



GLE

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ADDENDUM NO.: 01

TO: Thomas M. Lucas, Bay Pines VA Health Care System

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FROM: Hal Ward, GLE Associates, Inc.

RE: **Bay Pines VA Building 100 Re-roof**

DATE: September 19, 2016

GLE Project No.: 15999-00004

THE FOLLOWING ADDENDUM IS MADE AND HEREBY BECOMES PART OF THE CONTRACT DOCUMENTS AND SPECIFICATIONS FOR THE ABOVE-REFERENCED PROJECT AS PREPARED BY GLE ASSOCIATES, INC., 5405 CYPRESS CENTER DRIVE, SUITE 110, TAMPA, FL 33609.

CLARIFICATIONS:

Item #1:

Specification section 013526 – SAFETY REQUIREMENTS

1.19 CRANES

- D. Crane operators shall not carry loads
- 2. Over any occupied building unless
 - a. the top two floors are vacated

Question:

Is the government planning on vacating the top two floors in order to hoist materials on and/or off the building?

Response: No.

GLE Associates, Inc.

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b. or overhead protection with a design live load of 300 psf is provided

Question:

Is the structural concrete roof deck adequate “adequate protection?”

Response: Upper levels meet the criteria of the 300 psf requirement. The lower floors are 125 psf, which is acceptable for the reroofing efforts.

Item #2:

Specification section 070150.19 – PREPARATION FOR RE-ROOFING

1.7 FIELD CONDITIONS

B. Existing Roofing Available Information:

1. The following are available for Contractor references:

a. Test cores analysis.

Question:

Can this be provided identifying the starting thickness of the insulation and the highest point of the insulation by roof area and/or “Quadrant?”

Response: The roof is available for core sample. Coordinate any efforts with the Contracting Officer.

VA Comment in addition to A/E Response:

The core sampling that has been performed yielded EPDM membrane over ISO insulation attached to the concrete deck. No second roof layer was evident on the areas that were core cut.

Item #3:

Specification section 3.1 EXAMINATION

A. Contractor’s responsibility to have an Infrared Roof Moisture Survey:

Question:

Is this required prior to the re-roofing or after the project is complete?

Response: This is required after the project is complete.

Item #4:

Specification section 3.5 DECK PREPARATION

B. Concrete Decks – MRI Suite Only:

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Question:

Can the MRI Suites concrete deck areas be identified on the drawings for clarification?

Response: The MRI suites are metal deck, see sheet A102B.

C. Steel Roof Decks (MRI SUITE ONLY):

Question:

Can the MRI Suites metal deck areas be identified on the drawings for clarification?

Response: The MRI metal deck areas are defined in the drawings, see sheet A102B.

Item #5:

Specification section 071813 PEDESTRIAN TRAFFIC COATINGS

Question:

Please confirm that the pedestrian traffic coatings/HydroStop TrafficCoat System is only to be applied at the identified “walk pads (as referenced with Key Plan Note “A3” on the drawings)” atop the new roof assemblies

Response: This is correct.

Item #6:

Specification section 072200 – ROOF AND DECK INSULATION

1.1 DESCRIPTION

A. Roof and deck insulation (including tapered) for reroof: Polyiso, refer to GAF tapered insulation provided with construction documents, dated 7/26/22016, for reference only.

Question:

Were these tapered drawings provided for “reference only” in regards to tapered design/layout, or for specific thermal/R-Values?

Response: These are for reference with regards to the tapered design/layout only.

Item #7:

Specification section 1.3 APPLICABLE PUBLICATIONS

H. Thermal Performance: Provide roof insulation meeting minimal overall average R-value FOR Quad A – Average R-Value of 11.8, Quad B – Average

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R-Value of 16.93, and Quad C – Average R-Value of 18.22, with a minimum R-Value at any location of 10.

Question:

The tapered drawings are showing a minimum starting thickness of 1/2" which calculates to have a minimum R-Value of 2.8. Please clarify the "minimum R-Value at any location of 10" whether this is an average at any location or an absolute minimum requiring a base layer to obtain the minimum R-Value at any location of 10.

Response: The insulation will be replaced in a thickness that matches the existing insulation thickness. None of the existing roof top equipment can be taken out of service during the construction activities, nor can the parapet be extended in height any more than what is shown in the documents.

