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1	Pre-Proposal Inquiry Submission Form N4008526R0141 - Replace Roof at Rockwell Hall Gym, Building 3147							
2		Date Submitted	LEAVE BLANK	Reference			Question	Government Response
3	PPI No.			Page	Section	Paragraph		
4	1	05/08/26					Attachment B to the Solicitation included Drawings and Prescriptive Specs, however the drawings portion of this attachment are not usable due to the way they were collated. Please provide those drawings in a useable fashion.	Drawings will be resent via DOD safe
5	2	05/08/26					Has the Government performed destructive testing or core samples of the existing roof?	No destructive testing has been performed
6	3	05/08/25					Are asbestos containing materials (ACM) present in roofing, insulation, or flashing?	The existing roof was replaced in 2012. Consequently, no ACMs are expected to be present.
7	4	05/08/26					If ACM is discovered, is abatement included or handled by modification?	Should ACM be encountered, it will be considered an unforeseen condition and handled with a contract modification.
8	5	05/08/26					Should Price Proposal form be modified to include an assumed quantity of ACM?	Do not assume the presence of any ACM.
9	6	05/08/26					What is the existing deck type (metal, concrete, wood, gypsum)?	Reference drawings from 1995 and 2018 projects have been provided in Part 6 of the RFP. No additional information on the existing construction is available.
10	7	05/08/26					What percentage of deck replacement (if any) should be assumed for pricing?	Should deck replacement be required, it will be considered an unforeseen condition and handled with a contract modification.
11	8	05/11/26					The RFP calls for a cool roofing coating overtop of the new roof. This will leave the roof with a slippery coating and will present cracking all over the roof service, many DOR, installers, and more importantly roofing manufactures do not recommend this application. Please advise if this is an RFP suggestion or and RFP requirement?	The government is interested in obtaining a complete roofing system as recommended by the Designer of Record and roof manufacturer. Consider the RFP requirement to be a suggestion rather than a requirement.
12	9	05/11/26					Outside of an Architectural firm, please confirm that no other design disciplines, such as mechanical, structural, or others are required.	The design team must include all disciplines required to provide a complete design, and the Designer of Record is responsible for coordinating the work. However, unless modifications to structural or mechanical systems are required it is not anticipated that additional will be required.
13	10	05/13/26					Sow calls for R20 but also indicates adherence to ASHRAE "90.1", which would be Minimum R30 for a building in climate zone 3A/4A. Please indicate which we are to use for pricing.	ASHRAE 90.1 is the controlling code requirement and supersedes the written scope of work.
14	11	05/13/26					Please indicate, if possible, whether the flat section of the building has a sloped deck or if we should figure tapered insulation	Reference drawings from 1995 and 2018 projects have been provided in Part 6 of the RFP. No additional information on the existing construction is available.
15	12	05/13/26					Please confirm that the shingle roofs are out of scope	Shingle roofs are not part of the scope of work.
16	13	05/13/26					Spec states that a mechanically fastened base sheet is required when applying 2 ply mod bit, but is it also required if installing 3 ply hot system?	Comply with the manufacturer's intructions for roof application installation requirements. Manufacturer instructions supersede the written scope of work

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17	14	05/13/26					Spec states that an Energy Star coating is to be applied over the roofing system. Using a white granular surfaced cap eliminates the need for a coating, as the cap meets the Energy Star rating. Please confirm the coating is not needed	Provide the required Energy Star rating regardless of the manufacturer's standard cap surface.
18	15	05/13/26					Can the project superintendent act as the Quality Control Manager?	The superintendent may serve as the QCM.
19	16	05/13/26					Can the project superintendent act as the Site Safety and Health Officer?	The superintendent may serve as the SSHO.
20	17	05/13/26					Sow calls for R20 but also indicates adherence to ASHRAE "90.1", which would be Minimum R30 for a building in climate zone 3A/4A. Please indicate which we are to use for pricing.	See item 10 above.
21	18	05/13/26					Please indicate, if possible, whether the flat section of the building has a sloped deck or if we should figure tapered insulation	Reference drawings from 1995 and 2018 projects have been provided in Part 6 of the RFP. No additional information on the existing construction is available.
22	19	05/13/26					Please confirm that the shingle roofs are out of scope	Shingle roofs are not part of the scope of work.
23	20	05/13/26					Spec states that a mechanically fastened base sheet is required when applying 2 ply mod bit, but is it also required if installing 3 ply hot system?	See item 13 above.
24	21	05/13/26					Spec states that an Energy Star coating is to be applied over the roofing system. Using a white granular surfaced cap eliminates the need for a coating, as the cap meets the Energy Star rating. Please confirm the coating is not needed	See item 14 above.
25	22	05/13/26					Can the project superintendent act as the Quality Control Manager?	See item 15 above.
26	23	05/13/26					Can the project superintendent act as the Site Safety and Health Officer?	See item 16 above.
