

Addendum 3
July 21, 2025
South Jersey Port Corporation (SJPC)
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 specs calls for .060 White EPDM & a 30 year warranty (.060 epdm gets 20 year warranty only) In order to get a 30 year warranty it has to be .090 White EPDM

Please advise which gauge are we going to bid on .060 or .090.

Answer 1.

This was answered in a previous addendum. The requirement for the warranty is now a minimum of 25 years, which is possible with a 60 mil EPDM.

Question 2. Plan Sheet S-003 (9 of 11), note 8 states to replace 40% of the existing roof decking. Bid form line items 7 and 9 lists 48,600 sf of deck replacement, which is more than 40% of the roof area. Please confirm if we're replacing only 40% of the main deck or all of it.

Answer 2.

The requirement is to replace 100% of the decking. Drawings have been updated to reflect this and are attached.

Question 3. There appears to be steam pipe running in the doghouse openings. Please confirm if these are active or if they have been decommissioned. Can the pipes just be cut below the doghouse and residual piping left in-place?

Answer 3.

The steam piping within the doghouse space is abandoned. The pipes can be cut just below the doghouse and the residual piping left in-place.

Question 4. The Typical Roof Section on Sheet A-004 (6 of 11) shows both a ¼” DensDeck and a 5/8” DensDeck in the roof assembly. Details on S-003 (9 of 11) only show the 5/8” DensDeck. Notes on Sheet A-003 (5 of 11) mention only the 5/8” DensDeck. Are both layers of DensDeck required in the new assembly?

Answer 4.

The typical roof section on A-004 has been corrected. Use only one layer of the 5/8” thick Densdeck above the wood planking. Attached drawings have been updated to reflect this.

Question 5. Please provide a termination detail for the roof system along column line 0.

Answer 5.

Detail for roof system termination along Column line 0 has been added to Sheet A-004, and the updated drawings are attached.

Question 6. A note on the Building D – New Roof Plan (A-003, Sheet 5 of 11) states to tape the joints of the DensDeck with ForceField seam tape. This GP product may not be compatible with a fully adhered EPDM roof assembly when in direct contact with the EPDM membrane. This may not be warrantable by the EPDM manufacturer. Can the taping of joints be eliminated?

Answer 6.

Since the EPDM roof will be adhered, the taping of the DensDeck cover board seams is not required. The DensDeck will butt the edges together but there is no need to seal the joints. Staggering must still be performed properly. Attached drawings have been updated.

Question 7. Please provide a fastener type and fastening density for attaching the new decking to the MC8X20 beams.

Answer 7.

The decking Section A-A on S-003 (Sheet 9 of 11) has been updated to show the proper anchor and spacing. The basis of design shall be a Simpson Strong-Tie Strong Drive ® TB Wood to Steel Screw, Model No. TBG1475S