Palo Alto Medical Center Roof Repairs
Veterans Affairs Palo Alto Health Care System
PROJECT NUMBER: NRM 640-26-114

RFI Summary & Responses:

RFI Group #1:

1. I understand that Amendment 0001 was posted as part of the Sources Sought and that you cannot override it. Could you confirm if we are required to acknowledge Amendment 0001 in our proposal in box 19 of the SF 1442 or start with Amendment 0002?
    a. When the sources sought was first posted, it was later amended, and the system registered it as Amendment 0001.
    b. This solicitation shares the same number as the sources sought, and the system is registering it as Amendment 0002 and will only allow it to be published as Amendment 0002 – we are unable to override it.
    c. Contractor must acknowledge Amendments starting with Amendment 0002 since Amendment 0001 was part of the sources sought.
2. Please increase the period of performance from 180 calendar days to 365 calendar days to account for material lead time, roof leak investigation and phasing.
    a. The period of performance for this project shall remain at 180 calendar days.
3. Please confirm this RFP does not require State inspection for the roof since this is a Federal project.
    a. The Veterans Affairs Palo Alto Health Care System is the Authority Having Jurisdiction for this project. The roof requirements including inspections are in the Request for Proposal, Statement of Work (SOW) and specifications. State inspections are not required.

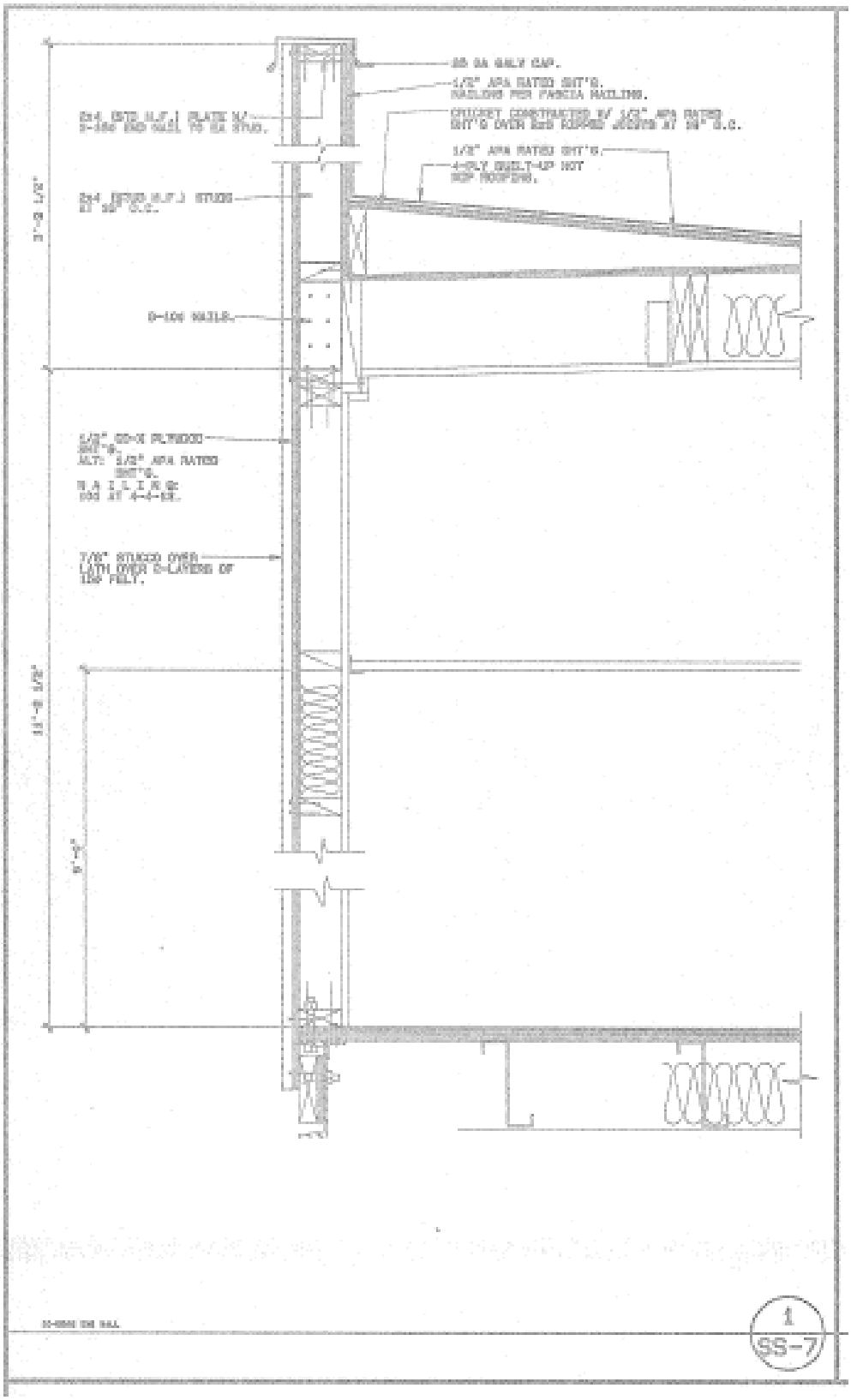
4. Please provide square footage for the Bldg 5 Area 2 – Replace TPO or provide scalable As-Built drawings to quantify square footage.
    a. Proposed areas of work have been defined with the best available information provided in the Statement of Work, including associated Exhibits, and observations made during the Pre-Bid Site Visit. Additional information is not available at this time.
5. Please provide scalable As-Built drawings showing elevation section for Bldg 5 Area 2 – Drainage scope of work or provide height to quantify drainpipe length

    a. Scalable As-Built drawings are not available for the proposed work area. The roof canopy identified for Building 5 Area 2 is approximately 20 feet above finished grade.
6. Please provide scalable As-Built Roof plan drawings for Bldg 6 to quantify length and area of crickets to be repaired or provide square footage for bidding purposes.
    a. Proposed areas of work have been defined with the best available information provided in the Statement of Work, including associated Exhibits, and observations made during the Pre-Bid Site Visit. Additional information is not available at this time.
7. Please provide scalable As-Built Roof plan drawings for Bldg 7 to quantify square footage of roof repair or provide square footage for bidding purposes.
    a. Proposed areas of work have been defined with the best available information provided in the Statement of Work, including associated Exhibits, and observations made during the Pre-Bid Site Visit. Additional information is not available at this time.
8. In Exhibit 5, Bldg 7. It mark X in red, are these areas not included in bid or not in contract.
    a. Areas marked with an "X" are not included in in scope of work.
9. In Exhibit 5, Bldg 7, please confirm mark Number 1 to 8 are the roofs areas to be in scope of work.
    a. Areas identified as Numbers 1 – 8 are the roof areas included in the scope of work.
10. Per scope of work at Bldg 7, metal coping is to be removed. But no scope to replace or install new. Please confirm that no new metal coping is required for Bldg 7
    a. Metal coping shall be replaced in kind.
11. For Bldg 100, please provide number of pipe penetration and diameter size for bidding purposes.
    a. Proposed areas of work have been defined with the best available information provided in the Statement of Work, including associated Exhibits, and observations made during the Pre-Bid Site Visit. Additional information is not available at this time.
12. For the Walkway between Bldg 100 & Bldg 101. Is the scope to perform water test, provide a report and roof repair recommendation since the repair method is still unknown and this is not a design build solicitation. A change order will be provided at a later date once the VA approves the roof repair proposal by the GC? Please confirm or provide type of repair

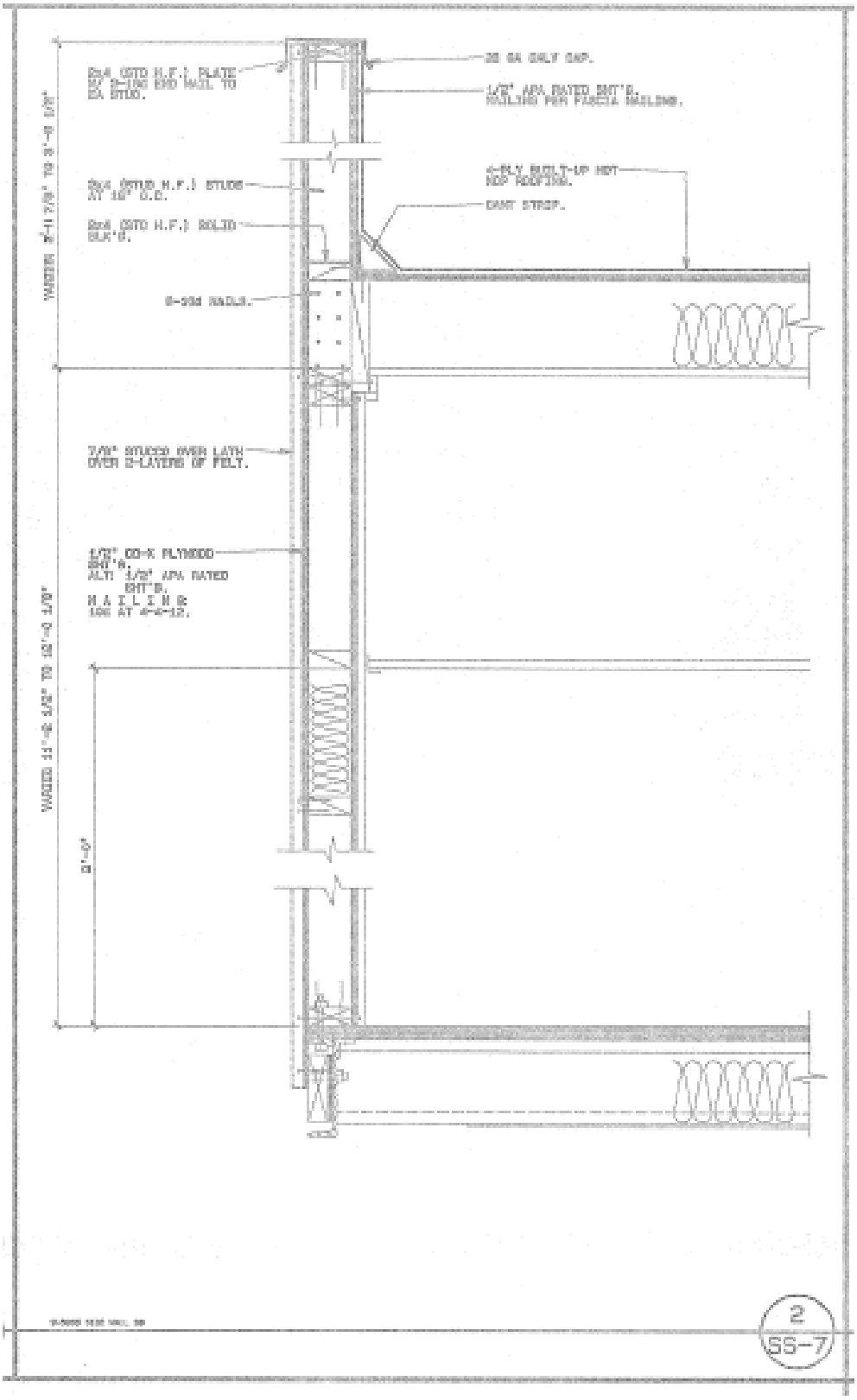
a. It is not the intent of this scope of work to require water tests to determine necessary repairs. Repair roof areas based on observable damage caused by previous water infiltration.

