



ROANOKE COUNTY

Purchasing Division

5204 Bernard Drive, Suite 300-F, P.O. Box 29800

Roanoke, Virginia 24018-0798

TEL: (540) 772-2061 FAX: (540) 772-2074

August 14, 2025

ADDENDUM NO. 1 TO ALL OFFERORS:

Reference – IFB 2026-022

Description: ROANOKE COUNTY PARKS, RECREATION & TOURISM BUILDING RENOVATIONS

Issue Date: JULY 28, 2025

Responses Due: AUGUST 28, 2025, at 2:00 PM

This Addendum # 1 Contains the below information:

- 1) **Questions and Responses – Pages 1 - 3**
- 2) **Pre-Bid Sign in Log – Pages 4 – 7**
- 3) **Attachments – Pages 9 - 19**
 - a. **2025-08-14 03220077.00 ROCO PRT BLDG Sheet A6.01 REVISION 01**
 - b. **2026-055 - Building Plans Approval**
 - c. **133419 SF - Metal Building Systems REVISED**
- 4) **SIGNATURE PAGE – Page 20**

Questions and Responses

1. We have a sub-contractor we are utilizing to provide a proposal for alternate #1 the Silicone Roof Sealing System. He was unable to attend the pre-bid meeting on the 12th, but would like to evaluate the roof prior to the bid. Would there be any opportunity for this individual to come to the site and do a quick evaluation?
 - a. **The subcontractor will need to access the roof and provide the necessary means to do so. The subcontractor should let us know when they intend to be there; however, since this is a public site and no inside access is needed Roanoke County will not need to be present.**
2. There are no foundation plans. The metal building manufacturers WILL NOT provide foundation drawings. Normally the architect provided foundation drawings that will be modified once the building reactions are available from the chosen manufacturer. What are we supposed to do for foundation drawings?

- a. Please see the Attachments Section of this Addendum #1 that shows **“2025-08-14 03220077.00 ROCO PRT BLDG Sheet A6.01 REVISION 01”**. This includes foundation information for the utility shed structure.
3. Spec Section 2.4 Metal Wall Panels: This section calls for a very expensive 24 gauge 16” wide Hidden Fastener wall panel. Normally you would use a screw fastened, 36” wide, 26 ga. wall panel, especially on a three-sided storage building. Is the spec on the siding, correct?
 - a. Please see the Attachments Section of this Addendum #1 that shows **“133419 SF - Metal Building Systems REVISED”**. The Specification Section 133419 for Metal Building Systems has been revised. Paragraph 2.4 has been struck thru, and paragraph 2.5 has been added.
4. Plans page A1.41 states in note 3 for the finish schedule that all floors that are exposed interior concrete or terrazzo shall be swept and wet mopped, but at the Prebid we could see that there was glue still on the floors. Do we need to scrape the glue of the exposed concrete?
 - a. Yes
5. Have building plans been approved and are they ready for permitting for the contractor who is awarded this contract?
 - a. Yes, please see the Attachments Section of this Addendum #1 that shows **“2026-055 - Building Plans Approval”**.
6. The plans show the 40’ x 175’ storage building with 44’ and 43’-6” spacings on the main frames. This span is too large for the standard purlins and girts shown in the plans. The building design would either need to be changed to a long bay building that uses bar-joist for purlins or the main frame spacing reduced to under 30’. Changing the main frame spacing to 25’ will be the most economical.
 - a. Please see the Attachments Section of this Addendum #1 that shows **“2025-08-14 03220077.00 ROCO PRT BLDG Sheet A6.01 REVISION 01”** it includes revised bay spacing.
7. On the elevation plans, it states for the GC to paint the existing metal siding, and with painting existing areas in mind, are we to also paint the existing masonry wall? If that masonry wall does get painted, is it the GC's responsibility to remove all of the brush and debris in that area?
 - a. Yes, to painting the exterior masonry walls.
 - b. No, to being required to remove the brush and debris.
 - c. Roanoke County will be responsible for brush and debris removal.

8. On page A201 there is a note stating to inspect and clean the existing surface, then apply bonding agent. What is the definition of “clean” in this instance? Are we to remove the cementitious coating and pebble inlay? Please clarify details 5 and 6. What is existing? If foam is to be added what is the purpose of the bonding agent?
 - a. In this instance “clean” shall be defined in terms of the total amount of debris and dirt allowable by the bonding agent manufacturer and their installation specifications. Details 5/A2.01 and 6/A2.01 are general reference details and may be used to indicate typical EIFS installation details for vertical joints and reveals only. The purpose of the bonding agent is to ensure full contact adhesion to the rough surface of the existing exterior finish.
9. During pre bid it appeared the Hazardous material has already been abated for this project except at the existing windows. Please verify if the abatement has been completed.
 - a. Abatement has been completed except for the exterior windows.
10. Are the existing window in the building going to be replaced?
 - a. The exterior windows will remain.

