

Wilmington VAMC Roof Replacement (3D, PT, 10, 11) Consolidated Contractor Questions & Government Responses Solicitation: 36C24426B0015 | Project: Replace Roof 3D, Physical Therapy Roof, Roof 10, Roof 11

1. Can the VA provide architectural drawings that include dimensions and height above the ground, for the roof structures to be replaced?

Response: There are no architectural drawings for this project. see attached drawing w/solicitation. Estimated measurements, 3D roof 538 sq. ft / Roof PT 3,530 sq ft / Roof 10 1,794 sq ft / Roof 11 5,879

2. There were conduits running across several of the roof structures to be replaced. If required, will the contractor be able to disconnect the electrical power to the effected lines? Will need to be coordinated with COR, but goal is for no power interruption

Response: Will need to be coordinated with COR, but goal is for no power interruption

3. Can the VA identify where cranes or lift devices can be positioned to access each roof structure?

Response: Positioning of the crane will depend on that days traffic and space to stage the crane. Weekends may provide less traffic.

4. Does the Wilmington VA have an installed lift system that can transport demolition debris and new materials for Roofs 10 and 11?

Response: No, the VA does not have a lift system to transport demolition debris and new materials.

5. Please provide the square footage, existing membrane type, and existing insulation thickness for Roof 3D, the PT Roof, Roof 10, and Roof 11. The attachments issued are screen captures without scale, dimensions, or a roof area schedule. Will a scaled roof plan or area schedule be provided so all offerors bid to a common quantity?

Response: Roof 3D 538 sq ft., PT roof 1,794 sq ft., Roof 10 1,794 sq ft., Roof 11 5,879 sq ft

6. Has an asbestos and hazardous materials survey been performed on the existing roof assemblies of Roof 3D, the PT Roof, Roof 10, and Roof 11? Please provide the survey report and any accompanying laboratory results.

Response: Refer to Contracting. FAR 52.236-2 Differing Site Conditions (DEVIATION) is incorporated by reference. Unidentified hazardous materials discovered during performance would be administered under Differing Site Conditions and may result in a contract modification.

7. What functions occupy the interior spaces directly beneath each of the four roof decks?

Response: Roof 10 and 11 are mechanical spaces. PT and 3D roof are patient areas

8. Attachment 1 shows a rack of eight circular rooftop units plus a ninth unit on Roof 3D, and two large hatched bands running the full height of the PT Roof. Please identify this equipment, confirm whether it remains in place, and state who is responsible for any disconnection, temporary support, and re-set.

Response: Roof 11 equipment will be relocated. All other roofs equipment will remain in place.

9. Is a lightning protection system present on any of the four roofs, and if so, is detachment, reinstallation, and UL recertification within the contractor's scope?

Response: Detachment and reinstallation

10. Which abandoned rooftop curbs, penetrations, and utilities are designated for removal, and are disconnections and caps to be made at the roof deck or at the distribution source within Building 1?

Response: Remove any items that are no longer in use. Coordinate with COR for said items

11. Will the VA establish a bid unit price per square foot or a fixed contract allowance for metal deck replacement? Because of previous water damage to roof

Response: Provide unit price to replace potentially rotted decking upon inspection

12. What gauge, profile depth, yield strength, and finish are required for replacement metal roof decking on Building 1?

Response: SECTION 05 36 00

COMPOSITE METAL DECKING

PART 1 - GENERAL

1.1 DESCRIPTION

A. This section specifies material and services required for installation of composite steel decking including // shear connector studs and // miscellaneous closures required to prepare deck for concrete placement as shown and specified.

1.2 RELATED WORK

A. //Section 01 81 13, SUSTAINABLE CONSTRUCTION REQUIREMENTS: Sustainable Design Requirements.//

B. Section 01 45 29, TESTING LABORATORY SERVICES: Materials testing and inspection during construction.

1.3 DESIGN REQUIREMENTS

A. Design steel decking in accordance with AISI S-100, except as otherwise shown or specified.

B. Design steel decking to comply with // // codes.

1.4 SUBMITTALS

A. Submit in accordance with Section 01 33 23, SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES. All items indicated below are required submittals requiring Contracting Officer's Representative (COR) review and approval.

B. //Sustainable Design Submittals, as described below:

1. // Combined recycled content as specified in PART 2 PRODUCTS.// //

C. Shop Drawings: Shop and erection drawings showing decking unit layout, connections to supporting members, and information necessary to complete the installation as shown and specified, including supplementary framing, cant strips, cut openings, special jointing or other accessories.

1. Show welding, side lap, closure, deck reinforcing and closure reinforcing details.

2. Show openings required for work of other trades, including openings not shown on structural drawings.

3. Indicate where temporary shoring is required to satisfy design criteria.

D. Manufacturer's Literature and Data: Showing steel decking section properties and specifying required structural characteristics.

E. Manufacturer's written recommendations for:

1. Shape of decking section.

2. Cleaning of steel decking prior to concrete placement.

F. Test Report Establishing structural characteristics of composite concrete and steel decking system.

G. Test Report Stud base qualification.

H. Welding power setting recommendation by shear stud manufacturer.

I. Shear Stud Layouts: Submit drawings showing the quantity, pattern, spacing and configuration of shear studs for each beam and girder.

J. Certification: For each type and gauge of metal deck supporting concrete slab or fill, submit certification of specified fire ratings. Certify that units supplied are UL listed as a "Steel Floor and Form Unit".

K. Manufacturers Certificates for deck units attesting compliance with specified requirements.

L. Submit manufacturer's catalog data for Welding Equipment and Welding Rods and Accessories intended use.

M. Power Actuated Tool Operator Certificates.

N. Welders qualifications.

1.5 QUALITY ASSURANCE

SPEC WRITER NOTES:

1. Delete paragraph below when UL listed composite floor decking units are not required. Coordinate required ratings with Architect/Structural Engineer.
2. Confirm locations for ratings and where deck will need spray applied fireproofing.

1. // FM Listing: Provide composite metal roof deck units which have been evaluated by Factory Mutual Global and are listed in “Factory Mutual Research Approval Guide” for “Class 1” fire rated construction.//

2. Insurance Certification: Assist the Government in preparation and submittal of roof installation acceptance certification as may be necessary in connection with fire and extended coverage insurance.

B. // Wind Storm Resistance: Provide roof construction assembly capable of withstanding an uplift pressure of // 3 // 5 // // kPa (// 60 // 90 // // or higher UL Class required by wind loading in the location of the project // pounds per square foot) when tested in accordance with the uplift pressure test described in the FM DS 1-28 or as described in the UL 580.//

C. Deck Units: Provide deck units and accessory products from a manufacturer engaged in the manufacture of steel decking for more than three (3) years. Submit manufacturer’s certificates attesting that the decking material complies with the specified requirements.

D. Certification of Powder-Actuated Tool Operator: Manufacturer’s certificate attesting that the operators are authorized to use the low velocity powder-actuated tool.

E. Qualifications for Welding Work: Submit qualified welder qualifications in accordance with AWS D1.1/D1.1M or under an approved qualification test.

1.6 APPLICABLE PUBLICATIONS:

A. Publications listed below form a part of this specification to extent referenced. Publications are referenced in text by basic designation only. Refer to the latest edition of referenced Standards and codes.

B. American Iron and Steel Institute (AISI):

S-100-16 North American Specification for the Design of Cold-Formed Steel Structural Members

C. ASTM International (ASTM):

A36/A36M-19 Standard Specification for Carbon Structural Steel

A108-18 Standard Specification for Steel Bar, Carbon and Alloy, Cold-Finished

A653/A653M-20 Standard Specification for Steel Sheet, Zinc Coated (Galvanized) or Zinc Iron Alloy Coated (Galvannealed) by the Hot Dip Process

D. American Institute of Steel Construction (AISC):

1. Specification for Structural Steel Buildings – Allowable Stress Design and Plastic Design (Latest Edition)

2. Load and Resistance Factor Design Specification for Structural Steel Buildings (Latest Edition)

E. American Welding Society (AWS):

D1.1/D1.1M-20 Structural Welding Code Steel

D1.3/D1.3M-18 Structural Welding Code - Sheet Steel

F. FM Global (FM):

APP Guide Approval Guide

DS 1-28-15 Design Wind Loads

G. Military Specifications (Mil. Spec.):

MIL-P-21035B Paint, High Zinc Dust Content, Galvanizing Repair

H. Underwriters Laboratories (UL):

Bld Mat Dir(Annually) Building Materials Directory

PART 2 - PRODUCTS

2.1 MATERIALS

A. Steel Decking and Flashings: ASTM A653/A653M, Structural Quality // suitable for shear stud weld through techniques //

B. // Recycled Content of Steel Products: Combined recycled content not less than // 75 // // // percent. //

C. Galvanizing: ASTM A653/A653M, // G60 // G90 //. Thickness not less than // indicated on drawings // 0.35 mm (0.014 inch) // // 0.75 mm (0.029 inch) // // 0.92 mm (0.036 inch) // // //

D. Shear connector studs: ASTM A108, Grades 1015 1020, yield 350 Mpa (50,000 pound/square inch) minimum, tensile strength - 400 Mpa (60,000 pounds/square inch) minimum, reduction of area 50 percent minimum.

- 1. Provide studs of uniform diameter, with heads concentric and on same axis to shaft.**
- 2. Provide studs, after welding, free from substance or defect which would interfere with its function as a shear connector.**
- 3. Do not paint or galvanize studs.**
- 4. Provide size of studs as shown on drawings.**
- 5. Provide studs manufactured by a company normally engaged in the manufacturer of shear studs, and can furnish equipment suitable for weld through installation of shear studs.**

E. Galvanizing Repair Paint: Mil. Spec. MIL P 21035B.

F. Miscellaneous Steel Shapes: ASTM A36/A36M.

G. Welding Electrode: E60XX minimum.

H. Sheet Metal Accessories: ASTM A653/A653M, galvanized, unless noted otherwise. Provide accessories of every kind required to complete the installation of metal decking in the system shown. Finish sheet metal items to match deck including, but not limited to, the following items:

- 1. Metal Cover Plates:** For end-abutting deck units, to close gaps at changes in deck direction, columns, walls and openings. Same quality as deck units but not less than 1.3 mm (18 gauge) sheet steel.
- 2. Continuous sheet metal edging:** at openings and concrete slab edges. Same quality as deck units but not less than 1.3 mm (18 gauge) steel. Side and end closures supporting concrete and their attachment to supporting steel to be designed by the manufacturer to safely support the wet weight of concrete and construction loads. The deflection of cantilever closures to be limited to a total of 3 mm (1/8 inch) maximum.
- 3. Metal Closure Strips:** For openings between decking and other construction, of not less than 1.3 mm (18 gauge) sheet steel of the same quality as the deck units. Form to the configuration required to provide tight-fitting closures at open ends of flutes and sides of decking.
- 4. Seat angles for deck:** Where a beam does not frame into a column.

