

Tuckpoint, Replace Roofs and Perimeter Fence, JC
Project # 657-17-186JC
Pre-Bid RFI's

1. Will there be any power requirements on this project?
 - Power for gates.
2. Where is this power being fed from? Power for gates?
 - Perimeter Fence note 1 will be fed from Building 3.
 - Perimeter Fence note 5 will be fed from Building 14.
 - Perimeter Fence notes 9 and 11 will be fed from Building 3.
 - Perimeter Fence notes 21, 23, 24, and 26 will be fed from Building 1.
3. Can we reuse existing power where available?
 - Source of power for construction should be provided by the contractor.
4. Documents say both ½" & ¾" depth for the tuckpointing – Please clarify which is correct.
 - Refer to SPEC section 040531 - Masonry Tuckpointing – 3.1.A. This shall govern.
5. General Note 4 of the Cover Sheet Drawing referencing protection at entries. I realize the front entry will require partitions – Can we work normal business hours at the front of the hospital? (I know Note 15 discusses that, however the walls being pointed are set back from the entry. Please clarify for bidding if the front can be completed during normal or we need to figure premium time.
 - Work hours at the main entrances may need to be performed off-hours if adequate protection from the public can't be provided. The VA COR will have the authority to determine what is considered adequate.
6. General Note 29 discusses noise related to concrete sawing and demo. Will we be able to grind brick mortar joints during normal business hours or will that need to be on premium time?
 - You will be able to perform this work during normal business hours.
7. Can you clarify if tuckpointing will be completed prior to roof replacements to avoid special protection issues of new roofing?
 - The contractor should coordinate and phase their construction to protect any existing building components.
8. Keynote 6 on the drawings reads to caulk as required. If tuckpointing properly we will be grinding into the window perimeter caulking at every brick course, we feel the caulking should be 100% - Please clarify.
 - Caulking would be 100% at any location that is tuckpointed.

9. Are there any hazardous materials on this project? Window caulk?
 - The VA is not aware of any lead or asbestos containing materials involved in the scope of this project.
10. Sheet 1-A-103 East Elevation has 100% brick shaded, however has the penthouse has a dashed line around it and is highlighted by photo. Can you clarify if all brick on this elevation gets pointed 100% or just the dashed area?
 - All brick in the highlighted area gets tuckpointed.
11. There are also shelf angles within the brick walls, do these get caulked 100% with weeps on 24" centers or what do you want at these areas.
 - Match existing weep hole locations. In the absence of weep holes, yes please provide them 24" on center.
12. Where there are fixtures in the brick do we caulk perimeter? (possibly just sides and top – leave bottom open).
 - Sides and top only.
13. Issue: Relief angles exist at breaks between floors and manifest their selves as wider bed joints with a pronounced deterioration due to water exfiltration at those floor breaks. Repointing these will only lead to premature failure at those locations relative to the remaining repoint effort due to the water exfiltration issue. A typical correction that exhibits longevity is the use of a UV stable sealant such as Dow 790 sealed to the leading edge of the shelf angle and the top surface of the brick course that it rests on after proper preparation of the shelf angle substrate.

Question: Is this the correction that the owner wants in lieu of standard repoint with mortar?

 - The VA agrees to use a UV stable sealant such as DOW 790 at these locations.
14. Issue: Support electrical power for hoists and swing stages. Swing stages and single motor lift hoists typically require 208-220V 30 amp single phase power. We are looking to locate roof/penthouse locations where such power is available with sufficient remaining margin to support this requirement and allow a proper tie in.

Question: Will the owner confirm that sufficient power remains at the work roofs for 208-220 V 30 amp single phase. If so, would it please provide the locations for which that power margin availability is available?

 - Contractor should plan on providing their own power.
15. Issue: Cleaning of masonry will typically require 1-2 points, 2 is preferable, of water per roof location. We understand that not all waterpoints at the roofs are active.

Question: Would the owner designate on a plan view drawing the location of all active water points available at the roof and if inactive points exist can they be activated and so indicated on that drawing? This affects individual work location mobilization (labor) efforts with regard to water supply.

- NO

16. Issue: In the pre-bid meeting it was stated that the entire shaded areas of elevation drawings reflect the 100% repoint areas and that the dashed lines within those simply reflect the rough areas represented by the inset photos on those elevation drawings.

Question: Would the owner please confirm that the entire shaded area on each drawing is the 100% repoint area and not just within the boundary indicated by dashed lines correlating to specific inset photos.

- All brick in the highlighted area gets tuckpointed.

17. Issue: A general contractor made not in the conference room that the mortar contained Meramec aggregate from the Meramec River and that this is a particularly hard aggregate. Site visit, by this contractor, to the affected walls confirmed this to be the case. This type of mortar consumes grinder blades at twice the standard rate.