Pre-Bid Sign In Log

The Pre-Bid Sign In Log will be on Pages 4 – 7.

Pre- Bid Sign-In Log

TITLE: 2026-022 - Hollins PRT Building

DATE 8.12.2025

TIME 10:00 AM

(PLEASE PRINT)

Name/Title Heath Honaker - Purchasing Division Director

Company Roanoke County

Telephone 540.283.8146 Email hhonaker@roanokecountyva.gov

Name/Title Zach Campbell - Estimating

Company Wall Construction LLC

Telephone (434) 944-3096 Email Zach@wallconstruction.biz

Name/Title EDDIE Herron - ESTIMATOR

Company G & H Contracting

Telephone 540-387-5059 Email eherron@ghcontracting.com

Name/Title Tim Gruver - VP operations

Company Price Buildings Inc

Telephone 540483 1226 Email info@pricebuildingsinc.com

Name/Title ROBERT PILKINGTON

Company BALZER AND ASSOCIATES, INC.

Telephone 772-9580 Email robert.pilkington@westwoodps.com

Name/Title Allen Hayes

Company RoCo PRT

Telephone 777 6337 Email ahayes@roco.com

Pre- Bid Sign-In Log

TITLE: 2026-022 - Hollins PRT Building

DATE 8.12.2025

TIME 10:00 AM

(PLEASE PRINT)

Name/Title George Dasso
Company RoCo
Telephone _____ Email GDASSO@rococoncrete.com

Name/Title Josh Campbell
Company RoCo
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Name/Title TYLER MEADOWS
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Name/Title Alex Sakalas , PM
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Name/Title Jonah Hetrick
Company Harper GC
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Name/Title Lenora S. Downing
Company ROCO
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Pre- Bid Sign-In Log

TITLE: 2026-022 - Hollins PRT Building

DATE 8.12.2025

TIME 10:00 AM

(PLEASE PRINT)

Name/Title Ben Davis -> Estimator
Company Varney Inc.
Telephone 804-350-9222 Email bdavis@varneyinc.com

Name/Title JAMES HUGHES ESTIMATOR
Company VARNEY INC
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Name/Title Max Kinney Project Manager
Company KNA Contracting
Telephone 540-797-9826 Email estimating@KNAContracting.com

Name/Title Doug Padgett Facilities Super.
Company Roco
Telephone _____ Email _____

Name/Title CS Carroll / General Services
Company Roco
Telephone _____ Email _____

Name/Title Eric Vest / Parks & Rec
Company Roco
Telephone _____ Email _____

Pre- Bid Sign-In Log

TITLE: 2026-022 - Hollins PRT Building

DATE 8.12.2025

TIME 10:00 AM

(PLEASE PRINT)

Name/Title Wendy Teran Aguilar / Estimator
Company Cornerstone GC
Telephone 540 558 5920 Email Wendy@CSgcva.com

Name/Title Jeremy Hurt - Project Manager
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Telephone 304 809 2779 Email bids@src-inc.net

Name/Title BRIAN BOWER - CHIEF ESTIMATOR
Company THOR CONSTRUCTION
Telephone 540 580 6687 Email bbower@thorconstruction.com

Name/Title Henry Estes / Buyer
Company Roanoke County
Telephone _____ Email _____

Name/Title TROY J. SMITH, PRESIDENT
Company AVIS CONSTRUCTION
Telephone 540.798.8653 Email smitht@avisconstruction.com

Name/Title _____
Company _____
Telephone _____ Email _____

ATTACHMENTS

The Attachments are shown on Pages 9 - 17.



ROANOKE COUNTY

DEVELOPMENT SERVICES
5204 Bernard Drive, Second Floor, P.O. Box 29800
Roanoke, Virginia 24018-0798
TEL: (540) 772-2080
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BUILDING PERMITS / INSPECTIONS
DEVELOPMENT REVIEW
ENGINEERING

Tarek Moneir
DIRECTOR

STORMWATER MANAGEMENT
STORM DRAINAGE
GIS/MAPPING

Commercial Building Plan Approval

August 12, 2025

Roanoke County Board of Supervisors

Re: Permit: # B-2505731
Project Name : RKE CO - ALTER TO PRT BLD
Project Address : 5305 HOLLINS RD
Review: # 1

Dear Applicant:

Roanoke County has completed its review of the submission of the plans for the referenced project. The submitted plans have been found to be acceptable for construction pending any comments made below.