2.2 REQUIREMENTS

- A. Steel decking depth, gauge, and section properties** to be as shown on contract documents. Provide edges of deck with vertical interlocking male and female lip providing for a positive mechanical connection.
- B. Fabricate deck units with integral embossments** to provide mechanical bond with concrete slab. Deck units combined with concrete slab to be capable of supporting total design loads.

For high seismic

area, consider using wedge anchors

or slot anchors in lieu of light

duty hanger.

C. Provide integral system with single point of attachment for light duty hanger devices for flexibility for attaching hangers for support of acoustical, lathing, plumbing, heating, air conditioning electrical and similar items.

- 1. Provide a minimum spacing pattern of 305 mm (12 inches) on centers longitudinally and 610 mm or 914 mm (24 or 36 inches) on centers transversely.**
- 2. Provide suspension system capable of safely supporting a maximum allowable load of 45 kg (100 pounds) concentrated at one hanger attachment point.**
- 3. System may consist of fold down type hanger tabs or a lip hanger.**

PART 3 - EXECUTION

3.1 ERECTION:

A. Do not start installation of metal decking until corresponding steel framework has been plumbed, aligned and completed, and until temporary shoring, where required, has been installed.

1. Remove oil, dirt, paint, ice, water and rust from steel surfaces to which metal decking will be welded.
- B. Coordinate and cooperate with structural steel erector in locating decking bundles to prevent overloading of structural members.
- C. Do not use floor deck units for storage or working platforms until permanently secured.
 1. Do not overload deck units once placed.
 2. Replace deck units that become damaged after erection and prior to casting concrete at no additional cost to the Government.
- D. Erect steel deck in accordance with manufacturer's printed instructions.
- E. Ship steel deck units in standard widths and fabricated to proper length.
- F. Provide steel decking in sufficient lengths to extend over 3 or more spans, except where structural steel layout does not permit.
- G. Place steel decking units on supporting steel framework and adjust to final position before being permanently fastened.
 1. Bring each unit to proper bearing on supporting beams.
 2. Place deck units in straight alignment for entire length of run of flutes and with close registration of flutes of one unit with those of abutting unit.
 3. 3. Maximum space between ends of abutting units is 13 mm (1/2 inch). If space exceeds 13 mm (1/2 inch), install closure plates.
- H. Ceiling hanger loops, if provided, must be flattened or removed to obtain bearing of units on structural steel.

All UL fire tests for rated floors are run with welded side laps (not screws). Welded side laps may be mandatory in seismic areas.

I. Fastening Deck Units:

1. Fasten floor deck units to steel supporting members by not less than 16 mm (5/8 inch) diameter puddle welds or elongated welds of equal strength, spaced not more than 305 mm (12 inches) on center with a minimum of two welds per unit at each support. Where two units abut, fasten each unit individually to the supporting steel framework.
 2. Tack weld or use self-tapping No. 8 or larger machine screws at 914 mm (3 feet) on center for fastening end closures. Only use welds to attach longitudinal end closures.
 3. Weld side laps of adjacent floor deck units that span more than 1524 mm (5 feet). Fasten at midspan or 914 mm (3 feet) on center, whichever is smaller.
- J. Weld in conformance to AWS D1.3/D1.3M and done by qualified experienced welding mechanics.

K. Clean and touch up area and welds scarred during erection, and repair with zinc rich galvanizing repair paint.

1. Paint touch-up is not required for welds or scars that are to be in direct contact with concrete.

L. Provide metal concrete stops at edges of deck.

M. Cutting and Fitting:

1. Fabricate metal deck units to proper length prior to shipping.

2. Field cutting by the metal deck erector is restricted to bevel cuts, notching to fit around columns and similar items, and cutting openings that are located and dimensioned on the structural drawings.

3. Other penetrations shown on the approved metal deck shop drawings but not shown on the structural drawings are to be located, cut and reinforced.

4. Make cuts and penetrations neat and trim using a metal saw, drill or punchout device; cutting with torches is prohibited.

5. Do not make cuts in the metal deck that are not shown on the approved metal deck drawings.

6. If an additional opening not shown on the approved shop drawings is required, submit a sketch, to scale, locating the required new opening and other openings and supports in the immediate area. Do not cut the opening until the sketch has been reviewed and accepted by the Contracting Officer Representative (COR). Provide additional reinforcing or framing required for the opening at no additional cost to the Government.

7. Reinforcement at Openings: Provide additional metal reinforcement and closure pieces as required for strength, continuity of decking and support of other work shown.

SPEC WRITER NOTE: If automatically timed welding equipment is permitted, include the following exception paragraph.

N. Install shear connector studs through previously installed metal deck in conformance to AWS D1.1/D1.1M, Section 7.

//Exception: Install studs with automatically timed welding equipment and as specified below:

1. Do not place welded wire reinforcing or other materials and equipment which will interfere with stud installation on steel deck until shear connector studs are installed.

2. Clean steel deck sheets free of oil, rust, dirt, and paint. Release water in deck's valley so that it does not become entrapped between deck and beam. Clean and dry surface to which stud is to be welded.

3. Rest metal deck tightly upon top flange of structural member with bottom of deck rib in full contact with top of beam flange.

4. Weld studs only through a single thickness of deck. Place decking so that a butt joint is obtained. Place studs directly over beam web, where one row of studs are required.

5. Provide ferrules specially developed for the weld through technique, and appropriate for size of studs installed. Remove ferrules after welding.
6. Submit report of successful test program for stud base qualification as required by AWS D1.1/D1.1M, Appendix K.//

3.2 CLEANING

- A. Clean deck in accordance with manufacturer's recommendation before concrete placement.

13. Following contractor notification of deteriorated decking and work pause, what is the expected turnaround for written COR authorization to proceed?

Response: Contractor must immediately notify the COR when deteriorated decking is found. Replacement requires written COR authorization.

14. Will equal substitutions be accepted for the specified 60 mil Elevate RubberGard EPDM LS-FR white system, and are any alternate manufacturers pre-approved?

Response: “60 Mil Elevate RubberGard EPDM or equivalent

15. What are the required minimum thermal R-value, minimum tapered insulation slope per foot, and the required type, thickness, and density of the HD cover board?

Response: 33R value is min allowed.

16. What ASCE 7 design wind speed, exposure category, and FM Global uplift rating must the assembly meet to satisfy the high wind zone requirement?

Response: Typical VA facilities fall between 115–140 mph, depending on geography. Exposure B: Urban/suburban, trees, buildings nearby

Exposure C: Open terrain, flat fields, parking lots

Zone 1: Interior field (lowest uplift pressure)

Zone 2: Perimeter edges (higher uplift)

Zone 3: Corners (highest uplift) e D: Coastal areas with open water

Corners may need fasteners at every flute

Perimeters may need double-density fasteners

Interior fields follow base-density

Using the wind speed + exposure category + building height, ASCE 7 prescribes formulas that calculate

17. How will the requirement that roofs slope to drain with no puddled water after a rainfall be verified at acceptance by what measurement method and within what interval following rainfall?

ROOF AND DECK INSULATION

- 2. Follow recommendations of National Roofing Contractors Association Roofing Manual for design criteria.**
- 3. Comply with ASHRAE Standard 90.1.**
- 4. Ensure positive slope to drains occurs; minimum of 1/48 (1/4 inch per foot) without any "gutters" (no slopes) between drains.**
- 5. Do not use on slopes over 1/12 (1 inch per foot) unless text is edited for this.**
- 6. Ensure drains are located at points of maximum deflection; such as at mid spans and bottom of slopes.**
- 7. This section is intended for use where insulation is under the roofing or waterproofing membrane.**
- 8. Do not use polystyrene insulation under bituminous roofing or waterproofing membrane.**
- 9. Anchor insulation to deck. Do not specify loosely laid insulation.**
- 10. Coordinate with work of Division 26 ELECTRICAL. Do not install electrical conduit in roof insulation.**
- 11. Confirm applicable version of sustainability requirements.**

PART 1 - GENERAL

1.1 SUMMARY

- A. Section Includes:**
- B. Roof and deck insulation, // substrate board, // vapor retarder, // and // cover board // on //new// existing// // concrete // //and// metal deck // substrates ready to receive roofing or waterproofing membrane.**
- C. Repairs and alteration work to existing roof insulation.**

1.2 RELATED WORK

- A. Section 01 81 13, SUSTAINABLE CONSTRUCTION REQUIREMENTS: Non Flooring Adhesives and Sealants VOC Limits.**
- B. Section 06 10 00, ROUGH CARPENTRY: Wood Cants, Blocking, and Edge Strips.**

1.3 APPLICABLE PUBLICATIONS

- A. Comply with references to extent specified in this section.**
- B. American Society of Civil Engineers**
ASCE 7-16 Minimum Design Loads and Associated Criteria for Buildings and Other Structures

C. American Society of Heating, Refrigeration and Air Conditioning (ASHRAE):

Standard 90.1 13 Energy Standard for Buildings Except Low Rise Residential Buildings.

D. ASTM International (ASTM):

C208 12(2017)e2 Cellulosic Fiber Insulating Board.

C552 17e1 Cellular Glass Thermal Insulation.

C726 17 Mineral Fiber Roof Insulation Board.

C728 17a Perlite Thermal Insulation Board.

C1177/C1177M 17 Glass Mat Gypsum Substrate for Use as Sheathing.

C1278/C1278M 17 Fiber Reinforced Gypsum Panel.

C1289 19 Faced Rigid Cellular Polyisocyanurate Thermal Insulation Board.

C1396/C1396M 17 Gypsum Board.

D41/D41M 11 (2016) Asphalt Primer Used in Roofing, Dampproofing, and Waterproofing.

D312/D312M 16a Asphalt Used in Roofing.

D1970/D1970M 20 Self Adhering Polymer Modified Bituminous Sheet Materials Used as Steep Roofing Underlayment for Ice Dam Protection.

D2178/D2178M 15a Asphalt Glass Felt Used in Roofing and Waterproofing.

D2822/D2822M 05(2011)e1 Asphalt Roof Cement, Asbestos Containing.

D4586/D4586M 07(2018) Asphalt Roof Cement, Asbestos Free.

E84 20 Surface Burning Characteristics of Building Materials.

F1667 18a Driven Fasteners: Nails, Spikes, and Staples.

E. National Roofing Contractors Association (NRCA):

Manual 15 The NRCA Roofing Manual: Membrane Roof Systems-2019.

F. UL LLC (UL):

Listed Online Certifications Directory.

G. U.S. Department of Agriculture (USDA):

USDA BioPreferred Program Catalog.

H. U.S. Department of Commerce National Institute of Standards and Technology (NIST):

DOC PS 1 19 Structural Plywood.

DOC PS 2 18 Performance Standard for Wood Based Structural Use Panels.