Questions: (1) Although there is no historical restoration standard for this project, will the owner confirm that the original aggregate mix design is not required for the new mortar?

(2) Ensure through response to this RFI that all contractors are aware of the aggregate issue with relation to the consumables of removing the existing mortar?

- Contractor should bid the project so as to ensure compliance with the plans and specifications. See **APPENDIX X3 OF ASTM C270 for mortar material.**

18. Issue: Standard Health protocols with regard to airborne silicates and waste handling. OSHA provides standard guidelines for worker protection. Cured mortar is composed of alkaline cements and inert silica.

Questions: (1)With regard to air intakes at the roofs we understand the general requirement to not introduce dust to those systems but would like to know if the owner wishes to establish a minimum distance from those intakes for which additional protections are no longer required?

(2)Final cleaning of the masonry after repoint will require masonry cleaning agents.

(3)Other than those currently shown in the specifications is there a need to concern ourselves with capturing and treating runoff?

(4)Will removed mortar be an item required to be tracked for waste disposal?

- Contractor shall protect all impacted HVAC intakes so as to allow their normal operation. Additionally, contractor shall comply with state, local, and federal guidelines.

19. Issue: Removed caulks and backer rod are inert items for landfill purposes.

Question: Will removed caulk and backer rod be items which require waste disposal tracking?

- Contractor shall comply with state, local, and federal guidelines.

20. Issue: Sensitive hospital operational areas. Ophthalmological offices, scanning rooms etc. have vibration sensitive items.

Question: Would the owner show on a plan view of the roofs which areas have rooms adjacent to a wall or under the roof that have the aforementioned sensitive areas and annotate those drawings with hours of operation that demolition activities may be allowed to prevent disturbance to either the hospitals operations or their patients well-being?

- NO

21. Issue: Laydown areas- The masonry repoint, clean and caulking contractor requires temporary (1-3 days) laydown areas periodically to support delivery of swing stage equipment on the order of 20'x20', a permanent staging area for sand and mortars on the order of 20'x20' and an area for 2 crew cab long bed pickups and one space for a 16 foot box trailer with drop ramp.

Questions: Can the above space be made available for the repoint, clean and caulk contractor in a secure area on site?

- NO

22. Documents say both ½” & ¾” depth for the tuckpointing – Please clarify which is correct. See recent question above.

- Refer to SPEC section 040531 - Masonry Tuckpointing – 3.1.A. This shall govern.

23. General Note 4 of the Cover Sheet Drawing referencing protection at entries. I realize the front entry will require partitions – Can we work normal business hours at the front of the hospital? (I know Note 15 discusses that, however the walls being pointed are set back from the entry. Please clarify for bidding if the front can be completed during normal or we need to figure premium time.

- Work hours at the main entrances may need to be performed off-hours if adequate protection from the public can't be provided. The VA COR will have the authority to determine what is considered adequate.

24. General Note 29 discusses noise related to concrete sawing and demo. Will we be able to grind brick mortar joints during normal business hours or will that need to be on premium time?

- You will be able to perform this work during normal business hours.

25. Can you clarify if tuckpointing will be completed prior to roof replacements to avoid special protection issues of new roofing.

- The contractor should coordinate and phase their construction to protect any existing building components.

26. Who will be responsible for covering of rooftop air handling equipment and or intakes?
Contractor.

27. Keynote 6 on the drawings reads to caulk as required. If tuckpointing properly we will be grinding into the window perimeter caulking at every brick course, we feel the caulking should be 100% - Please clarify.

- Caulking would be 100% at any location that is tuckpointed.

28. Sheet 1-A-103 East Elevation has 100% brick shaded, however has the penthouse has a dashed line around it and is highlighted by photo. Can you clarify if all brick on this elevation gets pointed 100% or just the dashed area.

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29. There are also shelf angles within the brick walls, do these get caulked 100% with weeps on 24” centers or what do you want at these areas.

- Match existing weep hole locations. In the absence of weep holes, yes please provide them 24” on center.

30. Where there are fixtures in the brick do we caulk perimeter? (possibly just sides and top – leave bottom open)

- Sides and top only.