OFFICE OF BUILDING SAFETY INFORMATION

These plans have been reviewed for conformance with the current edition of the Virginia Uniform Statewide Building. This review has been performed as a courtesy to assist the designer in identifying possible variances from the applicable code(s) and standards. Listed above is an itemized list of our findings. The information contained in the list is not meant to imply that every possible variance has been identified. All aspects of design and construction are subject to field verification and final review and approval. This review is not a substitute for compliance and does not relieve the Owner or permit holder from complying with this or other codes or regulations that may be applicable.

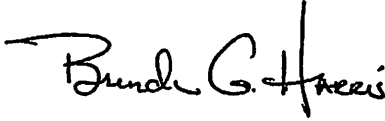
Other Comments			
Group	ID	Sheet Name	Comment
Zoning	ZON-1	1ST REVIEW - BLD - 5305 HOLLINS RD	This zoning approval is for the alteration of an existing commercial building and construction of a new storage shed. Setbacks and height are approved. Site plan SP-2405017 has been approved.

August 12, 2025

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If you should have any questions regarding the comments in this letter, please do not hesitate to contact any of the Permit Technicians in the Roanoke County Permit Center by calling (540) 772-2065, Ext 1, Ext 1. They will be able to assist you or guide you to the in the right direction.

Sincerely,

A handwritten signature in black ink that reads "Brenda G. Harris". The signature is written in a cursive style with a large initial "B" and a distinct "H".

Brenda Harris
Permit Technician Supervisor

SECTION 133419 - METAL BUILDING SYSTEMS

PART 1 - GENERAL

1.1 SUMMARY

- A. Section Includes:
 - 1. Structural-steel framing.
 - 2. Metal roof panels.
 - 3. Metal wall panels.
 - 4. Thermal insulation.
 - 5. Accessories.

1.2 ACTION SUBMITTALS

- A. Product Data: For each type of metal building system component.
- B. Shop Drawings: Indicate components by others. Include full building plan, elevations, sections, details and attachments to other work.
- C. Samples: For units with factory-applied finishes.
- D. Delegated Design Submittals: For metal building systems.
 - 1. Include analysis data indicating compliance with performance requirements and design data signed and sealed by the qualified professional engineer responsible for their preparation.

1.3 INFORMATIONAL SUBMITTALS

- A. Welding certificates.
- B. Letter of Design Certification: Signed and sealed by a qualified professional engineer. Include the following:
 - 1. Name and location of Project.
 - 2. Order number.
 - 3. Name of manufacturer.
 - 4. Name of Contractor.
 - 5. Building dimensions including width, length, height, and roof slope.
 - 6. Indicate compliance with AISC standards for hot-rolled steel and AISI standards for cold-rolled steel, including edition dates of each standard.
 - 7. Governing building code and year of edition.
 - 8. Design Loads: Include dead load, roof live load, collateral loads, roof snow load, deflection, wind loads/speeds and exposure, seismic design category or effective peak velocity-related acceleration/peak acceleration, and auxiliary loads (cranes).
 - 9. Load Combinations: Indicate that loads were applied acting simultaneously with concentrated loads, according to governing building code.
 - 10. Building-Use Category: Indicate category of building use and its effect on load importance factors.
- C. Material test reports.
- D. Source quality-control reports.
- E. Field quality-control reports.
- F. Sample warranties.

1.4 CLOSEOUT SUBMITTALS

- A. Maintenance data.

1.5 QUALITY ASSURANCE

- A. Manufacturer Qualifications: A qualified manufacturer.
 - 1. Accreditation: Manufacturer's facility accredited according to IAS AC472, "Accreditation Criteria for Inspection Programs for Manufacturers of Metal Building Systems."
 - 2. Engineering Responsibility: Preparation of comprehensive engineering analysis and Shop Drawings by a professional engineer who is legally qualified to practice in jurisdiction where Project is located.
- B. Erector Qualifications: An experienced erector who specializes in erecting and installing work similar in material, design, and extent to that indicated for this Project and who is acceptable to manufacturer.

- C. Welding Qualifications: Qualify procedures and personnel according to the following:
 - 1. AWS D1.1/D1.1M, "Structural Welding Code - Steel."
 - 2. AWS D1.3, "Structural Welding Code - Sheet Steel."

