

1. We need either a specific product selected or a performance specification with more detail that allows us to bid this project. Besides the widely varying cost of the products available, it also affects the type/cost for the level of preparation needed.

**BB. Penetrating Sealer:** For use on parking garage ramps and decks. High penetration silane sealer providing minimum 95 percent screening per National Cooperative Highway Research Program (NCHRP) No. 244 standards for chloride ion penetration resistance. Clear, colorless, modified alkyl alkoxysilane, not less than 95% solids content by weight. Requires moist (non-membrane) curing of slab.

2. What is the primary purpose they want the “sealer” to achieve? See below 3 common types;

- a. Waterproof, crack bridging, elastomeric, non-skid, solid color, and film forming (most expensive and highest performing)
- b. Non-skid, sand broadcast, healer sealer, epoxy broadcast overlay (middle of the road option)
- c. Water repellant, natural clear finish, and penetrating option (most cost-effective basic sealer option)

3. Do they want to address the cracks in the substrate (route and fill with sealant) or simply apply a “sealer”?

- a. If we do not treat the cracks, then the coating/sealer is only as good as the substrate it applied to and will continue to allow water ingress at these locations.

Cracks should be addressed. Contractor shall repair cracks (assume 20%) then use sealant over repairs.

4. The two-week requirement can be weather affected because requirements for applying the product. Is there an allowance for additional time or is the contractor expected to tent and heat areas as needed?

The contract has a POP of 100 days that will not begin until weather is consistently warm. The contract requires that work be done in 2 week increments for a total of 8 weeks. This leaves the contractor 6 weeks of time adjustments. Allowance for additional time will only be considered in the event of major unpredictable weather events during the POP.

5. Silane has many classes and cost ranging from 5% to 100% solids with each providing a different durability. Is the product or durability specified for this project?

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6. The statement *“Contractor shall only perform work in appropriate weather conditions according to material manufacturers’ recommendations.”* needs to have the actual planned start date for the project so the bidders will be assured that tenting and heating will not be necessary.

Assume start date not earlier than mid-May. Actual NTP will be decided based on weather conditions at a later time. Bidders should not have tenting and heating in their bid.

7. The addition of white sand may not be possible depending on the product selected. A penetrating sealer will not have enough “body” to form around the sand granules and provide a water proof coating.

Contractor should follow the recommended guidelines for the sealer that is chosen but if part of the SOW does not line up with manufacturers guidelines then it will be addressed in an RFI.

8. In PVN-12 there is an installed chain link fence on the perimeter of some areas of this ramp. Are we to remove/reinstall this fencing to get the area between the fencing and wall of the ramp?

If the fence is within 1’ of the wall then the contractor shall leave fencing in place while applying sealant. If there is a greater distance between the fence and the wall then contractor shall remove and reinstall fence.

9. The south underground ramp has a fenced off area; Should that included in the scope? Should the fencing be removed and reinstalled?

If the fence is within 1’ of the wall then the contractor shall leave fencing in place while applying sealant. If there is a greater distance between the fence and the wall then contractor shall remove and reinstall fence.

10. The specification does address how to manage any cracks discovered during the work or if expansion joints need any special handling during this process.

Cracks should be addressed. Contractor shall repair cracks (assume 20%) then use sealant over repairs. The manufacturers guidelines should be followed if there are any special directions for applying the sealant to cracks or expansion joints.

11. The table has a footnote that the “*actual surface area to be verified by contractor*” It is a time-consuming process to completely measure the three ramps involved, so could you state that the bid should use the *Parking Surface Area Table* as a basis for the bid?

See red text in table below for approximate surface area that should be used.

Parking Surface Area (SF)								
	Total SF	P0	P1	P2	P3	P4	P5	P6
PVS-13	172990	-	77386	79878	-	-	-	-
PVN-12	366384	41703	41703	41434	52680	52680	52680	50196
PSN-11	432305	6452	66715	66715	66715	66715	66715	52978
PVN Plaza	60000	-	-	-	-	-	-	-
PVN Dock	62500	-	-	-	-	-	-	-
PVS Plaza	65000	-	-	-	-	-	-	-

12. The table shows PN-12 having a PO level, which I understand is out of scope.

PVN-12 level P0 is the loading dock and is out of scope.