Item #8:

Specification section 3.3 RIGID INSULATION INSTALLATION

B. Insulation Thickness:

1. Thickness of roof insulation shown on drawings is nominal. Actual thickness shall provide the average thermal resistance "R" value of not less than that specified in Performance Requirements Article.

Question:

Please clarify or identify the "Performance Requirements Article" and specifically the required average thermal resistance "R" value.

Response: The insulation will be replaced in a thickness that matches the existing insulation thickness. None of the existing roof top equipment can be taken out of service during the construction activities, nor can the parapet be extended in height any more than what is shown in the documents.

On DRAWINGS sheets/details 1/A301, 3/A302, 1/A304, 2/A304, and 3/A304; the details identify that the perimeter edge metal and/or cleat is fastened into the EnergyGuard can't strip on the interior of the roof. The EnergyGuard can't strip states that is it "Perlite Can't Strips and non-structural, non-load bearing material."

Question:

Please clarify these details or identify different products/assemblies to accept these fastening conditions.

Response: The cant strip shall be changed to a 4" fire retardant wood.

The drawings identify that the EnergyGuard can't strip is to be "set in bitumen."

Question:

Please clarify the bitumen to be used in these details/conditions.

Response: The cant strip shall be changed to fire retardant wood and mechanically fastened.

Item #9:

Specification section 264100 – FACILITY LIGHTNING PROTECTION

- a) Based on the existing site conditions, as well as the lightning protection layout designs on E102A, E102B, E102C, and E102D, there are areas where some of the materials are currently located or shown on these drawings that are located in the zone of protection of the upper roof levels.

Question:

Are we to include these materials in our quote and install them in these areas as shown on the plans although not required by NFPA 780, LPI-175, or UL96A?

Response: Lightning protection engineer needs to review the roof heights on drawings A102A – D. On the electrical contract drawings, all areas on lower roofs show lightning protection equipment only if the zone of protection is not protecting them. The existing lightning protection system confirms this for all the lower roof locations except the area by section B, columns C1 to C3. This area doesn't require a lightning protection system.

- b) The specifications indicate to provide the UL Master Label Certificate for this project. In order to obtain this certification, the entire facilities lightning protection must comply with current UL96A or NFPA 780 standards. Area D (the CEP), the Mental Health area, and other existing buildings are physically attached to the structure included in this bid (VA248-16-C-0166); which means all of the existing structures attached to those structures included in this bid need to be updated/upgraded to conform to current code requirements and NFPA 780, LPI-175, or UL96A.

Question:

Is it the intent of this bid to include all of the "connected structures" on site?

Response: Correct, the other buildings connected "not in scope" need to be evaluated once connected. They are in the process of updating the

lightning protection system and are supposed to be updated before this project is finished.

Question:

These additional structures can be excluded if there are separating firewalls between structures and any doors must also be fire-rated doors.

Response: N/A.

Question:

If these are not to be included or cannot be verified, will a UL Letter of Findings be accepted to only include the areas within this bid scope?

Response: Yes, a Letter of Findings will be acceptable, if a master label can't be obtained, due to the other "not in scope" areas not ready.

- c) Where Quadrant "C" adjoins the new Mental Health structure, the existing down leads that were for Quadrant "C" are no longer coming through the roof. This will require this scope of work to either add or correct these down leads.

Question:

Shall we include this added work or will you accept the UL letter of Finding?

Response: As per the note on drawing E101C, remove all lightning protection equipment, this includes abandoned down conductors.

- d) On E102A, key note (1) states to verify the lightning protection on the new building (NIC) exist, tie into the new lightning protection system as required or provide a 10' pigtail for future connection. If there is an existing building in this area and if it does not have lightning protection installed on it, this will affect the master label unless there is a firewall separating the structures.

Question:

If no fire wall exist, will you accept the UL Letter of Findings?

Response: Client has informed us that the lightning protection system should be completed before our job is finished. In the case that it is not, a 10' pig tail is provided so the contractor installing on the new building can connect once they finish.

Question:

If a 10' pigtail is desired, at what location would you like to have this located at, grade level or roof top level?

Response: *Rooftop level since the new building lightning protection system will connect there.*

Question:

On drawing E102A, key note 8, please clarify what floor room P103 is located on?

Response: *Room P103 is in the penthouse, the first room on the right side. It is accessed through the main stairwell, as shown on drawing E101A.*

Question:

Due to this being a steel framed building, can we utilize the steel framing for down leads in the event additional down leads are required?