27	24	05/13/26					Has their been an asbestos survey completed if so is it available?	See item 3 above.
28	25	05/12/206		DBRFP, page 34			ROOF DESIGN REQUIREMENTS The RFP provides guidance on roof designer requirements. Please confirm that a Registered Roof Consulant registred by RCI (now IIBEC) or an Architect or PE with specialized and dedicated roofing experience is IN ADDITION to the requirement f for a Designer of Record for the project which can only be fulfilled by an architect (RA) or engineer (PE) with local (VA) licensure as required by UFC, WBDG, and the DPRFP page 14. Please confirm that this DBRFP requirement is met by having a Registered Roof Consultant <u>and</u> a DOR (a RA or PE) on the design build project team.	A registered architect or engineer is required as the Designer of Record. No further specialization is required for this project.

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29	26	05/12/207		site visit observation			CONNECTION TO BOWLING ALLEY One of the low slope roof abuts the bowling alley. On site discussions indicated that the roof membranes from each of the structures tie into each other. There are no vertical expansion joint visible between the two buildings. Please confirm that no expansion joint currently exists at the roof level, and a new one will not be required. Please confirm the roof drainage from the bowling alley does not drain/ shed on to the low sloped roof of the Rockwell Hall that abuts to it. Please confirm/ identify the roof membrane composition/type of the bowling alley so patch and repair efforts of this system can be accommodated.	The Designer of Record is responsible for designing the flashing / roof transition detail between the roof areas. It is expected that on-site inspection will be required to confirm the existing conditions necessary to complete this design detail.
30	27	05/12/208		site visit observation			DOWNSPOUT TERMINATION Downspouts terminate at grade in different conditions around the building. At the north side, most are connected to a below grade conveyence system with a field cut PVC boot. At the south side the down spouts are not connected to below grade lines even though conveyance inlets are adjacent and daylight. In addition, there are some locations where downspouts discharge to grade and drain over sidewalk areas. Please clarify requirements to connecting to existing below grade conveyence systems and areas where downspouts drain over sidewalks.	Downspout terminations shall be detailed to match existing conditions.
31	28	05/12/209		site visit observation			GUTTER AND DOWNSPOUTS CAPACITY AND LOCATIONS - Please confirm that existing gutter sizes, downspout sizes, and downspout locatons, are to be replicated in the new roof design and that roof drainage calculations and resizing of these components are not required for the project, and are not part of the design build scope.	Existing gutter and downspout sizes shall be considered acceptable.
32	29	05/12/210		DBRFP, page 1			COPPER FLASHING, GUTTERS, AND DOWNSPOUTS The RFP indicates that existing downspouts and gutters are to be replaced with new copper gutters and downspouts. Please confirm that the use of copper here is required? If copper is required, we understand that that the weight of the material is governed by UFGS 07 60 00 and ASTM B280. Although the above standards would permit the use of 16 oz copper, we would anticipate 20oz min for this project to meet gutter profiles and sizes. 20oz is min. recommended by SMACNA. Please confirm the minimum required weight for copper gutters and downspouts for the project. Please also confirm that all flashing (rake, drip, etc.) should be copper to match.	The 2012 roof replacement specified copper gutters and downspouts. It is the intent of this RFP that the existing weights and sizes of this work be duplicated.
33	30	05/12/211		site visit observation			GABLED ENTRY Please confirm that all gable roof areas with asphalt shingles including the main entry area are not in contract. Please also confirm that downspouts, gutters, and flashing, and flashing on top of masonry parapet at these locations are Not In Contract	Asphalt shingle roof areas and associated trim and flashing are not part of this project.

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34	31	05/12/212		Attachement B, page 2			NIC ROOF AREAS Attachement B has a plan diagram that indicates the two smaller gabled roof areas on the northside of the building as being NIC. Please confirm that these asphalt shingled gabled structure are Not In Contract and no revisions to roofing is required at these areas. The gutter and downspouts for these roof areas are stainless steel. Please indicate if these gutters and downspouts are Not In Contract for the current project.	Asphalt shingle roof areas and associated trim and flashing are not part of this project.
35	32	05/12/213		site visit observation			EIFS and Flashing There are conditions where existign roof to wall flashing is sealed to the exterior face of exisiting EIFS wall cladding. This approach of roof/wall flashing relies on a sealant only joint and can potentially result in leaks. Ideally the roof wall flashing would seal to the wall sheathing/ membrane behind the EIFS face. In order to achieve this the EIFS wall cladding would be selectively cut back to allow the new roof/wall flashing to attach the wall membrane, new flashing at the base of the EIFS installed and EIFS patch and repair completed. Please confirm desired approach.	The Designer of Record is responsible for designing the flashing / roof transition detail between the roof areas. It is expected that on-site inspection and subsequent detailing will be required to confirm the existing conditions necessary to complete this design detail.