31. Specifications: 28 05 00 and 28 23 00 talk about – furnish and install electronic safety and security system, and to provide and install a complete Video Surveillance System. We did not see any drawings referencing any of this. Is this truly a requirement for this project?
- NO.
32. Has an Asbestos Survey been done for the roof areas scheduled to be replaced? Please provide. Check roofs.
- Not providing survey.
33. Are any of the existing built-up, gravel-surfaced roofs that remain under an existing long term manufacturer's warranty that might be jeopardized by excessive foot and equipment traffic across the roof?
- Protect existing roofs.
34. Have any of the roofs scheduled to be replace been previously treated with roof re-saturants and additional gravel surfacing?
- NO.
35. Who is the manufacturer of the existing TPO roof systems recently installed at other roof areas?
- Firestone
36. Has a core analysis of the roofs scheduled to be replace been performed and if so will this information be provided?
- NO.
37. Please provide As-Builts for the roof area's scheduled to be replaced indicating structure and slope.
- NO.
38. Are existing structural roof decks to be assumed flat requiring new 1/4" per foot tapered insulation to be installed?
- YES
39. Roof R38 in not included in the shaded area's slated to be replaced on 1-A101, but is included in the Roof Notes indicating the roof scheduled to be replace and their respective square footages. Are we to include this area and the replacement of the expansion joint in our proposal?
- YES.

40. There are a variety of sheet metal copings in place that appear to be a mix of galvanized, stainless steel and possibly aluminum. Some are pre-finished others are not. As new copings are required, are they to be pre-finished to match the new flashings in place over the recently install TPO roofs?
- **Should match existing.**
41. Is pre-finished galvalume coping metal of the thickness specified acceptable in lieu of aluminum or stainless steel?
- **Match existing.**
42. On Sheet 1-A-101 under Roof Notes there is a line that says “Replace existing troughs on both the east and west of the Ambassador’s entrance skylight”. The trough linings appear to be newer TPO membrane. Are the troughs to be relined with new TPO roofing?
- **NO.**
43. On Sheet 1-A-101 under Roof Notes is a line that states “Install Fall Protection on roof per specifications. Seal all penetrations through the deck below”. Item E Shop Drawings on page 5 of section 075423 indicates fall protection devices are to be included, and Item I fall protection devices on page 7 of section 075423 required contractors to provide and install permanent fall protection devices at roof perimeter in accordance with Drawings, SOW, Manufacturer’s Literature, and as mentioned in the specifications. Plans and Drawings currently do not include layout or engineering for permanent fall protection devices. Are these to be included in this bid proposal.
- **No permanent fall protection shall be provided.**
44. There is an existing, unpainted, tubular steel safety rail around the perimeter of Roof R32/R38. Is this item to remain?
- **To remain.**
45. If the elevation of the new roof assembly at Roof R32/38 is higher than the existing roof system. Is the safety railing to be elevated to maintain the existing height?
- **NO**
46. Is the tubular steel safety railing at Roof R32/R38 an engineered and rated assembly by current safety standards or will it need to be replaced to ensure safety of maintenance personal working on the rooftop equipment?
- **It’s condition and rating is unknown and slated for replace/replacement under another project.**
47. Some roofs have existing lightning protection in place and others do not. The existing LP system is missing components, connections, cables, clips and /or terminals. It is doubtful the assembly can be recertified per UL or NFP requirements. What is the intent regarding the existing LP system?
- **This work is slated for replace/replacement under another project.**

48. Many of the lighting protection cables appear to be coated with tar asphalt and/or adhesive that will contaminate the new TPO roof membrane. Are these to be replaced and if with aluminum or copper to match the existing assembly?
- This work is slated for replace/replacement under another project.
49. Most of the LP cables and vertical terminals that are currently secured to the interior face of the parapet walls would need to be relocated/clipped to the interior face of the new coping assembly eliminating these potentially non-warrantable flashing conditions. Is this acceptable to the Owner?"
- This work is slated for replace/replacement under another project.
50. Can work be safely performed in accordance with OSHA standards around the existing antennae arrays or will scheduled outage need to be performed?
- Consult OSHA for guidance.
51. What does the ductwork on Roof R11 serve and can it be disconnected, set-aside, then reinstalled to accommodate the demolition of the existing roofing and installation of the new single-ply roofing and insulation?" Currently the duct is covered by a single-ply membrane so the connections are not clearly visible at this time. Regarding electrical, it depends on the responses regarding the LP assembly. There is no specification section for Lightning Protection. We are planning on providing the new wind-rated coping assemblies and sheet metal counter-flashings as part of our proposal.
- LP work is slated for replace/replacement under another project.
52. Are there areas of the reroofing or exterior tuck pointing that will encounter work hours or schedule restrictions?
- You will be able to perform this work during normal business hours.
53. Are there areas on the ground around the hospital restricted from setting cranes or hoisting for reroofing?
- Locations or hoisting equipment or cranes shall be coordinated with the COR so as to protect existing building components, landscaping, and underground utilities.
54. Is it the intention to totally tuckpoint all shaded areas no matter the existing condition for continuity of mortar color? Many areas appear to not require tuckpointing.
- Contractor to tuckpoint all shaded areas.
55. What is the specification and mortar application procedures for the tuckpointed joints?
- Refer to the VA specifications.
56. Is there on-site area or areas can be used for staging, dumpster or contractor office placement other than the limited space at the loading dock?
- NO

57. Is there office space available in the building or adjacent buildings that the contractor will be allowed to use?

- NO. Refer to the General Requirements specification.

