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**Issued: March 13, 2023**

## **ADDENDUM No. 1**

This Addendum is hereby made a part of the Bidding Documents to the same extent as though it was originally included therein. *This addendum must be acknowledged in the Bid Form.*

TO ALL BIDDERS FOR FURNISHING LABOR, EQUIPMENT AND MATERIALS NECESSARY AND REQUIRED FOR:

**Project Name:**            **Government Tower - Roof**  
                                  **8026 Main Street, Houma LA 70360**  
                                  **Terrebonne Parish Consolidated Government**

## **Architect's Project No. 2211A-1**

The following Addendum to the Project Manual and Drawings shall be considered a part of the Bidding Documents. Where changes in plans, materials, equipment and workmanship are made, same shall take precedent over the original Specifications. General Contractors are cautioned to bring to the attention of all subcontractors any changes which may affect their work.

The original Project Manual and/or Drawings shall be modified by this Addendum only to the extent specifically stated herein.

The Contract Documents for the above referenced project have been modified as listed below.

### **1. GENERAL ITEMS**

- 1.1. Attached is a copy of Pre-Bid Sign-in Sheet.
- 1.2. Attached is a copy of the Roof Moisture Survey.

### **2. CHANGES, ADDITIONS, AND CORRECTIONS IN THE PROJECT MANUAL**

- 2.1. N/A.

### **3. CHANGES, ADDITIONS, AND CORRECTIONS IN THE DRAWINGS**

- 3.1. N/A

**4. PRIOR APPROVALS**

Subject to the requirements of the Contract Documents, the following manufacturers are considered equal to that specified in name only; neither the full effects of using them nor the compatibility with the entire design of the project have been evaluated. Any required changes or modifications to the project resulting from these substitutions will be the responsibility of the Contractor and shall be of no additional cost to the Owner above the original bid amount.

<b>Specification Section</b>	<b>Description</b>	<b>Manufacturer</b>
N/A		

**END OF ADDENDUM NO. 1**



ARCHITECTURE  
INTERIOR DESIGN

## ATTENDANCE RECORD - PRE-BID CONFERENCE

Project:	Government Tower - Roof	Date:	March 8, 2023
Owner:	Terrebonne Parish Consolidated Government	Time:	10:00 AM
GFP Project No.:	2211A-1	Location:	Government Tower Lobby

Name & Company	Address	Phone Number	E-mail Address
Houston J. Lirette, Jr. Gros Flores Positery, LLC	179 Enterprise Drive Houma, LA 70360	985-851-1484	hlirette@houma.com houma@gfpdesign.com
DREUX DICHARRE COLEMAN ROOFING	2701 S. RUBY ST. BONZALES, LA	225-754-2055	dreux@colemanroof.com
Ethan Jacobsen Coleman Roofing	↓	225-333-6982	ethan@colemanroof.com
Jordan LeBlanc E. J. Lapereuse Metal Works	1204 La Fayette St Houma, LA 70360	(985) 872-4511	brent@lapmetal.com jordan@lapmetal.com
David Dreyer T&G Fabricating Inc.	8020 main st. Houma, LA	985-873-6575 225-860-1460	dorey@tgc.org
John Langlois Roofing Solutions		225-744-3912 37302 Commerce LA 70302 (11) LA-70765	jlanslois@roofingsolutionsla.com



# Roof Moisture Survey

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## Government Towers

Prepared for: Houston J Lirette, Jr., GFP Architecture Interior Design

Prepared by: Mark Cook – Mark Cook Roofing Consultant LLC

Date of Field Work: 9-15-2022

Report Date: 9-17-2022

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## NOTES, OBSERVATIONS AND COMMENTS

On September 15, 2022, a site visit was conducted to perform a roof moisture survey on the Government Towers Building.

I performed a non-destructive evaluation (nde) of the subsurface roof moisture content using the capacitance method. The equipment used was the Tramex “Dec Scanner” obtaining readings from 0 to 100 on the green scale of the instrument. Test cuts were made to calibrate and verify the reading from the “Dec Scanner”.

Positive moisture readings were detected and located on the roof using marking paint. See attached roof plan with approximate locations.