1.6 WARRANTY

- A. Special Warranty on Metal Panel Finishes: Manufacturer agrees to repair finish or replace metal panels that show evidence of deterioration of factory-applied finishes within specified warranty period.
 - 1. Finish Warranty Period: 10 years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

- A. Delegated Design: Engage a qualified professional engineer, as defined in Section 014000 "Quality Requirements," to design metal building system.
- B. Structural Performance: Metal building systems to withstand the effects of gravity loads and the following loads and stresses within limits and under conditions indicated according to procedures in MBMA's "Metal Building Systems Manual."
 - 1. Design Loads: As indicated on Drawings.
 - 2. Deflection and Drift Limits:
 - a. Design metal building system assemblies to withstand serviceability design loads without exceeding deflections and drift limits recommended in AISC Steel Design Guide No. 3 "Serviceability Design Considerations for Steel Buildings."
 - 1) Design secondary-framing system to accommodate deflection of primary framing and construction tolerances, and to maintain clearances at openings.
- C. Thermal Movements: Allow for thermal movements from ambient and surface temperature changes by preventing buckling, opening of joints, overstressing of components, failure of joint sealants, failure of connections, and other detrimental effects. Base calculations on surface temperatures of materials due to both solar heat gain and nighttime-sky heat loss.
- D. Structural Performance for Metal Roof and Wall Panels: Provide metal panel systems capable of withstanding the effects of the following loads, based on testing according to ASTM E1592:
 - 1. Wind Loads: As indicated on Drawings.
- E. Air Infiltration for Metal Roof Panels: Air leakage of not more than 0.06 cfm/sq. ft. when tested according to ASTM E1680 or ASTM E283 at the following test-pressure difference:
- F. Air Infiltration for Metal Wall Panels: Air leakage of not more than 0.06 cfm/sq. ft. when tested according to ASTM E283 at the following test-pressure difference:
- G. Water Penetration for Metal Roof Panels: No water penetration when tested according to ASTM E1646 or ASTM E331 at the following test-pressure difference:
- H. Water Penetration for Metal Wall Panels: No water penetration when tested according to ASTM E331 at the following test-pressure difference:
- I. Thermal Performance for Opaque Elements: Provide the following maximum U-factors and minimum R-values when tested according to ASTM C1363 or ASTM C518:

2.2 STRUCTURAL-STEEL FRAMING

- A. Structural Steel: Comply with AISC 360, "Specification for Structural Steel Buildings."
- B. Bolted Connections: Comply with RCSC's "Specification for Structural Joints Using High-Strength Bolts."
- C. Cold-Formed Steel: Comply with AISI's "North American Specification for the Design of Cold-Formed Steel Structural Members" for design requirements and allowable stresses.
- D. Primary Framing: Manufacturer's standard primary-framing system, designed to withstand required loads and specified requirements. Primary framing includes transverse and lean-to frames; rafters and rake beams; sidewall, intermediate, end-wall, and corner columns; and wind bracing.
 - 1. General: Provide frames with attachment plates, bearing plates, and splice members. Factory drill for field-bolted assembly. Provide frame span and spacing indicated.
 - 2. Frame Configuration: Single gable.
 - 3. Exterior Column: Tapered.
 - 4. Rafter: Tapered.

- E. End-Wall Framing: Manufacturer's standard primary end-wall framing fabricated for field-bolted assembly to comply with the following:
- F. Secondary Framing: Manufacturer's standard secondary framing, including purlins, girts, eave struts, flange bracing, base members, gable angles, clips, headers, jambs, and other miscellaneous structural members. Unless otherwise indicated, fabricate framing from either cold-formed, structural-steel sheet or roll-formed, metallic-coated steel sheet, prepainted with coil coating, to comply with the following:
- G. Anchor Rods: Headed anchor rods as indicated in Anchor Rod Plan for attachment of metal building to foundation.

2.3 METAL ROOF PANELS

- A. Standing-Seam, Vertical-Rib, Metal Roof Panels: Formed with interlocking ribs at panel edges and intermediate stiffening ribs symmetrically spaced between ribs; designed for sequential installation by mechanically attaching panels to supports using concealed clips located under one side of panels and engaging opposite edge of adjacent panels.
 - 1. Material: Zinc-coated (galvanized) or aluminum-zinc alloy-coated steel sheet, 0.024-inch nominal uncoated steel thickness. Prepainted by the coil-coating process to comply with ASTM A755/A755M.
 - a. Exterior Finish: Two-coat fluoropolymer.
 - b. Color: As selected by Architect from manufacturer's full range.
 - 2. Clips: Two-piece floating to accommodate thermal movement.
 - 3. Joint Type: Panels snapped together.
 - 4. Panel Coverage: 24 inches.
 - 5. Panel Height: 2 inches.