58. Sheet 1-A-112 Photo 4 Perimeter Fence – please provide information as to the construction and location of the modular retaining wall, extent of concrete paving and extent and type of rock excavation note 1 refers to.

- Retaining stone wall split face. Needs to have tie-backs, all block should be filled, and capped. Rock is 1” minus.

59. Please confirm that the project will be taxed?

- A tax exempt letter can be obtained by the CO.

60. Will the Government provide comprehensive written badging requirements for the project if badging is required?

- It is local VA standard procedure to badge supervisory staff only. A badged supervisor from the prime contractor must be on-site at all times.

61. Where will the designated parking area be for workers accessing the construction site?

- NO

62. Will the government accept the use of the industry leading Procore Project Management software as the primary submittal and data tracking tool for this project? The software is compatible with the VA’s networks and is currently in use at many VA locations.

- Yes.

63. Will the fire sprinkler system and/or the fire alarm system need to be disrupted during construction? If yes, what if any additional security measures will the government require e.g. fire watch, temporary fire alarms, adjustments to sprinkler heads, etc.

- Any required outage will be coordinated with the COR and in accordance with the ILSM for the specific situation.

64. Does the Government have a fire alarm servicer that they currently work with? What is the name and contact information of the person or persons that will need to be coordinated with for security and fire alarm and suppression systems work and/or disruptions?

- Coordination will be handled through the COR.

65. Has the work area been checked for asbestos?

- No asbestos present.

66. What is the Governments' policy if asbestos products are encountered during construction?
- If it is not part of the scope of work it is considered a changed condition.
67. Does the Government currently have a 3rd party testing service for those items requiring testing or is the contractor free to locate and hire applicable testing firms?
- The contractor can test whatever they want at their own expense.
68. Will any of the lightning protection system be modified or reworked under this contract?
- NO.
69. What is the level of infectious disease control rating for this site?
- ICRA? Refer to the General Requirements specification.
70. Is this the correction that the owner wants in lieu of standard repoint with mortar?
- Refer to the specs.
71. Who will be responsible for coring the roofs?
- It's up to the contractor to core the roof at their own expense.
72. Are there any test results for materials and thickness?
- NO.
73. Since there are various roof areas being re roofed, will rooms or areas, under and/or adjacent to those repairs be in control of the G.C.? If So, describe any and all tasks that may be required for this project as it relates to infectious control?
- NO.
74. Can the Certified Superintendent be also considered the SSHO with necessary credentials?
- YES.
75. While accessing the roof, will the VA allow access through the building stairs or elevators, through the building, or will stair towers or other exterior access means be required?
- YES. Contractor may check out keys from the Locksmith shop. Service Elevators 5 and 6 shall be used for movement of materials.

76. The Fence scope is calling for the new gates to have Police Control installed, does the VA use a particular system that the GC will have to connect to? If so, can the VA release the company or system?

- Pass Security.

77. Can the GC reschedule a visit with subcontractors that need to go and reconfirm site conditions?

- NO.

78. Request core sample from each roof for thickness and make up.

- It's up to the contractor to core the roof at their own expense.

79. Light weight concrete decks will there be a base sheet required to lightweight?

- YES.

80. Lightweight concrete decks will there be insulation added to the lightweight? What thickness?

- YES.

81. Will there be a cover board required on all roofs?

- YES.

82. Do all outside parapet walls that get coping caps get extended flashing on inside walls under coping caps?

- YES.

83. Do roof drains get new hardware?

- As needed.

84. Do all roofs have lightweight concrete on them?

- YES.

85. Where would be access for crane for high roofs?

- Coordinate with the COR.

86. Roof plans does not show any details for insulation thickness. Existing or new?

- Thickness is between 3" – 8".

87. Any shift work hours required at any of the roof areas?

- It's up to the contractor to core the roof at their own expense.

88. Have roofs been tested for asbestos?

- No asbestos present.

89. Inspect Section 07 54 23 TPO roofing 1.6 3 provide and install engraved brass plaque with warranty date, type of roof and contact information. Will this be required at one place?

- YES.

90. What areas require walk pads?

- All new roofs should have walk pads for egress to any rooftop equipment.