13. Please provide scalable As-Built Roof plan drawings for Bldg 101 to quantify square footage of roof repair for Area 1 & 3 or provide square footage for Area 1 & 3 bidding purposes.
    a. The Floor Plan for Building 101 included as part of Exhibit 8 (issued as an attachment to the Statement of Work) includes dimensions that can be used as a basis to scale the drawings for the determination of area of work.
14. Please provide readable & scalable As-Built Roof plan drawings and parapet elevation for Bldg 102 to quantify square footage of silicone roof repair or provide square footage
    a. The Roof Plan for Building 102 included as part of Exhibit 9 (included as an attachment to the Statement of Work) includes dimensions that can be used as a basis for the determination of area of work. There are a number of dimensions that are legible to use as a determination of scale for the plan. As-Built plans that include parapet details are not available.
15. Please provide readable & scalable As-Built Roof plan drawings and parapet elevation for Bldg MB3 to quantify square footage of silicone roof repair or provide square footage
    a. The Roof Plan for Building MB3 included as part of Exhibit 10 (included as an attachment to the Statement of Work) includes dimensions that can be used as a basis for determination of area of work. For clarification, the overall dimensions for the building, as shown on the Roof Plan are 93'-2" x 209'-10". The typical "MODULE" noted on the Roof Plan is 13'-10" with a 2" gap between modules. The Contractor is responsible for verifying the measurements.
    b. As-Built Parapet Details:

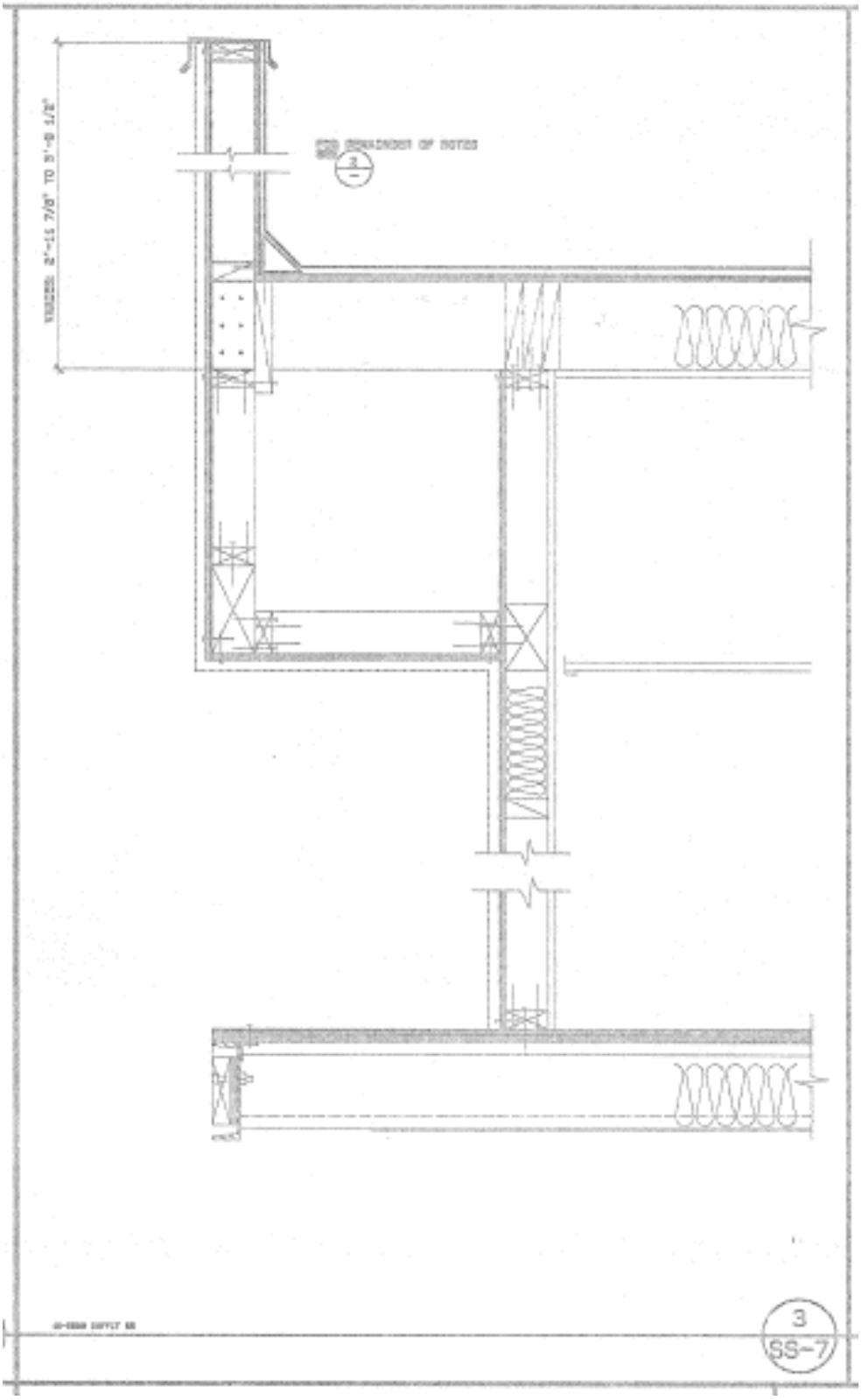
As-Built Parapet Detail 1 – Building MB3:



As-Built Parapet Detail 2 – Building MB3:



As-Built Parapet Detail 3 – Building MB3:



16. For Bldg MB3, confirm statement – Demo existing roof membrane and dispose from site pertains only to the 375ft parapet wall and not the whole roof area.
    a. It is the intent of this scope of work to repair / replace damaged roof along the perimeter of the parapet wall and not to replace the entire roof. The total length of the perimeter of this building is approximately 600 LF (the 375 ft. length referenced above is for a portion of the total perimeter).

17. There is no roof manufacturer or roof contractor that can provide a 5yr warranty for a roof patch repair as the source of the leak might be underneath and beyond the area of the roof patch/ coating repair. Please consider to change the requirement to the standard 1 yr Contractor warranty.
    a. The Contractor shall reduce the 5-year Contractor Warranty period included in the Statement of Work and replace requirement with a 2-year Contractor Warranty for work performed (applicable to all buildings included in this scope of work). In addition to the standard warranty of construction under RFO clause 52.246-21 Warranty of Construction, an additional one year warranty is required for the repairs.

RFI Group #2:

1. I am a roofing contractor in the Bay Area and interested in sub-contracting for this project. Though I am not SDVOSB I understand some of the work can be subbed to non SDVOSB. Wanted to confirm and if so, ask if you might perhaps let me know the lists of potential primes who are sourced for the project.
    a. The list of contractors who attended the site visit was published with Amendment 0002.

RFI Group #3:

1. Please confirm access to the roof.
    a. The Contractor's personnel shall be allowed to access roof work areas by passing through each building included in the scope of work for this project. Typical paths of access for most buildings were followed during the pre-bid site visit. Access shall be coordinated with COR.
    b. Areas of work that are 2-Stories or less (Bldg. 6, Bldg. 7, Bldg. 102, and Bldg. MB3) shall have delivery and removal of material, equipment, and debris via exterior methods. Transportation of materials, equipment, and debris shall not be allowed through the interior of the building.
    c. Areas of work for Bldg. 4 and Bldg. 5 shall allow transportation of materials, equipment, and debris via interior stairways providing access to roof.
    d. Areas of work for Bldg. 100, Bldg. 101, and the Walkway between Bldg. 100 and Bldg. 101 shall have delivery and removal of material, equipment, and

debris via exterior methods. Transportation of materials, equipment, and debris shall not be allowed through the interior of the building. Due to logistical limitations, crane lifts shall be limited to one lift at the commencement of work in these areas, and one lift at the completion of work in these areas. Crane lifts shall be coordinated with COR.

2. Please confirm if electrical work will be provided by others.
    a. The Contractor shall be responsible for electrical work associated with this project.
3. Please confirm if there are existing asbestos reports.
    a. No asbestos reports are available for areas of work included in this project. No asbestos containing materials have been identified in areas of proposed work. In the event that the Contractor identifies materials as potentially asbestos containing materials, report findings to the Government / COR for proper evaluation and further instructions.