1.4 SUBMITTALS

- A. Submittal Procedures: Section 01 33 23, SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES.**
- B. Submittal Drawings:**
 - 1. Show size, configuration, and installation details.**
 - a. Nailers, cants, and terminations.**
 - b. Layout of insulation showing slopes, tapers, penetrations, and edge conditions.**
- C. Manufacturer's Literature and Data:**
 - 1. Description of each product.**
- D. Samples:**
 - 1. Roof insulation, each type.**
 - 2. Fasteners, each type.**
- E. Sustainable Construction Submittals:**
 - 1. Recycled Content: Identify post consumer and pre consumer recycled content percentage by weight.**
 - 2. Biobased Content:**
 - a. Show type and quantity for each product.**
 - 3. Low Pollutant Emitting Materials:**
 - a. Show volatile organic compound types and quantities.**
 - b. Certify each // composite wood // and agrifiber // product contain no added urea formaldehyde.**
- F. Qualifications: Substantiate qualifications meet specifications.**
 - 1. Installer.**

1.5 QUALITY ASSURANCE

- A. Installer Qualifications: Same installer as Division 07 roofing section installer.**

1.6 DELIVERY

- A. Comply with recommendations of NRCA Manual.**
- B. Deliver products in manufacturer's original sealed packaging.**
- C. Mark packaging, legibly. Indicate manufacturer's name or brand, type, and manufacture date.**
- D. Before installation, return or dispose of products within distorted, damaged, or opened packaging.**

1.7 STORAGE AND HANDLING

- A. Comply with recommendations of NRCA Manual.**

- B. Store products indoors in dry, weathertight facility.**
- C. Protect products from damage during handling and construction operations.**

1.8 FIELD CONDITIONS

- A. Environment: Install products when existing and forecasted weather permit installation according to manufacturer's instructions.**

1.9 WARRANTY

- A. Construction Warranty: FAR clause 52.246 21, "Warranty of Construction."**
- B. Manufacturer's Warranty: Warrant substrate board, vapor retarder, insulation, and cover board against material and manufacturing defects as part of Division 07 roofing system warranty.**

PART 2 - PRODUCTS

2.1 SYSTEM PERFORMANCE

- A. SPEC WRITER NOTE: On existing roofs confirm available insulation thickness and modify as required**
- B. Insulation Thermal Performance:**
 - 1. Overall Average R Value: RSI 57 (R 33), minimum.**
 - 2. Any Location R Value: RSI 17 (R 10), minimum.**
- C. Fire and Wind Uplift Resistance: Provide roof insulation complying with requirements specified in Division 07 roofing section.**
- D. Insulation on // Combustible // Metal // Decking: UL labeled indicating compliance with one of the following:**
 - 1. UL Listed.**
 - 2. Insulation Surface Burning Characteristics: When tested according to ASTM E84.**
 - a. Flame Spread Rating: 75 maximum.**
 - b. Smoke Developed Rating: 150 maximum.**

2.2 PRODUCTS - GENERAL

- A. Provide each product from one manufacturer.**
- B. Sustainable Construction Requirements:**
 - 1. Insulation Recycled Content:**

SPEC WRITER NOTE: Retain one or more of insulation types below based on project requirements.

- a. Mineral Fiber: 75 percent total recycled content, minimum.
 - b. Fiberglass: 20 percent total recycled content, minimum.
 - c. Cellulose: 75 percent post consumer recycled content, minimum.
 - d. Perlite Composite Board: 23 percent post consumer recycled content, minimum.
 - e. Rigid Foam: 9 percent total recycled content, minimum.
 - f. Glass Fiber Reinforced Rigid Foam: 6 percent total recycled content, minimum.
2. Low Pollutant Emitting Materials: Comply with VOC limits specified in Section 01 81 13, SUSTAINABLE CONSTRUCTION REQUIREMENTS for the following products:

- a. Non flooring adhesives and sealants.
- b. Composite wood and agrifiber.

3. Bio Based Materials: Where applicable, provide products designated by USDA and meeting or exceeding USDA recommendations for bio based content, and products meeting Rapidly Renewable Materials and certified sustainable wood content definitions; refer to www.biopreferred.gov.

2.3 ADHESIVES

- A. Primer: ASTM D41/D41M.
- B. Asphalt: ASTM D312, Type III or IV for vapor retarders and insulation.
- C. Modified Asphaltic Insulation Adhesive: Insulation manufacturer's recommended modified asphaltic, asbestos free, cold applied adhesive formulated to adhere roof insulation to substrate or to another insulation layer.
- D. Bead Applied Urethane Insulation Adhesive: Insulation manufacturer's recommended bead applied, low rise, one or multicomponent urethane adhesive formulated to adhere roof insulation to substrate or to another insulation layer.
- E. Full Spread Applied Urethane Insulation Adhesive: Insulation manufacturer's recommended spray applied, low rise, two component urethane adhesive formulated to adhere roof insulation to substrate or to another insulation layer.
- F. Roof Cement: Asbestos free, ASTM D2822/D2822M, Type I or Type II; or, ASTM D4586/D4586M, Type I or Type II.

2.4 ROOF AND DECK INSULATION

- A. Roof and Deck Insulation, General: Preformed roof insulation boards approved by roofing manufacturer.
- B. Polyisocyanurate Board Insulation: ASTM C1289, Type II, Class 1, Grade 2, faced with glass fiber reinforced cellulosic felt facers on both major surfaces of the core foam.

- C. **Cellular Glass Board Insulation:** ASTM C552, Type IV, kraft paper sheet faced.
- D. **Perlite Board Insulation:** ASTM C728, expanded perlite particles, selected binders, and cellulosic fibers with surface treated to reduce bitumen absorption.
- E. **Cellulosic Fiber Board Insulation:** ASTM C208, Type II, // Grade 1 for built up asphalt or modified bitumen roofing // Grade 2 for single ply roofing //.
- F. **Tapered Roof Insulation System:**
 - 1. Fabricate of mineral fiberboard, polyisocyanurate, perlite board, or cellular glass. Use only one insulation material for tapered sections. Use only factory tapered insulation.
 - 2. Cut to provide high and low points with crickets and slopes as shown.
 - 3. Minimum thickness of tapered sections; 38 mm (1 1/2 inch).
 - 4. Minimum slope 1/48 (1/4
- G. **Composite Nail Base Insulated Roof Sheathing:**
 - 1. **Oriented Strand Board Surfaced, Polyisocyanurate Foam Sheathing:** Polyisocyanurate thermal insulation ASTM C1289, Type V, insulation thickness as shown, with oriented strand board laminated to top surface.
 - 2. **Oriented Strand Board:** NIST DOC PS 1, Exposure 1, // 11 mm (7/16 inch) // 16 mm (5/8 inch) // thick.
 - 3. Bottom surface faced with felt facers.

2.5 INSULATION ACCESSORIES

- A. **Glass (Felt):** ASTM D2178/D2178M, Type VI, heavy duty ply sheet.
- B. **Cants and Tapered Edge Strips:**
 - 1. **Wood Cant Strips:** Refer to Section 06 10 00, ROUGH CARPENTRY.
 - 2. **Insulation Cant Strips:** ASTM C208, Type II, Grade 1, cellulosic fiber insulation board.
 - 3. **Tapered Edge Strips:** 1/12 (1 inch per 12 inches), from 0 mm (0 inches), 300 mm to 450 mm (12 inches to 18 inches) wide.
 - a. **Cellulosic Fiberboard:** ASTM C208.
 - b. **Mineral Fiberboard:** ASTM C726.
 - c. **Perlite Board:** ASTM C728.
- C. **Vapor Retarder:**
 - 1. **Glass Fiber Felts:** ASTM D2178/D2178M, Type IV, asphalt impregnated.
 - 2. **Self Adhering Sheet Vapor Retarder:** ASTM D1970/D1970M, minimum 1.0 mm (40 mils) thick membrane of HDPE film fully coated with asphalt adhesive, or 0.76 to 1.0 mm (30 to 40 mils) thick

membrane of butyl rubber based adhesive backed by a layer of high density cross laminated polyethylene; maximum permeance rating of 6 ng/Pa/s/sq. m (0.1 perms).

D. Substrate Board:

1. Gypsum Board: ASTM C1396/C1396M, 16 mm (5/8 inch) thick, Type X.
2. Glass Mat, Water Resistant Gypsum Roof Board: ASTM C1177/C1177M, // 13 mm (1/2 inch) // Type X, 16 mm (5/8 inch) // thick, factory primed.
3. Cellulosic Fiber Reinforced, Water Resistant Gypsum Roof Board: ASTM C1278/C1278M, // 6 mm (1/4 inch) // 10 mm (3/8 inch) // 13 mm (1/2 inch) // 16 mm (5/8 inch) // thick.
4. Perlite Board Insulation: ASTM C728, // 19 mm (3/4 inch) // 25 mm (1 inch) //.

E. Cover Board:

1. Glass Mat, Water Resistant Gypsum Roof Board: ASTM C1177/C1177M, // 6 mm (1/4 inch) // 13 mm (1/2 inch) // 16 mm (5/8 inch) // thick, factory primed.
2. Cellulosic Fiber Reinforced, Water Resistant Gypsum Roof Board: ASTM C1278/C1278M, // 6 mm (1/4 inch) // 10 mm (3/8 inch) // 13 mm (1/2 inch) // 16 mm (5/8 inch) // thick.
3. Cellulosic Fiber Insulation Board: ASTM C208, Type II, Grade 2, 13 mm (1/2 inch) thick.
4. Oriented Strand Board: DOC PS 2, Exposure 1, 11 mm (7/16 inch) thick.

2.6 ACCESSORIES

- A. Fasteners: Corrosion resistant carbon steel fasteners and galvalume coated steel or plastic round plates for fastening substrate board and insulation to roof deck.
- B. Nails: ASTM F1667; type to suit application.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Comply with requirements of Division 07 roofing section.

3.2 PREPARATION

- A. Examine and verify substrate suitability for product installation.
- B. Protect existing construction and completed work from damage.

3.3 INSTALLATION - GENERAL

- A. Install products according to manufacturer's instructions.
 1. When manufacturer's instructions deviate from specifications, submit proposed resolution for Contracting Officer's Representative consideration.
- B. Comply with requirements of UL for insulated steel roof deck.
- C. Attach substrate board and other products to meet requirements of Division 07 roofing section.

3.4 SUBSTRATE BOARD INSTALLATION

A. Fasten substrate board to top flanges of steel decking to resist uplift pressures according requirements for specified roofing system.

