



**CBCC AND ADC ROOF REPLACEMENT  
05/17/2022**

**Additional Clarifications, Revisions and Requirements**

Following are clarifications, revisions and requirements related to the work shown in the Bid Documents. Direction provided in these items below is hereby incorporated as part of the Project Bid Scope of Work.

**DRAWINGS:**

The included drawings dated 05/17/2022, are hereby incorporated as part of the Project Bid Documents. Changes to revised sheets are clouded:

- Sheet A1.1 ROOF PLAN DEMO
- Sheet A1.2 ROOF PLAN PROPOSED

**RFI CLARIFICATIONS:**

1. I assume we are responsible for the lightning protection removal and replacement. Are we responsible for having the lightning protection re-certified after the project is completed? If so, do you have records of who installed?

**Response:** Yes, the bidders are responsible for the lightning protection removal and replacement, as well as for having the lightning protection re-certified after the project is completed. No information is available regarding who installed the lightning protection.

2. Allowance is only for relocation of the refrigerant lines and crack repair above 1000 linear feet. Initial 1000 LF to be included in base bids for CBCC and Babcox. Allowance only allowed for CBCC roof.

3. Can a copy of the pre-bid sign in sheet be provided?

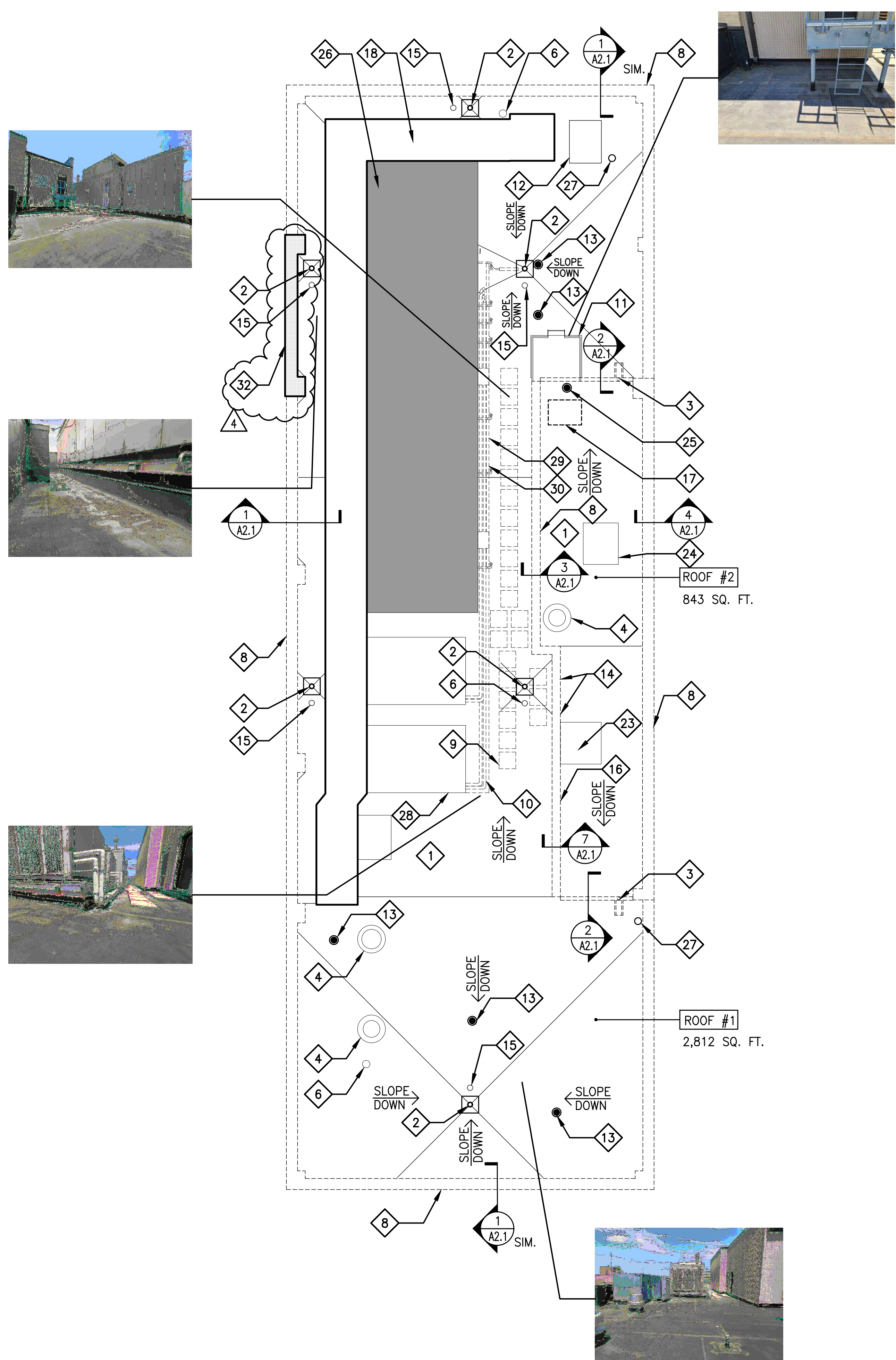
**Response:** Yes.