RFI Group #4:

1. Basis of Bid for Repair Areas and Additional Leak Sources:
   The solicitation identifies specific roof repair locations, quantities, and repair methods through the building-specific scope descriptions and exhibits. However, the SOW also contains requirements including:
   • "Inspect and test as required to determine source of leak… Repair, as required."
   • "Make repairs, as required, based on determination of cause(s) of water infiltration."
   • "Take corrective action for any sources of water intrusion identified during post repair water test."
   These provisions appear to create potential obligations beyond the specifically identified repair locations, quantities, and repair scopes described elsewhere in the solicitation. Bidders have no practical means to identify, investigate, or quantify the existence, location, or extent of additional roofing deficiencies, leak sources, or building envelope defects beyond the repair areas identified in the solicitation documents without destructive investigation that is not available during bidding.
   Please clarify the intended basis of bid for work associated with additional leak sources or deficiencies that are not specifically identified in the SOW or exhibits.
   If leak investigations, construction activities, or post-repair testing identify deficiencies outside the repair locations described in the solicitation documents, and such conditions could not reasonably have been identified or quantified during bidding, will the associated corrective work be addressed through a contract modification?
    a. Proposed areas of work have been defined with the best available information provided in the Statement of Work, including associated Exhibits, and observations made during the Pre-Bid Site Visit. Additional

information is not available at this time. It is not the intent of this scope of work to require water tests and/or destructive investigation to determine necessary repairs. Repair roof areas based on observable damage caused by previous water infiltration. Proposed work shall be limited to the areas of work identified in the solicitation documents. Post repair water testing is intended to demonstrate that repairs have resulted in a watertight system. In the event that sources of water infiltration and/or roof damage beyond the identified areas of proposed work are discovered during the construction process, they shall immediately be brought to the attention of the COR and the Contracting Officer. Any change in scope must be approved by the Contracting Officer.

2. Clarification of Scope Related to Existing Interior Water Damage and Concealed Conditions:
   The Statement of Work identifies the project objective as providing a weather-tight building envelope and repairing roof damage caused by water infiltration. During the site visit, the Government identified and presented multiple locations exhibiting existing interior damage associated with roof leaks, including stained ceiling tiles, removed ceiling tiles, leak collection systems, and other evidence of historical water intrusion. However, the building-specific scope descriptions appear limited to roofing system investigation, substrate repair, flashing repair, membrane repair, and water testing, and do not identify any scope, quantities, locations, allowances, or specifications associated with repair, replacement, or restoration of interior building components damaged by water intrusion. As presented, the observable interior damage introduces potential impacts to project scope, phasing, constructability, schedule, and cost that cannot be reasonably quantified from the information provided to bidders. Please clarify whether the base bid shall include the investigation, repair, replacement, or restoration of building components damaged by historical water intrusion, including but not limited to ceiling systems, gypsum board, insulation, framing, blocking, finishes, corrosion remediation, mold remediation, or other affected building elements. Further, while certain visible impacts were presented during the site visit, the existence and extent of concealed damage beyond exposed architectural finishes cannot be determined without destructive investigation that is not available during bidding. If concealed damage associated with historical water intrusion is discovered during construction, and its existence or extent could not reasonably have been determined from the contract documents or site visit, will the associated work be addressed through a contract modification upon discovery?
   a. The scope of work associated with the base bid for this project shall be limited to exterior repairs. Areas of existing, observable interior damage from historic water infiltration are made available to assist with the determination of the source of the water infiltration.

3. ICRA and PCRA Requirements Associated with Interior Repairs:
   During the site visit, the Government identified multiple locations exhibiting interior damage associated with roof leaks. However, the solicitation documents do not identify any ICRA or PCRA classifications associated with potential interior investigation, demolition, repair, or restoration activities that may be required as a result of water intrusion. In the event the Government intends interior investigation, demolition, repair, replacement, or restoration activities associated with historical water intrusion to be included within the contract scope, please identify the applicable ICRA and PCRA classifications, containment requirements, work area restrictions, and any associated infection control or patient care measures required for those activities.
   a. Scope of work for this project is restricted to exterior repairs only. Interior work shall be limited to inspections, evaluations, and documentation in support of determining sources of water intrusion in specific areas and as required to assess results of water tests performed. Preliminary review of proposed work with VA Infection Control Compliance Team indicates that there will be no ICRA (Infection Control Risk Assessment) or mitigation requirements for this project.

   b. A PCRA (Pre Construction Risk Assessment) shall be completed by the COR for exterior work associated with this project.
4. Basis of Bid for Substrate Repair and Replacement:
   The Statement of Work requires the Contractor to remove roofing as necessary to expose the roof substrate, conduct an inspection, report findings to the Government, and repair or replace substrate as required. However, the solicitation does not identify anticipated quantities, locations, limits, allowances, or unit-price provisions associated with substrate repair or replacement. Bidders have no practical means to determine the existence, location, condition, or extent of deteriorated substrate prior to demolition. Please clarify the intended basis of bid for substrate repair and replacement. If deteriorated substrate is discovered during demolition and its existence or extent could not reasonably have been determined from the contract documents or site visit, will the associated repair work be addressed through a contract modification upon discovery?
   b. For the purposes of the base bid, repair and/or replacement of substrate shall be limited to areas in direct proximity to identified roof damage. If extensive deterioration of substrate is identified after removal of roofing, damage shall immediately be brought to the attention of the COR and the Contracting Officer. Any change in scope must be approved by the Contracting Officer.

5. Clarification of Warranty Requirements:
   The SOW for Building 5 Area 2 requires a 20-Year NDL Total System Manufacturer Warranty. The SOW for Building 7 also requires a 20-Year NDL Total System

Manufacturer Warranty. However, Specification Section 07 54 23, Thermoplastic Polyolefin (TPO) Roofing, states a Warranty Period of 10 years. Please clarify which warranty requirement governs for the TPO roofing work at Building 5 Area 2 and Building 7.

a. In the event of a discrepancy in contract documents, the more restrictive requirements supersede the less restrictive requirements. The Contractor shall provide a 20-year NDL Total System Manufacturer Warranty for the areas noted.

6. Clarification of Water Testing Requirements:
The SOW requires final water testing to verify corrective actions have resolved all issues and that the installed system is completely watertight. However, the solicitation does not identify the required testing methodology, duration, witnessing requirements, acceptance criteria, or standards governing the testing process. Please clarify the required water testing procedures, including testing method, duration, required attendees/witnesses, acceptance criteria, and any applicable standards to be utilized for final acceptance.

a. It is not the intent of the Government to define or restrict the means and methods utilized by the Contractor. The intent of the post repair water testing is to demonstrate the successful completion of repairs resulting in a watertight system. The preferred method is flood testing. Testing shall follow industry standards for a standing water test, The COR shall be responsible for the identification of subject matter experts to observe testing on behalf of the Government.

7. Clarification of Required Onsite Staffing:
The specifications contain requirements for a Superintendent, SSHO, Competent Person, Quality Control activities, and other project management functions. Please clarify whether any of these positions may be performed by the same individual when qualifications are met, or whether the Government intends these functions to be staffed by separate personnel for the duration of the project.

a. The Superintendent may serve in this role as a dual-hatted individual with roles and responsibilities that include Quality Control and other project management functions, assuming that individual is qualified for each of these roles. The competent person serving as the SSHO (Site Safety Health Officer) shall be staffed by a qualified individual who has no other roles and responsibilities associated with the project. These positions shall be staffed by separate individuals. These individuals are required to be on site at all times when work is performed.

8. Clarification of Working Hours and Access Restrictions:
Please identify any restrictions on construction working hours for each building area, including limitations associated with patient care operations, noise-producing activities, roof access, utility shutdowns, or other operational constraints. Please

also identify any areas where work must be performed during evenings, weekends, or off hours.

a. Work shall be performed during the hours of work identified in the Statement of Work. The Contractor shall make every effort to minimize impact to Staff and Patient Care. Schedule and activities shall be coordinated with the COR in advance of work tasks. There are no special requirements and/or restrictions anticipated for work hours outside of the standard schedule. Utility shut downs require advance notice as defined in the Statement of Work.

9. Clarification of Available Staging, Laydown, and Temporary Facility Areas:
The solicitation requires coordination of staging areas with the COR; however, the contract documents do not identify the locations, limits, or anticipated size of areas available for contractor use during construction. Please identify the areas anticipated to be available for:
• Material staging and laydown
• Contractor parking
• Waste and recycling containers
• Storage containers and gang boxes
• Temporary sanitary facilities
• Temporary office or support facilities, if permitted
Additionally, please identify any security, fencing, access control, or protection requirements associated with contractor use of these areas.

a. Availability of areas to be assigned for the tasks noted above cannot be determined this far in advance of the work. As a project schedule is developed, identifying specific areas of work and Contractor requirements, the COR will coordinate with other ongoing projects on campus to determine the most appropriate location(s) for use associated with this project. Every effort will be made to accommodate the Contractor's needs and provide space within reasonable proximity to the work area. Staff, public and patient safety are the primary concerns related to security fencing requirements. Temporary office and support facilities shall be allowed with a preference that this location remains stationary for the duration of the project. Specific lay down and support areas adjacent to work areas may move relative to the building(s) where work is being performed.