36	33	05/12/214		DBRFP, page 15-16			DESIGN DELIVERABLES Please confirm that the gouvernement is requesting submissoins only at Design Development and Final Design stages.	Confirmed
37	34	05/12/215		DBRFP, page 15			HARD COPIES OF SUBMISSIONS Please clarify the number of hard copies needed at each submission.	Submit electronic copies (PDF format) for review. Submit (2) full size hard copies PWD use at completion of the final design.
38	35	05/12/216		DBRFP, page 11			SUSTAINABILITY ACTION PLAN Please confirm that this is a project requirement.	Not required
39	36	05/12/217		DBRFP, page 17			HIGH PERFORMANCE AND SUSTAINABLE BUILDING COMPLIANCE CHECKLIST Please confirm that this is a project requirement.	Not required
40	37	05/12/218		DBRFP, page 31			ROOF INSULATION R-VALUE The SOW indiates a required roof insulation of R-20. Per 2021 Virginia Energy Code a R-Value of R-35 would be required for this application. We understand that the project may not need to meet VA codes. Please confirm required R-Value for roof assembly.	See item 10 above.
41	38	05/12/26					Is the replacement intent to be a new roof similar in design/specifications to the original being removed, or are there other design preferences expected.	It is intended that the new roof duplicate the existing in design and detail, updated as required to meet current manufacturer and code requirements. Comply with the manufacturer's intructions for roof application installation requirements. Manufacturer instructions supersede the written scope of work
42	39	05/12/26					Please provide clarity for the Design responsibility for the new roofing system. Is it expected for the Contractor to provide full design drawings submission or a shop drawing package with a Designer stamp? Will progressive design submissions be required (e.g. 30%, 60%, IFB%)?	The design team must provide a complete signed and sealed design submittal at approximately 90% completion. Please include any details or questions for review at this time. Multiple submissions will not be required.

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43	40	05/12/26					Are the existing gutters/downspouts copper, painted metal, galvanized steel, or aluminum? Does demolished material become Contractor property or Government property?	According to the 2012 roof replacement project, existing gutters and downspouts are copper. Demolished material becomes property of the contractor.
44	41	05/12/26					Please confirm the required material for all exposed sheet metal components. Part 3, Project Description Item 6 requires new copper gutters and downspouts. Part 3 B3010 also states exposed sheet metal items must be of the same material and includes gutters, hangers, downspouts, gravel stops/fascias, cap flashings, base flashings, eave flashings, and related accessories. Are all exposed sheet metal components required to be copper, or are only the gutters and downspouts required to be copper?	Provide new copper sheet metal components.
45	42	05/12/26					Please identify the approved laydown/staging area for dumpsters, material storage, storage trailers, lifts, cranes, telehandlers, roofing equipment, and contractor operations. Will roll-off trucks, cranes, lifts, telehandlers, or dumpsters be permitted adjacent to the building, and are there restrictions on placement on pavement, sidewalks, grass areas, or adjacent drives? Are pavement protection mats or other ground protection measures required?	Laydown area shall be designated in the parking lot to the north of the building. Equipment will be permitted on paved areas, contractor shall protect grass and trees from damage.
46	43	05/12/26					Will the gym remain occupied and operational during construction? If so, are there scheduled events, fitness operations, peak-use hours, parking requirements, or user access requirements that will restrict noisy work, odor-producing work, crane picks, entrance closures, parking closures, or other construction operations?	The gym will remain occupied and in-use for the duration of the work. Noise and odors are to be expected and tolerated.
47	44	05/12/26					Will the Contractor be permitted to temporarily close parking spaces, sidewalks, drive lanes, and building entrances for overhead work, roofing demolition, material loading, crane/lift operations, and gutter/downspout replacement? If closures are not permitted, will overhead protection/canopies or temporary pedestrian routes be required?	Coordinate closure of parking areas with the contracting officer and ongoing gym operations.
48	45	05/12/26					Are the overhead utility/lighting lines near the building energized, and are there required setbacks, protection requirements, shutdown options, or restrictions for crane, lift, scaffold, or material-hoisting operations?	Existing utilities will remain in use and energized. Coordinate the work to avoid shutting down ongoing activities.
49	46	05/12/26					Will tree trimming/removal be allowed where branches restrict access to roof edges, gutters, downspouts, or lift/scaffold placement?	Tree trimming will be permitted as required.
50	47	05/12/26					Please confirm whether the roof areas shown on the roof plan represent horizontal plan area or actual roof surface area, especially at the barrel-vault roof.	Plan areas represent horizontal dimensions of the building footprint.
51	48	05/12/26					The RFP states the existing system is 2-ply or 3-ply modified bitumen. Please identify which roof areas contain 2-ply versus 3-ply construction.	See item above.