2.4 METAL WALL PANELS

- ~~A. Concealed Fastener, Flush Profile, Metal Wall Panels: Formed with vertical panel edges and a single wide recess, centered between panel edges; with flush joint between panels; with 1-inch wide flange for attaching interior finish; designed to be installed by lapping and interconnecting side edges of adjacent panels and mechanically attaching through panel to supports using concealed fasteners and factory applied sealant in side laps.~~
 - ~~1. Material: Zinc-coated (galvanized) or aluminum-zinc alloy-coated steel sheet, 0.024-inch nominal uncoated steel thickness. Prepainted by the coil-coating process to comply with ASTM A755/A755M.~~
 - ~~a. Exterior Finish: Fluoropolymer.~~
 - ~~b. Color: As selected by Architect from manufacturer's full range.~~
 - ~~2. Panel Coverage: 16 inches.~~
 - ~~3. Panel Height: 3 inches.~~
- B. Exposed-Fastener, Tapered-Rib, Metal Wall Panels: Formed with raised, trapezoidal major ribs and intermediate stiffening ribs symmetrically spaced between major ribs; designed to be installed by lapping side edges of adjacent panels and mechanically attaching panels to supports using exposed fasteners in side laps.
 - 1. Material: Zinc-coated (galvanized) or aluminum-zinc alloy-coated steel sheet, 26 ga nominal uncoated steel thickness. Prepainted by the coil-coating process to comply with ASTM A755/A755M.
 - 2. Clips: Two-piece floating to accommodate thermal movement.
 - 3. Panel Coverage: 36 inches.

2.5 THERMAL INSULATION

- A. Faced Metal Building Insulation: ASTM C991, Type II, glass-fiber-blanket insulation; 0.5-lb/cu. ft. density; 2-inch-wide, continuous, vapor-tight edge tabs; with a flame-spread index of 25 or less.
- B. Retainer Strips: For securing insulation between supports, 0.025-inch nominal-thickness, formed, metallic-coated steel or PVC retainer clips colored to match insulation facing.
- C. Vapor-Retarder Facing: ASTM C1136, with permeance not greater than 0.02 perm when tested according to ASTM E96/E96M, Desiccant Method.

2.6 ACCESSORIES

- A. General: Provide accessories as standard with metal building system manufacturer and as specified. Fabricate and finish accessories at the factory to greatest extent possible, by manufacturer's standard procedures and processes. Comply with indicated profiles and with dimensional and structural requirements.
 - 1. Form exposed sheet metal accessories that are without excessive oil-canning, buckling, and tool marks and that are true to line and levels indicated, with exposed edges folded back to form hems.

- B. Roof Panel Accessories: Provide components required for a complete metal roof panel assembly including copings, fasciae, corner units, ridge closures, clips, sealants, gaskets, fillers, closure strips, and similar items. Match material and finish of metal roof panels unless otherwise indicated.
- C. Wall Panel Accessories: Provide components required for a complete metal wall panel assembly including copings, fasciae, mullions, sills, corner units, clips, sealants, gaskets, fillers, closure strips, and similar items. Match material and finish of metal wall panels unless otherwise indicated.
- D. Flashing and Trim: Zinc-coated (galvanized) or aluminum-zinc alloy-coated steel sheet, 0.018-inch nominal uncoated steel thickness, prepainted with coil coating; finished to match adjacent metal panels.
- E. Gutters: Zinc-coated (galvanized) or aluminum-zinc alloy-coated steel sheet, 0.018-inch nominal uncoated steel thickness, prepainted with coil coating; finished to match roof fascia and rake trim. Match profile of gable trim, complete with end pieces, outlet tubes, and other special pieces as required. Fabricate in minimum 96-inch-long sections, sized according to SMACNA's "Architectural Sheet Metal Manual."
 - 1. Gutter Supports: Fabricated from same material and finish as gutters.
 - 2. Strainers: Bronze, copper, or aluminum wire ball type at outlets.
- F. Downspouts: Zinc-coated (galvanized) or aluminum-zinc alloy-coated steel sheet, 0.018-inch nominal uncoated steel thickness, prepainted with coil coating; finished to match metal wall panels. Fabricate in minimum 10-foot-long sections, complete with formed elbows and offsets.
 - 1. Mounting Straps: Fabricated from same material and finish as gutters.

2.7 FABRICATION

- A. General: Design components and field connections required for erection to permit easy assembly.
 - 1. Mark each piece and part of the assembly to correspond with previously prepared erection drawings, diagrams, and instruction manuals.
 - 2. Fabricate structural framing to produce clean, smooth cuts and bends. Punch holes of proper size, shape, and location. Members to be free of cracks, tears, and ruptures.
- B. Tolerances: Comply with MBMA's "Metal Building Systems Manual" for fabrication and erection tolerances.
- C. Primary Framing: Shop fabricate framing components to indicated size and section, with baseplates, bearing plates, stiffeners, and other items required for erection welded into place. Cut, form, punch, drill, and weld framing for bolted field assembly.
- D. Secondary Framing: Shop fabricate framing components to indicated size and section by roll forming or break forming, with baseplates, bearing plates, stiffeners, and other plates required for erection welded into place. Cut, form, punch, drill, and weld secondary framing for bolted field connections to primary framing.
- E. Metal Panels: Fabricate and finish metal panels at the factory to greatest extent possible, by manufacturer's standard procedures and processes, as necessary to fulfill indicated performance requirements. Comply with indicated profiles and with dimensional and structural requirements.
 - 1. Provide panel profile, including major ribs and intermediate stiffening ribs, if any, for full length of metal panel.

