

Request for Clarification of Q&A (Amendment A00004) for Project No. 517-14-121

Replace Building 1 Roofs, Beckley VAMC

Referencing Question # 3

The answer provided clarifies 1/2" recovery board and 80 mil thick base sheet. However, it does not address the thickness of the mineral cap sheet or the tensile or tear strengths of either the base or cap sheets. This will likely result in products or systems being proposed that are in many cases dissimilar. This will also likely result in higher bid prices, due to uncertainties created by the lack of complete information. This question is also similar to Question # 8 below. There appears to be a common theme; the need to further define the physical properties of the sheet components of the roofing system.

In order to clear-up these issues, can you please provide the physical properties for base and cap sheets?

All VA specs must be met or exceeded. Submittals accepted for past projects included the following:

Expected Base Sheet Minimums

Thickness – 80 mil

Tensile Strength – 100 lbf./in.

Tear Strength – 110 lbf./in.

Elongation% – 2.5%

Low Temperature Flex – -20 deg F

Expected Cap Sheet Minimums (@ Temp range of 70 to 76 deg F)

Thickness – 155 mil

Tensile Strength – 310 lbf./in.

Tear Strength – 500 lbf./in.

Elongation – 3.5%

Low Temp Flex – -30 deg F

Referencing Question # 8

The question requested additional information regarding the physical properties for the membrane ply sheet, membrane cap sheet, flashing backer sheet and flashing cap sheet. The answer provided did not provide any insight into the desired physical properties of these components. It only said that a membrane cap sheet system was used on recent repair projects. As published and as answered, there is a wide range of materials that could be used, some of which may not be compatible with the conditions of this project. If you will provide minimum tensile and tear strengths as well as thicknesses for each of these components it will result in an accurate comparison from one bidder to another and will likely result in better pricing, due to the elimination of many of the ambiguities currently contained in the bidding documents.

Given the discrepancies in the published specification, can you please provide additional information for clarification for each of these components?

Any submitted roofing system solution should meet VA specifications and be designed to accommodate all relevant environmental conditions. Materials approved for use in past projects had the following physical properties.

Membrane Ply Sheet Minimums

Thickness – 80 mils

Tensile Strength – 315 lbf./in.

Tear Strength – 550 lbf. / in.

Membrane Cap Sheet Minimums

Thickness – 155 mil

Tensile Strength – 310 lbf. / in.

Tear Strength – 500 lbf. / in.

Flashing Backer Sheet Minimums

Thickness – 80 mils

Tensile Strength – 55 lbf./in.

Tear Strength – 100 lbf. / in.

Flashing Cap Sheet Minimums

Thickness – 155 mils

Tensile Strength – 300 lbf. / in.

Tear Strength – 500 lbf. / in.

Referencing Question # 11

The question requested information on both the continuous cleat and the metal coping materials. The answer provided appears to only apply to the metal coping and not the continuous cleat. Close inspection of the existing project conditions will reveal extensive damage to the existing metal coping on the front of the building on the 6th floor. This is likely due to two factors; the large stretch-out length required for covering such a wide parapet wall and the very high winds that the roof is exposed to at this particular site.

If the answer given is supposed to pertain to both the metal coping and the continuous cleat, it would appear insufficient for the existing project conditions. The cleat material should be specified as something much more robust to withstand the pressures exerted by wind in this location. Can you please further define the material for the continuous cleat?

The cleat material as a minimum should be a 22 gauge G-90 galvanized steel. Extra cleats and shorter coping sections may be applied to withstand wind pressures encountered on the 6th floor parapet walls. Any cleat submitted for approval must be comprised of a material that will not cause bi-metallic corrosion with the Aluminum coping. 120 mph wind speed is the design criteria based on the location of Beckley VAMC.