

INVITATION TO TENDER "ITT" PS20191127
PNE HASTINGS ROOM RE-ROOFING
QUESTIONS AND ANSWERS NO.2

Issued on August 27, 2019

Q2.1	Due to the complexity of the work required by sub-contractors involved in this project, could a second site walk-through be provided?
A2.1	At this time a second information meeting cannot be scheduled.
Q2.2	There are no drawings or specifications provided for the engineered access ladders. Will drawings or specifications be provided? Also, are they to be steel or aluminum?
A2.2	Engineered aluminum ladder and attachment methods by Skyline Group or similar. Contractor is to submit engineered shop drawings for review by IRC Group prior to manufacturing and installation.
Q2.3	Will the City accept Daylitter as an alternative skylight?
A2.3	Alternative pre-fabricated skylight systems are acceptable, however any proposed alternative Skylight system is to meet the minimum performance requirements as specified and shall conform to NAFS standards.
Q2.4	Could we get clarification on the specified skylight product? Although, Acrylic Dome skylights have been specified, glass is mentioned as well.
A2.4	Refer to Summary of Work specifications section 01 11 00, line item 1.8.1.2.5. New skylights are to be acrylic dome curb mounted skylights.
Q2.5	Regarding the existing electrical lines on roofs 3.2 & 3.3, Drawing R1 states to relocate all cables into a new parapet wall, however, within summary of work, section 01 11 00 under item 1.8.6, it states to remove the electrical lines from the curbs and to re-route to the exterior. Could you please clarify the scope of work?
A2.5	Any existing electrical lines are to be removed from the parapets and/or roof level and are to be placed on new C-Ports.

Q2.6	Request for approval for alternate cold-applied products in addition to or in lieu of materials specified.
A2.6	Refer to Q&A 1, A1.1.
Q2.7	Mechanical - in regards to the note on drawings " <i>Raise up existing gas line</i> ": has the gas line valve been exercised? Will it isolate the gas line? What happens if the gas valve does not shut the line down?
A2.7	Contractor is to make the assumption that the shut off valve is in working order. If not, any related work to do so is extra
Q2.8	Mechanical - in regards to the note on drawings " <i>Raise up existing gas line</i> ": the gas line seems to branch to upper roof. Will mechanical have to re-fire any pilots on the upper roof?
A2.8	Yes.
Q2.9	Mechanical - in regards to the note on drawings " <i>Raise up existing gas line</i> ": will the gas lines require to be painted as per code?
A2.9	Yes, the gas lines are to be painted. Refer to SBS Mod Bit Membrane Roofing specifications section 07 52 00, line item 3.15.14.5.
Q2.10	Mechanical - in regards to the note on drawings " <i>Raise up existing gas line</i> ": is the gas line still to enter through the flashing (North end) or can we go over the flashing?
A2.10	Refer to Summary of Work specifications section 01 11 00, line item 1.3.2.1.3 and Roof Plan R1. The gas line is to be raised as required and is to go over the metal cap flashing.
Q2.11	Drawings indicate two new exhaust fans: there are no specifications nor engineering indicate what type / size of exhaust fan is required. Please clarify what the design requirements are for the mechanical trade to price?
A2.11	IRC to provide further clarifications.
Q2.12	Drawings indicate two new exhaust fans: what is the finish on the inside?
A2.12	Contractor is to supply and install a pre-finished metal flashing finish at the interior.
Q2.13	Electrical: Drawings indicate " <i>relocate all cables into new parapet wall</i> " Please clarify how this is to be achieved? The details do not reflect any cables in parapets? Please provide a detail / sketch indicating what the design intent is?
A2.13	Any existing electrical lines are to be removed from the parapets and/or roof level and are to be placed on new C-Ports.

Q2.14	Roofing: please clarify if the intent is for a 10 year manufacture's membrane warranty or 10 year manufacturer's system warranty? It is not clear in specifications.
A2.14	The intent is for a 10 year membrane manufacturer's system warranty. Refer to SBS Mod Bit Membrane Roofing specifications section 07 52 00, line item 1.13.2.1.
Q2.15	We also request an additional site visit for trades as required to view site so they can view work what is required and an extension of the closing date.
A2.15	Refer to A2.1 above.
Q2.16	<p>In order to mitigate the risk of fire and for occupant and worker protection, please accept this Request for Acceptance of Equal Materials for our proposed cold-applied products in addition to or in lieu of materials specified.</p> <p>This will facilitate safe installation of materials without using open-flame torches over the plywood roof deck and near wood-framed structural members.</p> <p>Please see attached proposed material Data Sheets and related Manufacturer's letter accepting these alternate products for equal.</p> <p>The products proposed meet design intent and will not impact the specified warranties or other requirements.</p> <p>We are open to different products than what we're proposing -- should the design authority prefer -- as long as they are "flameless".</p>
A2.16	Refer to Questions and Answers No. 1, A1.1, and Amendment No.1 for separate pricing for a fully adhered roof membrane system.

END TO QUESTIONS AND ANSWERS No. 2.