2.8 SOURCE QUALITY CONTROL

- A. Special Inspection: Owner will engage a qualified special inspector to perform source quality control inspections and to submit reports.
- B. Product will be considered defective if it does not pass tests and inspections.
- C. Prepare test and inspection reports.

PART 3 - EXECUTION

3.1 ERECTION OF STRUCTURAL FRAMING

- A. Erect metal building system according to manufacturer's written instructions and drawings.
- B. Do not field cut, drill, or alter structural members without written approval from metal building system manufacturer's professional engineer.
- C. Set structural framing accurately in locations and to elevations indicated, according to AISC specifications referenced in this Section. Maintain structural stability of frame during erection.
- D. Base and Bearing Plates: Clean concrete- and masonry-bearing surfaces of bond-reducing materials, and roughen surfaces prior to setting plates. Clean bottom surface of plates.
 - 1. Set plates for structural members on wedges, shims, or setting nuts as required.

2. Tighten anchor rods after supported members have been positioned and plumbed. Do not remove wedges or shims but, if protruding, cut off flush with edge of plate before packing with grout.
 3. Promptly pack grout solidly between bearing surfaces and plates so no voids remain. Neatly finish exposed surfaces; protect grout and allow to cure. Comply with manufacturer's written installation instructions for shrinkage-resistant grouts.
- E. Align and adjust structural framing before permanently fastening. Before assembly, clean bearing surfaces and other surfaces that will be in permanent contact with framing. Perform necessary adjustments to compensate for discrepancies in elevations and alignment.
1. Level and plumb individual members of structure.
- F. Primary Framing and End Walls: Erect framing level, plumb, rigid, secure, and true to line. Level baseplates to a true even plane with full bearing to supporting structures, set with double-nutted anchor bolts. Use grout to obtain uniform bearing and to maintain a level base-line elevation. Moist-cure grout for not less than seven days after placement.
1. Make field connections using high-strength bolts installed according to RCSC's "Specification for Structural Joints Using High-Strength Bolts" for bolt type and joint type specified.
 - a. Joint Type: Snug tightened or pretensioned as required by manufacturer.
- G. Secondary Framing: Erect framing level, plumb, rigid, secure, and true to line. Field bolt secondary framing to clips attached to primary framing.
1. Provide rake or gable purlins with tight-fitting closure channels and fasciae.
 2. Locate and space wall girts to suit openings such as doors and windows.
 3. Provide supplemental framing at entire perimeter of openings, including doors, windows, ventilators, and other penetrations of roof and walls.
- H. Bracing: Install bracing in roof and sidewalls where indicated on erection drawings.
1. Tighten rod and cable bracing to avoid sag.
 2. Locate interior end-bay bracing only where indicated.
- I. Framing for Openings: Provide shapes of proper design and size to reinforce openings and to carry loads and vibrations imposed, including equipment furnished under mechanical and electrical work. Securely attach to structural framing.
- J. Erection Tolerances: Maintain erection tolerances of structural framing within AISC 303.
- 3.2 METAL PANEL INSTALLATION, GENERAL
- A. General: Anchor metal panels and other components of the Work securely in place, with provisions for thermal and structural movement.
1. Field cut metal panels as required for doors, windows, and other openings. Cut openings as small as possible, neatly to size required, and without damage to adjacent metal panel finishes.
 - a. Field cutting of metal panels by torch is not permitted unless approved in writing by manufacturer.
 2. Install metal panels perpendicular to structural supports unless otherwise indicated.
 3. Flash and seal metal panels with weather closures at perimeter of openings and similar elements. Fasten with self-tapping screws.
 4. Locate and space fastenings in uniform vertical and horizontal alignment.
 5. Locate metal panel splices over structural supports with end laps in alignment.
 6. Lap metal flashing over metal panels to allow moisture to run over and off the material.
- B. Lap-Seam Metal Panels: Install screw fasteners using power tools with controlled torque adjusted to compress EPDM washers tightly without damage to washers, screw threads, or metal panels. Install screws in predrilled holes.
1. Arrange and nest side-lap joints so prevailing winds blow over, not into, lapped joints. Lap ribbed or fluted sheets one full rib corrugation. Apply metal panels and associated items for neat and weathertight enclosure. Avoid "panel creep" or application not true to line.
- C. Metal Protection: Where dissimilar metals contact each other or corrosive substrates, protect against galvanic action by painting contact surfaces with corrosion-resistant coating, by applying rubberized-asphalt underlayment to each contact surface, or by other permanent separation as recommended by metal roof panel manufacturer.
- D. Joint Sealers: Install gaskets, joint fillers, and sealants where indicated and where required for weatherproof performance of metal panel assemblies. Provide types of gaskets, fillers, and sealants indicated; or, if not indicated, provide types recommended by metal panel manufacturer.
1. Seal metal panel end laps with double beads of tape or sealant the full width of panel. Seal side joints where recommended by metal panel manufacturer.

