



906 Columbia Street SW, Suite 400
Olympia, Washington 98501
360.352.8883
www.KMB-architects.com

Addendum # 01

PROJECT TITLE: CM 13 Roof Replacement
OWNER: State of Washington Military Department
DATE OF ISSUANCE: 05/22/2025

FROM ARCHITECT: KMB Architects
TO: All Plan Holders
From: Jason Barry, Project Manager

The following modifications to the Project Manual, Specifications and/or Drawings are to be incorporated into bid proposals that may be offered, and the subsequent construction. Bidders shall assess and include the full impact of the revision(s) on any and all related systems and work. Receipt and incorporation of this Addendum in the bid proposal shall be indicated on the Bid Form in the space provided.

Pre-Bid Meeting:

Refer to the attached meeting agenda and sign-in sheets that occurred on 05/16/2025 on the project site. Field photos taken the day of the Pre-Bid meeting are provided for reference.

Project Manual:

Item Description

1. No Items This Addendum

Project Drawings:

Item Description

1. **Sheet A-161 – Roof Plan**
 - A. **ADD** keynote #9 on the Roof Plan Key Notes per revision flag note #1, dated 05/22/2025.
 - B. **ADD** area of additional roof insulation with keynote #9 on the Roof Plan per revision flag note #1, dated 05/22/2025.

Bidder Questions:

Item Description

1. No Items This Addendum

END ADDENDUM NO. 2

This Addendum is being distributed to all listed plan holders. Recipients are responsible for dissemination of this information to all affected sub-bidders, suppliers, etc.

Enclosures:

1. 8.5"x11" Page, Pre-Bid Meeting Agenda
2. 8.5"x11" Page, Pre-Bid Meeting Sign-In Sheet
3. 8.5"x11" Page, Pre-Bid Meeting Field Photos
4. 24"x36" Page, Sheet A-161 – Roof Plan, revision flag note #1, dated 05/22/2025

Agenda for Pre-Bid Walk-Through

Date May 16, 2025

Project Number: 2024-615 G (1-1)
Project Name: CM 13 Roof Replacement
Location: Camp Murray
Project Manager: Andrew Hunt, CFMO Project Manager
PM Phone & Email: 253-512-8868 Email: andrew.hunt@mil.wa.gov

1. Project Manager Introduces Project Team Members

- A. Project Manager – Andrew Hunt, CFMO Project Manager
- B. On-site Representative – TBD (To be determined at pre-construction meeting)
- C. Architect/Engineer – Tony Lindgren, PE | PIC – KMB architects
- D. Other members – Not applicable

Note: During the pre-bid walk-through meeting, all conversations are considered informal and are not contractually binding unless stated in the contract manual, drawings, or modified by a written addendum. The order of precedence is written addendum, project manual, and lastly contract drawings.

2. Route a sign-in sheet to all attendees

3. The Architect/Engineer Presents the General Description of Scope

- A. Site Preparation
 - 1) Construction security fencing
01 5000 Temporary Facilities and Controls
 - 2) Unusual storm water controls during construction (if applicable)
Not applicable.
 - 3) Earthwork
Not applicable.
 - 4) Cautions
Fall Protection
- B. Infrastructure Improvements
 - 1) Water
Not applicable
 - 2) Sewer
Not applicable
 - 3) Power
Not applicable
 - 4) IT/communications
Not applicable

Agenda for Pre-Bid Walk-Through

- 5) Security electronics
Not applicable

- 6) Gas
Not applicable

C. Building Description

- 1) Architectural materials
Removal of an existing metal roof and ridge vents at building 13 and installation of a new standing seam metal roof, gutters, downspouts and splash blocks.
- 2) Structure
Not applicable
- 3) Mechanical systems
Not applicable
- 4) Alternate power (if applicable)
Not applicable

D. Other Issues

- 1) Permits
Building (Commercial) *Permit No. 1050549 – fees paid by Owner*

Deferred Submittals:
Not applicable

- 2) LEED requirements (if applicable)
Not applicable
- 3) Construction Waste Management
01 7419 Construction Waste Management and Disposal

4. Construction Site Access and Lay-Down Area

Site access to be determined during a pre-construction meeting.