4. Is there an estimated cost//budget available on the project?

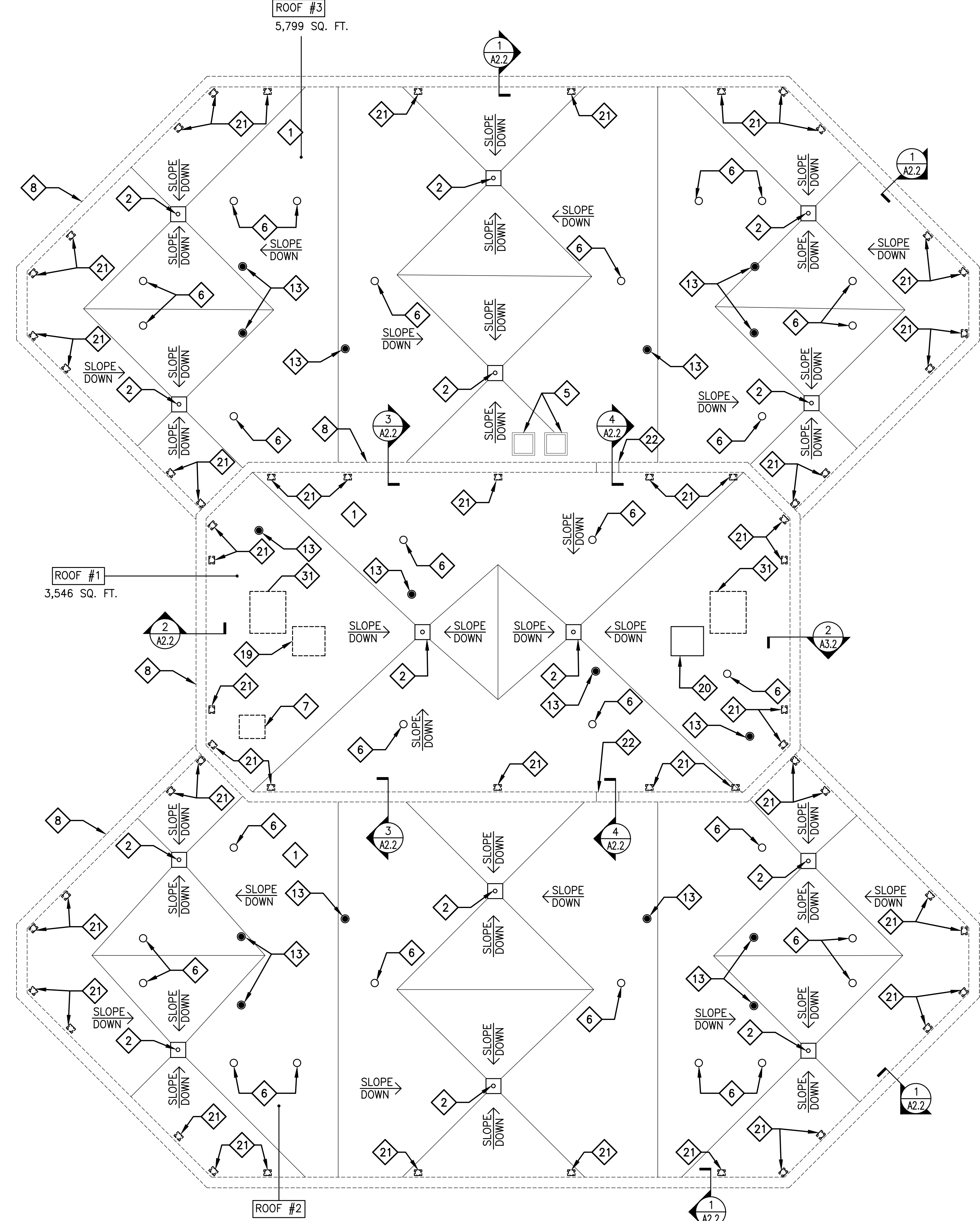
**Response:** The budgeted amount is \$750,000.

