United States Department of the Interior

NATIONAL PARK SERVICE
CONTRACTING OPERATIONS - WEST
1849 C Street
NW Washington, DC 20240

140P8626R0006
Replacement of Capehart Roofing Phase 4, GOGA
Question & Answers

Question 1: Are the shed roofs included in the contract?

Answer 1: No

Question 2: Are there gutters on the buildings?

Answer 2: No, the roofing will need a slight pitch towards the downspouts.

Question 3: Is there cell service or internet available at the job location?

Answer 3: No, any internet needs will need to be contractor provided.

Question 4: What type or brand of polyurethane silicone is required?

Answer 4: The details of the roofing are in the specifications.

Question 5: Project Labor Agreement (a collective bargaining agreement negotiated with local labor organizations or union councils)?

Answer 5: Davis Bacon Wages apply as this is a federal contract.

Question 6: Can one qualified individual serve in multiple project roles, such as Superintendent, Site Safety and Health Officer, and Quality Control Manager, provided that individual meets all applicable qualification, safety, quality control, and hazardous material requirements?

Answer 6: Yes

Question 7: If documented material lead times, manufacturer lead times, hazardous material testing, or abatement coordination delays impact the approved construction schedule after award, will the Government consider a contract time extension through the normal contract modification process?

Answer 7: Clause 52.211-10 has the contract Commencement, Prosecution, and Completion of Work.

Question 8: Please confirm whether the Capehart Housing Units will remain occupied during construction. If so, are there specific phasing requirements, resident access restrictions, quiet hours, parking restrictions, or work-hour limitations that offerors should include in pricing and scheduling?

Answer 8: Yes the buildings will be occupied. The answers to the rest of the questions are listed in SECTION 01 11 00 in the construction specifications.

Question 9: The specifications state that schedule changes require a minimum of 48 hours' notice to residents. Should the contractor provide resident notices directly, or will notices be coordinated through the Contracting Officer's Representative / National Park Service?

Answer 9: They will be notified by NPS when the contractor lets us know the schedule.

Question 10: Please confirm whether the existing roofing system has a known manufacturer, installer, or active warranty holder. If an active warranty exists, please provide the available warranty information.

Answer 10: Existing roofs do not have an active warranty.

Question 11: Amendment 0002 states that the Government does not have a hazardous material report. However, Section 02 82 13.21 references a representative report for estimating purposes related to asbestos likely found in wet patching materials around roof penetrations. Please confirm whether any representative asbestos or lead testing documentation is available to offerors.

Answer 11: Representative report attached for asbestos (Attachment No. 09). Lead is assumed on existing paint.

Question 12: Amendment 0003 states that lead abatement is part of the contract if lead is found and that offerors should bid as if lead paint is present. Please confirm whether this applies to all painted surfaces disturbed by the work, including fascia, drip edge, downspouts, and any adjacent surfaces impacted by roofing operations.

Answer 12: Lead is assumed on all painted surfaces, if it is disturbed during construction it needs to be treated as lead.

Question 13: Is a Government-provided water source available near the work area for abatement, cleaning, and general construction use, or should the contractor include all required water supply in its proposal?

Answer 13: Include all required water supply in the proposal.

Question 14: Please confirm whether the contractor is responsible for all permits, regulatory notifications, and approvals required for roofing, asbestos abatement, lead abatement, waste handling, and disposal. If any permits or approvals will be handled by the National Park Service, please identify them.

Answer 14: There are no construction permits required on Federal property. If there are OSHA or safety requirements for HAZMAT work, the contractor is required to follow all applicable laws and regulatory procedures. See SECTION 01 35 23 of the construction specifications.

Question 15: Are any third-party inspections, testing, air monitoring, final clearance inspections, manufacturer inspections, or special inspections required beyond the contractor's own quality control and the Government's inspection rights?

Answer 15: Testing needs to follow the requirements outlined in SECTION 01 35 23. All final inspections can happen via the contractor and Government.

Question 16: For asbestos or lead abatement related to exterior roofing work, are negative air machines required, or are containment methods to be determined by the contractor's approved hazardous material removal plan and applicable federal, state, and local regulations?

Answer 16: Applicable federal, state, and local regulations must be followed and written in the removal plan submitted to the park.

Question 17: Are there any specific landscaping, soil, mulch, plantings, irrigation, or ground surface restoration requirements for areas affected by access, staging, ladders, scaffolding, dumpsters, or material handling?

Answer 17: Anything that is damaged by the contractor during construction will need to be fixed by the contractor. Please see the division one specifications for more information on environmental protection and working within historic sites.

Question 18: Should offerors include all applicable California state and local taxes in the proposal price, or is the project exempt from any taxes that would normally apply to materials or construction work?

Answer18: Federal government is tax exempt.

Question 19: Please confirm if the eaves are intended to be painted with the fascia? Or does the scope only intend to repaint the fascia board and drip edge?

Answer 19: Fascia and drip edge, eaves are not included.

Question 20: Regarding the painting of new pipe collars and vents, standard practice is to spray the bottom over the seams and fasteners with spray foam, then to spray over the entire vent with the silicon topcoat for uniformity which would not require the collars/ vents to be painted. If the pipe collars and vents are to be painted, we need to know how high up the vent/ collar to stop the silicon so the remaining vent/ collar can be painted.

Answer 20: The vents need to match the color of the previous vents, as these are historic buildings. The vents need to be sealed and water tight, so the silicon can come up to the point of being sealed and the rest needs to be painted. The purpose is for historic aesthetic.