

AMENDMENT NO. A00004 TO SOLICITATION NO. VA262-15-B-0370

Requests for Information (RFI) were received on or before the deadline specified in Solicitation No. VA262-15-B-0370. Contractors' RFIs and VA responses to the RFIs are as follows:

RFI No. 1: No Asbestos Survey is provided for Buildings 150 and 160. Should Building(s) 150 and 160 be considered Non-Asbestos Containing Material? Can the government provide an asbestos report for Building 150 and 160?

VA Response to RFI No. 1: There are no asbestos containing materials in Bldgs. 150 and 160.

RFI No. 2: Bid Specification contains section 02 83 33.13 for Lead Based Paint Removal and Disposal. Specifications did not provide a Lead Paint Survey. Should all painted surfaces and components be considered as lead painted?

VA Response to RFI No. 2: There is no lead in Bldgs. 150 and 160 as these buildings are too new. There is no lead in Bldg. 6 because it's been abated and repainted. Lead exists in Building 1 and Building 5. B1 5th floor roof railing has lead paint.

RFI No. 3: As to establish the composition of the existing roofing systems for the purposes of removal and disposal, will the VA provide photographs and descriptions of the roof cores? i.e. (existing number of roofing systems, thickness of roof insulation, how the system is attached to the deck, type of decking material)

VA Response to RFI No. 3: Record drawings of existing roof systems for reference are included in the Construction Documents.

RFI No. 4: Sheets 5AD-101 and 5AD-102 at grid Line 6 between B&C depicts the roof area stopping; however, the field condition is that it continues under the structure marked N.I.C. Please establish a stop point for the roof at grid line 6 or beyond.

VA Response to RFI No. 4: Please refer to drawings 5AD-101, 5AE-102.

RFI No. 5: The eaves at this building (6AD-101) have been inlaid with two layers of drywall between the rafter tails. Please provide a finish detail for the eaves, following deck sheathing replacement, drip edge and roof installation per the specifications. Will the drywall be removed throughout for continuity, or reinstalled beneath the new deck sheathing?

VA Response to RFI No. 5: Remove and replace all drywall with water resistant plywood sheathing at eave and throughout the existing flat roof area per note 3 on 6 AE 101. Refer to **Attachment 3: Record Drawing 6RA-001** for as-built condition.

RFI No. 6: There do not appear to be any Demo drawings for the Building 1 4th Floor (92x11) or the 5th Floor (92x53). Are these sections included? Are there Demo drawings available?

VA Response to RFI No. 6: Contractor to verify all existing dimensions. See **Attachment 2: Revised Drawings**.

RFI No. 7: The 075419 written specifications indicate an attached system at Building 160; 5; & 6. No mention is made regarding Building 1. The drawing 1AE101 indicates an adhered system for Building 1. No specification exists for an adhered system. Please clarify.

VA Response to RFI No. 7: Contractor to provide adhered system for Bldg 1 and Bldg. 5 where there is structural roof slab. Provide Sika Sarnafil G410 Feltback Minimum thickness 58mils - EnergySmart White (brand name or approved equal) with manufacturer recommended attachment components, cover board and insulation. Refer to Spec # 07 54 19 and 07 22 00 for adhered system.

RFI No. 8: Detail drawing at AE 501 indicates an "Air/Vapor Barrier" with each detail. The written specification calls for a self-adhering waterproofing at Building 160 which will act as both a vapor barrier and a temporary roof. The written specification does not reference a Vapor Barrier. The details shown at AE 501 are the manufacturer's standard details which always show a vapor barrier. Generally, no vapor barrier is required in this climate region. Please clarify vapor barrier requirement for each roof section.

VA Response to RFI No. 8: No vapor barrier is required. See **Attachment 2: Revised Drawings**.

RFI No. 9: Drawing Notes 15-19 indicate protecting in place and re-using the existing platforms. The tapered insulation will in most cases be higher than the unit platform. Please clarify the tapered insulation requirement and how the units are to be addressed if tapered will still be required. Essentially, if the tapered is required, every piece of mechanical, electrical, etc. will need to be disconnected and raised.

VA Response to RFI No. 9: Build per drawings and manufacturer's recommendation. Provide shop drawings for review and approval. Raise the platforms as required per F2/AE-501. Provide a complete new roofing system and functioning mechanical/electrical systems. Refer to GC-002.

RFI No. 10: 075419 indicates a plywood deck at Building 5. Key Note 12 indicates a structural slab (concrete) and Key Note 14 indicates gypsum. Please clarify deck type.

VA Response to RFI No. 10: Different deck types are indicated at Building 5 in different areas. See 5AD-101, 5AE-102, 5AE-103 and 5RA-002.

RFI No. 11: Section 01 00 00 – General Requirements, Part 1.6, Paragraph E.2. states that material may be delivered only in quantities to last not more than two work days. Due to the nature of roofing work, will the VA allow space for a lay-down yard and waive the material quantity not to exceed two work days clause?

VA Response to RFI No. 11: VA will provide staging area contingent upon limited available space. It will up to the roofer to determine quantities due to the nature of roofing work.