10. Clarification of Roof Access and Material Conveyance:
Please identify any restrictions regarding contractor access to the various roof areas included within the project, including the use of ladders, stair towers, material lifts, cranes, hoists, or other means of roof access. Additionally, please identify whether existing building elevators, freight elevators, service elevators, or other Government-owned material conveyance systems will be available for contractor use during construction. If elevator use will be permitted, please identify any restrictions regarding:
• Hours of availability
• Material size or weight limitations

• Required escorts or coordination procedures
• Protection requirements
• Buildings where elevator access will or will not be available

Please also identify any known restrictions on exterior crane operations, material hoisting, or rooftop loading associated with the project sites.

a. The Contractor's personnel shall be allowed to access roof work areas by passing through each building included in the scope of work for this project. Typical paths of access for most buildings were followed during the pre-bid site visit. Access shall be coordinated with COR.
b. Areas of work that are 2-Stories or less (Bldg. 6, Bldg. 7, Bldg. 102, and Bldg. MB3) shall have delivery and removal of material, equipment, and debris via exterior methods. Transportation of materials, equipment, and debris shall not be allowed through the interior of the building.
c. Areas of work for Bldg. 4 and Bldg. 5 shall allow transportation of materials, equipment, and debris via interior stairways providing access to roof.
d. Areas of work for Bldg. 100, Bldg. 101, and the Walkway between Bldg. 100 and Bldg. 101 shall have delivery and removal of material, equipment, and debris via exterior methods. Transportation of materials, equipment, and debris shall not be allowed through the interior of the building. Due to logistical limitations, crane lifts shall be limited to one lift at the commencement of work in these areas, and one lift at the completion of work in these areas. Crane lifts shall be coordinated with COR. Crane lifts require advance notice to the Government and the processing and approval of a crane lift plan with the Government Safety Compliance Officer
e. There are no anticipated restrictions of hours of availability within the defined work hours.
f. Material and weight limitations shall be evaluated on a case-by-case basis for each work area.
g. Access and escorting requirements shall be evaluated on a case-by-case basis for each work area.

11. Clarification of Existing Roof Investigation Information:

The specifications reference existing roof investigations, moisture evaluations, and/or condition assessments. Please confirm that all available roof condition reports, moisture surveys, leak investigation reports, test-cut reports, and related investigation information relevant to this project have been provided to bidders.

a. Proposed areas of work have been defined with the best available information provided in the Statement of Work, including associated Exhibits, and observations made during the Pre-Bid Site Visit. Additional information is not available at this time. No additional existing roof investigations, moisture evaluations, and/or condition assessments are available at this time.

RFI Group #5:

1. In the scope of work task list, it states that items A.1 – A.15 applies to all areas. For example, at building 4 the scope is to apply Sikalastic to a 20x20 area. Please confirm we are to remove existing roofing as stated in A.13, perform inspection, report to VA and repair or replace substrate prior to power washing and applying the sikalastic? Confirm we are to do this for all areas regardless of the scope?
    a. The Statement of Work Task List, Section A General Requirements, applies to all areas of work.
    b. The Statement of Work Task List, Sections B – J provide additional requirements related to specific buildings and/or work areas.
2. In spec section 01 35 26 part 1.9.B it requires a monthly safety inspection by a Certified Safety Professional or a CSHT. Will the VA be enforcing this requirement on this project?
    a. The competent person serving as the SSHO (Site Safety Health Officer) shall be responsible for job site safety and associated inspections. A monthly safety report shall be submitted to the COR.
3. In spec section 01 35 26 part 1.7 is unclear if the Superintendent, if qualified may also fill the role of SSHO. Will the VA allow the superintendent to fill the role of SSHO if qualified or will the VA require a separate individual to fill the role of SSHO?
    a. The role of job site Superintendent and the role of SSHO shall be staffed by separate individuals. The competent person serving as the SSHO (Site Safety Health Officer) shall be staffed by a qualified individual who has no other roles and responsibilities associated with the project. The Superintendent may serve in this role as a dual-hatted individual with roles and responsibilities that include Quality Control and other project management functions, assuming that individual is qualified for each of these roles.

4. Part 1.4.B in spec section 01 45 00 states that the QC Manager may also perform the duties of the Superintendent. Based on this and section 01 35 26. Will the VA only require one qualified individual to perform the duties of the QC/SSHO and superintendent or will two people be required (Super/QC & SSHO)?
    a. The role of job site Superintendent and the role of SSHO shall be staffed by separate individuals. The competent person serving as the SSHO (Site Safety Health Officer) shall be staffed by a qualified individual who has no other roles and responsibilities associated with the project. The Superintendent may serve in this role as a dual-hatted individual with roles and responsibilities that include Quality Control and other project management functions, assuming that individual is qualified for each of these roles.

5. Spec Section 07 01 50.19 requires infrared roof moisture survey per ASTM C1153-10-(2015). Will the VA require this 3rd party sub to be contracted directly by the GC, or will it be acceptable for the roofing contractor to carry this sub?
    a. It is not the intent of the Government to define or restrict the means and methods employed to complete project tasks. Required testing is ultimately the responsibility of the General Contractor.
6. Spec Section 07 01 50.19 requires a ground-based, walk-over type survey. Will the VA accept an aerial survey completed by use of a drone piloted by a qualified FAA part 107 pilot? This method is much faster and more economical.
    a. It is not the intent of the Government to define or restrict the means and methods employed to complete project tasks. An aerial survey is acceptable to the Government.
7. Amendment 02 was issued for this solicitation. It appears amendment 01 has not been issued for this solicitation, was there a prior amendment or is this a numbering discrepancy?
    a. When the sources sought was first posted, it was later amended, and the system registered it as Amendment 0001.
    b. This solicitation shares the same number as the sources sought, and the system is registering it as Amendment 0002 and will only allow it to be published as Amendment 0002 – we are unable to override it.
    c. Contractor must acknowledge Amendments starting with Amendment 0002 since Amendment 0001 was part of the sources sought.
8. Building 06 requires leak investigation and corrective repair at the expansion joint. Without knowing what the extent of the leak is it will be difficult to price the repair. Should the contractor price repair of the whole expansion joint?
    a. Yes.
9. Please clarify the scope of work for the walkway between building 100 and 101. The exhibit shows water test leak investigation only. Then submit repair proposal after findings. The statement of work states to perform the leak test and then make repairs. Please confirm that the scope is to perform the leak test, then submit pricing to repair based on the leak test results.
    a. It is not the intent of this scope of work to require water tests to determine necessary repairs. It is up to the Contractor to determine the best method to complete the requested repairs.
10. When testing for leaks, which areas of the hospital will require after hours work to enable workers to access the space below the roof. Or can all work be done during normal business hours.
    a. It is the intention of the Government to have all work associated with this project performed during normal business hours, as defined in the Statement of Work.
11. For building 7, full roof replacement in 8 areas, is the new roof going to be the same thickness as the old roof system to be demoed? Will adjustments need to be made to existing installations on the roof if thickness is different?

a. It is the intent of this scope of work to provide a roofing system that matches the existing roofing system adjacent to the area of work. If an exact matching system is not available, the replacement roofing system shall be compatible with the existing roofing system adjacent to the area of work, including thickness.

12. Do any of the existing roofing materials contain hazardous materials? Is a hazmat report available for these roofs?
    a. No hazardous materials reports are available for areas of work included in this project. No hazardous materials have been identified in areas of proposed work. In the event that the Contractor identifies existing installed roofing as potentially containing hazardous materials, report findings to the Government / COR for proper evaluation and further instructions.

RFI Group #6:

1. Scope of Work Task List, General Requirements, p 10, Articles 5, 7, and 8:
   Given the requirements for power washing and final water testing, can the VA confirm that the existing drains are flowing properly. If drains are not functional, please clarify how you wish to handle power washing and final water testing.
   a. No issues have been identified related to the proper functioning of existing roof drain systems.
2. Scope of Work Task List, General Requirements, p 10, Article 13: "Contractor shall remove existing roofing as required to expose roof substrate in areas of work, conduct thorough inspection of the substrate and report findings to the VA. Repair or replace substrate as required." Please clarify that substrate issues will be addressed via a change order once the roof is removed and the condition is known.
   c. For the purposes of the base bid, repair and/or replacement of substrate shall be limited to areas in direct proximity to identified roof damage. If extensive deterioration of substrate is identified after removal of roofing, damage shall immediately be brought to the attention of the COR and the Contracting Officer. Any change in scope must be approved by the Contracting Officer.

3. Scope of Work Task List, Building 5 (p 12), Article 4, Area 2:
   The scope calls for coating removal on the Canopy TPO Roof Membrane. Please confirm that the coating can be completely removed down to the substrate to ensure a proper bond for the new roof system.
   a. Confirmed. Coating can completely removed down to the substrate.
4. Scope of Work Task List, Building 7 (p 13), Article 3:
   The scope requires roof removal down to the Lightweight Insulating Concrete (LWIC). Pease verify the condition of the LWIC; wet LWIC should be treated as an unforeseen condition, resulting in a change order.

d. For the purposes of the base bid, repair and/or replacement of substrate, including Lightweight Insulating Concrete shall be limited to areas in direct proximity to identified roof damage. If extensive deterioration of substrate is identified after removal of roofing, it shall immediately be brought to the attention of the COR and the Contracting Officer. Any change in scope must be approved by the Contracting Officer.

5. Scope of Work Task List, Walkway Between Building 100 & Building 101 (p 14), Article 3: The scope indicates making repairs based on the cause of water infiltration while page 16 of the "Exhibits - Roof Repairs" document indicates "Water Test for Leak Investigation Only. Repair Proposal after Findings." Please confirm that the base scope is limited to the water test and confirm repairs for this area.
    a. It is not the intent of this scope of work to require water tests to determine necessary repairs. Repair roof areas based on observable damage caused by previous water infiltration.

6. FACTOR 2: Past Performance Submission Requirements: Will you accept past performance project experience from key individuals who worked on the project at past employers?
    a. Past performance information shall be accepted as defined in the solicitation. The offeror shall determine the best way to provide past performance information.
7. Scope of Work Task List, Building 7 (p 13), SOW: Please clarify the specific square footage and parameters on what needs to be replaced/repaired for the roof.
    a. Proposed areas of work have been defined with the best available information provided in the Statement of Work, including associated Exhibits, and observations made during the Pre-Bid Site Visit.