- 1. Locate the long dimension edge joints solidly bearing on top of decking ribs.**

3.5 VAPOR RETARDER INSTALLATION

A. Vapor Retarder Installation, General:

- 1. Install continuous vapor retarder on roof decks where indicated.**
- 2. At vertical surfaces, turn up vapor retarder to top of insulation or base flashing.**
- 3. Seal penetrations through vapor retarder with roof cement to prevent moisture entry from below.**

B. Cast in Place Concrete Decks, Except Insulating Concrete:

- 1. Prime deck as specified.**
- 2. Apply two plies of asphalt saturated felt mopped down to deck.**

C. Precast Concrete Unit Decks Without Concrete Topping:

- 1. Prime deck as specified.**
- 2. Apply two plies of asphalt saturated felt.**
- 3. Mop to deck, keeping bitumen 100 mm (4 inches) away from joints of precast units. Bridge joints with felt. Mop between plies as specified.**

3.6 INSULATION INSTALLATION

- 1. Calculate dew point location to determine amount of insulation required over vapor retarder, if any. Ensure dew point occurs within insulation thickness to prevent condensation occurring on interior surface of vapor retarder.**
- 2. Ensure that the total insulation thickness will span flutes in metal deck.**
- 3. Specify R value for each layer of insulation to avoid ambiguities.**
- 4. Indicate types of insulation required when more than one type is needed due to roofing system designs. Edit Part 2 PRODUCTS to correspond to acceptable insulation types.**
- 5. Use two layers, except on steel decks used for canopies or unheated structures.**
- 6. Mechanical fasteners shall not extend through both layers of insulation over heated spaces.**
- 7. Comply with International Building Code requirements for use of plastic insulation.**

8. Use cellular glass or mineral fiber board for tapered edge strips at gravel stop in facilities with raised edges.
9. For tapered insulation systems, use minimum thickness at roof drains of 38 mm (1 1/2 inch).
10. Use crickets to eliminate "gutters" in roof slopes. Do not allow "flat areas" where ponding will occur. Provide dishes at drains, 13 mm (1/2 inch) deep. Coordinate with drawing details.
11. Use cellular glass board for plaza at promenade decks.

A. Insulation Installation, General:

SPEC WRITER NOTE: Base sheet is not required for all insulation. Confirm the requirement to include it according to the roofing system.

1. **Base Sheet:** Where required by roofing system, install one lapped base sheet specified in Division 07 roofing section by mechanically fastening to roofing substrate before installation of insulation.

SPEC WRITER NOTE: Coordinate cant strip requirement with roof systems referencing this section.

2. **Cant Strips:** Install // preformed insulation cant strips // wood cant strips specified in Section 06 10 00 ROUGH CARPENTRY // at junctures of roofing system with vertical construction.

3. Use same insulation as existing for roof repair and alterations unless specified otherwise.

B. Insulation Thickness:

1. Thickness of roof insulation shown on drawings is nominal. Provide thickness required to comply with specified thermal performance.

Verify sufficient R Value occurs over vapor retarder to prevent condensation, especially over insulating concrete decks.

2. **Insulation on Metal Decks:** Provide insulation in minimum thickness recommended by insulation manufacturer to span deck flutes. Support edges of insulation on metal deck ribs.

3. When actual insulation thickness differs from drawings, coordinate alignment and location of roof drains, flashing, gravel stops, fascias and similar items.

: Ensure that roof slopes high and low points are shown on the roof plan, including crickets. Do not have "gutters" or level areas between drains. Ensure that drains are located at low points. Ensure that correct geometry is shown for slope.

- 4. Where tapered insulation is used, maintain insulation thickness at high points and roof edges shown on drawings.
 - a. Low Point Thickness: Minimum 38 mm (1 1/2 inches).
- 5. Use minimum two layers of insulation when required thickness is 68 mm (2.7 inch) or greater.
- C. Lay insulating units with close joints, in regular courses and with end joints staggered.
 - 1. Stagger joints between layers minimum 150 mm (6 inches).
- D. Lay units with long dimension perpendicular to the rolled (longitudinal) direction of the roofing felt.
- E. Seal cut edges at penetrations and at edges against blocking with bitumen or roof cement.

SPEC WRITER NOTE: Insulation is required to be mechanically anchored to steel decks. Delete non applicable text. Refer to Division 07 roofing section requirements for resistance to wind storm uplift. Design for wind conditions of area where building is constructed.

- F. Cut to fit tightly against blocking or penetrations.
- G. Cover all insulation installed on the same day; comply with temporary protection requirements of Division 07 roofing section.
- H. Installation Method:
 - 1. Adhered Insulation:
 - a. Prime substrate as required.
 - b. Set each layer of insulation firmly in solid mopping of hot asphalt.
 - c. Set each layer of insulation firmly in ribbons of bead applied insulation adhesive.
 - d. Set each layer of insulation firmly in uniform application of full spread insulation adhesive.
 - 2. Mechanically Fastened Insulation:
 - a. Fasten insulation according to requirements in Division 07 roofing section.
 - b. Fasten insulation to resist uplift pressures specified in Division 07 roofing section and ASCE-7.
 - 3. Mechanically Fastened and Adhered Insulation:
 - a. Fasten first layer of insulation according to "Mechanically Fastened Insulation" requirements.
 - b. Fasten each subsequent layer of insulation according to "Adhered Insulation" requirements.

3.7 COVER BOARD INSTALLATION

- A. Install cover boards over insulation with long joints in continuous straight lines with staggered end joints.
- B. Offset cover board joints from insulation joints 150 mm (6 inches), minimum.

SPEC WRITER NOTE: Do not mechanically fasten cover board under singly ply membranes to avoid potential excessive wear and puncture of membrane at exposed cover board fasteners.

C. Secure cover boards according to // "Adhered Insulation" // "Mechanically Fastened Insulation" // requirements.

18. Is the 20-year weather-tight warranty required to be a manufacturer's No Dollar Limit system warranty covering labor, materials, flashings, and edge details?

Response: Weather tight integrity must be warrantied for 20 years.

19. Roof 10 appears on the attachment as the lower band wrapping Roof 11 rather than a separate field. Please confirm the scope boundary at that junction, responsibility for counterflashing into the higher parapet, and how warranty coverage is assigned at the transition.

Response: Roof 10 and Roof 11 are separate roofing areas. The area being replace the black rock roof., 20 yr warranty on roof required.

20. Does restoration of drains to their original interior diameter require full mechanical replacement of the drain bowl, clamping ring, and vertical leader connection?

Response: **Restoration** depends on condition of drain bowl and clamping ring. Vertical leader will only be repaired if needed, Not expecting issues with vertical leader.

21. Will drain work require access to occupied interior spaces, and what infection control and containment standards apply inside the hospital during that work and during tear-off?

Response: No interior work is expected

22. Are existing overflow drains, scuppers, or secondary drainage systems to be modified, raised, or replaced under this contract?

Response: The SOW specifies repair of roof drains to original interior diameter. Coordinate any secondary systems with COR.

23. What is the period of performance, and will liquidated damages apply?

Response: Construction Completion 120days after NTP. Liquidated damages will not apply.

24. What is the maximum deck area that may remain open at the end of a work day, may more than one roof be under demolition concurrently, and what temporary weather protection or night tie-in is required?

Response: No decking should remain open at end of work day, demolition should be scheduled to ensure no roofing is open at end of day. Temporary plan for weather protection to be discussed with COR.

25. Are there noise-restricted periods over the PT clinic or other sensitive areas? Yes, all are noise sensitive areas. Where VA-imposed access or noise restrictions require work outside 7:00 AM to 5:00 PM, will that work be treated as no additional expense or administered as a change?

Response: Hours: 7:00 AM–5:00 PM, Monday–Friday. Work outside these hours requires COR approval

26. Where are the designated staging, laydown, crane setup, and dumpster zones, and what weight or access restrictions apply to those areas?

Response: Contractor must provide dumpsters. Laydown yard size and location TBD. Must maintain unobstructed access for emergency services. Review with COR.

27. Which Davis-Bacon wage determination number and classification, building or heavy, applies to this contract?

Response: Davis-Bacon Act Wage Determination DE20260008 New Castle. See wage determination attached to/incorporated into the solicitation.

28. What is the badging processing time and protocol for subcontractor personnel prior to site access?

Response: Contractors must have proper documentation and government-issued badges remain government property (are you issuing badges for this project or being escorted)

29. Must the on-site English-speaking supervisor hold specific credentials, such as OSHA 30-Hour Construction or a VA or USACE Quality Control Manager qualification?

Response: YES. Effective July 31, 2005, all employees of the general contractor and subcontractors shall have the 10-hour OSHA certified construction safety course. The General Contractor's competent person shall have completed the 30-hour OSHA certified construction safety course.

30. Are sealed and stamped drawings prepared by a registered Professional Engineer or Architect required in the submittal package prior to construction?

Response: N/A. There are no sealed and stamped drawings for this project.

31. Will the VA conduct an organized pre-bid site visit? If so, please provide date, time, muster location, RSVP deadline, and confirm whether attendance is a condition of eligibility to submit an offer.

Response: Refer to Contracting. Contractors are expected to coordinate with the COR for site visits as necessary to survey existing conditions (SOW Site Investigation). No mandatory organized pre-bid site visit date is stated in the provided language. Attendance is not a condition of eligibility to submit an offer.

32. If visits are scheduled individually with the COR, what advance notice is required, and how many personnel per offeror may attend?

Response: Refer to Contracting. Contractors must coordinate site visits with the COR. Specific advance notice period and personnel limit are not stated in the SOW or solicitation language provided.

33. What identification or credentialing is required for site visit access, and is any advance clearance needed prior to arrival?

Response: ID A Government issued ID is required for site visit. Clearance is not necessary prior to arrival

34. How will offerors access the four roofs, interior stair, roof hatch, exterior ladder, or lift, and will VA escort be required throughout?

Response: Stairs, roof hatch, mechanical door, crane

35. Will offerors be permitted to take measurements and photographs during the site visit? Yes. The SOW restricts release of photographs and information without prior written COR approval, and we are seeking confirmation that bid-phase documentation for estimating purposes is permitted.

Response: Yes. The Contractor shall not release any information (including photographs) on any part of the subject matter of this contract without the prior written approval of the COR (SOW Management section).

36. Will offerors be permitted to take roof core samples during the site visit to determine existing assembly composition and insulation thickness, and if so under what conditions and repair requirements?

Response: Yes

37. Will electrical power and potable water be made available at no cost to the contractor, and where are the designated points of connection? If metering or reimbursement applies, please specify.

Response: For electrical use a surge protector

38. What is the designated route for material delivery to and debris removal from each roof? Is use of building elevators permitted for materials or debris, and if so are there weight limits or protection requirements?

Response: 3. Construction Waste Management, Specification 01 74 19. Use of building elevators for material delivery and waste management not permitted. Material and waste need to be deliver directly to the roof

39. Will parking be provided for contractor and subcontractor personnel, how many spaces, in what location, and at what cost if any?

Response: Yes but TBD

40. Will restroom and break facilities be available to contractor personnel, or is the contractor to provide portable facilities? If portable, where may they be placed?

Response: Restrooms are available

41. Will the VA provide a secured laydown or storage area, and is the contractor responsible for fencing, lighting, and security of that area?