**END**





**1** CBCC ROOFS 1 & 2 - DEMOLITION PLAN  
SCALE: 1/8"=1'-0"



**2** ADULT DETENTION CENTER ROOFS 1, 2 & 3 - DEMOLITION PLAN  
SCALE: 1/8"=1'-0"

DESCRIPTIONS OF EXISTING ROOF SYSTEMS TO BE REMOVED

CBC ROOF
ROOF #1 AND ROOF #2 - EXISTING MODIFIED BITUMEN MEMBRANE OVER TAPERED ROOF INSULATION SYSTEM ON EXISTING CONCRETE SLAB (TO REMAIN). VERIFY IN FIELD.
ADULT DETENTION CENTER ROOF
ROOF #1, ROOF #2 AND ROOF #3 - EXISTING GRANULE-SURFACED MODIFIED BITUMEN MEMBRANE OVER TAPERED ROOF INSULATION SYSTEM ON EXISTING CONCRETE SLAB (TO REMAIN). VERIFY IN FIELD.



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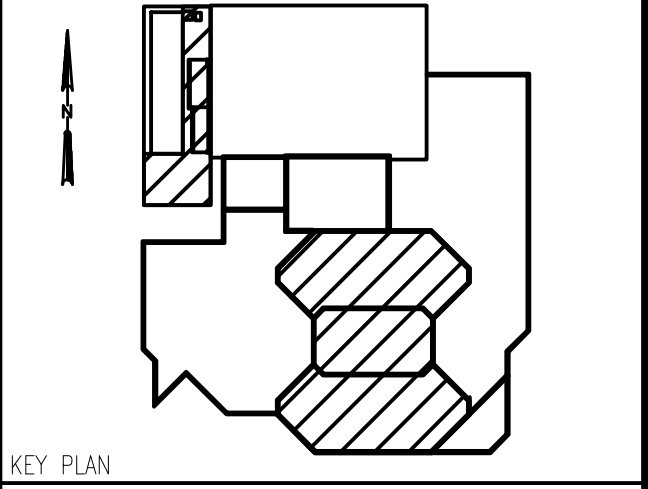
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**REVISIONS**

NO.	DATE	DESCRIPTION
1	01/13/22	60% REVIEW
2	03/14/22	90% REVIEW
3	04/08/22	100% REVIEW
4	05/17/22	BD ADDENDUM 1

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, CONFORM TO THE CITY OF CHICAGO BUILDING CODES AND ORDINANCES

DRAWN BY: \_\_\_\_\_  
DATE DRAFTED: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
APPROVED BY: \_\_\_\_\_