8. Scope of Work Task List, Building 7 (p 13), SOW: Please confirm the required taper / slope / insulation required to prevent ponding on roof.
    a. Required slope shall be ¼" per 1'-0" minimum.
9. Scope of Work Task List, Building 100 (p 14), SOW: Please clarify the specific square footage and parameters on what needs to be replaced/repaired for the roof to ensure leak is remediated.
    a. Proposed areas of work have been defined with the best available information provided in the Statement of Work, including associated Exhibits, and observations made during the Pre-Bid Site Visit. Additional information is not available at this time.

RFI Group #7:

1. Scope Clarification: The SOW for Building 5, Area 2 requires installation of a Carlisle Sure-Weld 115-mil TPO FleeceBack system with a 20-year Total System Manufacturer's Warranty. However, the overall project only requires a 5-year Contractor Warranty. Please clarify whether the 20-year manufacturer warranty is required in addition to the 5-year contractor warranty, or if the 5-year contractor warranty satisfies the requirement for this area.2. Substrate Inspection & Repair Responsibility.

    e. The Contractor shall reduce the 5-year Contractor Warranty period included in the Statement of Work and replace requirement with a 2-year Contractor Warranty for work performed (applicable to all buildings included in this scope of work).

    f. Provide 20-year Total System Manufacturer's Warranty in addition to required Contractor's Warranty where noted in the Statement of Work.

2. Section 3.A.13 of the SOW states the Contractor shall remove existing roofing as required, inspect the substrate, and "Repair or replace substrate as required." Please clarify whether substrate repairs (beyond minor patching) will be considered additional work and compensated via change order, or if they are to be included in the base bid.3. Existing Conditions Documentation.

    a. For the purposes of the base bid, repair and/or replacement of substrate shall be limited to areas in direct proximity to identified roof damage. If extensive deterioration of substrate is identified after removal of roofing, damage shall immediately be brought to the attention of the COR and the Contracting Officer. Any change in scope must be approved by the Contracting Officer.

3. The SOW requires the Contractor to perform a site survey and submit a survey report prior to starting work. Besides the Exhibits, will the Government provide any existing roof condition reports, previous inspection reports, or core sampling data for the buildings included in this project?

    a. The purpose of the site survey is for the Contractor to document existing as-built conditions that are observable. Proposed areas of work have been defined with the best available information provided in the Statement of Work, including associated Exhibits, and observations made during the Pre-Bid Site Visit. Additional information is not available at this time. No additional existing roof investigations, moisture evaluations, and/or condition assessments are available at this time.

4. Warranty Requirements – Conflicting Language.

Several buildings require a 5-year Contractor Warranty, while Building 5 (Area 2) and Building 7 require a 20-year NDL Total System Manufacturer's Warranty. Please confirm whether a 20-year manufacturer warranty is required on all TPO work or only where specifically stated.

a. The Contractor shall reduce the 5-year Contractor Warranty period included in the Statement of Work and replace requirement with a 2-year Contractor Warranty for work performed (applicable to all buildings included in this scope of work).
b. Provide 20-year Total System Manufacturer's Warranty in addition to required Contractor's Warranty where noted in the Statement of Work.

5. Power Washing & Water Infiltration During Cleaning.
The SOW allows power washing but states the Contractor shall "take precautions to minimize water infiltration through existing roof deficiencies." Please clarify the Contractor's responsibility if water intrusion occurs into the building during power washing activities despite taking reasonable precautions.
    a. The Contractor shall minimize the length of time for any standing water during the power washing process. Prior to power washing, Contractor shall verify that temporary interior containment installed by the Government to capture historic water infiltration is in place.

6. Electrical Safe-Off & Relocation (Building 5).
Building 5 requires core drilling and relocation of electrical lines. Will the VA provide an electrician, or is the Contractor responsible for providing licensed electrical work? Also, please confirm if a separate electrical permit is required.
    a. The Contractor shall be responsible for all work defined in the Statement of Work, including required electrical work.
7. Staging Areas & Roof Access. The SOW states the Contractor shall coordinate with the COR to establish designated staging areas. Will the VA provide designated staging/laydown areas on grade, or must all staging occur on the roofs? Please also clarify roof access restrictions and any weight/load limits for equipment and materials.
    a. Availability of areas to be assigned for the tasks noted above cannot be determined this far in advance of the work. As a project schedule is developed, identifying specific areas of work and Contractor requirements, the COR will coordinate with other ongoing projects on campus to determine the most appropriate location(s) for use associated with this project. Every effort will be made to accommodate the Contractor's needs and provide space within reasonable proximity to the work area. Staff, public and patient safety are the primary concerns related to security fencing requirements. Temporary office and support facilities shall be allowed with a preference that this location remains stationary for the duration of the project. Specific

lay down and support areas adjacent to work areas may move relative to the building(s) where work is being performed.

b. The Contractor's personnel shall be allowed to access roof work areas by passing through each building included in the scope of work for this project. Typical paths of access for most buildings were followed during the pre-bid site visit. Access shall be coordinated with COR.
c. Areas of work that are 2-Stories or less (Bldg. 6, Bldg. 7, Bldg. 102, and Bldg. MB3) shall have delivery and removal of material, equipment, and debris via exterior methods. Transportation of materials, equipment, and debris shall not be allowed through the interior of the building.
d. Areas of work for Bldg. 4 and Bldg. 5 shall allow transportation of materials, equipment, and debris via interior stairways providing access to roof.
e. Areas of work for Bldg. 100, Bldg. 101, and the Walkway between Bldg. 100 and Bldg. 101 shall have delivery and removal of material, equipment, and debris via exterior methods. Transportation of materials, equipment, and debris shall not be allowed through the interior of the building. Due to logistical limitations, crane lifts shall be limited to one lift at the commencement of work in these areas, and one lift at the completion of work in these areas. Crane lifts shall be coordinated with COR. Crane lifts require advance notice to the Government and the processing and approval of a crane lift plan with the Government Safety Compliance Officer
f. There are no anticipated restrictions of hours of availability within the defined work hours.
g. Material and weight limitations shall be evaluated on a case-by-case basis for each work area.
h. Access and escorting requirements shall be evaluated on a case-by-case basis for each work area.

8. Interior Water Testing & Protection. The SOW requires the Contractor to inspect interior areas prior to water testing and take corrective action for any water intrusion identified during post-repair testing. Please clarify the extent of the Contractor's responsibility for interior repairs if water intrusion is discovered during testing (e.g., ceiling tiles, drywall, etc.).
    a. The Contractor shall inspect interior areas adjacent to areas of roof repairs to document existing conditions and to assist in the identification of any sources of water infiltration upon completion of roof repairs. Repairs associated with this scope of work are limited to exterior repairs only.
9. Schedule & Phasing Requirements. The project has a 180-day period of performance across multiple buildings. Does the VA have any preferred sequencing or priority buildings that must be completed first? Also, will there be any restrictions on working on multiple buildings simultaneously?
    a. It is not the intent of the Government to define or restrict means and methods used. The Government has not identified specific buildings as priorities for the completion of roof repairs. Work performed concurrently on

multiple buildings shall be acceptable to the Government, provided staffing requirements are met.

10. Product Substitutions / Approved Equals. Several sections specify proprietary products (Sikalastic Roof Pro, Carlisle Sure-Weld TPO, JMC membranes, etc.). Will the VA consider equivalent products from other manufacturers, provided they meet or exceed the specified performance requirements?
    a. It is the intent of this scope of work to provide a roofing system that matches the existing roofing system adjacent to the area of work. If an exact matching system is not available, the replacement roofing system shall be compatible with the existing roofing system adjacent to the area of work. Equivalent products shall be considered provided compatibility can be demonstrated.
11. As-Built / Existing Roof Drawings. Please provide any available as-built or existing roof drawings/details for the buildings included in this project (especially Buildings 5, 6, and 7 where more extensive work is required).
    a. Proposed areas of work have been defined with the best available information provided in the Statement of Work, including associated Exhibits, and observations made during the Pre-Bid Site Visit. Additional information is not available at this time.

12. Fall Protection & Safety. The SOW references compliance with OSHA fall protection requirements. Will the VA require submission of a site-specific Fall Protection Plan prior to mobilization?
    a. Yes.
13. Final Water Testing Acceptance. The SOW states that final acceptance requires a successful water test witnessed by the COR. Please confirm the acceptable method of water testing (e.g., flood test, hose test, electronic leak detection) and the duration required.
    a. It is not the intent of the Government to define or restrict the means and methods utilized by the Contractor. The intent of the post repair water testing is to demonstrate the successful completion of repairs resulting in a watertight system. The preferred method is flood testing. Testing shall follow industry standards for a standing water test, The COR shall be responsible for the identification of subject matter experts to observe testing on behalf of the Government.

14. Building 6 – Expansion Joint Repair. Building 6 requires inspection and repair of a vertical expansion joint leak. Please provide any additional details or photos regarding the existing condition of this expansion joint.
    a. Proposed areas of work have been defined with the best available information provided in the Statement of Work, including associated Exhibits, and observations made during the Pre-Bid Site Visit. Additional information is not available at this time.

15. Section 01 00 00, paragraph 1.2.F states that the General Contractor shall have a designated superintendent on site at all times when work is being performed, and that "the project superintendent shall not have any other roles on the project." Please confirm whether the Superintendent may also serve as the Competent Person for safety, or if these must be two separate individuals.
    a. The Superintendent may serve in this role as a dual-hatted individual with roles and responsibilities that include Quality Control and other project management functions, assuming that individual is qualified for each of these roles. The competent person serving as the SSHO (Site Safety Health Officer) shall be staffed by a qualified individual who has no other roles and responsibilities associated with the project. These positions shall be staffed by separate individuals. These individuals are required to be on site at all times when work is performed.

