

**February 18, 2104 Pre Bid Addendum:** This Addendum modifies previous addendum and adds items and information as specified below:

**Contractor Questions:**

1. Is there an asbestos/hazardous material survey of the roofs/work areas on Building 1 available?
  - 1a. Is there is any known asbestos or hazardous materials contained in the existing roof systems related to this project?
2. Are the existing EPDM roofs (North Wing, South Wings and South Porch) warrantied? If so, please verify the manufacturer responsible for the warranty.
3. Statement of Bid, paragraph 1.2.B.1 on page 42-43 states that new roof installation shall meet "25 year warrantee with 90 mph peak gust speed warranty". Can you verify the current roof systems on the North Wing/South Wing and South Porch meet this requirement? Or is this warrantee requirement an upgrade to the existing systems? An upgrade to meet this requirement for wind uplift may require entirely new roofs be installed. **Please refer back to the SOW, specs, and drawings.**
4. At the site visit the COTR repeatedly gave verbal instructions indicating the parapet walls on the North Porch, North West Wing, South Wings and South Porch required complete reconstruction to meet the project specifications. He admitted the project specifications and drawings did not directly state the areas should be re-constructed. Please verify if it is the intent of the VA to totally re-construct ALL parapet walls on the roof areas in question from the structural roof slab up? **Please refer back to the SOW, specs, and drawings. Total reconstruction is not required. Assume a minimum of 35% for the proposal. Proposals that do not have a consideration of a minimum of 35% will not be considered.**
5. Please verify areas of parapet wall that require total reconstruction.
6. If parapet walls will be tuckpointed and have brick replaced per notes on Sheet 3 of 3, what is the total maximum quantity of brick to be replaced?
7. Statement of Bid, paragraph 1.2.C.5 states that parapet terra cotta caps in poor condition should be replaced. Please verify quantity of terra cotta caps to replace? Or, provide specific criteria by which each cap will be evaluated to be in "good condition" or "bad condition"? **See #8.**
8. If new terra cotta caps are required substantial lead times can be expected. Will VA extend the completion time if lead times for terra cotta caps prohibit completion of the work within the specified time? **Assume 10%. The contractor will be required to have the minimum available for the contract and no extension will be granted unless the percentage increases or there is an unusual manufacturing delay. In other words, make plans to have the 10% available as the minimum for the contract.**
9. Note Number 2 under Tuckpointing of Sheet 3 of 3 states "Furnish and install new copper cap flashing equal to existing". Is this intended to install new thru-wall flashing beneath existing terra cotta caps, or is this intended to install new counter

flashings at the termination bar for the flat roof? **Please see the new drawing that has been attached. See #6.**

10. In the event of cold weather paragraph 1.2.C.11 under the Statement of Bid states that contractor shall provide temporary heat as required. Page 59 of the solicitation states that temporary heat cannot be achieved by devices that present a fire hazard. The paragraph states that temporary heat will be achieved by connecting to Medical Center steam heat. The cost of this is significant and unnecessary if this contract will be awarded early enough in the season for the contractor to achieve completion BEFORE cold weather sets. When is contract award and Notice to Proceed anticipated? **The solicitation has a 90 day acceptance period. Contract and NTP will be issued before the expiration date of the acceptance period. See #7.**
11. Please provide manufacturer and warranty information for each roof to be renovated. **We have information for 2 out of the 4 roofs. There is not any information for the other 2 roofs. Please see note 4.**
12. Please provide existing roofing information per section 070150.19, section 1.8D, which are moisture tests, core samples information and construction drawings. **Reference #9. Spec section does not have that.**
13. Please clarify all “masonry and parapet wall flashing” detail. Provide exploded clear view of roofing termination and finish height. (Please note existing wall flashings are different heights in each area.) **Please see new drawing.**
14. Can a manufacturers roofing system approved vapor barrier be used in place of the hot mopped asphalt 2ply vapor barrier on the concrete decks? Most EPDM manufacturers have a concrete primer and a peel and stick vapor barrier system that meets their warranty requirements up to a 30 year warranty system. This alternate vapor barrier system could be used 100% for the full replacement roof area and may be able to be used on existing renovated roof area depending on existing systems. **Please refer to the SOW and specifications and drawings.**
15. The solicitation notice, page 2 states “The contractor shall completely survey the site in preparing the bid proposal. We were only afforded access to 2 of the 5 roof areas. The other areas were viewed through a window, and only a very small portion of each roof was visible. Winter conditions and snow drifts on the roofs inspected, in addition to the short time for inspection did not allow for a proper survey. Without some sort of criteria, the bids (no doubt the masonry portion) will vary considerably. A set of bidding quantities would help level the bidding process and lessen uncertainty and higher pricing. **Access was given to two of the roofs. Contractors had the opportunity to go out on the roof and most did not. There were only 2 contractors out of a large group that measured the area. Many contractors stayed inside and looked through the window, even though access was given to 2 of the roofs. Contractors should be able to determine height, width, and length of the parapet walls to scale roofs to get quantities. Assume the 35% and 10% as stated above.**
16. Please provide bidding quantities, such as, quantity of brick replacement, linear feet of terra cotta replacement, linear foot or square foot of full wall replacement/pilasters, and any other items of interest. **Already provided in above answers. Pilasters can be**

