

RFI Questions – Replace Roofs Buildings 1 & 28
Amarillo VAMC, Texas
Solicitation 36C25718B0004
Project 504-18-103

Q1: Line 1.7 states a potential “20% deduct for alternates.” Does this mean we can present a comparable roofing option?

A1: See SPECS section 01 00 00 line 1.3.B. No other Deduct.

Q2: Is there a required EDPM millage due to the interior equipment and complexity?

A2: Match Existing, No less than .065. See Q3 for more info.

Q3: Are we replacing or putting back the existing gravel ballast? If we are reusing the ballast, can it stay on the roof and be moved around or must it be taken down to parking level?

A3: Ballast free is preferred with walking path, black, and suitable for high winds. Non-ballast free may reuse stone ballast.

Q4: Is external power source required or can we use existing hospital outlets?

A4: Existing Hospital Power is available for the contractor upon request.

Q5: The work description seems to basically state replace the roof and stop the leaking. Are we needing to replace all roof components such as vent hoods and HVAC?

A5: Replacing Vent Hoods or any HVAC components is not part of the Scope. If any is found to be in need to be replaced, recommendation is welcome and the VA will see if there is an existing or upcoming project to replace the item. EDPM or any roofing that is attached to the item in question does need to be replaced and properly sealed.

Q6: Is there an insulation replacement requirement above the concrete substrate? Does insulation currently exist under the EDPM?

A6: See SPECS 07 01 50.19 and 07 22 00. Without opening the existing EDPM, existing insulation is unknown. What is recorded is shown on A-102 EPDM Ballast Flat Roof Detail 2.

Q7: Please provide map showing laydown area for our equipment, materials, etc.

A7: See Drawing below. Gravel Parking Lot H next to Building 36.



Q8: Please provide map showing areas for crane and area for roof access (scaffolding).

A8: Scaffolding is not a requirement for this project and is based per contractor's preference. If scaffolding is requested, a scaffolding plan would need to be submitted to the COR who will get the VA Safety Team involved to approve or disapprove the scaffolding. Crane locations vary on when and where. No specific location for Cranes. Weekends open more possibilities of where the Crane may be located.

Q9: Please provide as-builts.

A9: As-builts of Building 1 is provided on the drawings. Building 28 lacks as-builts for the area of work. Drawing A-104 is the most accurate the VA currently has.

Q10: Please provide areas/locations of covered walkways for Veteran and Staff protection.

A10: Areas that will have concern may be taped off or covered. Preference is on the contractor and must be pre-approved by the VA Safety Team.

Q11: Please clarify Price/cost schedule and provide revised form (see conflicts below):

Q11.A: The solicitation list two item numbers, 0001 for all costs of the project and 0002 for cost of P&P bonds.

A11.A: See attached Bid Schedule Sheet.

Q11.B: 1.7 in the SOW lists an option for a 20% deduct alternate.

A11.B: Refer to RFI Q1.

Q11.C: Section 01 00 00 1.3.B in the specs lists alternate #1 as a deduct to delete all work in Area B.

A11.C: Bidding is to show total price for all replace/repair work and to show what price would be without Area B in scope.

Q12: Please provide information for existing roof system i.e. Existing insulation type and thickness, cover board, etc.

A12: Existing roof system is best shown on A-102 as mentioned in Q6. Please refer to Q3 for EDPM preference.

Q13: Please provide detailed system schedule for new roof system; from the deck up to the finished surface of the roof system.

A13: This is per contractor discretion with proper submittals. VA wants to switch to a stone ballast free type ballast EDPM Roof for all flat roofs, and continue with the Spanish Clay tile Pitch Roof in other areas.

Q14: If spec section 07 71 00 Roof Specialties is going to be utilized for this project, please clarify which products will be incorporated into the contract i.e. Metal Grating roof walkway system, roof hatch, etc.

A14: This section is required due to existing walkways, hatches and other miscellaneous components, which may need to be repaired or replaced.

Q15: Reference Specification Section 07 22 00 Roof and Deck Insulation, 2.2, A – This polyisocyanurate insulation, but does not specify an R-value requirement. Local building code is R-30 for all conditioned spaces. Drawing sheet A-102 indicates existing roof is 6” thick insulation. Are we to match? Drawing sheet A-104 does not indicate existing roof thickness for the lower level roof nor Penthouse #1 or #2. Please clarify what is required for bidding purposes.

A15: To match existing is preferred or to match what is required by the roof material to be installed.

Q16: Reference Specification Section 07 22 00 Roof and Deck Insulation, 2.2, B – This specification indicates the use of Nail Base insulation with factory plywood laminated to the polyisocyanurate. Where is this product used on this project? If used, what is the R-value required for the insulation? Please clarify

A16: R Value is unknown. Follow industry standards.

Q17: Reference Specification Section 07 22 00 Roof and Deck Insulation, 2.2, C – This specification indicates the use of tapered insulation. Please clarify, is tapered insulation to be used as crickets to promote drainage or is this to a fully tapered system to achieve primary drainage? Please clarify.