### Penthouse Roof:

The existing roof system is a 2-ply modified bitumen membrane over ½” gypsum cover board over 1 ½” polyisocyanurate insulation over lightweight insulating concrete over metal decking. There was a large puncture observed in the roofing membrane and positive moisture readings were observed in this area. There were some missing and damaged metal copings and damaged cap sheet membrane observed.

- Test Cut # 1: Dry
- Test Cut # 2: Dry

### Tower Roof:

There was no moisture survey performed on this roof section. The existing roof system is completely cover with communications equipment. Missing and damaged metal coping observed.

**7<sup>th</sup> Floor Roof:**

The existing roof system is a 2-ply modified bitumen membrane over ½" gypsum cover board over 1 ½" polyisocyanurate insulation over structural concrete. Positive moisture readings were detected at multiple locations. There were roof punctures and missing metal copings observed.

- Test Cut # 1: Dry
- Test Cut # 2: Wet – (bottom of the polyisocyanurate insulation was wet to the touch)

**Council Chamber Roof:**

The existing roof system is a 2-ply modified bitumen membrane over a mechanically fastened base sheet over a lightweight insulating concrete deck. There was no moisture detected within the existing roof system.

- Test Cut # 1: Dry

**Bank Lobby Roof:**

The existing roof has a temporary single-ply membrane over a 2-ply modified bitumen membrane over ½" gypsum cover board over 1 ½" polyisocyanurate insulation over lightweight insulating concrete over a metal deck. Positive moisture readings were detected at multiple locations.

- Test Cut # 1: Dry
- Test Cut # 2: Wet – (gypsum cover board was wet to the touch)

The description of the findings is shown on the attached roof sketch. All test cuts were repaired using a 3 coursing of asphaltic roofing cement and fiberglass fabric.

Paint markings made on the surface of the roof will require re-marking approximately every 3 weeks.