Response: Yes, but area is TBD

42. Are any materials, equipment, or services government-furnished under this contract?

Response: No

43. Please provide specification section 01 74 19, Construction Waste Management, which is referenced in the SOW but was not included with the issued documents.

Response: SECTION 01 74 19

CONSTRUCTION WASTE MANAGEMENT

PART 1 - GENERAL

1.1 DESCRIPTION

A. This section specifies the requirements for the management of non-hazardous building construction and demolition waste.

B. Waste disposal in landfills shall be minimized to the greatest extent possible. Of the inevitable waste that is generated, as much of the waste material as economically feasible shall be salvaged, recycled or reused.

C. Contractor shall use all reasonable means to divert construction and demolition waste from landfills and incinerators, and facilitate their salvage and recycle not limited to the following:

D. Waste Management Plan development and implementation.

E. Techniques to minimize waste generation.

F. Sorting and separating of waste materials.

G. Salvage of existing materials and items for reuse or resale.

H. Recycling of materials that cannot be reused or sold.

I. At a minimum the following waste categories shall be diverted from landfills:

- 1. Soil.**
- 2. Inerts (eg, concrete, masonry and asphalt).**
- 3. Clean dimensional wood and palette wood.**
- 4. Green waste (biodegradable landscaping materials).**
- 5. Engineered wood products (plywood, particle board and I-joists, etc).**
- 6. Metal products (eg, steel, wire, beverage containers, copper, etc).**
- 7. Sheathings**
- 8. Cardboard, paper and packaging.**
- 9. Bitumen roofing materials.**
- 10. Plastics (eg, ABS, PVC).**
- 11. Carpet and/or pad.**
- 12. Gypsum board.**
- 13. Insulation.**
- 14. Paint.**
- 15. Fluorescent lamps.**

1.2 RELATED WORK

- A. Section 02 41 00, DEMOLITION.**
- B. Section 01 00 00, GENERAL REQUIREMENTS.**
- 1. //C. Lead Paint: Section 02 83 33.13, LEAD BASED PAINT REMOVAL AND DISPOSAL.//**
- 2. //D. Division 1 Sustainability specifications//**

1.3 QUALITY ASSURANCE

A. Contractor shall practice efficient waste management when sizing, cutting and installing building products. Processes shall be employed to ensure the generation of as little waste as possible. Construction /Demolition waste includes products of the following:

- 1. Excess or unusable construction materials.**
- 2. Packaging used for construction products.**
- 3. Poor planning and/or layout.**
- 4. Construction error.**
- 5. Over ordering.**

6. Weather damage.

7. Contamination.

8. Mishandling.

9. Breakage.

B. Establish and maintain the management of non-hazardous building construction and demolition waste set forth herein. Conduct a site assessment to estimate the types of materials that will be generated by demolition and construction.

C. Contractor shall develop and implement procedures to recycle construction and demolition waste to a minimum of //50// // // percent.

D. Contractor shall be responsible for implementation of any special programs involving rebates or similar incentives related to recycling. Any revenues or savings obtained from salvage or recycling shall accrue to the contractor.

E. Contractor shall provide all demolition, removal and legal disposal of materials. Contractor shall ensure that facilities used for recycling, reuse and disposal shall be permitted for the intended use to the extent required by local, state, federal regulations.

F. Contractor shall assign a specific area to facilitate separation of materials for reuse, salvage, recycling, and return. Such areas are to be kept neat and clean and clearly marked in order to avoid contamination or mixing of materials.

G. Contractor shall provide on-site instructions and supervision of separation, handling, salvaging, recycling, reuse and return methods to be used by all parties during waste generating stages.

H. Record on daily reports any problems in complying with laws, regulations and ordinances with corrective action taken.

1.4 TERMINOLOGY

A. Class III Landfill: A landfill that accepts non-hazardous resources such as household, commercial and industrial waste resulting from construction, remodeling, repair and demolition operations.

B. Clean: Untreated and unpainted; uncontaminated with adhesives, oils, solvents, mastics and like products.

C. Construction and Demolition Waste: Includes all non-hazardous resources resulting from construction, remodeling, alterations, repair and demolition operations.

D. Dismantle: The process of parting out a building in such a way as to preserve the usefulness of its materials and components.

E. Disposal: Acceptance of solid wastes at a legally operating facility for the purpose of land filling (includes Class III landfills and inert fills).

F. Inert Backfill Site: A location, other than inert fill or other disposal facility, to which inert materials are taken for the purpose of filling an excavation, shoring or other soil engineering operation.

- G. Inert Fill:** A facility that can legally accept inert waste, such as asphalt and concrete exclusively for the purpose of disposal.
- H. Inert Solids/Inert Waste:** Non-liquid solid resources including, but not limited to, soil and concrete that does not contain hazardous waste or soluble pollutants at concentrations in excess of water-quality objectives established by a regional water board, and does not contain significant quantities of decomposable solid resources.
- I. Mixed Debris:** Loads that include commingled recyclable and non-recyclable materials generated at the construction site.
- J. Mixed Debris Recycling Facility:** A solid resource processing facility that accepts loads of mixed construction and demolition debris for the purpose of recovering re-usable and recyclable materials and disposing non-recyclable materials.
- K. Permitted Waste Hauler:** A company that holds a valid permit to collect and transport solid wastes from individuals or businesses for the purpose of recycling or disposal.
- L. Recycling:** The process of sorting, cleansing, treating, and reconstituting materials for the purpose of using the altered form in the manufacture of a new product. Recycling does not include burning, incinerating or thermally destroying solid waste.
- 1. On-site Recycling –** Materials that are sorted and processed on site for use in an altered state in the work, i.e. concrete crushed for use as a sub-base in paving.
 - 2. Off-site Recycling –** Materials hauled to a location and used in an altered form in the manufacture of new products.
- M. Recycling Facility:** An operation that can legally accept materials for the purpose of processing the materials into an altered form for the manufacture of new products. Depending on the types of materials accepted and operating procedures, a recycling facility may or may not be required to have a solid waste facilities permit or be regulated by the local enforcement agency.
- N. Reuse:** Materials that are recovered for use in the same form, on-site or off-site.
- O. Return:** To give back reusable items or unused products to vendors for credit.
- P. Salvage:** To remove waste materials from the site for resale or re-use by a third party.
- Q. Source-Separated Materials:** Materials that are sorted by type at the site for the purpose of reuse and recycling.
- R. Solid Waste:** Materials that have been designated as non-recyclable and are discarded for the purposes of disposal.
- S. Transfer Station:** A facility that can legally accept solid waste for the purpose of temporarily storing the materials for re-loading onto other trucks and transporting them to a landfill for disposal, or recovering some materials for re-use or recycling.

1.5 SUBMITTALS

- A.** In accordance with Section 01 33 23, SHOP DRAWINGS, PRODUCT DATA, and SAMPLES, furnish the following:

B. Prepare and submit to the //COR// //Resident Engineer// a written demolition debris management plan. The plan shall include, but not be limited to, the following information:

- 1. Procedures to be used for debris management.**
- 2. Techniques to be used to minimize waste generation.**
- 3. Analysis of the estimated job site waste to be generated:**
 - a. List of each material and quantity to be salvaged, reused, recycled.**
 - b. List of each material and quantity proposed to be taken to a landfill.**
- 4. Detailed description of the Means/Methods to be used for material handling.**
 - a. On site: Material separation, storage, protection where applicable.**
 - b. Off site: Transportation means and destination. Include list of materials.**
 - 1) Description of materials to be site-separated and self-hauled to designated facilities.**
 - 2) Description of mixed materials to be collected by designated waste haulers and removed from the site.**
 - a) The names and locations of mixed debris reuse and recycling facilities or sites.**
 - b) The names and locations of trash disposal landfill facilities or sites.**
 - c) Documentation that the facilities or sites are approved to receive the materials.**
- C. Designated Manager responsible for instructing personnel, supervising, documenting and administer over meetings relevant to the Waste Management Plan.**
- D. Monthly summary of construction and demolition debris diversion and disposal, quantifying all materials generated at the work site and disposed of or diverted from disposal through recycling.**
- E. Target waste diversion rate by material and an overall diversion rate.**
- F. Final report documenting the results of implementation of the preconstruction waste management plan.**

1.6 APPLICABLE PUBLICATIONS

- A. Publications listed below form a part of this specification to the extent referenced. Publications are referenced by the basic designation only. In the event that criteria requirements conflict, the most stringent requirements shall be met.**
- B. U.S. Green Building Council (USGBC): LEED Green Building Rating System for New Construction**
 - 1. Green Building Initiative (GBI): Green Globes for New Construction 2019**

1.7 RECORDS

- A. Maintain records to document the quantity of waste generated; the quantity of waste diverted through sale, reuse, or recycling; and the quantity of waste disposed by landfill or incineration. Records shall**

be kept in accordance with the //LEED Reference Guide and LEED Template// // Green Globes for New Construction 2019 Technical Reference Manual.//

PART 2 - PRODUCTS

2.1 MATERIALS

- A. List of each material and quantity to be salvaged, recycled, reused.**
- B. List of each material and quantity proposed to be taken to a landfill.**
- C. Material tracking data: Receiving parties, dates removed, transportation costs, weight tickets, tipping fees, manifests, invoices, net total costs or savings.**

PART 3 - EXECUTION

3.1 COLLECTION

- A. Provide all necessary containers, bins and storage areas to facilitate effective waste management.**
- B. Clearly identify containers, bins and storage areas so that recyclable materials are separated from trash and can be transported to respective recycling facility for processing.**
- C. Hazardous wastes shall be separated, stored, disposed of according to local, state, federal regulations.**

3.2 DISPOSAL

- A. Contractor shall be responsible for transporting and disposing of materials that cannot be delivered to a source-separated or mixed materials recycling facility to a transfer station or disposal facility that can accept the materials in accordance with state and federal regulations.**
- B. Construction or demolition materials with no practical reuse or that cannot be salvaged or recycled shall be disposed of at a landfill or incinerator.**

3.3 REPORT

- A. With each application for progress payment, submit a summary of construction and demolition debris diversion and disposal including beginning and ending dates of period covered.**
- B. Quantify all materials diverted from landfill disposal through salvage or recycling during the period with the receiving parties, dates removed, transportation costs, weight tickets, manifests, invoices. Include the net total costs or savings for each salvaged or recycled material.**
- C. Quantify all materials disposed of during the period with the receiving parties, dates removed, transportation costs, weight tickets, tipping fees, manifests, invoices. Include the net total costs for each disposal.**

-

44. Where may roll-off containers be staged, may they remain on site overnight and over weekends, and is a VA permit or daily coordination required for placement and swap-out?

Response: Contractor must provide own dumpsters if needed.

45. Are debris chutes permitted, and are there restrictions on chute location, enclosure, or hours of use given adjacent clinical operations?