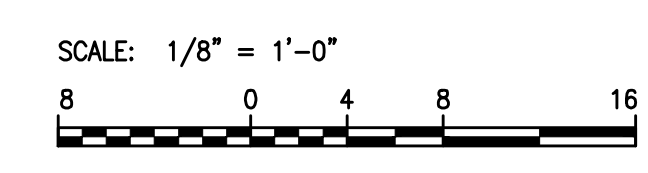
**EXISTING CONDITIONS AND ROOF DEMOLITION NOTES - ROOF PLAN**

- 1. EXISTING ROOF SYSTEM (INCLUDING, BUT NOT LIMITED TO, MEMBRANE(S) AND ALL ASSOCIATED SUBSTRATES, FLASHING, COUNTERFLASHINGS AND TERMINATION BARS) TO BE REMOVED DOWN TO STRUCTURAL DECK (TYPICAL AT ROOFS 1, 2 CBC AND 1, 2 AND 3 ADULT DETENTION CENTER).
- 2. EXISTING ROOF DRAIN TO BE REMOVED AND SALVAGED FOR REINSTALLATION. EXISTING DRAIN PIPE TO REMAIN.
- 3. EXISTING GUTTER, DOWNSPOUT AND SPLASH BLOCKS TO BE REMOVED.
- 4. DISCONNECT AND REMOVE EXISTING FAN FROM CURB. INSPECT FAN FOR DAMAGE AND PROVIDE REPORT TO LAKE COUNTY AND ENGINEER. STORE FAN AND PROVIDE PROTECTION FROM ELEMENTS. REMOVE RESIDUAL ROOF SYSTEM AND FLASHING IN PREPARATION FOR NEW ROOF SYSTEM AND FLASHING INSTALLATION.
- 5. EXISTING CONDENSING UNITS AND CURBS TO REMAIN.
- 6. EXISTING SANITARY VENT THRU ROOF TO REMAIN.
- 7. EXISTING ROOF HATCH TO BE REMOVED.
- 8. EXISTING ALUM. COPING TO BE REMOVED.
- 9. REMOVE AND REPLACE WALKWAY PADS.
- 10. REMOVE R-22 REFRIGERANT FROM AIR HANDLING UNIT SYSTEM INCLUDING COILS AND PIPING AS REQUIRED IN CONSTRUCTION PHASE. PROVIDE STORAGE IN COMPLIANCE WITH ENVIRONMENTAL AND SAFETY REGULATIONS. COORDINATE TEMPORARY COOLING REQUIREMENTS WITH LAKE COUNTY.
- 11. ELEVATOR EQUIPMENT ACCESS LANDING AND LADDER TO REMAIN.
- 12. EXISTING MECHANICAL EQUIPMENT AND CURB TO REMAIN. REMOVE RESIDUAL ROOF SYSTEM AND FLASHING IN PREPARATION FOR NEW ROOF SYSTEM AND FLASHING INSTALLATION.
- 13. TIE-BACKS TO REMAIN. REMOVE ROOF AND REPAIR CONCRETE SLAB.
- 14. DOORS TO REMAIN. DOOR THRESHOLDS TO BE RE-FLASHED. SEE DETAIL 4/A2.1.
- 15. EXISTING OVERFLOW DRAIN TO BE REMOVED AND SALVAGED FOR REINSTALLATION. EXISTING DRAIN PIPE TO REMAIN.
- 16. REMOVE AND SALVAGE FOR RE-INSTALLATION LIGHTNING PROTECTION SYSTEM ATTACHED TO PERIMETER COPING.
- 17. SAW CUT AND REMOVE EXISTING SLAB FOR NEW ACCESS OPENING AND ROOF HATCH INSTALLATION. DUCTWORK TO REMAIN.
- 18. DISCONNECT AND REMOVE EXISTING MUSHROOM FAN FROM CURB. INSPECT FAN FOR DAMAGE AND PROVIDE REPORT TO LAKE COUNTY AND ENGINEER. STORE FAN AND PROVIDE PROTECTION FROM ELEMENTS. REMOVE RESIDUAL ROOF SYSTEM AND FLASHING IN PREPARATION FOR NEW ROOF SYSTEM AND FLASHING INSTALLATION.
- 19. DISCONNECT AND REMOVE EXISTING MUSHROOM FAN FROM CURB. INSPECT FAN FOR DAMAGE AND PROVIDE REPORT TO LAKE COUNTY AND ENGINEER. STORE FAN AND PROVIDE PROTECTION FROM ELEMENTS. REMOVE RESIDUAL ROOF SYSTEM AND FLASHING IN PREPARATION FOR NEW ROOF SYSTEM AND FLASHING INSTALLATION.
- 20. EXISTING MUSHROOM EXHAUST FAN TO REMAIN.

- 21. REMOVE ROOF DAVITS. REPAIR CONCRETE SLAB.
- 22. REMOVE EXISTING DOOR AND FRAME.
- 23. STAIRWELL PRESSURIZATION HOOD TO REMAIN.
- 24. RELIEF HOOD TO REMAIN.
- 25. ROOF ANCHOR TO REMAIN.
- 26. ROOFTOP HVAC UNIT TO REMAIN.
- 27. ELECTRICAL RUBBER BOOTS TO BE REMOVED.
- 28. CONDENSING UNITS TO REMAIN.
- 29. DISCONNECT CONDENSATE PIPING FROM AIR HANDLING UNIT AND CONDENSING UNIT. REMOVE PIPE SUPPORTS. INSPECT PIPING FOR DAMAGE. PROVIDE REPORT OF PIPING CONDITION TO LAKE COUNTY AND ENGINEER. CAP AND STORE FOR REINSTALLATION DURING NEW WORK PHASE.
- 30. DISCONNECT REFRIGERATION PIPING FROM AHU AND CONDENSING UNIT AT LOCATIONS WHICH WILL NOT INTERFERE WITH ROOF WORK. VERIFY IN FIELD. REMOVE PIPE SUPPORTS. INSPECT PIPING FOR DAMAGE. PROVIDE REPORT OF PIPING CONDITION TO LAKE COUNTY AND ENGINEER. CAP AND STORE FOR REINSTALLATION DURING NEW WORK PHASE. REFRIGERANT LINES CONSIST OF FOUR 2" SUCTION LINES AND FOUR 7/8" DISCHARGE LINES. EACH LINE IS APPROXIMATELY 80 FEET LONG.
- 31. REMOVE STAIRWELL PRESSURE RELIEF HOOD AND DAMPER.
- 32. VERTICAL PANELING THAT RUNS ALONG THE ENTIRE BUILDING AND IS LOCATED OVER THE PARAPET WALL TO REMAIN. ONLY EXISTING ALUM. COPING AROUND THIS PANELING TO BE REMOVED.