3.3 METAL ROOF PANEL INSTALLATION

- A. General: Provide metal roof panels of full length from eave to ridge unless otherwise indicated or restricted by shipping limitations.
 - 1. Install ridge caps as metal roof panel work proceeds.
 - 2. Flash and seal metal roof panels with weather closures at eaves and rakes. Fasten with self-tapping screws.
- B. Standing-Seam Metal Roof Panels: Fasten metal roof panels to supports with concealed clips at each standing-seam joint, at location and spacing and with fasteners recommended by manufacturer.
 - 1. Install clips to supports with self-drilling or self-tapping fasteners.
 - 2. Install pressure plates at locations indicated in manufacturer's written installation instructions.
 - 3. Snap Joint: Nest standing seams and fasten together by interlocking and completely engaging factory-applied sealant.
 - 4. Seamed Joint: Crimp standing seams with manufacturer-approved motorized seamer tool so that clip, metal roof panel, and factory-applied sealant are completely engaged.
 - 5. Rigidly fasten eave end of metal roof panels and allow ridge end free movement for thermal expansion and contraction. Predrill panels for fasteners.
 - 6. Provide metal closures at peaks rake edges rake walls and each side of ridge caps.
- C. Lap-Seam Metal Roof Panels: Fasten metal roof panels to supports with exposed fasteners at each lapped joint, at location and spacing recommended by manufacturer.
 - 1. Provide metal-backed sealing washers under heads of exposed fasteners bearing on weather side of metal roof panels.
 - 2. Provide sealant tape at lapped joints of metal roof panels and between panels and protruding equipment, vents, and accessories.
 - 3. Apply a continuous ribbon of sealant tape to weather-side surface of fastenings on end laps and on side laps of nesting-type metal panels, on side laps of ribbed or fluted metal panels, and elsewhere as needed to make metal panels weatherproof to driving rains.
 - 4. At metal panel splices, nest panels with minimum 6-inch end lap, sealed with butyl-rubber sealant and fastened together by interlocking clamping plates.
- D. Metal Fascia Panels: Align bottom of metal panels and fasten with blind rivets, bolts, or self-drilling or self-tapping screws. Flash and seal metal panels with weather closures where fasciae meet soffits, along lower panel edges, and at perimeter of all openings.

3.4 METAL WALL PANEL INSTALLATION

- A. General: Install metal wall panels in orientation, sizes, and locations indicated on Drawings. Install panels perpendicular to girts, extending full height of building, unless otherwise indicated. Anchor metal wall panels and other components of the Work securely in place, with provisions for thermal and structural movement.
 - 1. Unless otherwise indicated, begin metal panel installation at corners with center of rib lined up with line of framing.
 - 2. Shim or otherwise plumb substrates receiving metal wall panels.
 - 3. When two rows of metal panels are required, lap panels 4 inches minimum.
 - 4. When building height requires two rows of metal panels at gable ends, align lap of gable panels over metal wall panels at eave height.
 - 5. Rigidly fasten base end of metal wall panels and allow eave end free movement for thermal expansion and contraction. Predrill panels.
 - 6. Flash and seal metal wall panels with weather closures at eaves and rakes, and at perimeter of all openings. Fasten with self-tapping screws.
 - 7. Install screw fasteners in predrilled holes.
 - 8. Install flashing and trim as metal wall panel work proceeds.
 - 9. Apply elastomeric sealant continuously between metal base channel (sill angle) and concrete, and elsewhere as indicated on Drawings; if not indicated, as necessary for waterproofing.
 - 10. Align bottom of metal wall panels and fasten with blind rivets, bolts, or self-drilling or self-tapping screws.
 - 11. Provide weatherproof escutcheons for pipe and conduit penetrating exterior walls.
- B. Metal Wall Panels: Install metal wall panels on exterior side of girts. Attach metal wall panels to supports with fasteners as recommended by manufacturer.