Response: *Verify existing lightning protection system was connected to the steel framing. If it is, then adding a few more connections will not be a problem. If not, then we will not be able to connect.*

Questions submitted by Contractor 2

1. *Structural dwg S001 note 1 describes concrete reaching minimum design strength. What is this referring to? Is there concrete work for this project?*

Response: *Concrete installation was removed from the project. This note can be deleted.*

2. *Drawing P102A note 4 states to verify at prebid all existing conditions (roof drains, etc) and to include all work "resulting from existing conditions" whether or not this work is explicitly shown on the drawings. Does this mean adding roof drains where shown on drawings if they do not exist in those locations in the field, or will all roof drains be located where one already exists in all cases?*

Response: *No adding new roof drains. All roof drains shown on the drawings are existing.*

3. *Drawing P102C Plumbing Legend, indicates a new roof drain and an existing roof drain with nearly the same symbol except for line weight. It is not clear where the existing roof drain symbol is used, if at all. Are there any roof drain locations using the existing roof drain symbol and if so what work will be required there?*

Response: *Four existing roof drains are indicated to remain in drawing P102C and are tagged as (ETR) RD. Those roof drains are located in the pits.*

4. *The “connect to existing” and “new storm piping” symbols shown in the Plumbing Legend on drawing P103C are not used on the drawings anywhere. Does this mean that there is no new roof drain piping to be connected to the existing system except for the 1st 3' of storm pipe at each new roof drain noted in Note 1 on drawing P102B?*

Response: *The “connect to existing” and “new storm piping” symbols are used in the Isometric Diagrams on drawing P102B. There is “no” new roof drain piping to be connected to the existing system except for the first 3-feet of storm pipe at each new roof drain.*

5. *All roof drains include replacement of the 1st 3' of pipe. This means we will need access to above ceiling spaces in occupied interior areas of many areas of the hospital. Will this access need to be at night? Will all above ceiling areas need to be worked on from a containment booth for dust control?*

Response: *The floors below the roofs are the interstitial spaces and access to these spaces can be during normal business hours.*

6. *Can The VA provide reflected ceiling plans for all affected areas so that we can determine what types of ceilings will need to be removed and put back?*

Response: *This will not be necessary, see response above. However, any requested existing drawings will be provided, if available.*

7. *Note 9 on drawing E001 refers to permitting. What permits are required?*

Response: *Note 9 specifically states per “Authority Having Jurisdiction”, coordinate with the AHJ for permits required for the lightning protection system. There is some electrical work that will require a permit (raceway, Surge Protection, etc.). UL should have fees associated with their evaluation of the entire system for a Master label.*

8. *Details 1 & 2/A302, 2/A303, 1, 2, 3 & 4/A304 and 3, 4, 5 & 6/A305 all show wood blocking directly on the roof deck below a cant strip where wood blocking will not be*

needed for fasteners or required by the manufacturer of the roof system. Can this wood blocking in these specific details be deleted from the project?

Response: No, the wood blocking is required to anchor the wood cant strip.

9. *The roofing is specified to be a 3 ply system. If 2 plys are SBS roofing sheets and a third ply is the cap sheet is the vapor barrier considered to be a fourth ply not counted in the 3 ply system?*

Response: No, the vapor barrier is not considered to be a fourth layer. The vapor barrier is to make sure project stays in the dry and help production and the finished project is clean. Allows the contractor to remove existing, get it dry and then install final roof system.

10. *The proposed handrail system is shown to be fastened on the outside face of the building exterior wall. Will access to the ground areas beneath all of these locations be accessible for lift equipment and worker access? If not, what access limitations will be encountered and how will these areas be accessed?*

Response: Upper level tie downs are approved for swing staging, which may be the best method for the guardrail installation at the upper levels. Verify site access for the lower levels.

11. *Site investigation revealed coaxial and other cables laying on the roof serving nearby antenna systems. Many of these cables will need to be disconnected to allow roofing work to proceed. Will the antenna and other affected systems be allowed to be down for a period of time while the roofing work is completed?*

Response: All efforts to work around any coaxial and cables are required. Any circumstances where the coaxial or cable needs to be removed will be addressed in the field for each condition. Temporary locations for cables will be required.