**GENERAL ROOF DEMOLITION NOTES**

1. SEE STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ROOF SCOPE RELATED TO THESE DISCIPLINES.
2. HEAT TRACE SYSTEMS NEED TO BE IDENTIFIED. REMOVE EXISTING HEAT TRACE SYSTEMS, BUT NOT LIMITED TO, THE FOLLOWING ITEMS: EXTERIOR MOUNTED JUNCTION BOXES, EXTERIOR CONDUIT AND HEAT TRACE HEATING ELEMENTS.
3. CURBS WITH LESS THAN 10" CLEARANCE BETWEEN THE TOP OF THE FINISHED ROOF SURFACE AND THE TOP OF THE WOOD NAILER TO BE REMOVED AND REPLACED.
4. PRIOR TO THE START OF DEMOLITION, CONTRACTOR TO PROVIDE AIRFLOW AND ELECTRICAL READINGS FOR EACH ROOFTOP EXHAUST FAN.



**LAKE COUNTY PROJECTS**

Proj. Title

**ROOF REPLACEMENT**

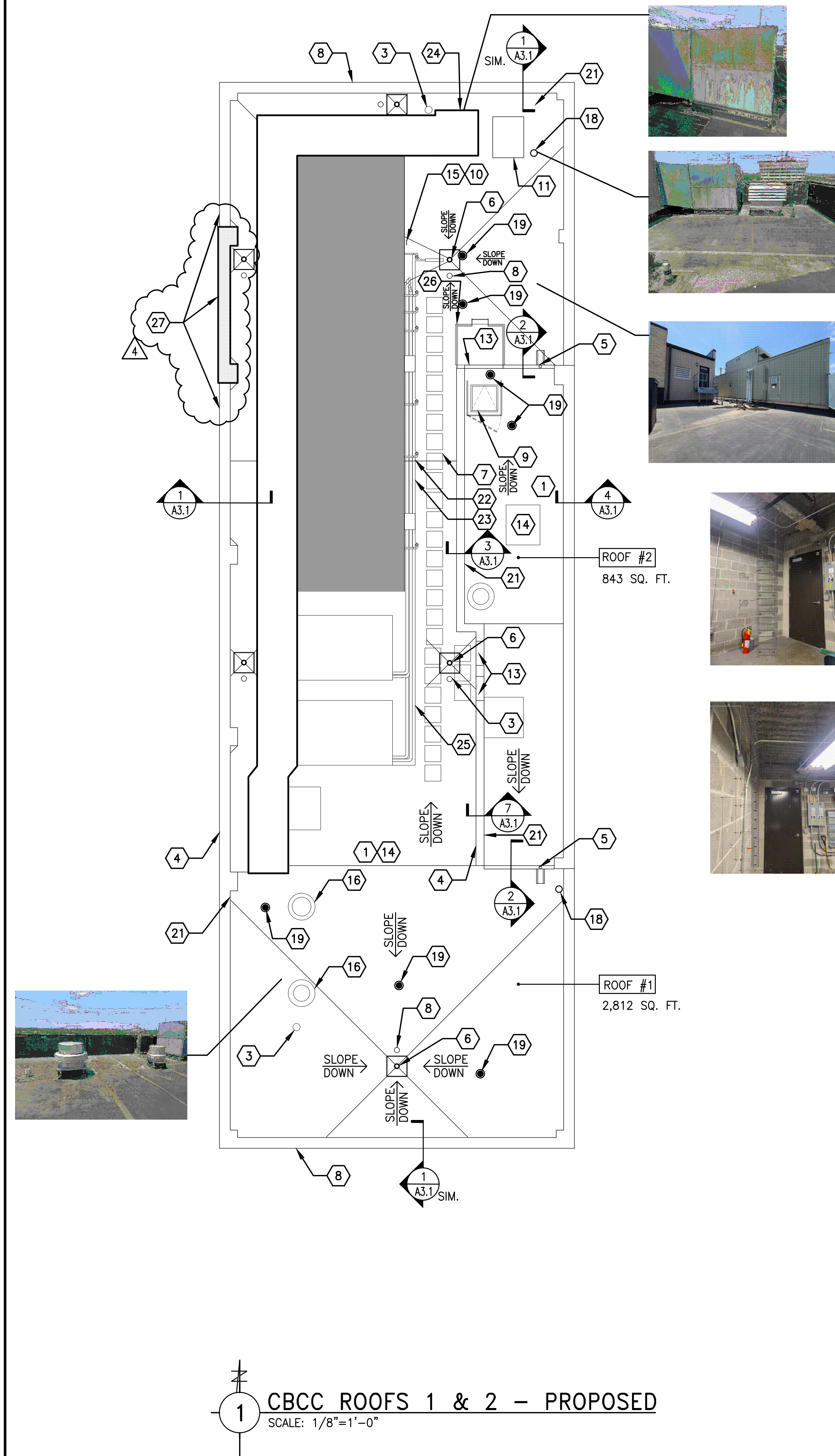
Task Title

**ROOF PLAN-DEMO**

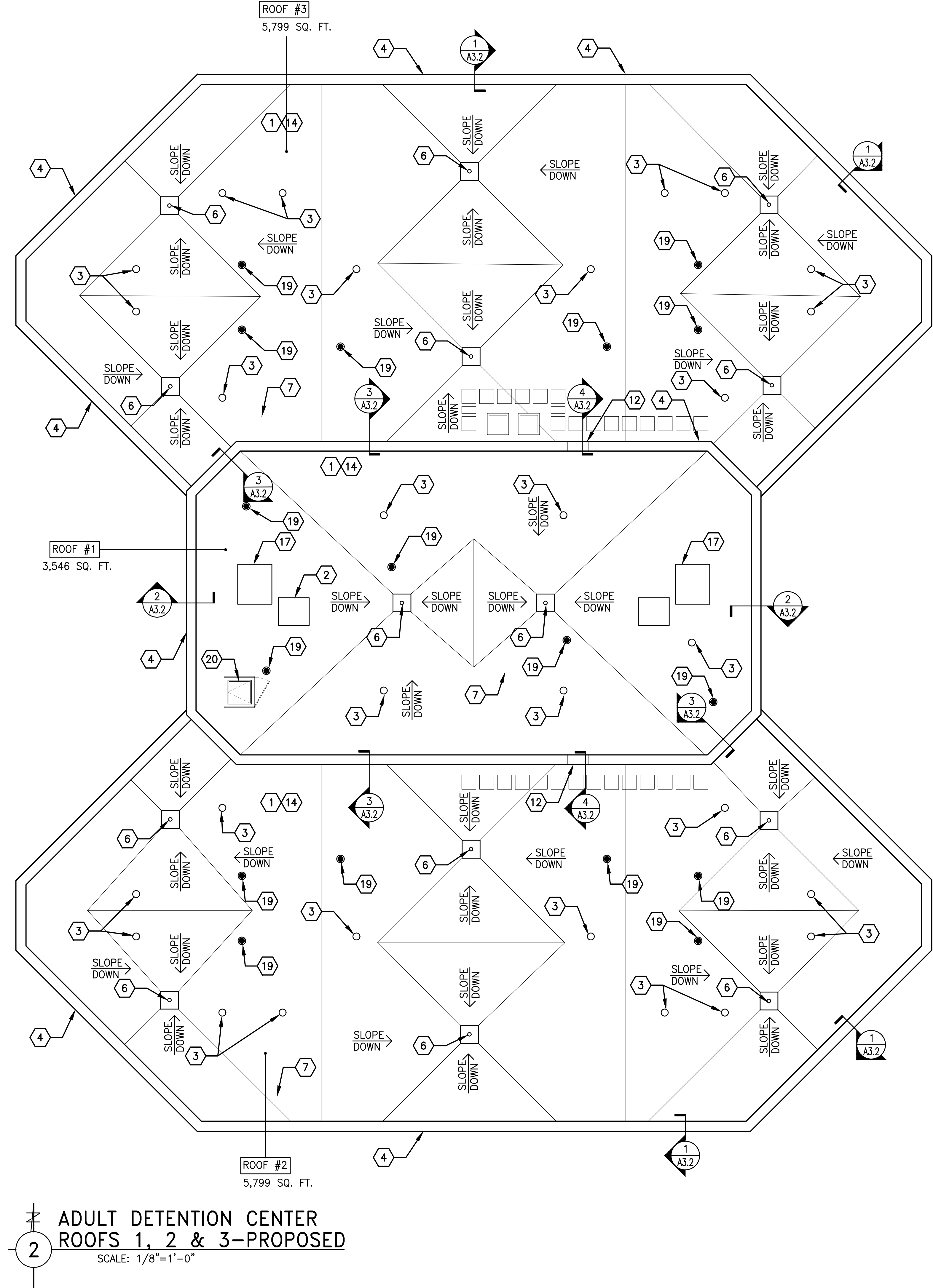
SHEET NO.  
**A1.1**

GEC PROJ. NO.