RFI No. 12: Will the VA allow use of elevators for the movement of workers (only) for this project, or will the contractor be required to account for the cost of temporary facilities such as man lifts in order to access the roof areas?

VA Response to RFI No. 12: The VA will allow the use of freight elevators. These elevators will be identified at a later time. All materials disposed will be in enclosed bin.

RFI No. 13: Will the contractor be required to provide a protective covered walkway at the east side of Building 6 (or at any other building area), or will the VA allow that area to be closed off during roofing work?

VA Response to RFI No. 13: The contractor is required to provide a protective cover/barrier between the building. An ILSM will be provided to direct pedestrians away from the construction zone.

RFI No. 14: Building 5 has a unique condition where the second story addition was built over the top of the existing roof. We request the VA Architect propose a solution to seal off this what has now become a crawl space. This area underneath the roof top addition will not be possible to re-roof

VA Response to RFI No. 14: Refer to drawings 5AD-101, 5AE-102.

RFI No. 15: Will we be allowed to place a 40 cu yrd waste container next to each building during the demo phase? Or should we assume that we will have to have the dumpster remotely located and hand carry to the dumpster. If we are to assume that the dumpster is not next to the buildings, please identify a location on a plan where the dumpsters can be located. The location of the dumpster directly impacts the cost to perform the project.

VA Response to RFI No. 15: Waste container will be allowed. Location of dumpster will be determined and identified after contract award. Due to limited space at the facility, the location will not be identified at this time. (Debris will be transported and carried to the dumpster.)

RFI No. 16: Sheet 1AE-101, General Note #10 instructs the contractor to “inspect and remedy the substrate for defects such as roughness, contamination, structural inadequacy or any other condition that will adversely affect the quality of work”. This seems to be asking the contractor to know of, and account for conditions that are not able to be observed until the existing roofing system is removed. Further, it seems to be beyond the responsibility of the contractor to make determinations of the “structural adequacy” of the roof deck substrates. We request this General Note be modified in a way to allow for any unforeseen substrate conditions discovered after roof tear-off to be considered “differing” and at such time a determination of the remedy and cost be made. This note appears on multiple other plan sheets as well.

VA Response to RFI No. 16: Repair for roughness and cleanup of contamination shall be included in the bid for the whole roof. Structural repairs, if required, will be considered an unforeseen site condition.

RFI No. 17: Sheet 6AD-101, General Note #4 states that any deteriorated deck shall be repaired. It is impossible to make any determination of the cost for deck repair prior to roofing system tear-off. For bidding purposes, would the VA consider a SF allowance of deck area to be repaired, or consider any deck and substrate conditions requiring repair to be considered “differing conditions”? We request this approach be considered for all notes and instructions to remedy or repair conditions that cannot be observed prior to bid submittal.

VA Response to RFI No. 17: Replace all deteriorated deck up to 5,000 square feet as part of the bid. Any additional replacement of deck beyond this amount will be considered an unforeseen site condition.

RFI No. 18: Sheet 150AE-102, Key Note #7 calls for a “new glass canopy structure”. Although there is no section through this area, we assume it is depicted on Sheet 150AE-104. Is the sliding glass door depicted on Elevation C5 to be an automatic sliding door? If so, will the VA provide the Specifications for automatic door operator required?

VA Response to RFI No. 18: This is an existing aluminum sliding door; see Sheet 150AE-104 key notes #3.

RFI No. 19: On Sheet AS-101, the proposed lay down area for the General Contractor is located in the middle of the construction site for the Design/Build Fisher House Site Prep & Parking Lot project. Provide alternate location for a new lay down area.

VA Response to RFI No. 19: An alternate staging location will be provided for the contractor after contract award.

RFI No. 20: On Sheet AD-501, there should be a note #14 (remove roofing and install densdeck and rigid insulation) from grid B6 to grid G12; this would coincide with the new single ply roofing over dens deck and rigid insulation as noted per note #1 on Sheets 5AE-102 and 5AE-103. Or else amend note #1 on Sheets 5AE-102 and 5AE-103 to read: Install new single ply PVC roofing over EXISTING dendeck and rigid insulation.

VA Response to RFI No. 20: Refer to Sheet 5AE-102 note #1.

RFI No. 21: On Sheet 6AE-101, note #2 indicates to replace deteriorated wood sheathing at underside of exposed eve. Note #3 indicates to install new single ply PVC roofing over rigid insulation with new plywood sheathing. Confirm use of (fire rated) Densdeck in lieu of plywood sheathing.

VA Response to RFI No. 21: Remove and replace all drywall with water resistant plywood sheathing at eave and throughout the flat roof area per note 3 on 6 AE 101. Refer to **Attachment 3: Record Drawing 6RA-001** for as-built condition.

RFI No. 22: On Sheet 1AE-101, should note #1 read “Install adhered single-ply PVC roofing system over existing insulated deck” or “Install adhered single-ply PVC roofing system over new insulated deck (with densdeck sheathing?)