estimated with a high degree of accuracy from the drawing on the north roof. The site visit that included a walk along the north roof provided access for this information. Contractors had the opportunity to go out on the roof and most did not. There were only 2 contractors out of a large group that measured the area. Many contractors stayed inside and looked through the window, even though access was given to 2 of the roofs.

17. The wage rates do not contain information for a tuck pointer or brick layer, can you please provide the rate. **The contractor is to contact the Department of Labor for this information.**

**limited to periods prior to 8:00 AM and after 4:30 PM Monday through Friday.**

1. **As indicated on the drawings, the areas of work include:**
  - Parapet, 4<sup>th</sup> floor building wall to window sill and new roofing at the North Elevation porch.
  - Parapet and 4<sup>th</sup> floor building wall to window sill at North and South West elevation wings.
  - Parapet and 4<sup>th</sup> floor building wall to window sill at South Elevation.
  - Parapet and gable wall to cap at South Wing on the East Elevation.
2. **Testing for ACM (Asbestos containing material) was performed for roofing material at the midpoint of the north porch roof. Tested were roofing membrane, fibrous mat and mastic on the concrete slab. Results were negative for ACM.**
3. **Areas of existing EPDM roofing indicated to remain were installed in 2002. The material consists of Carlisle Sure-Seal .060 Fleeceback 100 Membrane w/ 2" Polyiso Insulation. The existing roofing and roofing systems shall be warranted through 2022 under this contract. New roofing at the North porch shall be warranted per specifications.**
4. **Parapet walls indicated on this addendum, shall receive tuck pointing on all interior surfaces of brick and terra cotta. Exterior of parapet is to include tuck pointing and masonry restoration from cap to the bottom elevation of the crenellations. All broken, spalled and cracked brick shall be replaced with new. Hairline cracked brick replacement is included in the work. Assume 35% brick replacement with new. In addition, replace indicated pilasters with new material and provide new cap flashing top with copper flashing same gauge as original roof flashing - 20 oz. minimum. Review requirements per specifications.**
5. **Flashing at new and existing roofing shall be performed with new copper flashing of same gauge as existing – 20 oz., minimum. Weeps above flashing shall be Cell Vent type 24" on center. Delete flashing detail per drawings and use Flashing Detail February 18, 2014.pdf included with this addendum at all roofing and masonry interface.**
6. **Delete reference to steam provided by VA. Environmental protection of the work is the contractor's responsibility.**
7. **Terra Cotta Replacement is required where it is structurally unsound or where**

**environmentally inadequate to provide weather protection for the structure. Assume 10% replacement with new.**

**8. Delete Section 07 01 50.19 / 1.8 D. Available Information.**

ADDITIONAL NOTES:

- a. The roof is under warranty through Carlisle. The intent of maintaining the warranty is that the roof does NOT leak now. Canandaigua VAMC does not want it to leak after this work. This is covered under FAR 52.236-9, Protection of Existing Vegetation, Structures, Equipment, Utilities, and Improvements.
- b. Those questions that appear not to have been directly answered, the contractor should refer back to the SOW and drawings.
- c. There is a minimum of 35% brick replacement (sqft) for their proposal on and %10 linear feet for Terra Cotta caps. Those proposals that do not include this as a basis will not be considered.
- d. At no time was it suggested that there be total reconstruction of the parapet walls.
- e. If there is a large amount of terra cotta caps that have to be replaced beyond the 10%, the contractor can request a time extension. However, the contractor should have 10% available as a basis of their proposal. These should not delay the contract.

**NO MORE QUESTIONS WILL BE ACCEPTED AT THIS TIME. ANY INFORMATION IS TO COME FROM THE CONTRACTING OFFICER, SABRINA BRINKMAN. AT NO TIME, WILL A CONTRACTOR/SUBCONTRACTOR, ETC CONTACT THE COR FOR MORE INFORMATION. IF A CONTRACTOR CONTACTS THE COR FOR ADDITIONAL INFORMATION ON THIS SOLICITATION DURING THE SOLICITATION PERIOD BEFORE THE AWARD IS MADE, YOUR PROPOSAL WILL NOT BE CONSIDERED AND WILL BE REJECTED.**