5. Discussion of Security Requirements necessary on this Project

A. Personal Behavior

- 1) Security clearances required.
- 2) Items: tobacco, currency, cell phones, cameras, etc.
 - a) State facilities are tobacco free areas
- 3) Respectful conduct
 - a) At all times
 - b) Sexual harassment of any kind is cause for removal from the job

Agenda for Pre-Bid Walk-Through

- 4) Work Hours
 - a) Established there may be limited work hours for access to a facility because sometimes all work is done at night.
 - b) Advance arrangements required for staying late or coming in early
 - c) Institutional holidays
- 5) Work Operations
 - a) Parking areas for workers established to avoid conflict with WMD personnel
 - b) Procedures for delivery vehicles
 - c) Dumpster requirements
 - d) Utility outage
 - e) Interception of materials
 - f) Flammable materials
 - g) Medical emergencies – the contractor’s site-specific safety plan should address this.

6. Other Projects Currently Occurring on Site

Camp Murray encompasses approximately 240 acres and has numerous projects ongoing at any one time. The Camp will remain fully operational throughout the duration of the project.

7. Project Manager Outlines Project Schedule, Bid Submittal Process, Contracts, etc.

A. MWBE Requirements

No minimum level of MWBE participation shall be required as a condition for receiving an award, and bids will not be rejected or considered non-responsive on that basis.

Washington State voluntary goals: Minority-owned business (MBE) – 10%, Women owned business (MBE) – 6%, Veteran-owned business (MBE) – 5%, Small business – 5%.

B. Apprenticeship Requirements – Not applicable

C. Supplemental Bidder Responsibility – Required. State forms 1 through 6

8. Site Walk

9. Schedule of Addendum Release Instructions

First addendum issued: Wednesday, May 21, 2025.

Last day to ask questions: Wednesday, June 04, 2025.

Last addendum issued: Friday, June 06, 2025.

10. Questions and Answers

2024-615 G (1-1) CM 13 Roof Replacement

Pre-Bid Walk-Thru Sign-In

Friday, May 16, 2025

Washington Military Department

Safeguarding Lives and Property



Attendee Sign-in Sheet

	NAME	COMPANY	EMAIL	PHONE
1	Edwin Zetino	Roofpro NW	edwin@RoofproNW.com	
2	Jeremy Thompson	Island gutters	JeremyT@Islandguttersllc.com	253-287-2931
3	Kyle Austin	Island gutter	*	253-334-5176
4	Jerry Homola	ROOF TOPPERS, Inc.	jerryh@rooftoppers.com	360-574-7248
5	Francisco Perez	H&L Lawn & Garden	h&lawn.garden@hotmail.com	509 972 6656
6	Bill Hogue	Signature Roof Service LLC	Bill@SignatureRoofService.com	253-653-6052
7	JASON Young	Pacific Tech Const.	estimating@PacTechGroup.com	925-578-4867
8	Jonathan Tengsch	Fassadu goucon LLC	proposal@fassadugoucon.com	206-229-6695
9				
10				
11				

Pre-bid Meeting Field Photos

Date: May 16, 2025
To: All Pre-bid Meeting Attendees
Project Name: CM 13 Roof Replacement
Project Location: Building 13
Bldg. CM13, Field Artillery Trail
Camp Murray, WA 98430

The photographs below are of existing conditions at Building 13 Roof Replacement Site Location for bidder reference.