VA Response to RFI No. 22: See 1AD-102 keynotes #4 and detail F4/AE-501.

RFI No. 23: On Sheet 160AE-101, should note #1 read “Provide single ply PVC roofing over existing rigid insulation” or “Provide single ply PVC roofing over new rigid insulation”?

VA Response to RFI No. 23: See 160AD-101 keynotes #11.

RFI No. 24: On Sheet 160AE-101, note #9 indicates to “raise all existing curbs under 6” to a minimum of 8” above the new finished roof level.” For fair competitive bidding, each roof mounted piece of equipment which needs to be raised needs to be identified in the Solicitation. The height that it needs to be raised needs to be identified. The method for raising each unit needs to be provided. Provide structural details (including seismic attachments and required steel or wood curb supports) for each type of raised curb supporting the rooftop equipment and plans should note where each detail is to be used. Note: Architectural detail F2 on Sheet AE-501 does NOT provide guidance on the structural modifications to the support pads. More information will be needed to provide a complete bid: exact location of named rooftop units to be raised, and weight characteristics/ description of each piece of raised equipment.

VA Response to RFI No. 24: VA is not planning on raising the existing mechanical pads. Provide positive slope for roofing to drain properly. Provide mechanical pad flashing at all pads. Contractor is responsible to provide a complete roofing system with zero leaks.

RFI No. 25: On Sheet 5AE-102 on gridline 6, there is an obscure detail callout called “XX/AE501” which needs clarification.

VA Response to RFI No. 25: See detail B8/AE-502 in **Attachment 2: Revised Drawings**.

RFI No. 26: Since the VA will be hiring outside testing agencies (e.g., Certified Industrial Hygienist), will the VA also be handling the certification for the air barrier testing? Confirm all testing and inspection will be handled and paid for by the VA.

VA Response to RFI No. 26: The contractor is responsible for the testing agencies and certifications for the air barrier testing; this shall be paid by the contractor. The VA will hire its own independent testing agencies and inspections for the roofing.

RFI No. 27: In the scope of work reference is made to, among other items, mechanical and electrical work. The Table of Contents is missing Mechanical and Electrical Divisions. The List of Drawings is missing Mechanical and Electrical sheets.

VA Response to RFI No. 27: See GC-001 New Construction for contractor’s full responsibility. Contractor is responsible to disconnect and reconnect the existing systems as required, in compliance with latest building codes to provide a complete project with the Mechanical/Electrical system in working condition.

RFI No. 28: Specifications are asking for an adhered and mechanically fastened Sika Sarnafil or approved equal. Is GAF acceptable as an alternative? Does it need to be both installation methods or is it one or the other?

VA Response to RFI No. 28: Refer to GC-001 and VAAR 852.211-73 for Brand Name or Equal Requirement. Contractor to submit both installation methods as specified in the construction documents.

RFI No. 29: Building 1, Plan 1AD-101 Item #2-the roof was covered with plastic on the day of the site visit and we could not verify the actual conditions. There are 3 pads that are to be removed, can you please provide the dimensions of the 3 concrete pads to be removed? We need this info to submit a competitive bid.

VA Response to RFI No. 29: The pads sizes are approximately 5'-0"x5'-0", 8'-0"x4'-0" and 8'-0"x4'-0". Contractor to verify in field.

RFI No. 30: Building 1, Plan 1AD-102, is the second floor still part of the SOW? This roof was not shown during the job walk.

VA Response to RFI No. 30: Yes it is part of the project. Pictures are included in 1AD-102 and refer to Remodel Roof Plan 1AE-101.

RFI No. 31: Building 160 – Plan 160AD-101 item #5 – Remove mechanical pads. Can you provide pad dimensions? 3 pads. We were not allowed on the roof during the job walk to verify conditions.

VA Response to RFI No. 31: The pads sizes are approximately 4'-0"x2'-0", 4'-6"x1'-0" and 4'-6"x1'-0". Contractor to verify in field.

RFI No. 32: The requirement for ¼" per foot tapered insulation will require approximately 14" of insulation at the North wall of Building 1, 5th Floor roof area. This will require the relocation of the bottom process pipe mounted on the wall. Please clarify requirement for tapered insulation at this roof level. Please provide routing information for pipe moved due to tapered insulation. Please provide the use of the pipe. Please provide the type of pipe existing, if insulation is required. Additionally, it will make the total insulation thickness higher than the available wall height at the East side of the building.

VA Response to RFI No. 32: See **Attachment 2: Revised Drawings** 1AD-104 & 1AE-103.

RFI No. 33: We were shown a number of roof areas on Building #1 during the job walk. These same roof areas do not have either a demo or remodel roof plan. Please provide a revised KEYPLAN and Remodel Roof Plan's for all roof areas included.

VA Response to RFI No. 33: See **Attachment 2: Revised Drawings**.

RFI No. 34: On the job walk we were shown a 5th floor roof. Is that area part of the SOW? If so, are demo plans for the 5th floor roof available?

VA Response to RFI No. 34: See **Attachment 2: Revised Drawings**.