16. Competent Person Presence Requirement. Section 01 00 00, paragraph 1.2.E requires an OSHA-certified Competent Person to "maintain a presence at the work site whenever the general and/or subcontractors are present." Please clarify whether this Competent Person must be physically on site full-time during all work activities, or if periodic presence is acceptable as long as they are available when work is ongoing.
    a. The competent person serving as the SSHO (Site Safety Health Officer) shall meet the certification requirements of Specification Section 01 35 26 "Safety Requirements". SSHO shall be physically present at all times while work is performed.
17. Separate Safety Supervision. Does the project require a dedicated Site Safety and Health Officer (SSHO), or will the OSHA Competent Person requirement satisfy all safety supervision needs? If a separate SSHO is required, please provide the minimum qualifications and on-site presence expectations.
    a. The competent person serving as the SSHO (Site Safety Health Officer) shall meet the certification requirements of Specification Section 01 35 26 "Safety Requirements", including OSHA certification. SSHO shall be physically present at all times while work is performed.

18. Superintendent Qualifications. Please confirm the minimum qualifications and experience required for the designated Project Superintendent (e.g., years of roofing experience, OSHA training, etc.).
    a. The competent person serving as the Superintendent shall meet the certification requirements of Specification Section 01 00 00 "General Requirements". Superintendent shall be physically present while work is performed.
19. Multiple Buildings / Simultaneous Work. Since work will be performed across multiple buildings, will one Superintendent be acceptable for the entire project, or

does the VA expect a dedicated Superintendent (or assistant) when work is occurring on more than one building at the same time?

   a. One job site Superintendent, responsible for all work associated with this project, is acceptable.

20. After-Hours or Weekend Work Supervision. If after-hours or weekend work is approved, will the same on-site Superintendent and Competent Person requirements still apply?
    a. No requirements for after-hours work are anticipated for this project. If a specific need for after-hours work is approved, the same terms shall apply.
21. Please provide a copy of the sign-in sheet or list of attendees from the site visit.
    a. The list of contractors who attended the site visit was published with Amendment 0002.
22. For each building included in the project (Buildings 4, 5, 6, 7, 100, Walkway between 100 & 101, 101, 102, and MB3), please clarify whether Contractor personnel, tools, and materials are permitted to access the roof through the interior of the building (via stairs, elevators, corridors, etc.). If interior access is allowed for any buildings, please identify which buildings permit it and any restrictions or special coordination required.
    a. The Contractor's personnel shall be allowed to access roof work areas by passing through each building included in the scope of work for this project. Typical paths of access for most buildings were followed during the pre-bid site visit. Access shall be coordinated with COR.
    b. Areas of work that are 2-Stories or less (Bldg. 6, Bldg. 7, Bldg. 102, and Bldg. MB3) shall have delivery and removal of material, equipment, and debris via exterior methods. Transportation of materials, equipment, and debris shall not be allowed through the interior of the building.
    c. Areas of work for Bldg. 4 and Bldg. 5 shall allow transportation of materials, equipment, and debris via interior stairways providing access to roof.
    d. Areas of work for Bldg. 100, Bldg. 101, and the Walkway between Bldg. 100 and Bldg. 101 shall have delivery and removal of material, equipment, and debris via exterior methods. Transportation of materials, equipment, and debris shall not be allowed through the interior of the building. Due to logistical limitations, crane lifts shall be limited to one lift at the commencement of work in these areas, and one lift at the completion of work in these areas. Crane lifts shall be coordinated with COR. Crane lifts require advance notice to the Government and the processing and approval of a crane lift plan with the Government Safety Compliance Officer
    e. There are no anticipated restrictions of hours of availability within the defined work hours.
    f. Material and weight limitations shall be evaluated on a case-by-case basis for each work area.
    g. Access and escorting requirements shall be evaluated on a case-by-case basis for each work area.

23. If interior access to the roofs is permitted, please advise: a) Which elevators (passenger or service/freight) may be used to transport personnel and roofing materials to the roof level? b) Are there any weight/load limits or special padding/protection requirements for elevators and stairs? c) Will the Contractor be required to schedule interior access around patient care or facility operations?
    a. See response to item 22 above.
24. When accessing roofs through the interior of occupied buildings, what protective measures are required for interior spaces (floor runners, wall protection, elevator padding, dust control, etc.)? Will the VA provide any of these materials? Additionally, please confirm whether Contractor personnel will require VA escorts, special badging, or security clearances when moving through interior areas to reach roof access points.
    a. See response to item 22 above.
    b. Access through interior spaces of Building 4 and Building 5 shall require floor protection, dust control (such as use of covered carts), and brush off and cleanup of individual's clothing.
25. Please provide any available as-built (record) drawings, roof plans, details, or previous roof survey/inspection reports for the following buildings included in the project: Building 4. Building 5, Building 6, Building 7, Building 100, Walkway between Building 100 & Building 101, Building 101, Building 102, Building MB3.
    a. Proposed areas of work have been defined with the best available information provided in the Statement of Work, including associated Exhibits, and observations made during the Pre-Bid Site Visit. Additional information is not available at this time. No additional existing roof investigations, moisture evaluations, and/or condition assessments are available at this time.

26. If as-builts are not available, please advise whether any other roof documentation (prior leak reports, core samples, previous repair records, etc.) exists and can be provided to bidders.
    a. Proposed areas of work have been defined with the best available information provided in the Statement of Work, including associated Exhibits, and observations made during the Pre-Bid Site Visit. Additional information is not available at this time. No additional existing roof investigations, moisture evaluations, and/or condition assessments are available at this time.

27. Many of the Exhibits provided with the solicitation (aerial photographs and roof plans) are blurry, low-resolution, and/or not drawn to scale, making accurate quantity takeoffs difficult. To allow for fair and competitive bidding, please provide the exact square footage (or linear footage where applicable) of each identified repair area. If exact measurements are not available, please provide the Government's best estimated square footage for each repair area.

a. Proposed areas of work have been defined with the best available information provided in the Statement of Work, including associated Exhibits, and observations made during the Pre-Bid Site Visit. Additional information is not available at this time.

b. Additional specific dimensions and/or clarifications have been provided to specific questions elsewhere in this report.

28. Due to the low resolution, blurriness, and lack of scale on many of the Exhibits provided in the solicitation, it is difficult to accurately determine the exact square footage of each repair area. If the actual repair areas discovered during roof demolition and inspection are materially larger than the approximate areas shown in the Exhibits, please clarify: Will the additional quantities be compensated via change order at the contract unit rates (or negotiated rates)?
    a. Proposed areas of work have been defined with the best available information provided in the Statement of Work, including associated Exhibits, and observations made during the Pre-Bid Site Visit. Additional information is not available at this time. Repair roof areas based on observable damage caused by previous water infiltration. Proposed work shall be limited to the areas of work identified in the solicitation documents. In the event that sources of water infiltration and/or roof damage beyond the identified areas of proposed work are discovered during the construction process, they shall immediately be brought to the attention of the COR and the Contracting Officer. Any change in scope must be approved by the Contracting Officer.

29. Has the VA Palo Alto Health Care System utilized a specific roofing contractor (prime contractor, term/on-call contractor, or IDIQ roofing provider) for routine, emergency, or ongoing roof repairs and leak repairs on the Palo Alto campus in recent years? If yes, please provide: The name of the company and Primary point of contact name and phone/email
    a. No.

RFI Group #8:

1. ICRA Requirements by Area and Risk Classification:
   The specifications (Section 01 35 26, Para. 1.12) state that the primary project scope area is Class I for Infection Control Risk Assessment (ICRA) but acknowledge that work outside the primary scope area may vary. During the pre-bid site visit, ICRA requirements were raised as a concern. Please confirm and clarify:
   a. Which specific buildings and work areas on this project will require ICRA?
   b. What ICRA Class (I, II, III, or IV) will be required for each identified area?

c. Will the VA provide the ICRA matrix and permit documentation prior to NTP, or is the contractor expected to initiate the ICRA process?

a. Scope of work for this project is restricted to exterior repairs only. Interior work shall be limited to inspections, evaluations, and documentation in support of determining sources of water intrusion in specific areas and as required to assess results of water tests performed. Preliminary review of proposed work with VA Infection Control Compliance Team indicates that there will be no ICRA (Infection Control Risk Assessment) or mitigation requirements for this project.

2. Clarification of Square Footage by Work Area:
The Scope of Work references square footage measurements for the roof repair areas. However, the solicitation documents do not clearly identify which specific locations or roof sections correspond to each square footage figure listed. Please confirm and clarify:
a. For each square footage quantity listed in the Scope of Work, which building, roof section or specific area does it correspond to?
b. Are the square footage figures based on field measurements, as-built drawings, or design estimates? If design estimates, will final quantities be verified in the field?

a. The Statement of Work Task List, Section A General Requirements, applies to all areas of work.
b. The Statement of Work Task List, Sections B – J provide additional requirements related to specific buildings and/or work areas.
c. Specific areas noted in Statement of Work are based on field observations and design estimates.
d. Proposed areas of work have been defined with the best available information provided in the Statement of Work, including associated Exhibits, and observations made during the Pre-Bid Site Visit. Additional information is not available at this time. It is not the intent of this scope of work to require water tests and/or destructive investigation to determine necessary repairs. Repair roof areas based on observable damage caused by previous water infiltration. Proposed work shall be limited to the areas of work identified in the solicitation documents. Post repair water testing is intended to demonstrate that repairs have resulted in a watertight system. In the event that sources of water infiltration and/or roof damage beyond the identified areas of proposed work are discovered during the construction process, they shall be addressed as unforeseen conditions that may result in contract modification.

3. Interior Damage Observed During Site Visit - Scope Clarification:

During the pre-bid site visit on May 19, 2026, water-related damage was observed at multiple interior locations within the affected buildings. The current Scope of Work appears to focus on exterior roof repair only. Please confirm and clarify:
a. Is any interior repair work (ceiling tiles, drywall, finishes, insulation, or other affected building components) included within the contract scope?

   a. Scope of work for this project is restricted to exterior repairs only. Interior work shall be limited to inspections, evaluations, and documentation in support of determining sources of water intrusion in specific areas and as required to assess results of water tests performed. Interior repairs shall be executed under separate contract(s).