Building Front (East Facing)
Building Left (South Facing)



Building Front (East Facing)
Building Right (North Facing)



Building Rear access driveway Quatermaster Road



Building Rear access driveway



Building Rear (West Facing)



Building Rear (West Facing)



Building Rear (West Facing)



Building Rear (West Facing)



Building Right (North Facing) looking east



Building Right (North Facing)



Building Right (North Facing)



Building Right (North Facing) looking east



Building Right (North Facing) looking west



Building Left (South Facing) looking west



Building Front (East Facing)



Building Interior from Building Front looking west



Roof Insulation Blanket and roof framing members



Roof Insulation Blanket and roof framing members



Roof Insulation Blanket and roof framing members



Building Interior looking west



Roof Insulation Blanket and roof framing members



Roof Insulation Blanket and roof framing members



GENERAL ROOFING NOTES:

- PROJECT ROOF DECK IS APPROX. 12'-0" ABOVE GRADE.
- ARCHITECT HAS MADE EVERY EFFORT TO IDENTIFY LOCATIONS AND SIZES OF ROOF MOUNTED EQUIPMENT, ROOF CURBS, ROOF PENETRATIONS, ETC. FROM FIELD INVESTIGATIONS AND EXISTING DRAWINGS. HOWEVER, NOT ALL ITEMS EFFECTING THE COST OF THE WORK MAY BE SHOWN. CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO BIDDING AND MAKE NOTE OF ALL ITEMS THAT WILL EFFECT THE COST OF THE WORK AND INCLUDE THOSE COSTS IN HIS BID.
- THE DIMENSIONS SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY AND MUST BE FIELD CONFIRMED BY THE CONTRACTOR.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE WORKER SAFETY REQUIREMENTS.
- NO ROOFING MATERIAL OR OTHER DEBRIS SHALL BE DROPPED OR THROWN FROM THE ROOF TO THE GROUND. MATERIAL SHALL BE SAFELY AND NEATLY CONVEYED TO DISPOSAL. CLEAN-UP SHALL BE ACCOMPLISHED DAILY.
- DRAWINGS DO NOT ATTEMPT TO LOCATE ALL PLUMBING VENTS AND CONDUIT PENETRATIONS. WHERE PLUMBING VENTS OR CONDUITS OCCUR AT AREAS OF NEW MEMBRANE ROOFING, PROVIDE MANUFACTURER APPROVED BOOT AT ALL PENETRATIONS.
- EXISTING ROOFING NAILERS: EXISTING NAILERS MAY BE REUSED IF THEY ARE PRESSURE TREATED, PROPERLY ANCHORED, AND IN GOOD CONDITION.