**1** CBCC ROOFS 1 & 2 - PROPOSED  
SCALE: 1/8"=1'-0"



**2** ADULT DETENTION CENTER ROOFS 1, 2 & 3-PROPOSED  
SCALE: 1/8"=1'-0"

DESCRIPTIONS OF NEW ROOF SYSTEMS TO BE CONSTRUCTED

CBCC ROOF
ROOF #1 AND ROOF #2-NEW SBS MODIFIED BITUMEN ROOFING MEMBRANE OVER TAPERED ROOF INSULATION SYSTEM ON EXISTING CONCRETE ROOF DECK. SEE SPECS.
ADULT DETENTION CENTER ROOF
ROOF #1, ROOF #2 AND ROOF #3-NEW SBS MODIFIED BITUMEN ROOFING MEMBRANE OVER TAPERED ROOF INSULATION SYSTEM ON EXISTING CONCRETE ROOF DECK. SEE SPECS.



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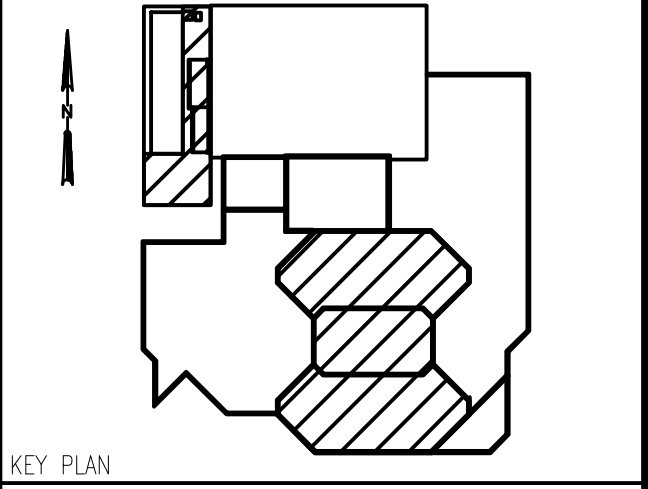
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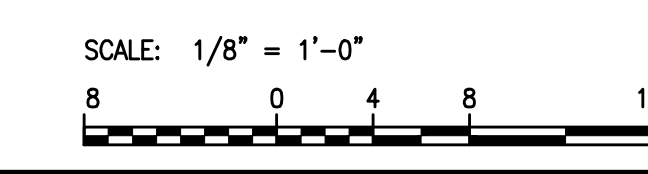
**LAKE COUNTY PROJECTS**