13. The table shows PVN Plaza, PVN Dock, and PVS Plaza, which I understand is out of scope.

All plaza's and the loading dock are out of scope.

14. Can we get CAD files of the parking garages to simplify measurements and take-offs for materials?

CAD drawings are not available at this time, only the pdf files are available.

15. Are you looking for Traffic Coatings with waterproofing membrane ?

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16. Shot-blasting will get to within approximately 4 inches from edges. There is no traffic that close to the edges will shot-blasting be sufficient or will you require all edges to be hand ground?

Shot-blasting should be used and get as close to the edges as possible. Hand grinding is not required for the edges.

17. What type of preparation will be required on horizontal areas of steps?

Base preparation on the manufacturer's guidelines of the sealant to be used.

18. Vertical areas of steps appear to be metal. Is work on metal exempted from the project?

No work should be done on the metal portion of the stairs.

19. On previously coated elevator lobbies will shot-blasting be acceptable. No removal of existing coatings?

Base preparation on the manufacturer's guidelines of the sealant to be used.

20. Is the PVN plaza included in the project? If so can it be shot-blasted or will removal of existing coatings be required?

The PVN plaza is not included in the project.

21. Same number 5 question for PVN dock and PVS plaza.

The PVN dock and PVS plaza are not included in the project.

22. Is the total area for this project 971,679 s.f. approximately.

The total area for this project is approximately 841,642 s.f.

23. Would it be possible to get drawings showing the parking striping (Layout)?

See attached drawings.

24. Please confirm bollards, signs, and traffic markers which are fastened to the concrete deck are to remain in place while coating is installed.

Bollards, signs, and traffic markers which are fastened to the concrete deck should remain in place while coating is installed.

25. Please confirm coatings are to include integral cove base 4" high.

Coatings are to include integral cove base 4" high.

26. Please specify if there is a particular striping paint desired. based and compatible with the sealant.

Contractor shall use striping paint that is compatible with the sealant that is used.

27. There are areas where the edge of the concrete surface extends underneath and beyond chain link fence. Please confirm the coating is to stop in a neat and straight line before the fencing. Otherwise this fencing will need to be removed and reinstalled.

If the fence is within 1' of the wall then the contractor shall leave fencing in place while applying sealant. If there is a greater distance between the fence and the wall then contractor shall remove and reinstall fence.

28. Please confirm the concrete surfaces of stair treads and stair landings are to be painted in lieu of having traffic coating applied.

Stair treads and stair landings are to be painted with a concrete sealant paint in lieu of traffic coating.

29. During the site walk it was unclear which stairwells were to be coated/painted. Some were inside the parking structures, and some were interior to the buildings and opened into the parking structures. For clarity, please provide a list of the stairwells requiring coating or painting.

All stairwells must be sealed within the parking structure.

30. Some of the stairwells in the parking structures share the same lobby as the elevators. Please list which elevator lobbies are to be coated/painted.

All elevators lobbies that are internal to the parking garages must be coated. Elevator lobbies that are part of entry ways such as the top floor of the PVS elevator lobby that opens into the hospital lobby shall not be coated.

31. Some of the stairwells and elevator lobbies have vinyl/rubber cove base applied to drywall walls. If these areas are to indeed be coated and not painted or left bare, please confirm if the coating is to be troweled up the wall as 4" integral base.

All areas that have vinyl/rubber cove base applied to the drywall should remain as is, no additional coating up the wall is needed in these areas.

32. Regarding the loading dock area below garage PVN: there is a lot of stored material and equipment along the walls of the dock area. Please confirm the VA will relocate all stored items to one half of the area (or altogether) to facilitate coating this area.

The loading dock in PVN is not part of this contract.

33. Please confirm no infection control containment will be required at loading dock area. If containment is required, please provide the ICRA assessment report indicating the class of containment required.

The loading dock in PVN is not part of this contract.

34. Please indicate if there are any special traffic control requirements beyond passive, unmanned barriers and signage.

Contractor needs to give advanced notice of schedule to allow VA to give adequate notification to patients and staff.

35. There were multiple cracks observed during the site walk. Some of these may telegraph through the coating product after application. Please advise if these cracks are to be filled or left as-is.

Cracks should be filled before coated.

36. Due to the existing broom finish. Is a penetrative sealant acceptable without non slip membrane being applied?

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