

INVITATION TO TENDER "ITT" PS20171974
RE-ROOFING SERVICES FOR STANLEY PARK PAVILION

QUESTIONS AND ANSWERS NO. 1

ISSUED ON November 9, 2017

Q1	We request IKO Industries Ltd be considered an acceptable manufacturer offering equivalent products to the specified manufacturer -Bakor.
A1	IKO's AVP is acceptable as normal self-adhesive membrane per section 07 13 26 Part 2.4.1 (to be used behind wall cladding location only).
Q2	I would like to submit a request for alternate on section 07 13 26, 2.1.5.
A2	FT Synthetics HT SA Platinum is approved as High Temperature Self Adhesive membrane (to be used below metal flashing).
Q3	Staging area for re-roofing project?
A3	<p>During the winter schedule, the entire site is available for staging and bins except for the EasyPark parking stalls east of the building. Proper safety procedures must be in place for equipment, bins, etc. NOTE: all access points to the building, walkways, delivery area, and garbage pickup areas must NOT be blocked.</p> <p>During the spring/summer schedule, staging is only available in the loading zone area (north of the building). Bin locations may vary during working hours, but must be moved to staging area at the end of the day, every day. Proper safety procedures must be in place when bins are placed outside of staging area due to high volume of public traffic (people, tourist, buses, vehicles, and delivery trucks).</p>
Q4	Will there be parking passes available for the contractor?
A4	4 contractor parking passes will be supplied by the City of Vancouver. NOTE: Contractor to park north of the building in the Stanley Park Train parking lot.
Q5	Clarification on warranties for the re-roofing project.
A5	<ul style="list-style-type: none"> • 5 year RCABC Roofstar warranty • 2 year contractor warranty (labour and material)
Q6	The hazmat contractor has stated that since the attic will be exposed when the roofing is removed, airborne particles from the bat guano will be present and therefore should be removed and treated. Please clarify the procedure for this if

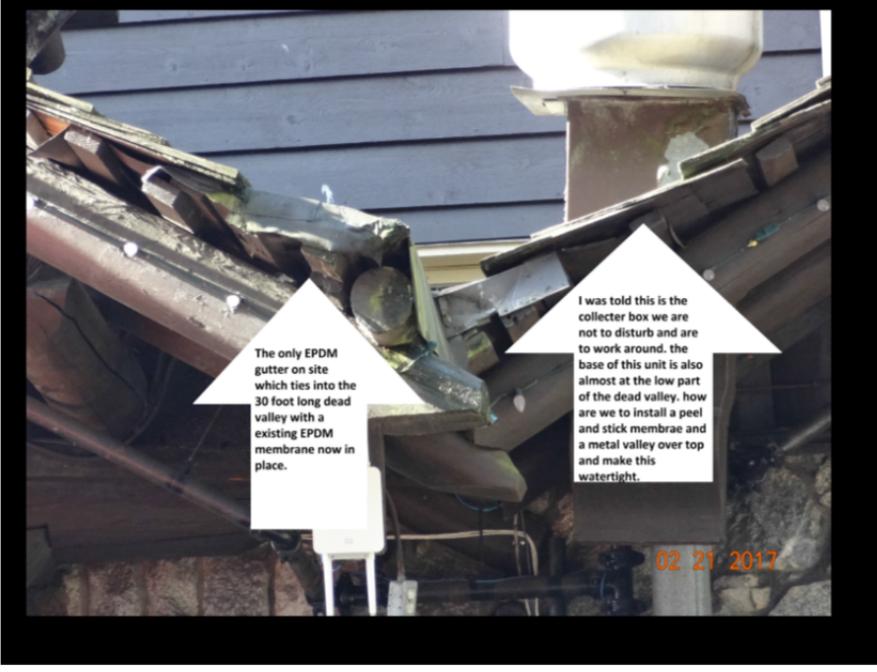
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	required.
A6	The bat guano will be removed in all accessible areas prior to the project start date. There may be guano present in areas that are not accessible during the abatement. If this biological contamination is uncovered during the project, please stop the affected work immediately and contact the City of Vancouver.
Q7	The seismic upgrade specifications indicate the use of zmax or galvanized material for all Simpson Ties, however, only the CS16 is available in this. Please clarify if an alternative is acceptable.
A7	ALL CS16, LS 50 AND LS70 SIMPSON STRONG TIE HARDWARE TO BE ZMAX COATED.
Q8	I just want to confirm we are to supply our own power.
A8	As per specifications, contractor to provide their own power.
Q9	How many parking passes can we allow for?
A9	See A4
Q10	I would like to confirm we will be allowed to install scaffold legs on the large wood deck next to the restaurant.
A10	Yes, but scaffolding design to be signed off by scaffolding engineer for load & safety. If it is allowed by the scaffolding engineer than the contractor to ensure it is not damaging the wood decking. NOTE: scaffolding must provide access to all entrances to the building
Q11	Can we install 24" shakes instead of 18" shake that required on Specifications? If there is a need to install the wide straps an option would be to install a small curb over the straps so we could install step flashings and a cap flashing. I have seen this done when others have installed wide seismic straps on other slope roofs and there is no way of nailing through the heavy gauge straps to secure shingles. Then it would not make a difference on how wide the shakes are. I did check on the building and there are 24" Heavy Resaws on the roof next to the old stairs. These shakes where I checked have been installed at 8" and 8 1/2" to the weather where normally they are installed at 10" to the weather. I also checked with Hamish at the RCABC and with the information I gave him he has no problem with installing 24" shakes with the steel mesh if it is in place over the underlayment. As I mentioned at the site meeting if you are going to be installing Simpson Strong Tie's 3 1/2" wide we would have a better chance of spanning the metal straps with the 24" shakes than using the 18" shakes(To properly span the wide straps we will need to use 6", 9" and 12" wide shake and getting a lot of 12" wide shake even with 24' shakes can be a problem). Also it takes 30% + more labour to install 18" shakes then 24" shakes so the overall cost will be much higher. If there is a need to install the wide straps an option would be to install a small curb over the straps so we could install step flashings and a cap flashing. I have seen this done when others have installed wide seismic straps on other slope roofs and there is no way of nailing through the heavy gauge straps to secure shingles. Then it would not make a