4. Walkway Between Buildings 100 and 101 (Exhibit 7) – Confirm Specific Scope of Repairs. The SOW states "Make repairs, as required, based on determination of cause(s) of water infiltration." No system type, repair method, or approximate area is specified for this location. The Exhibits show the walkway roof plan but no annotation identifying repair areas. Please clarify:
   What is the expected repair method?
   What approximate area is involved?
   Is this scope intended to be bid as a T&M allowance, or is the contractor expected to price a complete fix?
   a. It is not the intent of this scope of work to require water tests to determine necessary repairs. Repair roof areas based on observable damage caused by previous water infiltration.

   b. Proposal shall be for a firm fixed price.
5. Building 101 – Confirm Number and Type of Mechanical Curbs Requiring Flashing Repair Across Areas 1, 2, and 3. Area 1 specifies one (1) mechanical curb. Areas 2 and 3 reference "existing mechanical curbs" and "repairs to the single ply membrane only" without specifying quantities. The roof plan for Building 101 shows multiple curbs and equipment. Please confirm:
   The total number of curbs requiring new TPO flashing across all three areas.
   The anticipated linear footage of base flashing across all three areas.
   a. Proposed areas of work have been defined with the best available information provided in the Statement of Work, including associated Exhibits, and observations made during the Pre-Bid Site Visit. Additional information is not available at this time.

6. Building 6 – Define Extent of Expansion Joint Repair:
   The SOW calls for inspection and testing of the vertical expansion joint and repair "as required." The Building 6 aerial photo (Exhibit 4) shows the expansion joint location with a notation that water testing is needed. No expansion joint repair specifications or detail has been provided. Please confirm:

Is a specific repair system required (e.g., EPDM cover strip, new backer rod and sealant, preformed expansion joint cover)?
What is the approximate length of the joint?
Will the VA accept a contractor-proposed repair method, and if so, what is the submittal approval timeline?

a. Proposed areas of work have been defined with the best available information provided in the Statement of Work, including associated Exhibits, and observations made during the Pre-Bid Site Visit.

b. For the purposes of the base bid, expansion joint shall be replaced for the entire length.
c. The Government will review the contractor-proposed solution in accordance with submittal requirements included in Specification Section 01 33 23 "Shop Drawings, Product Data, and Samples". Anticipated time for review and possible approval is 14 calendar days.

7. Provide All Available Moisture Survey and Test Core Data Referenced in Section 07 01 50.19 and Confirm Scope and Compensation Protocol for Concealed Deck Damage on Building 7. Section 07 01 50.19 states that existing roof moisture survey data and test core analysis are available for contractor reference. None of this data has been posted to the solicitation. Please provide all available infrared survey reports, test core results, and condition assessments for each building included in the project. Building 7 is the only full tear-off scope in this contract and involves removal of the entire roof system down to the LWIC (lightweight insulating concrete) deck. LWIC is highly susceptible to moisture absorption and delamination, and its condition cannot be fully assessed until tear-off begins. Please also confirm:
Is repair or replacement of saturated or delaminated LWIC included in the contract scope, and if so, to what extent?
If significant deck damage is discovered after tear-off begins, what is the VA's protocol and compensation mechanism for addressing that work under this FFP contract?

a. Proposed areas of work have been defined with the best available information provided in the Statement of Work, including associated Exhibits, and observations made during the Pre-Bid Site Visit. No additional existing roof investigations, moisture evaluations, and/or condition assessments are available at this time.
b. For the purposes of the base bid, repair and/or replacement of substrate, including Lightweight Insulating Concrete shall be limited to areas in direct proximity to identified roof damage. If extensive deterioration of substrate is identified after removal of roofing, damage shall immediately be brought to the attention of the COR and the Contracting Officer. Any change in scope must be approved by the Contracting Officer.

8. Building 5 Canopy TPO – Confirm Existing Concrete Deck Condition and Coating Type. Area 2 of Building 5 requires removal of existing coating from the concrete deck for new TPO installation. No information on the existing coating type, thickness, or condition of the concrete substrate has been provided. Please confirm:

   What is the existing coating system (silicone, acrylic, elastomeric)?
   Are there any known areas of spalled or deteriorated concrete?
   Is mechanical or chemical removal of the existing coating anticipated?
   a. Proposed areas of work have been defined with the best available information provided in the Statement of Work, including associated Exhibits, and observations made during the Pre-Bid Site Visit. Additional information is not available at this time.
   b. Removal of existing coating is required for installation of new TPO.
   c. Additional information about the existing coating system is not available.
   d. No known areas of spalled or deteriorated concrete have been identified.
   e. Mechanical removal is the preferred method.
9. Confirm Whether a Hazardous Materials Survey Has Been Conducted for Roofing Components on All Nine Buildings. The specifications reference asbestos abatement as a line item in the project schedule (Section 01 32 16.15). Several buildings on the VAPAHCS campus are of an age where roofing felts, mastics, pipe insulation at roof penetrations, and flashing compounds may contain asbestos or lead-based compounds. No hazmat survey report has been provided. Please confirm:
   Has a hazardous materials assessment been completed for all roof systems included in this project?
   If asbestos-containing materials (ACM) are present, who is responsible for abatement – is it included in this contract or handled separately?
   Will the VA provide any hazmat survey reports prior to the proposal due date?
   c. No asbestos and/or hazardous materials reports are available for areas of work included in this project. No asbestos containing materials and/or hazardous materials have been identified in areas of proposed work. In the event that the Contractor identifies potentially asbestos containing materials and/or suspected hazardous materials, Contractor shall immediately report findings to the COR and the Contracting Officer for proper evaluation and further instructions. Any change in scope must be approved by the Contracting Officer.
10. Confirm Approved Staging Areas and Material Delivery Routes for Each Building. The campus map (Exhibit 1) shows an active, occupied medical center with construction already underway in multiple areas. The SOW requires the COR to

designate staging areas adjacent to each work area, but the solicitation does not identify staging locations. Please provide:

Approved or proposed staging area for each of the nine buildings.
Any access restrictions (e.g., no deliveries near Building 100 main entrance, restricted hours for crane or lift operations).
Identification of any buildings where rooftop access requires passing through active patient care areas.

a. Availability of areas to be assigned for the tasks noted above cannot be determined this far in advance of the work. As a project schedule is developed, identifying specific areas of work and Contractor requirements, the COR will coordinate with other ongoing projects on campus to determine the most appropriate location(s) for use associated with this project. Every effort will be made to accommodate the Contractor's needs and provide space within reasonable proximity to the work area. Staff, public and patient safety are the primary concerns related to security fencing requirements. Temporary office and support facilities shall be allowed with a preference that this location remains stationary for the duration of the project. Specific lay down and support areas adjacent to work areas may move relative to the building(s) where work is being performed.
b. The Contractor's personnel shall be allowed to access roof work areas by passing through each building included in the scope of work for this project. Typical paths of access for most buildings were followed during the pre-bid site visit. Access shall be coordinated with COR.
c. Areas of work that are 2-Stories or less (Bldg. 6, Bldg. 7, Bldg. 102, and Bldg. MB3) shall have delivery and removal of material, equipment, and debris via exterior methods. Transportation of materials, equipment, and debris shall not be allowed through the interior of the building.
d. Areas of work for Bldg. 4 and Bldg. 5 shall allow transportation of materials, equipment, and debris via interior stairways providing access to roof.
e. Areas of work for Bldg. 100, Bldg. 101, and the Walkway between Bldg. 100 and Bldg. 101 shall have delivery and removal of material, equipment, and debris via exterior methods. Transportation of materials, equipment, and debris shall not be allowed through the interior of the building. Due to logistical limitations, crane lifts shall be limited to one lift at the commencement of work in these areas, and one lift at the completion of work in these areas. Crane lifts shall be coordinated with COR. Crane lifts require advance notice to the Government and the processing and approval of a crane lift plan with the Government Safety Compliance Officer
f. There are no anticipated restrictions of hours of availability within the defined work hours.
g. Material and weight limitations shall be evaluated on a case-by-case basis for each work area.

h. Access and escorting requirements shall be evaluated on a case-by-case basis for each work area.