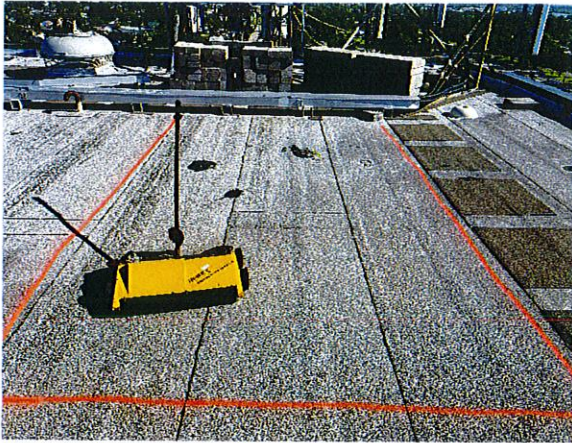


9/17/2022

Mark Cook, Roof Consultant



## Photo Attachments



Penthouse Roof – moisture detected



Penthouse Roof – large puncture



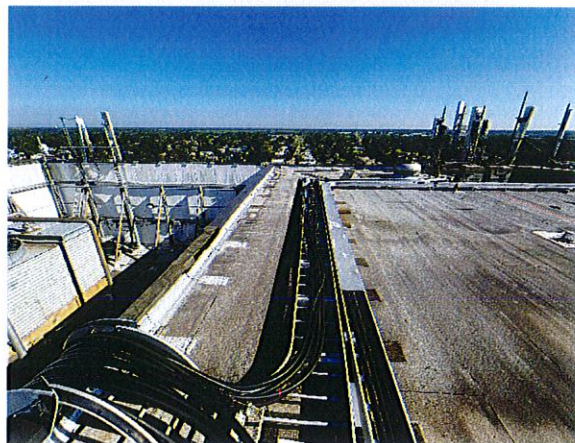
Penthouse Roof – Test Cut # 1



Penthouse Roof – missing metal coping

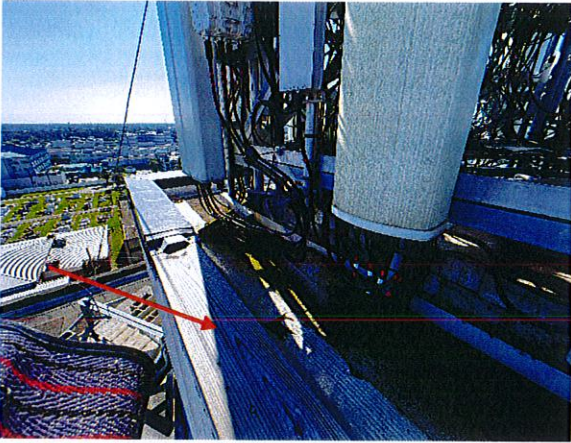


Penthouse Roof – Overview

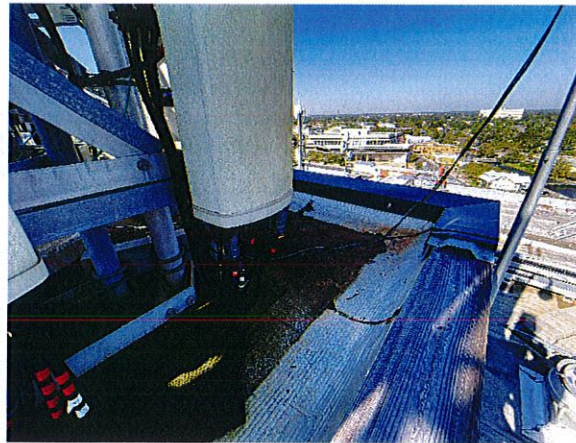


Penthouse Roof - Overview





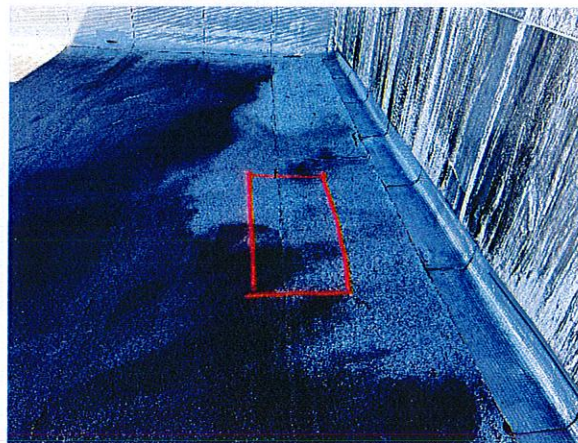
Tower Roof – missing metal coping



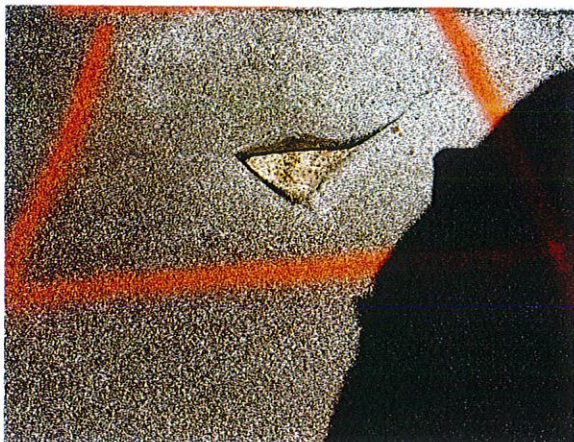