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52	49	05/12/26					Please confirm that all roof membrane, base sheets, insulation, flashings, mastics, abandoned patches, and related roofing materials are to be removed down to the existing wood or corrugated steel deck.	Remove existing roofing materials down to the underlying deck.
53	50	05/12/26					The RFP allows either a new 2-ply granule-surfaced modified bitumen roof system or a 3-ply asphalt built-up roof with granule-surfaced modified bitumen cap sheet. Does the Government have a preferred system or approved manufacturer list, or may the Contractor select any manufacturer/system capable of meeting the required 20-year NDL watertightness warranty, including flashings?	See item 13 above.
54	51	05/12/26					The RFP requires the modified bitumen cap sheet to be coated with Energy Star reflective acrylic roof coating. Is the coating required immediately after roof installation, and must it be included under the 20-year manufacturer NDL warranty? Coating compatibility and warranty acceptance need to be confirmed by the roof manufacturer.	See item 14 above.
55	52	05/12/26					Please confirm whether existing slopes are to remain, or whether tapered insulation/crickets are required to achieve positive drainage at flat roof areas, penetrations, curbs, and gutter edges.	See item 11 above.
56	53	05/12/26					The RFP states minimum R-20 where over environmentally controlled interiors, but no less than ASHRAE 90.1 Chapter 5. Please confirm the required final R-value for each roof area.	See item 10 above.
57	54	05/12/26					If insulation thickness increases beyond the existing condition, is the Contractor required to modify coping, fascia, gutters, roof edge heights, counterflashing heights, or adjacent wall flashing conditions?	Insulation need not increase to require modified coping, flashing, or trim.
58	55	05/12/26					For the wood barrel roof and corrugated steel flat roof areas, please confirm whether mechanically fastened insulation/base sheet is required throughout, or whether adhesive attachment is acceptable when approved by the manufacturer and uplift calculations. Will fastener pull tests be required at the existing wood deck and corrugated steel deck to validate attachment and wind-uplift design?	Adhesive attachment is acceptable where approved by the manufacturer to meet uplift requirements.
59	56	05/12/26					Are there any existing moisture scans, roof cores, leak reports, structural evaluations, or deck condition surveys available?	No scans or leak reports are available.
60	57	05/12/26					Please provide unit-price bid items or allowances for replacement of deteriorated wood deck and deteriorated corrugated steel deck discovered after tear-off.	See item 7 above.
61	58	05/12/26					Are all existing wood nailers, blocking, fascia backing, and edge blocking to be replaced, or only damaged material discovered during demolition?	Replace all existing wood nailers and blocking.

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62	59	05/12/26					Please provide required copper weight/gauge, gutter profile, downspout size/profile, hanger type, strap type, joint type, finish, and expansion-joint requirements.	Match existing weights and gauges.
63	60	05/12/26					Please confirm which roof edge metal components are required to comply with ANSI/SPRI ES-1, and whether pre-tested manufacturer edge-metal systems are required.	Comply with the manufacturer's intructions for roof application installation requirements. Manufacturer instructions supersede the written scope of work
64	61	05/12/26					Please confirm the exact locations and linear footage of metal coping replacement, including whether coping is required at all parapets, lower flat roof areas, additions, and barrel roof transitions.	Provide new copper sheet metal components.
65	62	05/12/26					At wall flashing and counterflashing locations, is the Contractor required to cut new reglets into existing masonry/stucco, remove and replace existing embedded counterflashing, or surface-mount new counterflashing?	Existing reglets may be re-used. Designer of Record shall confirm condition of embedded flashing components.
66	63	05/12/26					Please provide a schedule of all roof appurtenances to be removed, reset, raised, reflashed, abandoned, or replaced.	Not available. All existing appurtenances required new flashing and counterflashing systems.
67	64	05/12/26					Are any existing curbs, vents, exhaust fans, pipe penetrations, or equipment supports required to be raised to maintain the minimum 8-inch flashing height above finished roof?	Existing conditions and equipment shall be maintained.
68	65	05/12/26					Will any HVAC equipment, exhaust fans, vents, ducts, or rooftop equipment require temporary shutdown, disconnection, lifting, or resetting during roofing work?	Existing conditions and equipment shall be maintained. Coordinate required service interruptions with ongoing operations.
69	66	05/12/26					Are any electrical conduits, communications cables, antennas, exterior lighting, or other roof-mounted/roof-penetrating systems to be removed, reset, or replaced?	Unknown. Existing conditions shall be maintained.
70	67	05/12/26					Is there an existing lightning protection system on Building 3147? If yes, is removal/reinstallation/testing/certification part of this contract?	Unknown. Existing conditions shall be maintained.