A17: This is for drainage purposes.

Q18: Reference Specification Section 07 22 00 Roof and Deck Insulation, 2.3, A.1 & 3.3 – This section indicates a vapor barrier is to be utilized. Please clarify if a vapor barrier is to be utilized at both Building 1 and Building #28.

A18: Yes

Q19: Reference Specification Section 07 22 00 Roof and Deck Insulation – To summarize, this section indicates that only layer of fiber board insulation is to be mechanically attached, a two plies of Ply 4 felt set in full mopping directly to the fiber board insulation, then setting polyisocyanurate insulation in asphalt –(to be determined thickness when R-value requirement is known). Please clarify if this is the design intent.

A19: R Value is unknown. Follow industry standards.

Q20: Reference Section 07 32 13 Clay Roof Tiles – This section indicates the use of 30# felt underlayment. There are several better alternates available in the form of a self-adhering synthetic underlayment. Similar to Grace Ice & Watershield or Titanium PSU 30 – would one of these products be approved as an equal or better?

A20: The VA is always willing to use a better system. Without seeing a submittal, I cannot say it will be approved or not. Submittals should be submitted in far enough advancement for the VA and the contractor to discuss or to have a different product to be submitted for approval.

Q21: Reference Section 07 32 13 Clay Roof Tiles – It is not clear on the drawings or this specification section if the existing tile is to be replaced with new tile or if the existing tile is to be re-used. Please clarify.

A21: With most of the roofing being in place for many years, and only various ones have been replaced, it is expected to have all the Clay Tile to be replaced in this project.

Q22: Reference Section 07 53 23 EPDM Roofing – This specification section is not clear for the scope of work. Current roofing systems are ballasted EPDM. Please clarify the scope of work desired for Building #1 and Building #28 at the flat roof areas. Are we to install a new ballasted roof system? If so, can the existing ballast be reused? Per drawing A-102, Building #1 is a structural concrete deck. What is the deck at Building #28? What is the deck at the Penthouse Roof areas #1 & #2 on building #28?

A22: Refer to RFI Q3. If a Stone Ballast System is not used, then the existing ballast may be reused. Structural Concrete Deck Roofing is on both buildings, but with various thicknesses.

Q23: Reference Section 07 53 23 EPDM Roofing, 2.5 – Is a vapor retarder to be utilized at all existing EPDM roof areas?

A23: Yes.

Q24: Reference Section 07 53 23 EPDM Roofing, 2.7 – Where are walkways to be installed in order to bid accordingly? Currently, at Building 28, walkways are concrete pavers. No walkways are presently in place at Building 1. Please advise.

A24: Building 1 must be EPDM System that can be walked on. Building 28 must have walkways that will lead to various areas of roof. A path to each air handler and entry.

Q25: Reference Section 07 53 23 EPDM Roofing, 3.3, F & G – Please clarify how the new EPDM should be installed. Mechanically attached? Adhered? Or, ballasted as it is currently?

A25: As per manufacturers instruction and recommendations for heat, extreme cold and high winds.

Q26: Reference Section 07 71 00 Roof Specialties – This section specifies Roof Hatch, Equipment Supports, Gravity Ventilators, & Metal Grating Roof Walkway System. Are all of these items to be replaced, added? If so, what quantities and in what locations? Please clarify.

A26: Contractor is to replace and/or repair all Roof Hatch, Equipment Supports, Gravity Ventilators, & Metal Grating Roof Walkway Systems back to the original conditions. All replacements and/or repairs must be signed off by VA Personnel.

Q27: Reference Section 07 72 00 Roof Accessories – This section specifies pre-fabricated metal copings, gutters and downspouts. Section 07 60 00 Flashing & Sheet Metal specifies shop fabricated metal flashings and trim in accordance with SMACNA details. Please clarify which requirement will be utilized for this project. Please note, the existing metal trim, gutter,

downspouts are all copper metal. Most copper metal flashings, trim, gutters, & downspouts are custom fabricated in accordance with SMACNA, is this acceptable for this project?

A27: Both sections are to remain in place with this contract as there are different items on the roofs that may belong to either one. Sheet Metal & Air Conditioning Contractors National Association, aka SMACNA, is a standard the VA prefers. It is also listed in the specs, therefore is acceptable.

Q28: Due to the location and limited access of the roof areas, will the VA Hospital allow for the use of a crane with appropriate site laydown and staging?

A28: Yes, a safety plan must be submitted by the contractor and approved by the VA prior.

Q29: No mention is made to mechanical, electrical, plumbing, or lightning protection in the plans or specifications. Are these items to be excluded and handled by the VA?

A29: No, the VA will not handle roof items that are to be done within this project. Any mechanical, electrical, plumbing, or lightning protection on roof shall be put back into place if moved.

Q30: Are there any concerns with the top of the parapet walls for water infiltration? Are we to include any waterproofing measures at the stone coping walls?

A30: Waterproofing is required where the roofing meets the stone.