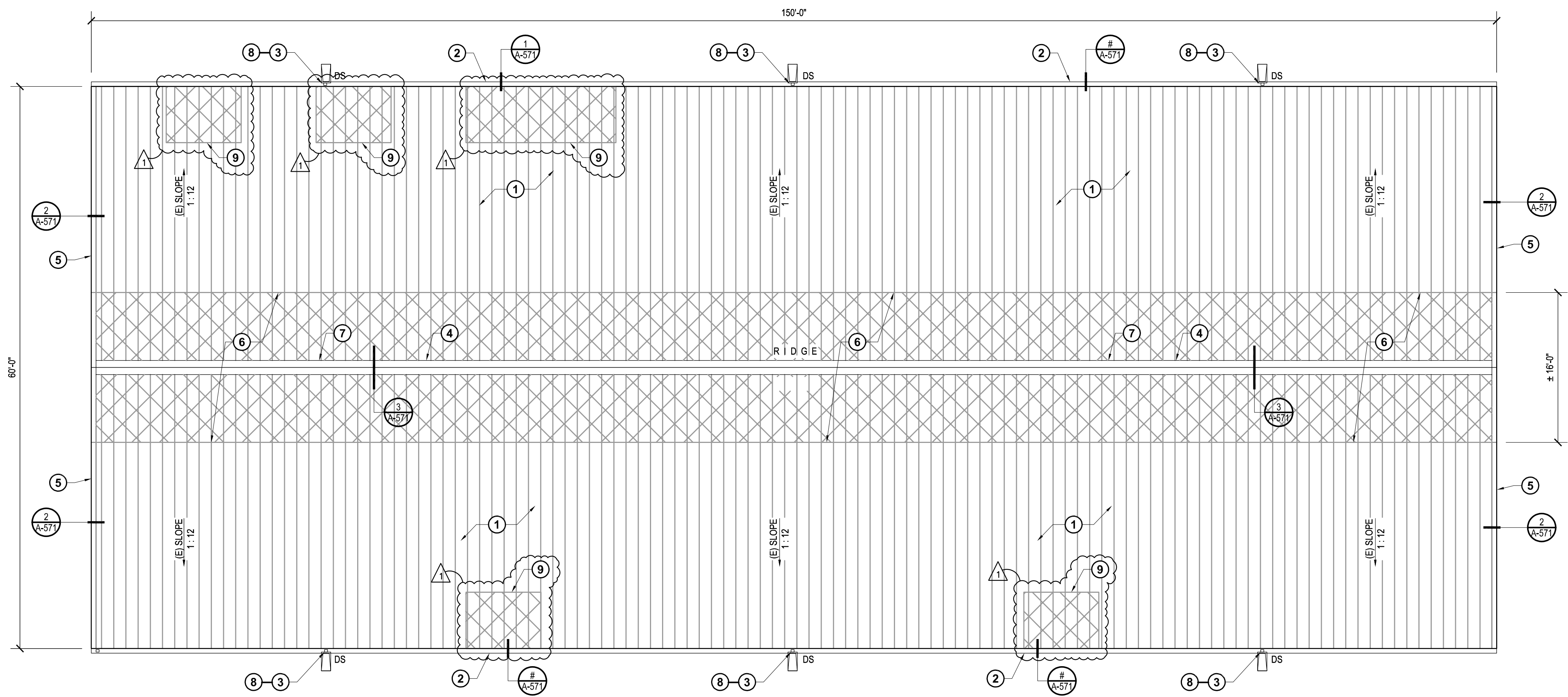
ROOF PLAN KEY NOTES: #

- TYPICAL NEW ROOFING SYSTEM:
 - 1-1/4" x 3/8" WIDE EXPOSED FASTENER PBR METAL ROOF PANELS OVER
 - EXISTING PREPPED METAL ROOF PURLINS
- PROVIDE NEW 4" PRE-FINISHED SHEET METAL GUTTER W/ EXPANSION JOINTS @ 20'-0" OC
- PROVIDE NEW 3x4 PRE-FINISHED SHEET METAL DOWNSPOUT
- NEW 18" WIDE PRE-FINISHED SHEET METAL RIDGE CAP W/ CONT. ROLL-ON RIDGE VENT MATERIAL
- PROVIDE NEW WIDE PRE-FINISHED SHEET METAL RAKE FLASHING
- REPAIR TWO FULL BAYS (± 2,400 SF) OF BATT INSULATION AND VAPOR BARRIER AT RIDGE LINE.
- PROVIDE NEW BATT INSULATION AND VAPOR BARRIER AT RIDGE LINE, TIE INTO EXISTING INSULATION AND VAPOR BARRIER TO REMAIN.
- PROVIDE NEW PRE-CAST CONCRETE SPLASH BLOCK ON GRADE AT EACH NEW DOWNSPOUT.

- △ 9 AREA OF ADDITIONAL ROOF INSULATION TO BE REMOVED AND REPLACED WHERE VISIBLY DAMAGED - FIELD VERIFY LOCATIONS (APPROXIMATELY 400 SQ. FT.)

LEGEND:

DS 3x4 PRE-FINISHED SHEET METAL DOWNSPOUT, SEE NOTE 3



PROJECT NORTH
ROOF PLAN
SCALE: 1/8" = 1'-0"

CM 13 ROOF REPLACEMENT
WASHINGTON MILITARY DEPARTMENT
13 FIELD ARTILLERY TRAIL, CAMP MURRAY, TACOMA, WA. 98430
STATE PROJECT NO. 2024-615 G (1-1)

ORIGINAL SHEET SIZE = 24 x 36
HALF SIZE REDUCTIONS = 11 x 17
REVISIONS:

DATE:
MAY 5, 2025

CONSTRUCTION DOCUMENTS

SHEET NO.

A-161
ROOF PLAN

1	05/22/2025	ADDENDUM #01
REV. No.	DATE	SI/PR/CO/CCD