



**Roof Replacement - Region 2 Ft. Pierre District Office**  
**GFP Project No. FtPr26Wa**  
**Addendum No. 02**  
**Date: 3/31/2026**

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**GENERAL**

This Addendum forms a part of the Contract Documents and modifies the original Project Manual and Drawings dated March 16, 2026. Acknowledge receipt of this Addendum in the Bid Form.

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## 1. INSULATED NAILBASE CLARIFICATION (NORTH ROOF)

The existing north roof consists of a 3-3/4" vented insulated nailbase system installed over wood rafters.

- System Description
  - The insulated nailbase panel includes an integral structural wood facer and functions as the roof deck. No additional roof sheathing above the nailbase is intended unless otherwise required for isolated repairs.
- Ventilation Requirement
  - The existing assembly is vented from soffit to ridge. Replacement of damaged nailbase shall maintain a vented assembly, including continuity of airflow from soffit vents to ridge vent.
- Fastening
  - Insulated nailbase panels shall be mechanically fastened to structural framing (rafters) in accordance with manufacturer requirements. Fastening to interior ceiling finishes is not permitted.
- Repairs
  - Replacement of insulated nailbase shall match existing thickness (3-3/4") and configuration. Replacement shall be performed in full panel sections unless otherwise approved.

## 2. ROOFING SYSTEM COMPATIBILITY

- All roofing components (shingles, underlayment, ice barrier, flashing, and fasteners) shall be installed as a complete manufacturer-approved system compatible with insulated nailbase construction.
- Shingles shall be fastened to the wood facer of the nailbase panel, with fasteners fully penetrating the facer per manufacturer requirements.



### 3. ROOF-TO-WALL FLASHING AND SIDING INTERFACE

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At all roof-to-wall conditions:

- Provide ice and water barrier extending a minimum of 5 inches up vertical surfaces.
- Install step flashing and counterflashing in accordance with manufacturer requirements.
- Contractor shall carefully detach and reset existing siding as required to accommodate proper flashing installation.
- Replace any damaged siding in kind at no additional cost to the Owner.

### 4. SKYLIGHTS

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- Existing skylights shall be removed and replaced with new curb-mounted skylights as indicated in the contract documents.
- Skylights shall be installed with manufacturer-approved flashing systems and fully integrated with the roofing system, including underlayment and ice and water barrier.
- Provide ice and water barrier at all skylight perimeters.
- Contractor shall account for the existing **3-3/4" insulated vented nailbase roof assembly** when detailing and installing skylights, including but not limited to:
  - Curb height and extension above finished roof surface
  - Integration of flashing systems with nailbase thickness
  - Continuity of ventilation and airspace where applicable
- All skylight installation details shall result in a complete, watertight assembly compatible with the insulated nailbase roofing system.



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## 5. ROOF DECK / SHEATHING REPLACEMENT

- Roof replacement is not intended to include full replacement of roof decking or insulated nailbase.
- Bidders shall carry the previously defined allowance (15%) for damaged sheathing/nailbase replacement.
- All additional deteriorated areas beyond the allowance shall be reviewed and approved by the Owner/Engineer prior to replacement.
- Provided unit pricing shall apply to replacement of damaged sheathing or insulated nailbase at all roof areas where required.

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## 6. GENERAL CONSTRUCTION

- Contractor shall field verify all existing conditions. All work shall result in a complete, watertight roofing system.

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## 7. GUTTERS

- A. Existing fascia-mounted seamless gutters are intended to **remain in place** and are not required to be removed as part of the base bid.
- B. Contractor shall coordinate roofing work to be performed **without full removal of gutters**, including installation of underlayment, ice and water barrier, and drip edge/gutter apron.
- C. Where required to achieve proper installation, Contractor may temporarily loosen or detach gutter sections; however, gutters shall be reinstalled to original alignment and function.
- D. Roofing shall be installed to provide proper drainage into existing gutters. Installation of drip edge or gutter apron shall be coordinated to ensure positive water flow into gutters.
- E. Contractor shall take care to **avoid damage to existing gutters**. Any gutters or components damaged during construction shall be repaired or replaced in kind at no additional cost to the Owner.



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- F. Full gutter replacement is **not included in the base bid** unless otherwise noted.

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**END OF ADDENDUM NO. 2**

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