71	68	05/12/26					Please confirm where new downspouts discharge: splash blocks, grade, boots, underground storm piping, or existing drainage connections. Are splash guards, splash pans, splash blocks, conductor heads, boots, elbows, straps, or storm tie-in adapters required at new copper downspouts?	The Designer of Record is responsible for designing the flashing / roof transition detail between the roof areas. It is expected that on-site inspection and subsequent detailing will be required to confirm the existing conditions necessary to complete this design
72	69	05/12/26					Are there any existing roof drains to be reused? If yes, please identify locations and confirm whether new compatible flashing, clamping rings, and bolts are required.	The Designer of Record is responsible for designing the flashing / roof transition detail between the roof areas. It is expected that on-site inspection and subsequent detailing will be required to confirm the existing conditions necessary to complete this design

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73	70	05/12/26					Please confirm whether the Government has tested existing roofing, mastics, coatings, sealants, flashing materials, wall coatings, and associated substrates for asbestos, lead, PCB, or other hazardous materials. Please also confirm whether existing modified bitumen roofing, insulation, coatings, and sheet metal are classified as ordinary construction waste, and whether any special disposal documentation is required.	See items 3 and 5 above.
74	71	05/12/26					Are existing fall protection anchors available and approved for contractor use? If not, may the Contractor install temporary anchors into the existing/new roof structure?	Temporary anchors will be permitted.
75	72	05/12/26					Please confirm whether the Construction Quality Control Manager may also serve as the Site Safety and Health Officer for this project, provided the individual meets all qualification requirements for both roles. The RFP states the Superintendent may not serve as the Site Safety and Health Officer and may not serve as the Quality Control Manager, but it is unclear whether the QC Manager and SSHO may be the same individual.	See items 15 and 16 above.
76	73	05/12/26					Please confirm whether construction may begin after DOR-approved design and applicable roof submittals are accepted, or whether the full final design package and all Government-surveillance submittals must be completed before any roofing demolition begins.	The complete design shall be submitted and approved prior to commencement of the work.
77	74	05/12/26					Will torch-applied modified bitumen, hot asphalt, or other hot-work roofing operations be permitted on this facility? If permitted, please identify any hot-work permit, fire-watch, fire extinguisher, time-of-day, odor, or occupied-building restrictions.	Hot work will not be permitted.
78	75	05/12/26					Are there interior areas, gym floors, equipment, offices, electrical rooms or occupied spaces below the roof that require temporary interior protection during roofing demolition and replacement? If required, please identify locations and protection requirements.	No interior protection is anticipated.
79	76	05/12/26					Please provide any existing roof structural loading limitations for staging roofing materials, insulation, rolls, equipment, debris, or personnel on the barrel roof and flat roof areas.	Designer of Record shall be responsible for determining loading limitations.
80	77	05/12/26					Please identify available temporary power and water connection points for the contractor's field office, laydown area, and construction operations. Will temporary meters, backflow preventers, utility tie-in permits, or usage charges be required?	Coordinate these items with the Contracting Officer at the pre-construction meeting.
81	78	05/12/26					The RFP states the roof system must provide Class A or Class B fire resistance. Please confirm whether Class A is required, or whether Class B is acceptable.	Class B is acceptable

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82	79	05/12/26					Will a Registered Roof Observer or dedicated roof QC specialist be required during roofing installation, in addition to the Contractor's QC Manager and roof manufacturer's inspections? Please also confirm required Government, DOR, RRC, roof manufacturer, and QC inspections before covering work, at interim completion, and at final roof acceptance.	The Designer of Record shall be responsible for assembling the appropriate inspection team necessary to provide the specified roof warranty.
83	80	05/12/26					Is there an existing roof manufacturer warranty currently in effect for any portion of Building 3147? If yes, please provide warranty information and confirm whether any interim repair work must maintain the existing warranty prior to full replacement.	There is no existing roof warranty in effect.
84	81	05/13/26		1	Attachment B		Note on the roof plan provided with Attachment B (Pg. 1) states to replace single ply roof system. Note 2 in Section 1.0 of Attachment A states the existing roof is a two or three ply system. Please confirm which is correct for bidding purposes.	The existing flat roof is a 2-ply modified bitumin system.
85	82	05/13/26		31	1.0	Note 6	Note 6 in Section 1.0 of Attachment A states to remove and replace gutters and downspouts with copper. Is aluminum gutters and downspouts an acceptable substitute?	Provide copper gutters and downspouts as specified.
86	83	05/13/26		1	Attachment B		The roof plan provided with Attachment B (Pg. 1) shows six ventilators on the existing roof. Based on site visit, it appeared that less than six were present. Please confirm the total number of ventilators on the roof currently.	PWD has no additional information on existing conditions.
87	84	05/13/26		33	6	B3030	Is field uplift testing a project requirement? Section 6 part B3030 notes that uplifting testing or calculations can be provided to satisfy wind resistance requirements.	Uplift calculations are acceptable.
88	85	05/13/26		33	6	B3030	If field uplift testing is required, is there a prescriptive testing frequency or should the contractor follow industry best practices?	Uplift calculations are acceptable.
