

Roof Repair

Request for Information

As of 6/8/2013

Q1. Are existing or as-built structural drawings available?

A1. CAD of such are available thru the Detroit VA

Q2. Which roof areas have sloped deck and which areas are dead flat? We need this information to figure proper tapered insulation.

A2. Refer to Roof Summary matrix on sheet GI002. All roofs described with a concrete deck are level. Roofs with metal decks are sloped.

Q3. What thickness or R-Value roof insulation is required? Specification 07 22 00 states to "Provide insulation at a thickness equal to insulation that is a part of the roofing system that is being replaced. This would not meet building code of R-20.

A3. Additional insulation cannot be added due to insufficient "free board" and metal flashing within close proximity of the existing roof at areas to receive total roofing replacement.

Q4. Specification 07 22 00 also states roofer is to "Confirm actual existing insulation thickness." How can we confirm this when core cuts of the existing roof are not allowed?

A4. This information can be found on the Roof Summary matrix (on sheet GI002) which comes from the HCAPS report. The confirmation actually can occur during construction.

Q5. Who is picking up the rough carpentry in specification section 06 10 00 ?

A5. Should be as determined by the contractor.

Q6. Specification 07 22 00 and 07 53 23 each specify a different vapor retarder, which is correct?

A6. 07 22 00 is for a BUR system, while the 07 53 23 is for EPDM. Generally BUR systems concerns with roofing repairs.

Q7. Is a vapor retarder required at all roof areas? If so are we required to figure a substrate board (under the vapor retarder) at the metal deck areas?

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A7. Yes, the substrate should be a layer of insulation.

Q8. Please confirm the number of years required for roof system warranty.

A8. Refer to each respective specification section.

Q9. Is all sheet metal to match existing? If so what is the color? Is it custom? How many coats?

A9. Yes, The Detroit VA has information on the original products used for this building.

Q10. Is there any asbestos in the existing roofing system? If so and the owner will remove under a separate contract (per specification 07 01 50.19) how will the roof remain watertight during the removal of roofing containing asbestos ?

A10. No asbestos in this building.

Q11. Do the on roof exhaust fans labeled Biohazard require any worker protection while on roof?

A11. This must be determined by the Detroit VA.

Q12. How many roof penetrations will be made in the roof for electrical and mechanical work (and what size)?

A12. No roof opening will be added, only requirement is to improve the flashing conditions at current roof penetrations.

Q13. Who will remove and re-install the lightning protection system on the roof?

A13. By a qualified professional.

Q14. How are we to determine our existing roofing removal if we cannot core cut the existing roof? Existing roof systems are shown on the drawings but specification also states we must verify everything in the field, current conditions cannot be guaranteed. Specification states we are to "include costs to make adjustments as current conditions are revealed during execution of work."

A14. The basis of work is determined by the construction documents. However, the condition of the roof systems at these areas are to be verified.

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Q15. What's the existing roof material manufacturer for areas of roof to get repairs? Specification states we must "match existing products" and "Determine by inspecting and testing products where necessary, referring to existing work as a standard."

A15. The Detroit VA should have information manufacturers. Existing work refers to the type of roofing system.

Q16. If existing "Bitumen roofing materials" must be diverted from the landfills, where do we figure on disposing of it?

A16. At an approved recycling center.

Q17. Is this a LEEDS certified project? If not does specification section 01 81 11 have to be followed?

A17. This is not a LEED certified project. However section 01 08 11 is to be followed where possible.