

Addendum 2
July 14, 2025
South Jersey Port Corporation
Request for Proposals

SJPC-25-49 Building-D Roof Replacement & Interior Stair
Broadway Marine Terminal

NOTICE

This Addendum is considered part of this Request for Proposals and must be acknowledged with your submission.

ANSWERS TO FORMALLY SUBMITTED QUESTIONS

Question 1. The addendum clarifies that SJPC requires a flood test. Section 07523, paragraph 3.10.B.1 outlines the method for flood testing. To meet the restriction of 1 to 4-inches of water, containment assemblies will need to be built every 2'-6" from eave to ridge (approximately 45 dams, each 700' long). Overall, the main roof will require over 75,000 gallons of potable water to meet the flood test specifications for depth and containment time. Can SJPC provide a different, less wasteful (time, material, and resources) water testing methodology? If not, will SJPC provide the water and containment assemblies?

Answer 1.

The contractor can follow the roof manufacturer's prescribed inspection method for leaks. The method used must follow manufacturer's guidelines so as not to disrupt the warranty on the roof materials and installation.

Question 2. Will water testing be required on the steep slope section of the roof (i.e., the section along Grid Line G)? This would require containment assemblies placed every 3-inches to meet specifications.

Answer 2.

No, the method used from the manufacturer's specifications will also apply to the steep slope portion of the roof. If the manufacturer's inspection methods differ between the two slopes, SJPC must be informed prior to testing.

Question 3. The addendum clarifies that roof drains will be required (in addition to the gutters and downspouts shown on the drawings (plans). Section 221423, paragraph 2.1.A references drains as shown on DWG. A-004. We do not see any roof drain details in the drawings (plans).

Please clarify where these drains should be located, how they should be piped, and provide a drain detail.

Answer 3. There are no roof drains on the roof itself. The only drains that exist on this project are the gutters and downspouts on the outside of the building. These can be seen on DWG. A-004.

Question 4. I wanted to see if you guys were set on having white EPDM on the replacement Building D Roof. I talked to some contractors that have worked with you before and you needed to use black or other materials. Are you open to allowing black as an option? The material will be cheaper. If you are set on white or black- would you be open to a white coating on black membrane rather than factory made. This wouldn't affect the warranty or performance of the roof.

Answer 4. EPDM material shall be white color. A black membrane with a white coating is not an acceptable alternative.