Tower Roof – communications equipment



7<sup>th</sup> Floor Roof – moisture detected



7<sup>th</sup> Floor Roof – moisture detected

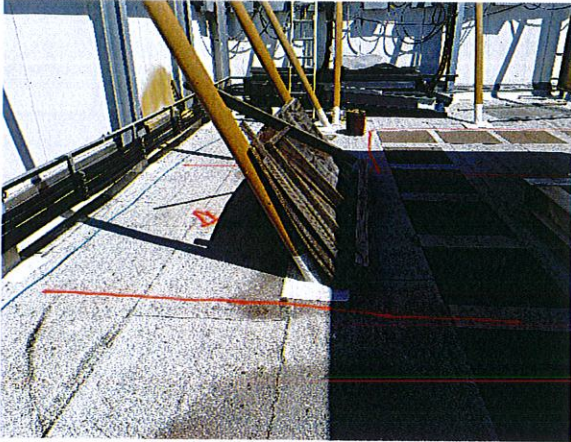


7<sup>th</sup> Floor Roof – roof puncture



7<sup>th</sup> Floor Roof – moisture detected

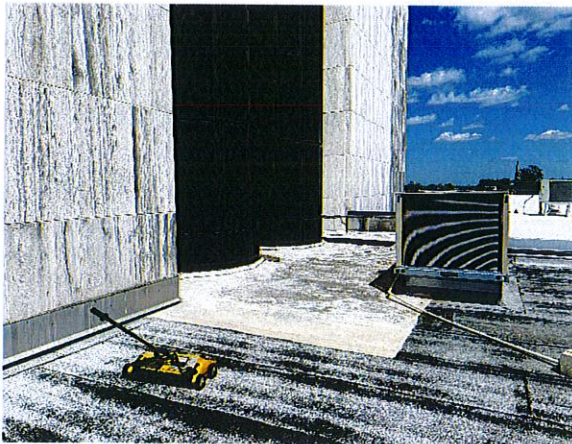




7<sup>th</sup> Floor Roof – moisture detected



7<sup>th</sup> Floor Roof – moisture detected



Council Chamber Roof – Overview



Council Chamber Roof – Test Cut # 1



Council Chamber Roof – mechanical equipment laying on roof

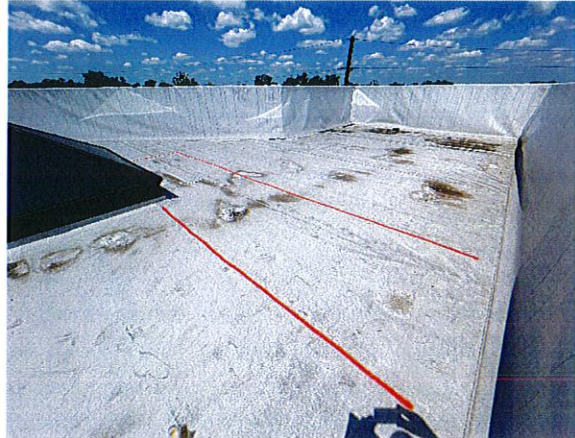


