US Fish and Wildlife Service
Solicitation 140FGA26Q0025
Bears Bluff Roof Repairs – Questions and Answers 7/7/2026

1. Can the Government clarify the unit of measure and pricing method for replacing damaged roof decking, since the bid schedule does not include a unit price item? This is a firm fixed price contract so a total cost for each quarters will suffice.

2. Are as-built drawings or roof plans available for Quarters #001 and Quarters #033? No

3. Is the pre-bid site visit mandatory, and will an official record of questions and answers be issued afterward? No the site visit is not mandatory. Yes the solicitation will be amended with the Q and A

4. Is there a preferred standing seam roofing manufacturer, or will equivalent systems meeting the specifications be accepted? No preference, as long as the manufacturer/system is the same for both buildings

5. Is there a required panel profile, panel width, seam height, or clip system, or may these be selected by the manufacturer? No preference, as long as these specifications are the same for both buildings

6. Who is responsible for permit fees and inspection costs associated with this project? Contractor

7. Has the roof color been selected, or will it be determined after contract award? Roof color will be determined after the contract is awarded.

8. Is existing soffit ventilation adequate for the required continuous ridge vent system, or is additional intake ventilation required? [I consulted with Engineering on this and they suggested: contractor should check for existing ridge vent. If ridge vent exists, then new ridge vent should be installed per SOW. If no ridge vent exists, then do not install ridge vent unless the contractor assesses intake airflow to determine if a ridge vent is appropriate, then provide their recommendation to site rep.]

9. Can the Government provide information regarding existing roof penetrations, including vents, pipes, chimneys, and mechanical equipment? The site visit was scheduled for contractors to record this information themselves, ensuring bid accuracy. The following is an approximation. Due to differences in terminology, etc., and since a site visit was offered, we cannot guarantee our counts will match yours. One building has 1 chimney and 9 additional pipe/vent penetrations. The other building has 1 chimney and 10 additional pipe/vent penetrations. No mechanical penetrations.

10. If deteriorated fascia, trim, or other wood components are discovered during demolition, will their replacement be considered additional work or included in the base contract? This will be differing site conditions and if those repairs are needed it will be treated as a change order.

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11. Has the Government performed any hazardous materials or asbestos survey for these buildings, and can the results be provided? No, no known asbestos risks for these structures

12. Can the Government confirm whether any existing gutters or downspouts are present that require removal? There are no existing gutters or downspouts.

13. Is the 20-year weather tightness warranty mandatory or preferred? Preferred

14. Will the residential quarters remain occupied during construction, and are there any interior protection requirements? Yes, the buildings will be occupied. If no re-decking is needed, interior protection requirements are not required. Interior protection requirements will be determined if large-scale decking removal and replacement is needed.

15. Can the Government provide the existing roof deck material and thickness for both buildings? This information is unknown. It has the original materials but these are manufactured buildings.

16. The warranty calls for coastal corrosion protection. For coastal corrosion protection we recommended changing to at least .032 aluminum.
The bid schedule will be changed for an option to use .032 aluminum instead of the 24 gauge. We will allow for both sizes to be quoted and we will make the decision based on the costs and funding.

17. Will we be able to perform a pull test?
No, It is not practical to have every contractor come out and perform their own pull test on these roofs. We suggest that whoever gets the bid can perform this test and make their recommendation based on the results. At that time, we will decide based on the results and the options provided by the contractor who was awarded the bid. We may want to address this or drop the 140+ mile wind protection, depending on cost. Since these buildings are mobile homes, they may not be standing in 140+ mph wind anyway.