89	86	05/13/26					Please confirm the gym remain open during construction.	The gym will remain occupied and in-use for the duration of the work. Noise and odors are to be expected and tolerated.
90	87	05/13/26					Do low-slope roofs for lean-to additions on either side of Rockwell Hall feature low parapets?	Unknown. Existing conditions shall be maintained.
91	88	05/13/26					During the site visit, short projections were visible down the barrel section centerline between ventilators. Please elaborate on what these could be. Were they part of an existing lightning protection system?	Unknown. Existing conditions shall be maintained.

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92	89	05/13/26		3	011100	1.0	Please provide a list of government property that the contractor will need to protect during construction, for bidding purposes.	Trees, lawns to the maximum extent possible, existing mechanical equipment.
93	90	05/13/26		3	011100	1.0	Please verify that the contractor will not be required to remove/relocate/protect any equipment/furniture. If this is required, please provide a list of equipment and location(s) of the equipment/furniture that the contractor is to protect/relocate/remove. If the equipment/furniture is to be relocated, please provide the temporary location of the equipment/furniture. If the contractor is required to store any equipment/furniture, please provide the location that the contractor may place the temporary storage containers.	No interior equipment or furniture will be relocated or protected.
94	91	05/13/26			General		Please verify that the contractor is not to patch or fill-in any existing holes/gaps that are no indicated in the scope of work that are located in the walls, ceilings, roof, etc.. If there are areas that the contractor is to patch or fill, please provide all sizes, locations and material types so the contractor can include the proper cost for these items.	Provide a complete, new warranted and watertight roof system. It is expected that the Designer of Record will identify and detail all work necessary to assure the completion of the work.
95	92	05/13/26			General		Please verify that all patching and repairs are described in the scope of work. If there are existing hole, cracks, chips, etc. that need to be repaired and are not described in the scope of work, please provide locations, sizes and counts of each item that the contractor will be required to repair. If this cannot be provided, please provide an allowance that the contractor shall carry in order to account for all patching or repairs.	Provide a complete, new warranted and watertight roof system. It is expected that the Designer of Record will identify and detail all work necessary to assure the completion of the work.
96	93	05/13/26			General		Please verify that the building will be unoccupied during construction.	The building will remain occupied and in use for the duration of the work. Coordinate as required with the ongoing activities.
97	94	05/13/26			General		Please verify that the contractor is not to include any deck removal/replacement other than that shown on the drawings. If the contractor is required to include deck removal/replacement that is not shown on the drawings, please provide the type of deck to be replace, locations of deck and number of locations that the contractor is to include in their bid.	Should deck replacement be required, it will be considered an unforeseen condition and handled with a contract modification.
98	95	05/13/26		8	013000	1.3	Please verify that the design quality control manager may also be the designer of record. If not, please provide the requirements that the design quality control manager must meet for this project.	Answered above.

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99	96	05/13/26		8	013000	1.3	If the design quality control manager may not be the designer of record, please verify that the design quality control manager may also be part of the architectural firm that the contractor intends to contract with.	The QC manager may be part of the Design Team.
100	97	05/13/26		8	013000	1.4	Please verify that the cost estimator will not need to attend the design presentation meeting as the subcontractor will already be part of the design team at the time of this meeting.	Cost estimator attendance at meetings is not required.
101	98	05/13/26		8	013000	1.4	Please verify that the project scheduler may also serve as the project manager. If not, please provide the requirements for the project scheduler.	Project scheduling is entirely at the discretion of the contractor. Coordinate scheduling with the government representatives.
102	99	05/13/26		10	013300.05 20	1.3	Please provide a phasing plan if this project is to be phased, for bidding purposes.	Phasing is at the discretion of the contractor.
103	100	05/13/26		14	013310.05 20	1.3 d	Please verify that interior designers will not be required for this project. If they are, please provide a scope of work that they are to meet along with sample drawings/specifications.	No interior design is required.
104	101	05/13/26		17	013526		Please verify that the SSHO may also serve as the QC manager. If not, please verify the intent is to have a Superintendent, QC and an SSHO all on this project.	Answered above.
105	102	05/13/26		20	015000	1.1 a	Please verify that the contractor will be required to provide a temporary office for this project. If so, please provide the location of the temporary office, for bidding purposes.	Location of a temporary office will be determined at the pre-construction conference.
106	103	05/13/26		20	015000	1.2 a	Please verify that the contractor will be required to pay for use of power and water. If so, please provide a utility bill for the facility so the contractor may base their consumption rates off the utility bill. If this cannot be provided, please verify that contractor will not need to pay for use of water and power for this project.	Temporary utility connections shall be designated by the designer of record.
107	104	05/13/26		21	015719		Please provide a Hazmat survey of the roof and other locations that the contractor will be required to disturbed to complete the scope of work for this project.	The existing roof was replaced in 2012. Consequently, no ACMs are expected to be present.
