation and membrane, depending on existing conditions and economics. Also, the Architect/Engineer will need to make suggestions on what types of materials to use. The roofs included in this work include the main Coliseum roof, the five canopy roofs, the roof over the attached warehouse area, and the roof over the adjacent service building. The service building currently has a tectum concrete slab sub-roof with a built up EPDM roof on top.
3. The study includes the roofs themselves, as well as any soffit and fascia, scuppers, roof drains, and ice protection systems.
4. On the main Coliseum roof in the past, ice formation in the valleys created a cutting edge that tore through the membrane. For this reason, the current roof system has added insulation and two layers of membrane in the valleys. Ice coming off of the scuppers has also been a problem. The scuppers currently have ice melt cables in them, but these have proven unsuccessful. In addition, the fallen ice has created injury risks, and it has damaged the canopy roofs below. Currently, the canopy roofs are covered in some areas with concrete tiles to absorb the ice impacts, but these tiles deteriorate quickly and must

- be replaced often. Finally, the drains which are in place in many of the canopy roofs become frozen solid during the winter, and allow for water to run over the roof edge and along the soffits.
5. The emphasis of this study is not on the structural analysis of the existing structure. The emphasis is on the condition of the roof, its life cycle, and the materials needed for repair or replacement. However, if a firm recommends replacing the roof with a system that adds considerable weight to the roof, then that firm will have to show how the additional weight will affect the building structurally. If this analysis is needed, keep in mind that many shows in the Coliseum also suspend very heavy items from the roof. Also, the firm will have to maintain structural soundness during construction. This should be fairly easy to do though, as all of the structural elements are internal and not in the exterior roofing system.
 6. As part of the Work, the A/E firm will also analyze the lightning protection plan and make recommendations for improvements, repairs, or replacement.
 7. There is currently a load-monitoring system in place in the Coliseum. A/E firm will not need to make any recommendations on this system as part of this Work.

Other items:

1. The Agreement given in the Proposal Package is only a sample. Once the proposals are submitted, Dane County staff will create a short-list of firms that will be asked to come in for a presentation/interview process. From this group, a firm will be selected, and then an agreement will be negotiated at that time. A breakdown of the selection criteria is included in the RFP Package.
2. The Architect/Engineer's responsibilities during Phase II will include holding weekly meetings during the construction phase and distributing the minutes from these meetings.
3. Structural Research Inc (RSI) performed a structural analysis of the Coliseum roof. Copies of the RSI Research Report and the RSI Engineering Study may be obtained at the Dane County Public Works office, 1919 Alliant Energy Center Way. Also, copies of certain details and plans of the existing roof may be obtained at the Public Works office. Once a firm is chosen to perform this work, all necessary plans, specs, and previous studies will be made available.
4. Proposers will be able to get on the roof on Monday, October 8, 2007. This meeting will begin at 1:30 PM in the administration office located at 1919 Alliant Energy Center Way. For this site visit, please wear soft shoes with a good grip, as the roof is slippery and not easily accessible. If any firms are unable to make this meeting, they may make other arrangements by contacting John Dunn, Facilities Manager, at (608) 267-3983.
5. The RFP Package calls for proposing firms to include a description of at least three other projects of similar design scope and size. To clarify, as a minimum, these previous projects must be at least half the size of the Coliseum roof area. Since the Coliseum roof design is fairly rare, the design of previous projects does not have to closely follow that of the Coliseum.
6. In the event that repairs are performed to extend the life of the existing roof, and then construction of a new roof is done several years later, Phase II, which consists of Construction Supervision and creation of the Construction Documents, for the entire roof replacement will likely need to be bid as a new project.
7. In the Sample Agreement Article 13 (2), "\$1,000,000.00" is correct.
8. These proposals are an opportunity for each firm to explain its qualifications to perform the requested Work. The RFP's are not asking for design solutions or problem solving at this time. They are just asking for the information requested in the RFP package.

If any additional information about this Addendum is needed, please call John Schraufnagel at 608/266-4798.