Response: Response: SECTION 01 74 19

CONSTRUCTION WASTE MANAGEMENT

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C. Contractor shall use all reasonable means to divert construction and demolition waste from landfills and incinerators, and facilitate their salvage and recycle not limited to the following:

D. Waste Management Plan development and implementation.

E. Techniques to minimize waste generation.

F. Sorting and separating of waste materials.

G. Salvage of existing materials and items for reuse or resale.

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- B. Section 01 00 00, GENERAL REQUIREMENTS.
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 6. Weather damage.
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G. Contractor shall provide on-site instructions and supervision of separation, handling, salvaging, recycling, reuse and return methods to be used by all parties during waste generating stages.

H. Record on daily reports any problems in complying with laws, regulations and ordinances with corrective action taken.

1.4 TERMINOLOGY

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J. Mixed Debris Recycling Facility: A solid resource processing facility that accepts loads of mixed construction and demolition debris for the purpose of recovering re-usable and recyclable materials and disposing non-recyclable materials.

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O. Return: To give back reusable items or unused products to vendors for credit.

P. Salvage: To remove waste materials from the site for resale or re-use by a third party.

Q. Source-Separated Materials: Materials that are sorted by type at the site for the purpose of reuse and recycling.

R. Solid Waste: Materials that have been designated as non-recyclable and are discarded for the purposes of disposal.

S. Transfer Station: A facility that can legally accept solid waste for the purpose of temporarily storing the materials for re-loading onto other trucks and transporting them to a landfill for disposal, or recovering some materials for re-use or recycling.

1.5 SUBMITTALS

A. In accordance with Section 01 33 23, SHOP DRAWINGS, PRODUCT DATA, and SAMPLES, furnish the following:

B. Prepare and submit to the //COR// //Resident Engineer// a written demolition debris management plan. The plan shall include, but not be limited to, the following information:

- 1. Procedures to be used for debris management.**
- 2. Techniques to be used to minimize waste generation.**
- 3. Analysis of the estimated job site waste to be generated:**
 - a. List of each material and quantity to be salvaged, reused, recycled.**
 - b. List of each material and quantity proposed to be taken to a landfill.**
- 4. Detailed description of the Means/Methods to be used for material handling.**
 - a. On site: Material separation, storage, protection where applicable.**
 - b. Off site: Transportation means and destination. Include list of materials.**

- 1) Description of materials to be site-separated and self-hauled to designated facilities.
- 2) Description of mixed materials to be collected by designated waste haulers and removed from the site.
 - a) The names and locations of mixed debris reuse and recycling facilities or sites.
 - b) The names and locations of trash disposal landfill facilities or sites.
 - c) Documentation that the facilities or sites are approved to receive the materials.
- C. Designated Manager responsible for instructing personnel, supervising, documenting and administer over meetings relevant to the Waste Management Plan.
- D. Monthly summary of construction and demolition debris diversion and disposal, quantifying all materials generated at the work site and disposed of or diverted from disposal through recycling.
- E. Target waste diversion rate by material and an overall diversion rate.
- F. Final report documenting the results of implementation of the preconstruction waste management plan.

1.6 APPLICABLE PUBLICATIONS

- A. Publications listed below form a part of this specification to the extent referenced. Publications are referenced by the basic designation only. In the event that criteria requirements conflict, the most stringent requirements shall be met.
- B. U.S. Green Building Council (USGBC): LEED Green Building Rating System for New Construction
1. Green Building Initiative (GBI): Green Globes for New Construction 2019

1.7 RECORDS

- A. Maintain records to document the quantity of waste generated; the quantity of waste diverted through sale, reuse, or recycling; and the quantity of waste disposed by landfill or incineration. Records shall be kept in accordance with the //LEED Reference Guide and LEED Template// // Green Globes for New Construction 2019 Technical Reference Manual.//

PART 2 - PRODUCTS

2.1 MATERIALS

- A. List of each material and quantity to be salvaged, recycled, reused.
- B. List of each material and quantity proposed to be taken to a landfill.
- C. Material tracking data: Receiving parties, dates removed, transportation costs, weight tickets, tipping fees, manifests, invoices, net total costs or savings.

PART 3 - EXECUTION

3.1 COLLECTION

- A. Provide all necessary containers, bins and storage areas to facilitate effective waste management.

- B. Clearly identify containers, bins and storage areas so that recyclable materials are separated from trash and can be transported to respective recycling facility for processing.**
- C. Hazardous wastes shall be separated, stored, disposed of according to local, state, federal regulations.**

3.2 DISPOSAL

- A. Contractor shall be responsible for transporting and disposing of materials that cannot be delivered to a source-separated or mixed materials recycling facility to a transfer station or disposal facility that can accept the materials in accordance with state and federal regulations.**
- B. Construction or demolition materials with no practical reuse or that cannot be salvaged or recycled shall be disposed of at a landfill or incinerator.**

3.3 REPORT

- A. With each application for progress payment, submit a summary of construction and demolition debris diversion and disposal including beginning and ending dates of period covered.**
- B. Quantify all materials diverted from landfill disposal through salvage or recycling during the period with the receiving parties, dates removed, transportation costs, weight tickets, manifests, invoices. Include the net total costs or savings for each salvaged or recycled material.**
- C. Quantify all materials disposed of during the period with the receiving parties, dates removed, transportation costs, weight tickets, tipping fees, manifests, invoices. Include the net total costs for each disposal.**

46. Does 01 74 19 impose a diversion or recycling percentage, and what tonnage reporting and disposal documentation must be submitted.

Response: Response: SECTION 01 74 19

CONSTRUCTION WASTE MANAGEMENT

PART 1 - GENERAL

1.1 DESCRIPTION

- A. This section specifies the requirements for the management of non-hazardous building construction and demolition waste.**
- B. Waste disposal in landfills shall be minimized to the greatest extent possible. Of the inevitable waste that is generated, as much of the waste material as economically feasible shall be salvaged, recycled or reused.**
- C. Contractor shall use all reasonable means to divert construction and demolition waste from landfills and incinerators, and facilitate their salvage and recycle not limited to the following:**
- D. Waste Management Plan development and implementation.**
- E. Techniques to minimize waste generation.**
- F. Sorting and separating of waste materials.**

- G. Salvage of existing materials and items for reuse or resale.**
- H. Recycling of materials that cannot be reused or sold.**
- I. At a minimum the following waste categories shall be diverted from landfills:**
 - 1. Soil.**
 - 2. Inerts (eg, concrete, masonry and asphalt).**
 - 3. Clean dimensional wood and palette wood.**
 - 4. Green waste (biodegradable landscaping materials).**
 - 5. Engineered wood products (plywood, particle board and I-joists, etc).**
 - 6. Metal products (eg, steel, wire, beverage containers, copper, etc).**
 - 7. Sheathings**
 - 8. Cardboard, paper and packaging.**
 - 9. Bitumen roofing materials.**
 - 10. Plastics (eg, ABS, PVC).**
 - 11. Carpet and/or pad.**
 - 12. Gypsum board.**
 - 13. Insulation.**
 - 14. Paint.**
 - 15. Fluorescent lamps.**

1.2 RELATED WORK

- A. Section 02 41 00, DEMOLITION.**
- B. Section 01 00 00, GENERAL REQUIREMENTS.**
 - 1. //C. Lead Paint: Section 02 83 33.13, LEAD BASED PAINT REMOVAL AND DISPOSAL.//**
 - 2. //D. Division 1 Sustainability specifications//**

1.3 QUALITY ASSURANCE

- A. Contractor shall practice efficient waste management when sizing, cutting and installing building products. Processes shall be employed to ensure the generation of as little waste as possible. Construction /Demolition waste includes products of the following:**
 - 1. Excess or unusable construction materials.**
 - 2. Packaging used for construction products.**
 - 3. Poor planning and/or layout.**

4. **Construction error.**
5. **Over ordering.**
6. **Weather damage.**
7. **Contamination.**
8. **Mishandling.**
9. **Breakage.**

B. Establish and maintain the management of non-hazardous building construction and demolition waste set forth herein. Conduct a site assessment to estimate the types of materials that will be generated by demolition and construction.

C. Contractor shall develop and implement procedures to recycle construction and demolition waste to a minimum of //50// // // percent.

D. Contractor shall be responsible for implementation of any special programs involving rebates or similar incentives related to recycling. Any revenues or savings obtained from salvage or recycling shall accrue to the contractor.

E. Contractor shall provide all demolition, removal and legal disposal of materials. Contractor shall ensure that facilities used for recycling, reuse and disposal shall be permitted for the intended use to the extent required by local, state, federal regulations.

F. Contractor shall assign a specific area to facilitate separation of materials for reuse, salvage, recycling, and return. Such areas are to be kept neat and clean and clearly marked in order to avoid contamination or mixing of materials.

G. Contractor shall provide on-site instructions and supervision of separation, handling, salvaging, recycling, reuse and return methods to be used by all parties during waste generating stages.

H. Record on daily reports any problems in complying with laws, regulations and ordinances with corrective action taken.

1.4 TERMINOLOGY

A. Class III Landfill: A landfill that accepts non-hazardous resources such as household, commercial and industrial waste resulting from construction, remodeling, repair and demolition operations.

B. Clean: Untreated and unpainted; uncontaminated with adhesives, oils, solvents, mastics and like products.

C. Construction and Demolition Waste: Includes all non-hazardous resources resulting from construction, remodeling, alterations, repair and demolition operations.

D. Dismantle: The process of parting out a building in such a way as to preserve the usefulness of its materials and components.

E. Disposal: Acceptance of solid wastes at a legally operating facility for the purpose of land filling (includes Class III landfills and inert fills).

- F. Inert Backfill Site:** A location, other than inert fill or other disposal facility, to which inert materials are taken for the purpose of filling an excavation, shoring or other soil engineering operation.
- G. Inert Fill:** A facility that can legally accept inert waste, such as asphalt and concrete exclusively for the purpose of disposal.
- H. Inert Solids/Inert Waste:** Non-liquid solid resources including, but not limited to, soil and concrete that does not contain hazardous waste or soluble pollutants at concentrations in excess of water-quality objectives established by a regional water board, and does not contain significant quantities of decomposable solid resources.
- I. Mixed Debris:** Loads that include commingled recyclable and non-recyclable materials generated at the construction site.
- J. Mixed Debris Recycling Facility:** A solid resource processing facility that accepts loads of mixed construction and demolition debris for the purpose of recovering re-usable and recyclable materials and disposing non-recyclable materials.
- K. Permitted Waste Hauler:** A company that holds a valid permit to collect and transport solid wastes from individuals or businesses for the purpose of recycling or disposal.
- L. Recycling:** The process of sorting, cleansing, treating, and reconstituting materials for the purpose of using the altered form in the manufacture of a new product. Recycling does not include burning, incinerating or thermally destroying solid waste.
- 1. On-site Recycling –** Materials that are sorted and processed on site for use in an altered state in the work, i.e. concrete crushed for use as a sub-base in paving.
 - 2. Off-site Recycling –** Materials hauled to a location and used in an altered form in the manufacture of new products.
- M. Recycling Facility:** An operation that can legally accept materials for the purpose of processing the materials into an altered form for the manufacture of new products. Depending on the types of materials accepted and operating procedures, a recycling facility may or may not be required to have a solid waste facilities permit or be regulated by the local enforcement agency.
- N. Reuse:** Materials that are recovered for use in the same form, on-site or off-site.
- O. Return:** To give back reusable items or unused products to vendors for credit.
- P. Salvage:** To remove waste materials from the site for resale or re-use by a third party.
- Q. Source-Separated Materials:** Materials that are sorted by type at the site for the purpose of reuse and recycling.
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47. Couldn't identify unused equipment during the site visit. Does the VA have a list of equipment or a drawing indicating what equipment will be demolished/removed?