108	105	05/13/26		1	1.0 Project Description	1.0 6	Please verify that the contractor may use aluminum copper colored gutters and downspouts in lieu of copper gutters and downspouts as this will save time and cost for this project.	Provide copper gutters and downspouts as specified.

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109	106	05/13/26		3	6.0 Engineering System Requirements	B3010	Please verify that the intent is to have all exposed sheet metal to be copper as B3010 states, "Exposed Sheet Metal Items Must be of the same material.". Please note that the project description states that the new gutters and downspouts are to be copper. Therefore, it would appear that all sheet metal is to be copper.	Provide copper gutters and downspouts as specified.
110	107	05/13/26		1	013329.05 20		As the contractor is only removing and installing a new roof for this facility, please verify that section 013329.05 20 maybe waived as the rest of the building, including part of the envelope, will not be disturbed.	This project includes a complete new roof system only. No other code requirements will be enforced.
111	108	05/13/26		7	013329.05 20	1.6.2	Please verify that commissioning for this project maybe waived as the contractor is only removing and installing a new roof. If commissioning is required, please provide a list of items that the contractor will be required to commission.	Commissioning will not be required.
112	109	05/13/26		Drawing			Please verify if the contractor will be required to provide new flashing at the existing ventilator curbs.	Provide a complete, new warranted and watertight roof system. It is expected that the Designer of Record will identify and detail all work necessary including flashing to assure the completion of the work.
113	110	05/13/26		Drawings			Please provide the locations or number of the existing downspouts, as required for bidding purposes.	Reference drawings from 1995 and 2018 projects have been provided in Part 6 of the RFP. No additional information on the existing construction is available.
114	111	05/13/26		Drawings			Please provide the locations or number of all roof drains on the flat roofs.	Reference drawings from 1995 and 2018 projects have been provided in Part 6 of the RFP. No additional information on the existing construction is available.
115	112	05/13/26		Drawings			Please verify that the contractor will not be required to replace any of the existing roof drain strainers, clamping rings or other components.	Provide a complete, new warranted and watertight roof system. It is expected that the Designer of Record will identify and detail all work necessary including flashing to assure the completion of the work.
116	113	05/13/26		Drawings			Please note that the existing drawings provided did not provide any details of the barrel roof. Please provide existing as-builts for the barrel roof that includes the roof plans, gutter/downspout details, edge details, wall flashing details and rake flashing details as applicable.	Reference drawings from 1995 and 2018 projects have been provided in Part 6 of the RFP. No additional information on the existing construction is available.
117	114	05/13/26		1	1.0 Project Description	1.0 5	If as-built drawings cannot be obtains for the existing roofing details, please provide details along with the locations of all wall flashing that will need to be removed and replaced. If details cannot be provided, please provide photos and approximate locations/lengths of all wall flashing that will need to be removed and replaced, for bidding purposes as there were no locations observed on the site visit that this is required.	Reference drawings from 1995 and 2018 projects have been provided in Part 6 of the RFP. No additional information on the existing construction is available.

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118	115	05/13/26		1	1.0 Project Description	1.0 5	If as-built drawings cannot be obtains for the existing roofing details, please provide details along with the locations of all rake flashing that will need to be removed and replaced. If details cannot be provided, please provide photos and approximate locations/lengths of all rake flashing that will need to be removed and replaced, for bidding purposes.	Reference drawings from 1995 and 2018 projects have been provided in Part 6 of the RFP. No additional information on the existing construction is available.
119	116	05/13/26		1	1.0 Project Description	1.0 5	If as-built drawings cannot be obtains for the existing roofing details, please provide details along with the locations of all counterflashing that will need to be removed and replaced. If details cannot be provided, please provide photos and approximate locations/lengths of all counterflashing that will need to be removed and replaced, for bidding purposes as there were no locations observed on the site visit that this is required.	Reference drawings from 1995 and 2018 projects have been provided in Part 6 of the RFP. No additional information on the existing construction is available.
120	117	05/13/26		1	1.0 Project Description	1.0 5	If as-built drawings cannot be obtains for the existing roofing details, please provide details along with the locations of all base flashing that will need to be removed and replaced. If details cannot be provided, please provide photos and approximate locations/lengths of all base flashing that will need to be removed and replaced, for bidding purposes.	Reference drawings from 1995 and 2018 projects have been provided in Part 6 of the RFP. No additional information on the existing construction is available.
121	118	05/13/26		1	1.0 Project Description	1.0 5	If as-built drawings cannot be obtains for the existing roofing details, please provide details along with the locations of all metal coping that will need to be removed and replaced. If details cannot be provided, please provide photos and approximate locations/lengths/widths of all metal coping that will need to be removed and replaced, for bidding purposes.	Reference drawings from 1995 and 2018 projects have been provided in Part 6 of the RFP. No additional information on the existing construction is available.