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	<p>difference on how wide the shakes are.</p>
A11	<p>Provide an alternate price to install 24" cedar shakes with 8" / 8 1/2" exposure in lieu of 18" shakes. See Amendment #1 for revised pricing tables.</p> <p>Maximum width of Simpson straps on S2.1 (Addendum #1) is 1.25". Where multiple parallel straps per Key Notes on S2.1, these can be spaced to suit shingle lapping and shingle nail spacing requirements.</p> <p>Maximum width of straps on S2.1A (Addendum #1) is 2.25". Use suitable shingle widths to suit shingling lapping and shingle nail spacing requirements.</p>
Q12	<p>I would like to confirm we can place the bins anywhere around the building during the week as long as it does not interfere with vehicle traffic and that if placed during the winter it only has to be moved at the end of the week and can be moved back on the following Monday. The same for the spring and summer months when you want it moved at the end of each day. The bins when moved can be placed at the storage area noted at the site meeting.</p>
A12	<p>See A3</p>
Q13	<p>Attached are photos of the Collectors Box we are to work around. Please confirm we are not to disturb this box.</p> 

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	 <p>The only EPDM gutter on site which ties into the 30 foot long dead valley with a existing EPDM membrane now in place.</p> <p>I was told this is the collector box we are not to disturb and are to work around. the base of this unit is also almost at the low part of the dead valley. how are we to install a peel and stick membrae and a metal valley over top and make this watertight.</p> <p>02 21 2017</p>
A13	<p>Yes, Existing collector box on the east elevation to stay in place. Work to be performed around it with proper waterproofing detailing. Assume playing around with existing collector box i.e lifting as required to waterproof the respective area.</p>
Q14	<p>Please confirm that any 2x4 strapping missing, damaged or required to support long sides of plywood will be an extra.</p>
A14	<p>Yes, per summary of work, If existing nailers strip is damaged or deteriorated then replace it with new nailers strip. Size of new nailers strip to match existing nailers strip. This work to be carried out under Time & Material</p>
Q15	<p>Drawing S1.1, sheathing is showing vertical sides of plywood to be fully supported. Since the existing shakes are installed on 2x4 wood strapping and require fully support to the short sides of plywood sheets, will this be an extra to fill in between strapping over rafters. Normally we only make sure the long side of the plywood is fully supported.</p>
A15	<p>See "Roof Notes" on S2.1 and S2.1A for nailing at panel edges and middle of sheets. Provide sufficient nailer strips or additional blocking on short and long edges of plywood sheets for the nailing requirements. Nails from adjacent panels to be in same nailer strip or blocking.</p> <p>Extent of blocking and nailers shown on S2.1 and S2.1A to accommodate top of wall conditions, Simpson Strong Tie hardware and specified blocking locations to be included in base bid. Quantity of additional nailers and blocking to suit plywood sheet edges is dependent on layout of existing blocking and nailers and the layout of plywood sheets to be based on time and materials.</p>
Q16	<p>Can we use colored cladding screws to secure the counter flashings at walls?</p>