12. *General Requirements paragraph 1.5, F, page 5, prohibits use of equipment and tools that transmit vibrations and noises through the building structure in occupied areas. Are all areas where work will be performed occupied? Will the grinding and drilling for handrail work be allowed during the day in any occupied areas? Will the roofing work be able to be done during regular daytime hours in occupied areas?*

Response: The area below the roofs is the interstitial spaces and equipment commonly used in the removal of an existing roofing system is acceptable. Coordinate with Security Officer prior to use.

General Requirements paragraph 1.5, F, page 5, item 2 prohibits stocking more than 2 days-worth of material in immediate work areas. Will we be allowed to stock more than 2 days-worth of roofing material on the roof while also observing overload concerns?

Response: One week's work of material stored on the roof is acceptable. Secure or remove stored material at the direction of the Contracting Officer or Security Officer if a storm is imminent.

13. *General Requirements paragraph 1.5, K, page 7, requires removal of all abandoned wire, cable, conduit, duct, hangers, supports, etc. and drawing A101A, note 6 also requires removal of any abandoned equipment. Can The VA provide a list of the existing abandoned equipment that will need to be removed from the roof?*

Response: A list is not currently available.

14. *General Requirements paragraph 1.7, B, page 9, item 1 requires all construction personnel to be trained in infection control measures. Will this training be required for trades performed strictly outside the hospital? We realize the plumbers need to work inside and will need to be trained.*

Response: Only personnel that will work inside of the health care facility are required to have this training.

15. *Spec section 07 01 50.19 Preparation for Reroofing, Part 2, Products, 2.1 Materials, Temporary Roofing is noted to be "Contractors Option". Also, spec section 07 22 00 Roof & Deck Insulation, Part 2, Products, 2.1 Adhesive Materials, under C. Asphalt. Can we assume that the use of heated (kettle) asphalt products will be allowed on this project?*

Response: The use of heated (kettle) asphalt products is prohibited. Any materials/methods that may allow fumes to enter the health care facility are prohibited.

16. *Spec section 07 22 00 Roof & Deck Insulation, Part 2, 2.3 Insulation Accessories, paragraph A, note 1, where would wood cant strips be used in lieu of Cellulosic fiber type cants on this project?*

Response: *Fire retardant wood cants are required throughout the project.*

17. *Spec section 07 52 16 Styrene-Butadien-Styrene Modified Bituminous Membrane Roofing, Part 1, 1.4 Performance Requirements, paragraph C, note 2, indicates a solar reflectance index of not less than 78 and under Part 2 in the same spec section under 2.2, Membrane & Sheet Materials, paragraph D, note 8, indicates a solar reflectance index of 87. Which is correct?*

Response: *A solar reflectance index of 87.*

18. *On drawing A301, detail 4, what is the function of the stainless steel eye-bolts? Will there be a specific weight attached to them?*

Response: *The stainless eye bolt will be required for equipment tie downs only where the tie down penetrated the coping cap.*

19. *Drawing A201 shows the handrailing to have 4" diameter horizontal rails and drawing A305, detail 5 shows a different handrailing with smaller horizontal rails. Which is correct, or are there two different railings used for the project? If there are two different railings please indicate where each will be used?*

Response: *The handrails in question are for two different locations. The handrail on sheet A201 will be located along the entire perimeter of the roofs as shown in the documents. The handrail shown on 5/A305 is around the pits located on the first floor roof deck in quadrant C only.*

20. *Will all new roof drains be located in interstitial spaces, or will some be located in above ceiling occupied areas requiring night work?*

Response: *Roof drains will be located in the interstitial spaces only.*

21. *Can The VA provide as-built drawings showing the extent of all interstitial spaces and also reflected ceiling plans for those areas where hard ceilings will be cut into?*

Response: *Any existing drawings can be provided if available.*

22. *The 3' of Roof drain piping at each roof drain is required by the documents to be insulated. Our observation in the field is that none of the roof drain piping is insulated. Why would we need to insulate the last 3' at the drain?*

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Response: Match existing work, do not insulate new piping.

- 1. Please provide the thickness & composition below the Firestone single ply top layer at the low & high locations?*

Response: The roof is available for core sample. Coordinate any efforts with the Contracting Officer.

***VA Comment in addition to A/E Response:
The core sampling that has been performed yielded EPDM membrane over ISO insulation attached to the concrete deck. No second roof layer was evident on the areas that were core cut.***

END OF ADDENDUM NO.: 01