**EXISTING CONDITIONS AND ROOF CONSTRUCTION NOTES**

- |   |   |  |  |
|---|---|--|--|
| <p>1. PROVIDE NEW ROOF SYSTEM (TYPICAL AT ROOFS 1,2 CBCC AND 1,2 AND 3 ADULT DETENTION CENTER) SEE DESCRIPTION OF NEW ROOF SYSTEMS.</p> <p>2. RE-INSTALL VENT OVER RE-ROOFED CURB. SEE DETAIL 5/A3.3.</p> <p>3. EXTEND SANITARY VENT THRU ROOF MIN. 12" ABOVE FINISH ROOF SURFACE. SEE DETAIL 2/A3.3.</p> <p>4. PROVIDE NEW ALUMINUM COPING AND FLASHING.</p> <p>5. NEW GUTTER AND DOWNSPOUT. INSTALL NEW SPLASH PAD.</p> <p>6. INSTALL ROOF DRAIN. SEE DETAIL 1/A3.3.</p> <p>7. INSTALL NEW ROOF WALKWAY PADS. MOD. BIT. MATERIAL MAY BE CUT TO SIZE TO ELEVATE ANY WALK PADS THAT NEED ADDED HEIGHT.</p> <p>8. OVERFLOW ROOF DRAIN.</p> | <p>9. INSTALL NEW ROOF HATCH AND LADDER. SEE DETAILS 6/A3.3 AND 5/A3.1.</p> <p>10. RECHARGE SYSTEM WITH REFRIGERANT STORED DURING DEMOLITION PHASE. ADD ADDITIONAL R-22 REFRIGERANT AS REQUIRED. VACUUM TEST LINES PRIOR TO RECONNECTION. INSULATE REFRIGERANT LINES WITH 1-1/2" CLOSED CELL INSULATION AND COVER WITH ALUMINUM JACKET.</p> <p>11. INSTALL NEW ROOF SYSTEM AND FLASHING.</p> <p>12. INSTALL NEW DOOR AND FRAME. SEE SHEET A4.1, DETAILS 5 &amp; 6 AND 4/A3.2.</p> <p>13. ACCESS DOOR TO REMAIN. DOOR THRESHOLDS TO BE RE-FLASHED. SEE DETAIL 5/A3.1 AND 6/A3.1.</p> <p>14. PATCH SPOTS AND V-GROOVE CRACKS IN CONCRETE STRUCTURE BEFORE APPLYING VAPOR BARRIER. (TYPICAL ENTIRE ROOF)</p> | <p>15. NEW CONDENSATE PIPING. RECLAIMED REFRIGERANT TO BE COLLECTED FOR REUSE. HVAC SYSTEM TO BE RECHARGED.</p> <p>16. EXHAUST FAN CURBS TO BE RE-ROOFED. SEE DETAILS 7/A3.3 AND 5/A3.3.</p> <p>17. INFILL OPENING WITH CONCRETE. SEE DETAIL 5/A3.2.</p> <p>18. ELECTRICAL RUBBER BOOTS TO BE RE-INSTALLED. ALL RUBBER BOOTS TO BE WHITE IN COLOR.</p> <p>19. TIE-BACKS. PROVIDE FLASHING.</p> <p>20. INSTALL NEW ROOF HATCH WITH PRE-FABRICATED HANDRAIL. SEE DETAIL 6/A3.3 SIM.</p> <p>21. REINSTALL LIGHTNING PROTECTION SYSTEM ON PERIMETER COPINGS.</p> | <p>22. REINSTALL CONDENSATE PIPING.</p> <p>23. REINSTALL REFRIGERANT PIPING. PROVIDE NEW INSULATION.</p> <p>24. PROVIDE SEALANT ALONG SEAM OF EXISTING DUCTWORK.</p> <p>25. PROVIDE ROOF SUPPORTS FOR PIPING. SUPPORTS TO BE ADJUSTABLE HEIGHT, EXTRUDED-ALUMINUM TUBE, URETHANE INSULATION FILLED, 2", WITH ALUMINUM BASE PLATES. MOUNT PER MANUFACTURER'S RECOMMENDATIONS.</p> <p>26. FLASH ROOF PENETRATIONS AT PLATFORM</p> <p>27. NEW ALUM. COPING TO BE INSTALLED AROUND EXISTING PANELING LOCATED OVER THE PARAPET AND RUNS VERTICALLY ALONG THE ENTIRE BUILDING.</p> |
|---|---|--|--|

**GENERAL ROOF CONSTRUCTION NOTES**

- ROD ALL ROOF DRAINS AND VENT PIPES ON ROOF AREAS 1,2 CBCC AND 1,2 AND 3 ADULT DETENTION CENTER. CLEAN OUT THE PIPES AFTER RODDING.
- CONTRACTOR TO PROVIDE A UNIT PRICE FOR REPAIR OF CRACKS IN CONCRETE ROOF DECK PER SQUARE FOOT.
- ALLOWANCE IS ONLY FOR RELOCATION OF THE REFRIGERANT LINES AND CRACK REPAIR OVER 1000 LINEAR FEET. INITIAL 1000 LF TO BE INCLUDED IN BASE BIDS FOR CBCC AND BABCOX. ALLOWANCE ONLY ALLOWED FOR CBCC ROOF.



Proj. Title

**ROOF REPLACEMENT**

Task Title

**ROOF PLAN - PROPOSED**

SHEET NO.  
**A1.2**

GEC. PROJ. NO.



# PRE – BID MEETING SIGN IN SHEET

<b>Project:</b>	Bid #22061 - Sheriff Community Based Corrections Center (CBCC) and Adult Detention Center Tower Roof Replacements	<b>Meeting Date:</b>	11 May 20, 2022
<b>Facilitator:</b>	Yvette Albarran	<b>Place/Room:</b>	18 N County St 10 <sup>th</sup> Floor

Name	Title	Phone	E-Mail
Frank Castagnoli	GM	815-351-8400	Frank@psiroofing.com
ARTHUR JAZOWSKI	PM	847-437-5771	arthur@metalchicago.com
MIKE BALSAMO	PM	224-377-7073	mbalsamo2@lakecountyil.gov
YURI ALEXIEV	ARCHITECT	312-697-3656	YURI.ALEXIEV@GEC-Group.com
TIM BROOKER	P.M.	(847) 274-6817	TBROOKER@DCG Roofing.com
TIM McMAHON	PM	(847) 952-3600	timmcmahon@A1 Roofing.com