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A16	Use appropriate screw fasteners in a colour matching the flashing complete with neoprene washers.
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See below signed attendance sheet for the mandatory information meeting:

INVITATION TO TENDER (ITT) PS20171974 - RE-ROOFING SERVICES FOR STANLEY PARK PAVILION
 INFORMATION MEETING: 1:30 p.m., Oct 31, 2017 at 610 Pipeline Road, Stanley Park Pavilion

VENDOR	CONTACT NAME	STREET	CITY	TEL	EMAIL ADDRESS	CONFIRMED WILL ATTEND INFO MEETING (Y/N)	SIGNATURE
1 Transwest Roofing Ltd.	Geoff Barnes	13415 Comber Way	Surrey	604-596-7448	geoff@transwestroofing.com	Y	<i>Geoff Barnes</i>
2 Pro Active	Jeff Goulet			778-809-5099	jeffg@proactivehazmat.com	Y	<i>Jeff Goulet</i>
3 Marine Roofing (1996) Ltd.	Dana Lavery	4909 Byrne Road	Burnaby	604-433-4322	dlavery@marinerroofing.com	Y	<i>Dana Lavery</i>
4 Flynn Canada	Martin Oldford	19175 22nd Avenue	Surrey	604-531-2892	martin.oldford@flynncompanies.com	Y	<i>Martin Oldford</i>
5 Navco Construction Corp.	Eberth Wachong	3049 Sienna Court	Conquitam	778-588-7477	ewachong.navco@shaw.ca	Y	<i>Eberth Wachong</i>
6 Bollman Roofing & Sheet Metal Ltd.	Guy Warner	9638 188 Street	Surrey	604-513-8637	guy@bollmanroofing.com		
7 Cambie Roofing & Drainage Contractors Ltd.	Michael Arnaldo	1367 East Kent Avenue	Vancouver	604-874-4444	michael@cambierroofing.com		
8 Cascade Roofing & Waterproofing	Thomas Strahl	7968 Venture Place	Chilliwack	604-792-9600	thomas@cascaideroofing.ca		
9 Atlas APEX Roofing (BC) Inc	A.J. Van Beek	9211 River Drive	Richmond	604-273-0845	ajvanbeek@atlas-apex.com		
10 Mack Kirk Roofing & Sheet Metal Ltd.	Callum Walsh	130 - 18799 Airport Way	Pitt Meadows	604-258-7121	callum@mackkirkroofing.com		
11 Olympic Roofing	Dean DeHamel	1613 Western Drive	Port Coquitlam	604-552-4743	info@olympicroofing.ca		
12 Pacific Restorations (1994) Ltd.	Kee Tran	5881 Beresford St	Burnaby	604-437-1899	kee@pr-roofing.com		
13 Raven Roofing Ltd.	Peter Nagy	18988 34A Avenue	Surrey	604-531-9619	pnagy@ravenroofing.com		
	<i>Longgate Scaffolding</i>	<i>Trevor</i>	<i>800 Main St</i>	<i>Vancouver</i>	<i>604 693-7967</i>		<i>Trevor</i>
	<i>Roofing Building Envelope Maintenance</i>	<i>Peter Wahlleben</i>	<i>Delta</i>	<i>946 6057</i>	<i>p.wahlleben@pbemltd.com</i>		<i>Peter Wahlleben</i>
		<i>#106; 7201-72nd St Delta</i>					