



Purchasing Division

## **ADDENDUM NO. 3**

**DATE:** October 30, 2025  
**FROM:** City of Grand Junction Purchasing Division  
**TO:** All Offerors  
**RE:** Repair/Replace Roof at Materials Recovery Facility IFB-5744-25-DD

Offerors responding to the above referenced solicitation are hereby instructed that the requirements have been clarified, modified, superseded, and supplemented as to this date as hereinafter described.

Please make note of the following questions/answers/clarifications:

- 1. Question:** Are the previous repairs that can be seen on the photos of the roof done in silicone or acrylic?  
**Answer:** Not known
- 2. Question:** Are the materials being stored temperature sensitive?  
**Answer:** No
- 3. Question:** For Bid Alternate 2, if the intent is to maintain natural light through the roof, how should bidders approach pricing the TPO installation? Since a mechanically attached TPO system with insulation and cover board would eliminate light transmission through existing translucent panels, should bidders assume these panels are to be replaced with new curb-mounted skylights flashed into the new TPO system, or provide an alternate method to preserve daylighting?  
**Answer:** Please refer to Addendum No. 1 revised price bid schedule for the alternate bid options.
- 4. Question:** Will the City require the contractor to be a manufacturer-certified applicator for the chosen coating or TPO system, and should bids include a no-dollar-limit (NDL) warranty or material-only warranty?  
**Answer:** The City requires a written manufacturer's warranty on the roof that is installed. Contractor shall meet the manufacturer's requirements for the written warranty. Contract shall supply a one year workmanship and material warranty in addition to the manufacturer's written material-only warranty.
- 5. Question:** Can the City confirm the type and condition of the existing roof panels (e.g. gauge, structural type, and presence of corrosion or oxidation)?  
**Answer:** We do not have this information.
- 6. Question:** If portions of the substrate are corroded beyond adhesion or fastening limits, would selective panel replacement be considered an eligible change order item?  
**Answer:** Yes
- 7. Question:** According to your website, GJ has adopted the 2024 building code and the 2021 energy code. Could you please clarify the required R-value for insulation that will be added above the metal roof deck panels for this project?  
**Answer:** We are not adding insulation to the roof.

**8. Question:** Do you have any information regarding the existing insulation thickness below the roof deck? If not, should we assume an R13 thickness for our calculations?

**Answer:** We do not have this information. Contractor to assume R-13 for the existing insulation.

The original solicitation for the project noted above is amended as noted. All other conditions of the subject remain the same.

Respectfully,



Dolly Daniels, Senior Buyer  
City of Grand Junction, Colorado