122	119	05/13/26		1	1.0 Project Description	1.0 5	Please verify that the contractor will not include replacement of scuppers. If scuppers are required to be replaced, please provide the current locations, or number of scuppers that will be required to be replaced, for bidding purposes.	Provide a complete, new warranted and watertight roof system. It is expected that the Designer of Record will identify and detail all work necessary including flashing and scuppers to assure the completion of the work.
123	120	05/13/26		1	1.0 Project Description	1.0 5	Please verify that the contractor will not include replacement of scuppers. If scuppers are required to be replaced, please provide the current locations, or number of scuppers that will be required to be replaced, for bidding purposes.	Provide a complete, new warranted and watertight roof system. It is expected that the Designer of Record will identify and detail all work necessary including flashing and scuppers to assure the completion of the work.
124	121	05/13/26		1	1.0 Project Description	1.0 5	During the pre-bid walk, the contractor noticed that some of the downspouts where fed into pvc boots that are assumed to tie into the storm water line. Please verify if any of these boots will need to be replaced. If so, please provide the number of boots that the contractor will need to replace.	Provide a complete, new warranted and watertight roof system. It is expected that the Designer of Record will identify and detail all work necessary including flashing and scuppers to assure the completion of the work.
125	122	05/13/26		1	1.0 Project Description	1.0 5	If the pvc boots are to be replaced, please provide the size of the pvc boots along with the size of the existing drain line that these boots feed into.	Provide a complete, new warranted and watertight roof system. It is expected that the Designer of Record will identify and detail all work necessary including flashing and scuppers to assure the completion of the work.

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126	123	05/13/26		1	1.0 Project Description	1.0 5	As the contractor was not able to have access to the roof during the walk through, please provide photos on top of the roof where the low roofs tie into the barrel roof.	No photographs of existing conditions are available.
127	124	05/13/26		1	1.0 Project Description	1.0 5	As the contractor was not able to have access to the roof during the walk through, please provide photos on top of the roof where the low roofs tie into the barrel roof.	No photographs of existing conditions are available.
128	125	05/13/26		1	1.0 Project Description	1.0 5	During the walk-thought, it was noted that there is an antenna above one of the entrances that will need to be removed. Please verify if this will need to be completed by the contractor. If so, please verify if the contract will also need to reinstall the antenna.	Existing conditions and equipment shall be maintained.
129	126	5/15/2026		various			CLARIFICATION ON INSULATION THICKNESS/ R VALUE REQUIREMENT Clarification of Roof Insulation Requirements – Above Deck Assembly RFI Question: Contract documents state that “existing insulation thickness is acceptable.” The existing roof assembly appears to consist of a roof membrane with a continuous insulation installed above the roof deck. PPI Response 10 indicates ASHRAE 90.1 to govern for insulation values. Please confirm that ASHRAE 90.1 2019 version is applicable as listed in UFC 1-200-02(JULY 2025), for Climate Zone 4A (Virginia Beach), and roof assembly will have continuous insulation entirely above deck with a minimum of R-30 continuous insulation (ci). Please also confirm R-30 ci is required for the project, regardless of current insulation value.	It is the intent of this project that the new roof assembly meet the current ASHRAE requirements to the greatest extent feasible. It is NOT intended that the insulation thickness be increased to the extent that parapets require reconstruction and/or rooftop equipment curbs and associated equipment are raised. Consequently, the design must meet the current ASHRAE standards to the extent possible without adversely impacting the existing parapet or flashing installations.
130	127	5/15/2026		various			CLARIFICATION ON DOWNSPOUT MATERIAL The RFP stated that flashing, gutters, and downspouts are to be copper and several responses to PPI indicated that the existing flashing, gutters, and downspouts are copper and should be replaced to match earlier project drawings. However, the existing metal at all locations on the building is stainless steel. The use of copper in this application would be an unusual application due to the significant costs associated with this metal. Please reconfirm the preferred use of copper for the project, OR indicate that the replacement of the existing stainless steel flashing, downspouts, and gutters should be with completed with new stainless steel to match sizes and profiles, and with non ferrous fasteners to prevent corrosion. If stainless steel is selected for use in flashing, downspouts, and gutters, please clarify if 304 or 316 is required. 316 is more corrosion resistant, but has a higher material cost.	The writer of the RFP and PPI responses relied on the material designations from the 2012 roof replacement project in preparation of the documentation used by the government. It is the intent of this project that materials be replaced in-kind. Consequently, if the existing flashings, counterflashings, downspouts, and gutters are fabricated of materials NOT identified or specified in the RFP or PPI responses, material substitutions requested by the designer of record will be accepted during the design process.

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131	128	5/16/2026					DIVISION 1 SPECIFICATIONS Please confirm that the government will provide completely edited Div 1 specifications for inclusion into a project manual. All other specifications will be by DOR.	Complete Division 1 specification sections will be made available to the designer of record prior to completion of the design process.