Council Chamber Roof – temp repairs

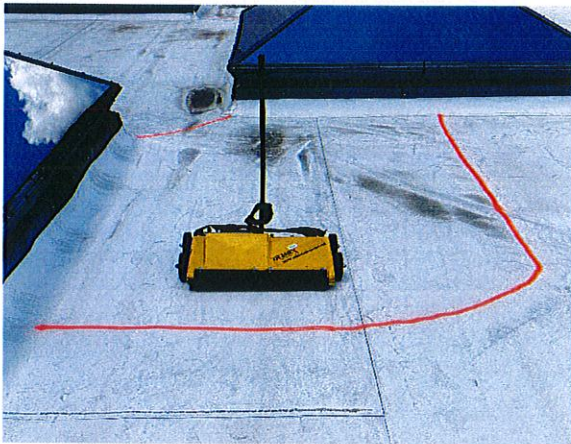




Bank Lobby Roof – Test Cut # 1



Bank Lobby Roof – moisture detected



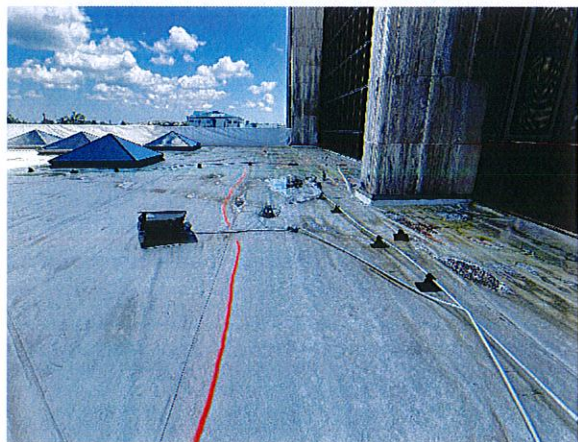
Bank Lobby Roof – moisture detected



Bank Lobby Roof – moisture detected



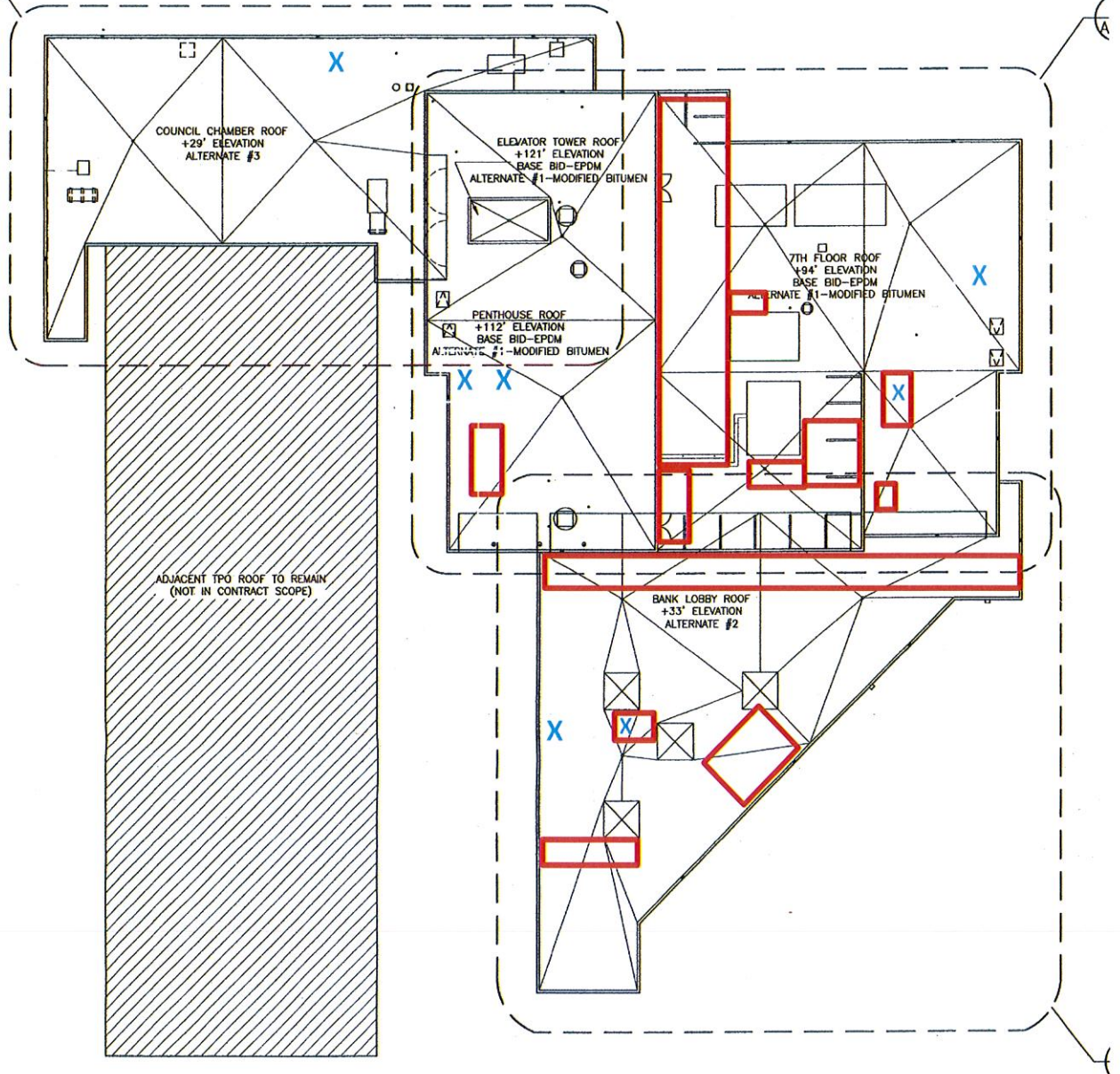
Bank Lobby Roof – moisture detected



Bank Lobby Roof – moisture detected



1  
A1.3  
ALT. #3



1 **OVERALL ROOF PLAN**  
1/16" = 1'-0"

## Government Towers

**Red Boxes** – Moisture detected in these areas.

**X** – Test Cut Locations