11. Confirm Whether After-Hours or Weekend Work Will Be Required for Any Scope Items and Identify Any Cost Recovery Mechanism. The SOW states work hours are Monday through Friday, 8:00 AM to 4:30 PM, and that any after-hours work requires prior VA approval. The project must be completed within 180 calendar days. Please confirm:
    Are there any scope items the VA anticipates will require after-hours work (e.g., utility shutoffs, work adjacent to patient care areas)?
    If the VA directs after-hours work, will a contract modification be issued to compensate for premium labor?
    Are there any anticipated utility shutdowns that would require scheduling outside normal work hours?
    a. No requirements for after-hours work are anticipated for this project.
    b. No major utilities shutdown that would require work outside of the normal work schedule is anticipated for this project.
12. Confirm Whether Specified Proprietary Products Are Sole-Source Requirements or If Approved-Equal Substitutions Are Acceptable. Several building scopes specify proprietary products by manufacturer and product name: Sikalastic RoofPro (Building 4), JMC PermaPly/GlasKap/DynaFlex (Buildings 5, 6, 102, MB3), Carlisle Sure-Weld TPO (Buildings 5, 7, 100, 101), and Henry Pro-Grade (Building 102). Please confirm:
    Are the named products required sole-source, or are approved-equal substitutions permitted?
    If substitutions are permitted, what is the approval process and timeline?
    Do the specified products satisfy all VOC compliance requirements under California Air Resources Board (CARB) regulations?
    a. It is the intent of this scope of work to provide a roofing system that matches the existing roofing system adjacent to the area of work. If an exact matching system is not available, the replacement roofing system shall be compatible with the existing roofing system adjacent to the area of work. Equivalent products shall be considered provided compatibility can be demonstrated. Review and approval for proposed alternate solutions is anticipated to be 14 calendar days.
    b. It is not the intent of the Government to limit products to proprietary systems that require sole source.
    c. Compliance with VOC compliance requirements is not known.
13. Clarify Warranty Requirements and Manufacturer Warranty Applicability for Repair-Only Scopes. The SOW requires a five-year contractor warranty on all buildings and 20-year NLD manufacturer warranties for Buildings 5 (canopy) and 7 (full tear-off). For repair patches installed over an existing roof system (Buildings 4, 5 field area, 6, 100, 101, 102, MB3), please confirm:

Do any manufacturers offer NDL warranties on partial repairs installed over an existing membrane?
If the manufacturer will only warranty new material but not the full system, is the contractor's five-year warranty limited to the repaired area only?
For Building 102, will Henry provide a five-year warranty for silicone coating applied over existing BUR?

a. The Contractor shall reduce the 5-year Contractor Warranty period included in the Statement of Work and replace requirement with a 2-year Contractor Warranty for work performed (applicable to all buildings included in this scope of work).
b. Provide 20-year Total System Manufacturer's Warranty in addition to required Contractor's Warranty where noted in the Statement of Work.
c. Answers to specific questions about restrictions and limitations on manufacturers' warranty related to this project must be researched and determined by the Contractor and answers brought to the immediate attention of the COR and the Contracting Officer.
The Contractor shall reduce the 5-year Contractor Warranty period included in the Statement of Work and replace requirement with a 2-year Contractor Warranty for work performed (applicable to all buildings included in this scope of work); In addition to the standard warranty of construction under RFO clause 52.246-21 Warranty of Construction, an additional one year warranty is required for the repairs.

14. Confirm the NTP Timeline and Clarify How the 180-Day Period of Performance Interacts with Pre-Construction Submittals. Pre-construction submittals under the VA Master Specs include: Warranty Management Plan (30 days before pre-warranty conference), pre-installation meeting (minimum 30 days before work begins per Sections 07 01 50.19 and 07 54 23), submittal register, site survey report, and APP/SSHP. Please confirm:
Does the 180-day clock start at NTP or at Notice of Award?
Does it include the submittal review and approval period, or does the clock start when submittals are approved and work can begin?
What is the VA's target review turnaround for submittals under this contract?
    a. The 180-day period of performance begins with Notice to Proceed (NTP).
    b. Target time for review turnaround is 14 calendar days.
15. Confirm Whether Any Active VA Construction or Maintenance Activities Will Restrict Access During the Performance Period. The campus map identifies multiple areas of active construction on the VAPAHCS campus, including the Simulation Center, Wellness Center, Radiology Consolidation, and Research and Development buildings. Building 100 is the main hospital and the most densely occupied structure in the project. Please identify:

Any known third-party construction activities that may conflict with DRI's access to any of the nine roof areas during the performance period.
Any planned VA maintenance shutdowns affecting the buildings or surrounding areas during the performance period.

a. As the project schedule is developed, the COR will coordinate with other construction activities on campus. Consideration for lay down and staging area locations shall consider potential conflicts with other project requirements. Restrictions or limitations for access to work areas are not anticipated at this time. Major Utilities shutdowns require a 30-day advance notification to the Government. Any potential impact to this project will be considered related to a request for shutdown.

RFI Group #9:

1. Please provide more precise definition of coating area on Building 4

    a. No additional information is available at this time.
2. Please provide specification for fluid applied coating on Building 4 as 07 56 00 Neoprene and SCPE product is not currently commercially available and does not match fluid applied coating as described in Scope of Work

    a. No additional information is available at this time. The Government shall consider proposed alternatives for products that are not available, provided the product is compatible with the existing as-built conditions.
3. Given the conditions observed on Building 4 it appears there is inadequate slope will the government consider including the addition of crickets and membrane patching to ensure the roof system in this area meets manufacturer requirements for a warrantable system?

    a. For the purposes of the base bid, limit work to that described in the Statement of Work. Requirements for a potential alternate solution to create a warrantable system shall be immediately brought to the attention of the COR and the Contracting Officer. Any change in scope must be approved by the Contracting Officer.

4. Roof on building 5 area one appears to be PVC with coating not BUR. Can we replace with TPO? If not please provide specifications for PVC.

    a. It is the intent of this scope of work to provide a roofing system that matches the existing roofing system adjacent to the area of work. If an exact matching system is not available, the replacement roofing system shall be compatible with the existing roofing system adjacent to the area of work. Equivalent products shall be considered provided compatibility can be demonstrated.

5. Roof on building 5 area one area scoped for limited replacement precludes viable 5-year contractor warranty, please confirm entire area shown can be replaced to create watertight assembly
    a. The Contractor shall reduce the 5-year Contractor Warranty period included in the Statement of Work and replace requirement with a 2-year Contractor Warranty for work performed (applicable to all buildings included in this scope of work).

    b. Roof repair and/or replacement shall result in a watertight assembly.
6. Roof on building 5 area one is a bare concrete deck and will not be eligible for a 20-year NDL warranty without the inclusion of coverboard or HD ISO coverboard, please amend the specification and scope of work to reflect this standard manufacturer requirement or eliminate the requirement for an extended warranty.
    a. The Statement of Work will not be modified at this time.
    b. If an unwarrantable condition is demonstrated to exist, it will be evaluated as an unforeseen condition that may result in a contract modification.
7. Building 7 area four has an unwarrantable condition, please consider amending the scope to include lifting the existing box car unit or include removing and replacing existing duct or building curb to accommodate a watertight assembly

    a. If an unwarrantable condition is demonstrated to exist, it will be evaluated as an unforeseen condition that may result in a contract modification.
8. Please provide a specification section for the silicone coatings

    a. No additional specification is provided at this time.
9. Water intrusion was observed in room D4102 in building 100 please confirm if the corresponding roof location is included in the scope of work?

    a. Statement of Work includes proposed work areas identified by observation and documentation of visible water intrusion at interior building locations.
10. Current work hours are noted in SOW will the government consider allowing four 10-hour shifts 7AM-5PM?

    a. The Veterans Affairs Palo Alto Health Care System does not authorize 10-hour shifts for Government employees. It is not the intention of the Government to define, limit, or restrict the Contractor's means and methods for project execution. The Contractor may present an argument identifying the benefits of the proposed work schedule. The Government will have to identify protocols for managing project oversight during work hours outside of the COR's tour of duty.
11. Will the government consider extending the bid date?

    a. The proposal due date has been amended.

12. Does the Superintendent need to be directly employed by the Prime Contractor?

    a. The competent person serving as the Superintendent shall meet the certification requirements of Specification Section 01 00 00 "General Requirements".

13. Must the Superintendent be on site at all times while work is commencing?

    a. Yes. Superintendent shall be physically present while work is performed.

14. Does the SSHO (Site Safety Health Officer) need to be directly employed by the Prime Contractor?

    a. The competent person serving as the SSHO (Site Safety Health Officer) shall meet the certification requirements of Specification Section 01 35 26 "Safety Requirements".

15. Must the SSHO be on site at all times while work is commencing?

    a. Yes. SSHO shall be physically present at all times while work is performed.

16. Can the Superintendent & SSHO be a dual-hatted individual assuming that individual is qualified for both roles?

    a. No. These roles shall be filled by separate individuals.

17. Are there any other mandatory on-site roles required in this contract?

    a. Contractor shall provide a competent person responsible for Quality Control Compliance. Superintendent may serve in this role as a dual-hatted individual, assuming that individual is qualified for both roles.

18. When does the VA expect the project to start following the award?

    a. This is to be determined.

19. Are there any concerns for Asbestos Containing Material or Lead in the areas being worked in?

    a. No asbestos and/or hazardous materials reports are available for areas of work included in this project. No asbestos containing materials and/or hazardous materials have been identified in areas of proposed work. In the event that the Contractor identifies potentially asbestos containing materials and/or suspected hazardous materials, immediately report findings to the COR and the Contracting Officer for proper evaluation and further instructions. Any change in scope must be approved by the Contracting Officer.

20. Are there any ICRA requirements for this project?

    a. Scope of work for this project is restricted to exterior repairs only. Interior work shall be limited to inspections, evaluations, and documentation in support of determining sources of water intrusion in specific areas and as required to assess results of water tests performed. Preliminary review of

proposed work with VA Infection Control Compliance Team indicates that there will be no ICRA (Infection Control Risk Assessment) or mitigation requirements for this project.

21. Is this contract Tax Exempt?
    a. In accordance with Revolutionary FAR Overhaul (RFO) clause 52.229-3(b)(1) The contract price includes all applicable Federal, State, and local taxes and duties . . .
22. For Factor 2- Past Performance; Would the VA accept Past performance 6-7 years old?
    a. Submit documentation of past performance relevant to this project. Submittals shall be reviewed, evaluated and weighted according to criteria included in the solicitation.
23. For Factor 2- Past Performance; Would the VA accept Past performance under $2M but greater than $1M?
    a. Submit documentation of past performance relevant to this project. Submittals shall be reviewed, evaluated and weighted according to criteria included in the solicitation.
24. For Factor 2- Past Performance; Would the VA accept Past performance from a major subcontractor/subcontracting partner?
    a. Clearly define the roles and responsibilities of relevant personnel and/or entities included in the submittals.
25. For Factor 2- Past Performance; Would the VA accept a PPQ that was previously filled out for a different federal solicitation?
    a. Submit documentation relevant to this project.
26. How long does the VA expect the eval process to take from receiving the proposals to making an award?
    a. This is to be determined.

*****END OF DOCUMENT*****