Response: Equipment on Roof 11 and PT roof will be relocated.

48. Please verify what the lightning protection scope of work is. Roofs typically include demo of existing and either re-install or provide/certify new lightning protection.

Response: Re-install

49. Please identify the average R-value of the insulation required on these roofs. The VA typically uses an R-33 average.

Response: R-33 average min required.

50. Does the VA want the following spec sections added to the scope:?

Response: No

51. The antennas on roof 11 have caution signs warning about radio frequency hazards. Will the VA make these safe and lock/tag them out prior to roofing operations?

Response: Yes

52. Will the antennas/mounts/wiring on the PT roof have to be removed/re-installed under this contract?

Response: Yes, the antennas/mounts/wiring on the PT roof will need to be removed and re-installed.

53. A few of these roofs have low parapets. Is it the VA's intent for the roofers to be tied off when working on these roofs?

Response: Yes, it is the VA's intent for the roofers to be tied off when working on these roofs?

54. Access to these roofs are difficult. Is it the VA's intent for the crane work to be done on off hours?

Response: Yes, it is the VA's intent for the crane work to be done on off hours.

55. Does the VA want to replace all roof drains or just repair specific ones?

Response: The SOW specifies repair of roof drains to original interior diameter.

56. It seems some HVAC/Electrical, and Antenna equipment will need to be raised to allow for new insulation. Does the VA have a minimum end-state clearance height (like 12") below the existing equipment after relocation?

Response: No clearance height will be required

57. Please identify the high wind zone requirements mentioned in item j of the SOW

Response: Apply ASCE 7 pressure coefficients across Zones 1–3 to establish structural uplift loads.

58. It seems metal decking may not be the substrate for all these roofs. Does the VA want the concrete repaired (if needed) on the roofs with concrete decking.

Response: Yes, the VA wants the concrete repaired (if needed) on the roofs with concrete decking.

59. Please provide the government-verified square footage and perimeter dimensions for each of the four roof areas.

Response: Estimate measurements: Roof 3D 538 sq ft. / Roof PT 3,530 sq ft. / Roof 10 1,794 sq. ft / Roof 11 5,879 sq ft. Site visit suggested

60. Please provide scaled roof plans or drawings showing dimensions, elevations, roof edges, parapets, walls, curbs, drains, penetrations, and flashing conditions. The current attachments appear to be unscaled location screenshots.

Response: Drawings do not exist for dimensions, elevations, roof edges, parapets, walls, curbs, drains, penetrations, and flashing conditions.

61. Please confirm the exact limits of Roof 10, including whether its scope encompasses the entire lower roof area surrounding Roof 11.

Response: Roof 10 is the black top rock roof, Roof 10 sq ft. 1,794 sq ft. Yes entire lower roof area surrounding

62. Please identify the existing roof assembly, including the number and type of existing roof layers, membrane type, insulation type and thickness, cover board, vapor barrier, attachment method, and approximate total tear-off thickness.

Response: Site visits may be required for further investigation

All roofing material and insulation “below the membrane” must be removed to fully expose decking. Deteriorated metal decking may exist, especially on PT Roof.

63. Please provide any available roof-core reports, moisture surveys, infrared surveys, structural reports, or prior roof-condition assessments.

Response: N/A. roof-core reports, moisture surveys, infrared surveys, structural reports, and/or prior roof-condition assessments are not available.

64. Please confirm the required R-value and minimum insulation thickness for the new roof system.

Response: Overall average R-value: R-33 (RSI 5.7), minimum

Any location minimum R-value: R-10 (RSI 1.7), minimum

65. Please confirm the required slope for the tapered-insulation system and provide a tapered-insulation or drainage plan, if available.

Response: Requires roofs to slope to drains so there is no puddled water after rainfall

66. Please identify the number, locations, sizes, and existing conditions of all roof drains included in the project.

Response: Site visit suggested for field verification.

67. The SOW states that roof drains must be repaired to their original interior diameter and that insertable retrofit drains are unacceptable. Please clarify whether this work is limited to the roof-drain bowls and connections at the roof surface or whether interior plumbing and drainpipe work below the roof deck is also included.

Response: The SOW specifies repair of roof drains to original interior diameter. Roof drain bowls and connections at roof surface.

68. Please provide the approximate quantities and flashing heights for parapet walls, brick walls, equipment curbs, expansion joints, penetrations, pitch pockets, and roof edges.

Response: Site visits may be required for further investigation

69. Please identify any rooftop equipment, curbs, supports, pipes, or penetrations expected to be removed. Please also clarify which trade is responsible for disconnecting and reconnecting any mechanical, electrical, plumbing, or other active systems.

Response: Roof 11 has equipment that will be relocated, also AT&T will be disconnecting .

70. Please provide the existing metal-deck type, profile, depth, and gauge for each roof area.

Response: Unknown

71. Please provide the government's estimated quantity of deteriorated metal decking, particularly on the Physical Therapy Roof.

Response: Repair will be made upon discovery, each roof has had issues with water leaks. Possibly about 10% of the roof has deteriorated metal decking

72. Because the amount of concealed deck deterioration cannot be determined until demolition, will the VA establish a unit-price bid item or allowance for authorized metal-deck replacement? If so, please specify the unit of measurement and estimated quantity.

Response: The SOW states decking replacement must be authorized and approved in writing by the COR. Because of previous water damage to roof Provide unit price to replace potentially rotted decking upon inspection

73. If deteriorated decking is discovered, please clarify the procedure for notifying the COR, obtaining written authorization, temporarily protecting the affected area, and receiving an equitable adjustment for authorized work.

Response: Contractor must immediately notify the COR and Contracting in writing when deteriorated decking is found. If an equitable adjustment is needed, a modification will be issued by the Contracting office prior to any work being performed.

74. Please provide any asbestos, lead, mold, PCB, or other hazardous-material surveys applicable to the existing roofing, insulation, flashing, coatings, mastics, sealants, drains, and related materials.

Response: N/A surveys are not available for asbestos, lead, mold, PCB, or other hazardous-material surveys applicable to the existing roofing, insulation, flashing, coatings, mastics, sealants, drains, and related materials.

75. If previously unidentified hazardous materials are encountered, please confirm whether testing and abatement will be handled by the government or treated as a differing site condition and contract modification.

Response: Refer to Contracting. FAR 52.236-2 Differing Site Conditions (DEVIATION) is incorporated by reference in the solicitation. Previously unidentified hazardous materials would be treated as Differing Site Conditions and may require a contract modification.

76. Please confirm whether the required 20-year warranty must be a manufacturer-issued, no-dollar-limit system warranty or whether a contractor workmanship warranty is acceptable.

Response: All parts involved with roof weather-tight integrity must be warrantied for a minimum of 20 years.

77. Please identify any required manufacturer approvals, certifications, inspections, wind-uplift ratings, and warranty fees that must be included in the base bid.

Response: manufacturer approvals, wind-uplift rating documentation, certification inspections, or warranty fee submissions are required as part of the base bid.

78. Please provide the applicable high-wind design requirements, including required wind speed, uplift pressures, exposure category, fastening patterns, and any required engineered calculations.

Response: ASCE 7 is the engineering standard that determines the minimum loads a building must be designed to withstand especially wind loads for roofing work. Building codes (IBC) legally require its use.

79. Please confirm whether Elevate RubberGard EPDM is the basis of design and whether equivalent manufacturers and systems will be considered through the submittal process.

Response: Equivalent manufacturers can be submitted through the submittal process.

80. Please confirm whether the contractor must complete all four roof replacements within 60 calendar days after receipt of the Notice to Proceed.

Response: Yes, Construction Completion is expected 60 days after NTP.

81. Please clarify how weather delays, manufacturer inspections, concealed deck conditions, hazardous-material discoveries, and delays awaiting COR authorization will be addressed relative to the 60-calendar-day completion period.

Response: Refer to Contracting. Completion is 60 days after NTP. Weather delays, manufacturer inspections, concealed deck conditions, hazardous-material discoveries, and delays awaiting COR authorization will be addressed on a case by case basis. Ex. Completion days extended to accommodate items mentioned above.

82. Please confirm whether multiple roofing crews may work simultaneously on separate roof sections.

Response: Yes, multiple roofing crews may work simultaneously on separate roof sections.

83. Please identify approved staging, crane, material-hoisting, dumpster, equipment, and employee-parking locations.

Response: Contractor must provide own dumpsters. Must maintain unobstructed access for emergency services. Review with COR. Staging area TBD. Parking is available on site in patient parking lot.

84. Please confirm whether any restrictions apply to cranes, lifts, roof loading, material storage, deliveries, dumpster placement, noise, dust, odors, or temporary shutdowns because the work will occur at an occupied medical facility.

Response: Work must interfere “as little as possible” with VA operations. No restrictions as with outside work. Work is expected be only on exterior of building.

85. Please identify any infection-control, ICRA, negative-air, dust-control, or interior-protection requirements applicable to this work.

Response: VHA Directive 7715: Requires a Pre-Construction Risk Assessment (PCRA) and Infection Control Risk.

VHA Directive 7715 establishes policies to ensure safe and healthy worksites for staff, patients, visitors, and contractors during construction and renovation at VA facilities.

Purpose and Scope

VHA Directive 7715 sets forth the policy for maintaining a safe and healthy work environment during construction and renovation activities at Veterans Health Administration (VHA) facilities. It applies to all construction activities as defined by the Occupational Safety and Health Administration (OSHA) that occur on VHA-owned or VHA-leased properties, whether performed by VHA staff or contractors, and covers staff, patients, volunteers, visitors, and the general public

. The directive aims to reduce risks of injury, disruption of patient care, and mission-essential service interruptions

86. Please clarify whether daily temporary roofing or complete watertight dry-in is required before the contractor leaves the site each day.

Response. Yes temporary roofing would be required

87. Please confirm whether roof work may be performed on weekends or outside the stated 7:00 a.m.–5:00 p.m. hours when necessary to maintain the schedule, and whether advance COR approval would be required.

Response: Any work outside these hours must be approved by the COR. Per SOW: any work performed outside of normal operating hours (7:00am-5:00pm) must be approved by the COR and at no additional expense.