3.5 THERMAL INSULATION INSTALLATION

- A. General: Install insulation concurrently with metal panel installation, in thickness indicated to cover entire surface, according to manufacturer's written instructions.
 - 1. Set vapor-retarder-faced units with vapor retarder toward warm side of construction unless otherwise indicated. Do not obstruct ventilation spaces except for firestopping.
 - 2. Tape joints and ruptures in vapor retarder, and seal each continuous area of insulation to the surrounding construction to ensure airtight installation.
 - 3. Install factory-laminated, vapor-retarder-faced blankets straight and true in one-piece lengths, with both sets of facing tabs sealed, to provide a complete vapor retarder.
- B. Blanket Roof Insulation: Comply with the following installation method:
 - 1. Over-Purlin-with-Spacer-Block Installation: Extend insulation and vapor retarder over and perpendicular to top flange of secondary framing. Install layer of filler insulation over first layer to fill space formed by metal roof panel standoffs. Hold in place by panels fastened to standoffs.
 - a. Thermal Spacer Blocks: Where metal roof panels attach directly to purlins, install thermal spacer blocks.
 - 2. Retainer Strips: Install retainer strips at each longitudinal insulation joint, straight and taut, nesting with secondary framing to hold insulation in place.
- C. Blanket Wall Insulation: Extend insulation and vapor retarder over and perpendicular to top flange of secondary framing. Hold in place by metal wall panels fastened to secondary framing.
 - 1. Retainer Strips: Install retainer strips at each longitudinal insulation joint, straight and taut, nesting with secondary framing to hold insulation in place.

3.6 ACCESSORY INSTALLATION

- A. General: Install accessories with positive anchorage to building and weathertight mounting, and provide for thermal expansion. Coordinate installation with flashings and other components.
 - 1. Install components required for a complete metal roof panel assembly, including trim, copings, ridge closures, seam covers, flashings, sealants, gaskets, fillers, closure strips, and similar items.
 - 2. Install components for a complete metal wall panel assembly, including trim, copings, corners, seam covers, flashings, sealants, gaskets, fillers, closure strips, and similar items.
 - 3. Where dissimilar metals contact each other or corrosive substrates, protect against galvanic action by painting contact surfaces with corrosion-resistant coating, by applying rubberized-asphalt underlayment to each contact surface, or by other permanent separation as recommended by manufacturer.
- B. Flashing and Trim: Comply with performance requirements, manufacturer's written installation instructions, and SMACNA's "Architectural Sheet Metal Manual." Provide concealed fasteners where possible, and set units true to line and level. Install work with laps, joints, and seams that will be permanently watertight and weather resistant.
 - 1. Install exposed flashing and trim that is without excessive oil-canning, buckling, and tool marks and that is true to line and levels indicated, with exposed edges folded back to form hems. Install sheet metal flashing and trim to fit substrates and to result in waterproof and weather-resistant performance.
 - 2. Expansion Provisions: Provide for thermal expansion of exposed flashing and trim. Space movement joints at a maximum of 10 feet with no joints allowed within 24 inches of corner or intersection. Where lapped or bayonet-type expansion provisions cannot be used or would not be sufficiently weather resistant and waterproof, form expansion joints of intermeshing hooked flanges, not less than 1 inch deep, filled with mastic sealant (concealed within joints).
- C. Gutters: Join sections with riveted-and-soldered or lapped-and-sealed joints. Attach gutters to eave with gutter hangers spaced as required for gutter size, but not more than 36 inches o.c. using manufacturer's standard fasteners. Provide end closures and seal watertight with sealant. Provide for thermal expansion.
- D. Downspouts: Join sections with 1-1/2-inch telescoping joints. Provide fasteners designed to hold downspouts securely 1 inch away from walls; locate fasteners at top and bottom and at approximately 60 inches o.c. in between.
 - 1. Tie downspouts to underground drainage system indicated.
- E. Pipe Flashing: Form flashing around pipe penetration and metal roof panels. Fasten and seal to panel as recommended by manufacturer.

3.7 FIELD QUALITY CONTROL

- A. Special Inspections: Owner will engage a qualified special inspector to perform field quality control special inspections and to submit reports.
- B. Product will be considered defective if it does not pass tests and inspections.

C. Prepare test and inspection reports.
END OF SECTION 133419

*****SIGNATURE PAGE *****

Note: A signed acknowledgment of this addendum and any requirement herein must be received at the location indicated on the original solicitation either prior to the proposal due date or attached to your proposal. Signature on this addendum does not substitute for your signature on the original proposal/bid document. The original proposal/bid document must be signed.

Bidders/Offerors who responded via eVA to a previous round, must respond again to the new amended round.

Thank you,



W.L. Heath Honaker
Phone: (540) 283-8146
HHonaker@roanokecountyva.gov

**2026-022 - ROANOKE COUNTY PARKS, RECREATION & TOURISM BUILDING
RENOVATIONS**

Addendum # 1 Signature Page

Sign Name:

Print Name:

Name of Firm:

Date: