

**Toledo, Oniel**

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**From:** Greg Lessig [GregL@crowther.net]  
**Sent:** Thursday, July 01, 2010 1:29 PM  
**To:** Otoledo@hialeahfl.gov  
**Subject:** Milander Center Questions

Oniel,

1. Does the structural slab under the Garden Courtyard paver area structurally slope as indicated on sheet AA-1.5, Sections 1 and 12?
2. Sheet AA-6.4 indicates sloped to drain areas. Will this be achieved through the rigid insulation and if so what is the slope?
3. Does the waterproofing require a warranty on the system?

Thank you again Oniel for your time.

*Greg Lessig*  
Project Estimator  
Crowther Roofing  
(239) 337-1300 Ext. 1222  
(239) 337-0939 (Fax)  
gregl@crowther.net

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7/1/2010

**Toledo, Oniel**

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**From:** Yacquelin Alfonso [bellamartile@bellsouth.net]  
**Sent:** Thursday, July 01, 2010 11:31 AM  
**To:** otoledo@hialeahfl.gov  
**Subject:** Milander Auditorium

Re: Milander Auditorium Roofing

Bid No. 2009/10-3230-00-102

Mr. Toledo,

We need clarification on a few questions concerning the plans for the roofing project of Milander Auditorium.

1. Open garden courtyard 2<sup>nd</sup> floor.
  - a. Over LWC or structural concrete deck?
    - i. NOA for pavers over LWC?
    - ii. Structural slope or by LWC?
  - b. S-6.1 section 5 indicates 3" LWC, insulation 6" thick @ perimeter. Is this correct?
  - c. AA-1.5 detail 1 – what type of waterproof membrane system?
  - d. Fluid applied waterproofing membrane?
1. Roofing system
  - a. What material manufacturers systems are approved for this project?
  - b. 3 ply / 4 ply?
    - i. AA-7.3 indicates 3 ply and 4ply
    - ii. AA-1.4 indicates 4 ply mineral surfaced fiberglass
    - iii. AA-7.5 top right detail indicates 3 ply
    - iv. AA-7.6 indicates 3 ply SBS mopped
    - v. AA-1.5 detail 11 indicates modified bitumen. SBS/APP?
3. Is the standing seam metal roofing included on this proposal? AA-2.1
4. Any substitution for ARBS blocking systems and cant strips 16g?
  - a. Should the 2xP.T. Blocking and 2x8 PT over parapet be ARBS?
5. Equipment supports, ladders, hatches, canopy....provided and installed by others?

Thank you in advance for you time and guidance.

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7/1/2010

**Guanchez, Jorge**

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**From:** Francisco Garza [Francisco@Litecrete.com]  
**Sent:** Thursday, November 03, 2011 12:35 PM  
**To:** Guanchez, Jorge  
**Subject:** Milander Center - A1 Duran Roofing RFI #1

Good Afternoon Jorge,

Please review the following for the Roofing Bid:

1. Verify use of cellular LWIC R-20 average, per roof plan and Summary of Work in lieu of tapered polyiso roof insulation per details.
2. Clarify roofing specification to be 4-Ply Asphalt Built-up Roofing Hot Mopped per roof plan and some details or 3-Ply SBS Modified Heat Welded per other details. Either way, please confirm use of Venting Base Sheet not optional.
3. PT wood nailers not required at perimeter. Confirm deletion.
4. Confirm hatches furnished and installed by others. Specify hatch dimensions and if primed steel or mill finish aluminum.
5. Furnish location and detail for roof expansion or control joints.
6. Cornice detail assembly requires clarification. Some details show a light gage steel and wood cornice frame with metal coping cap and other details show foam cornices. If there are framed cornices please clarify which. You will have to add PT plywood sheathing sloped inwards 3", increase gage of coping cap to meet SMACNA requirements, specify standing seam joints for metal coping laps and I suggest using prefinished Kynar metal.
7. Confirm all metal coping caps including wide cornices (if any) to be by roofer. Clarify galvanized steel or aluminum (discrepancy in details), specify gage and verify if prefinished Kynar standard color choice.
8. Working and overflow scuppers will require sizing and location of openings at specific elevations per FBC.
9. Roof drains should be adjustable screw type so that the final elevation is set exactly where needed for insulation requirements.
10. Confirm no downspouts at working scuppers.
11. Curbs and pipe stands for rooftop equipment should be high enough to account for the thickness of insulation at each location plus a minimum of 12" clear for roofing purposes. Also meet mechanical code height requirements.
12. The specified roofing is not a Cool Roof or LEED certifiable. Verify if you need a minimum solar reflectivity for public buildings in the State of Florida.
13. Tremco's Vulkem liquid applied waterproofing for the Rooftop Gathering Terrace and Planters should be deleted from the Roofing Scope. Please invite specialized waterproofers approved by Tremco bid it. They must include all related membrane barriers, sheet metal closures, counterflashings, pavers and any additional requirements to permit assemblies to code. Specify duration and type of warranty requested.

Thank you,

• Francisco Garza

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11/3/2011