88. Please confirm whether a mandatory or additional site visit will be scheduled before bids are due. If no additional visit is planned, please provide the appropriate contact and procedure for arranging access to field-measure the roofs.

Response: Contractors must coordinate site visits with the COR

89. Please provide the applicable Davis-Bacon wage determination, bid schedule, bid-bond requirements, and any required unit-price or allowance schedule that must accompany the bid.

Response: Price/Cost Schedule is Item 0001 Construction Services – Roof Replacement (1 JB). Contractor responsible for correct classification and compliance with wage and hour laws. See “Information Regarding Bidding Material, Bid Guarantee and Bonds” section of the solicitation for bond/guarantee requirements. Specific wage determination number not stated in the provided language.

90. Please confirm the current bid deadline and submission method and identify the deadline for contractor questions.

Response: Site Visit: September 15th, 11:00AM; Meet in building 10 Conference room

Questions: September 22nd, Questions out by the 29th

IFB Bid Opening: October 7th, 11:00AM

91. Would the VA permit Titan and our roofing subcontractor to conduct an additional site visit prior to the bid due date? We would like to verify roof measurements, existing conditions, rooftop equipment, access, staging, drainage, and other field conditions necessary to finalize our pricing. We are flexible and can accommodate a date and time established by the Government.

Response: The scope explicitly states that contractors are expected to coordinate with the COR for site visits as necessary to survey existing conditions. Site visits are permitted and should be arranged with the COR.

92. The original solicitation identifies a bid due date of August 24, 2026 at 1:00 PM Eastern. We have also received information showing a Microsoft Teams bid opening scheduled for September 8, 2026 from 1:00 PM to 1:30 PM. Please confirm the current official bid submission deadline and whether an amendment has been issued extending or otherwise modifying the original bid schedule.

Response: This information is typically found in the solicitation or contract documents. IFB Bid Opening: October 7th, 11:00AM Public Bid Opening is bids to Minnisha.Hearst@va.gov.

93. Please confirm whether the existing roofing system is required to be completely removed down to the applicable substrate/deck, or whether a roof recover/overlay system is permitted if existing conditions and roofing manufacturer requirements allow it.

Response: The scope requires complete removal of all roofing material and insulation below the membrane to fully expose the decking. Roof recover/overlay is not permitted; full tear-off is required.

94. Does the VA have any existing roof plans, as-built drawings, aerial/satellite roof reports, roof measurement reports, previous roofing reports, or other documentation identifying the approximate square footage and dimensions of the roof areas included in this project? If available, could these documents please be provided to bidders?

Response: No existing roof plans. Contractors are expected to make site visits to determine as-built conditions.

95. The solicitation references an attachment identified as "Screenshot Roof Replacement 3D PT 10 and 11." Please confirm whether this attachment contains the detailed roofing scope, roof layout, dimensions, specifications, or other technical information. If so, please provide the current applicable version if it has not already been distributed..

Response: Attachment is a photo of the roofs from google earth. A site visit may be required.

96. Please confirm the existing roof slope and whether the new roofing system is required to provide additional tapered insulation and/or crickets to establish positive drainage. If tapered insulation is required, please provide the applicable slope, R-value, minimum thickness, and drainage requirements.

Response: Requires roofs to slope to drains so there is no puddled water after rainfall. New tapered insulation is specified. R-Value / R-33 Min.

97. Please provide any available information identifying: Existing roofing membrane/system; Number of existing roof layers; Existing insulation type and thickness; Existing cover board, if applicable; Roof deck type; Known deck conditions. If deteriorated decking, wet insulation, or concealed damage is discovered following demolition, please clarify how additional repairs outside the defined base scope will be handled.

Response: Contractors are expected to make site visits to determine as-built conditions. Differing Site Conditions Clauses. Additional repairs to the roofing substrate will be referred to contractor's quote for replacement metal decking as a price per Square Foot.

98. There appears to be substantial HVAC/mechanical equipment located on the roof. Please confirm whether the existing rooftop HVAC/mechanical equipment will remain in place during the roof replacement and is intended to be roofed/flushed around, or whether any equipment will need to be temporarily lifted, disconnected, relocated, or reset to complete the roofing work. If equipment must be lifted or temporarily disconnected, please clarify whether this work is part of the roofing contractor's scope or will be coordinated/performed separately by the VA.

Response: Work must not interfere with normal VA operations. Equipment on Roof 11 will be relocated throughout roof replacement

99. There appears to be telecommunications/cellular equipment associated with the roof area. Please confirm whether this equipment will remain operational and in place throughout construction. If coordination with AT&T or another telecommunications provider is required for access, temporary relocation, shutdown, protection, or other work associated with this equipment, please clarify which party is responsible for coordinating and performing that work.

Response: AT&T will be relocating

100. Has an asbestos-containing material survey, hazardous-material survey, or other environmental assessment been conducted for the existing roofing system and associated materials? If so, please provide the applicable report(s). Please also confirm whether any known or suspected asbestos-containing materials or other hazardous materials are present within the anticipated demolition/roofing scope and whether abatement is anticipated as part of this contract.

Response: No survey has been conducted. Asbestos not expected, no known asbestos contacting materials

101. Please confirm the required configuration, material, gauge/thickness, finish/color, and attachment requirements for the new perimeter edge metal, coping, fascia, counterflashing, and other applicable sheet-metal components.

Response: Match existing

102. Please confirm whether existing roof drains are to remain and be re-flashed into the new roofing system or whether complete drain replacement is required. Please also identify any required replacement of drain components, strainers, scuppers, gutters, or downspouts.

Response: All roof drains must be repaired and reconfigured to original interior diameter; insertable retrofit drains are unacceptable. Match existing.

103. Please confirm the required roofing manufacturer's warranty duration and whether an NDL/system warranty is required. Please also confirm whether manufacturer inspection and certification are required before final acceptance.

Response: All parts involved with the roof's weather-tight integrity must be warrantied against leaks for a minimum of 20 years.

104. The solicitation establishes a 30-calendar-day performance period following Notice to Proceed. Please clarify when the performance period officially begins. Specifically, will the NTP be issued immediately following contract award, or will the NTP/performance period begin after required product data, shop drawings, safety documentation, roofing-system submittals, and other required preconstruction submittals have been reviewed and approved?

Response: Construction Completion by 60 days after NTP. Pre Construction meeting held approximately 2 weeks after award. NTP usually issued at pre Construction meeting. Submittal approvals not required prior to NTP. All roofing materials must be approved through the submittal process. Exact NTP timing relative to submittal approval is not detailed beyond standard practice in the provided language.

105. Because roofing materials and manufacturer-approved systems may require procurement lead time, please confirm whether material procurement may begin following contract award and approved product submittals but prior to issuance of the formal NTP.

Response: All roofing materials must be approved through the submittal process. As long as material was approved by VA it can be procured following award of contract.

106. Please identify any restrictions regarding: Material staging; Dumpsters; Cranes; Telehandlers; Roofing hoists; Delivery vehicles; Temporary material-storage areas; Rooftop material loading at the Wilmington VAMC.

Response: Contractor must provide own dumpsters if needed. No other restrictions on material staging, cranes, telehandlers, hoists, delivery vehicles, or storage areas are specified. Coordinate with the COR for site-specific requirement.

107. Please confirm whether all areas beneath the roof replacement will remain occupied and operational throughout construction. Please also identify any specific restrictions related to: Noise; Odors; Dust; Work hours; Pedestrian protection; Patient access; Emergency access; Infection-control requirements; Delivery times that contractors should include in their bids.

Response: Work must interfere as little as possible with normal VA operations. Contractor must maintain dust prevention measures and unobstructed access to emergency services. Work hours are Monday–Friday, 7:00AM–5:00PM; off-hours work requires COR approval

108. SF1442 Item 13(b) indicates that an offer guarantee is not required. However, the Public Bid Opening instructions reference emailing “bids and bid bonds” to the Contract Specialist. Please confirm whether a bid bond or other offer guarantee is required for this solicitation.

Response: See the “Information Regarding Bidding Material, Bid Guarantee and Bonds” section and SF 1442 of the solicitation. Public Bid Opening instructions reference emailing bids and bid bonds to the Contract Specialist.

109. The SF1442 appears to indicate that performance and payment bonds are not required. Please confirm that no performance bond or payment bond will be required for the resulting contract unless subsequently modified by amendment.

Response: Payment Bonds are required for proposals that exceed and Performance Bonds are required for proposals that exceed.

110. The SF1442 identifies NAICS 238160 – Roofing Contractors, while other solicitation information appears to reference NAICS 236220 – Commercial and Institutional Building Construction. Please confirm the NAICS code and size standard applicable to this procurement.

Response: NAICS 238160 – Roofing Contractors

111. Please confirm which limitations-on-subcontracting requirement will apply to this procurement based on the final applicable NAICS classification. Specifically, please confirm whether this acquisition will be treated as special-trade construction for purposes of the applicable SDVOSB subcontracting limitation.

Response: Refer to Contracting. This is a total SDVOSB set-aside (VAAR 852.219-73). Limitations on subcontracting for special trade construction contractors: no more than 75% of the amount paid by the Government (excluding cost of materials) may be paid to firms that are not VIP-listed / certified SDVOSBs

112. The solicitation indicates that work may be required outside normal working hours and that increased costs associated with off-hours performance may be the contractor's responsibility. Please clarify whether the Government currently anticipates any roofing, demolition, crane, HVAC, or other construction activities being required outside the stated normal work hours of 7:00 AM to 4:30 PM.

Response: Refer to COR if work needs to be done after hours or weekends. Per SOW any work outside normal hours must be approved by the COR and at no additional expense. Construction activities may be outside of normal work hours

113. Please confirm the required roofing system, including where applicable: Roofing membrane type; Membrane thickness; Manufacturer requirements; Attachment method; Insulation system; Cover board; Fasteners/adhesive; Flashing system; Required wind-uplift requirements.

Response: 60 Mil. Elevate RubberGard™ EPDM or equivalent, LS-FR Low-Slope Fire Retardant white roofing material or equivalent
Elevate Tapered ISOGARD insulation or equivalent

Isogard HD cover board or equivalent
Fasteners and plates
High wind zone design requirements
Removal/reinstallation of roof lightning protection for Roof 11
Pipe collars and flashing around penetrations
Minimum 20-year warranty against leaks Required system warranty
R-Value 33 min
Refer to TIL – <https://www.cfm.va.gov/til/>

114. Please provide or identify the required roofing submittals that must be approved prior to construction, including product data, shop drawings, insulation/taper plans, manufacturer details, safety documentation, warranties, and any other required preconstruction submissions.

Response: All roofing materials must be approved through the submittal process. Consolidate all necessary submittals by specification section on an excel spreadsheet. Checklist to be utilized to track/monitor submittal process. Construction period services - review of submissions, provide recommendations regarding contractor change proposals, visit site per VA's request and add to drawings as-built conditions from contractor's record drawings