Q&A
1305M226Q0227

1. Can you identify which Bldgs are A, B and C from the below or do you have a site map showing them that you can forward, appreciate it.

   a. Left to right: A, B, C

2. Schedule Alignment & Building C PV Mat Removal Window: SOW Section 6.b specifies a final substantial completion milestone of 60 calendar days from contract award. However, the SOW also notes that the removal of the solar PV mat system on Building C will occur under a separate contract in January 2027—approximately 90 to 120 days post-award—and requires membrane installation within 72 hours following that removal. Could the Government clarify whether the 60-calendar-day completion timeline applies only to Buildings A and B, and confirm that performance for Building C will be extended to align with the January 2027 solar PV removal schedule?
   a. The 60 calendar day substantial completion requirement applies to Buildings A and B. Building C must be coordinated separately with the Government's electrical and solar PV removal contractor. Removal of the Building C solar PV mat system is currently anticipated in January 2027.
   b. Following removal, the roofing contractor shall coordinate with the Government and mobilize as soon as practicable, with membrane restoration work beginning within 72 hours after notification that the PV removal work is complete and the roof has been released for roofing work. The intent is to minimize the period during which the existing roof is exposed to potential damage or water intrusion.

3. Roof Membrane Technical Specifications & System Baseline: SOW Section 6.b calls for a "new weatherproof membrane system" across Buildings A, B, and C [323–324, 330]. To ensure all offerors price an equivalent technical solution, could the Government provide minimum design specifications (e.g., required membrane material type such as TPO, PVC, EPDM, or modified bitumen; minimum mil thickness; insulation R-value; and mechanical vs. fully adhered attachment requirements)?
    a. The existing Building C roof assembly consists of:

        - Wood plank structural roof deck
        - Approximately 3 inches of polyisocyanurate insulation
        - Fully adhered single ply roof membrane
        - Existing solar PV mat system adhered to the roof surface

    The intended scope is restoration of the existing roof assembly, replacement of wet, damaged, or deficient components, and installation of a manufacturer approved white silicone restoration coating system capable of receiving the required 15-year manufacturer watertightness warranty.

    Offerors shall provide a complete manufacturer-approved restoration system, including all required cleaning, primers, reinforcement, flashing materials, sealants, coating thickness, and other accessories. The proposed system must be compatible with the existing roof and installed by a contractor certified or approved by the proposed manufacturer.

    No increase in insulation R value is required unless insulation must be replaced because it is wet, damaged, deteriorated, or otherwise unsuitable.

4. Scope of Work Execution (Complete Tear-Off vs. Overlay): SOW Section 6.b mentions "restoration" and replacing compromised roof components [323–324, 330]. Does the scope require a complete tear-off down to the structural deck across all three roof areas, or is a re-cover/overlay system acceptable provided wet or damaged insulation and substrate are repaired?
    a. A complete tear-off down to the structural deck is not required unless field conditions or the proposed roofing manufacturer determine that the existing roof cannot support a warrantable restoration system.

        The intended scope is:

- Removal and replacement of wet, damaged, deteriorated, or otherwise unsuitable roof components
- Repair or replacement of deficient flashings and membrane sections
- Preparation of the remaining sound roof surface
- Installation of the specified manufacturer-approved silicone restoration system

An overlay or restoration system is acceptable only where the existing roof is dry, adequately attached, compatible with the proposed system, and accepted by the roofing manufacturer for the required 15-year warranty.

5. 15-Year Manufacturer Warranty Standards: RFO 52.212-2 and SOW Section 6.b mandate a 15-year manufacturer water tightness warranty. Does the Government require a No Dollar Limit (NDL) manufacturer warranty, and are there specific pre-approved roof system manufacturers required for this facility?
    a. The Government requires a 15-year manufacturer watertightness warranty covering the complete installed roof restoration system. The warranty shall include defects in materials and installation necessary to maintain a watertight roof during the warranty period.

No specific roofing manufacturer is pre-approved. The proposed manufacturer must:

- Have an established commercial roof restoration system
- Approve the existing roof as suitable for the proposed restoration
- Approve or certify the installing contractor
- Perform any required inspections
- Issue the required 15-year warranty upon completion

6. Government-Furnished Building Plans (SOW Section 9): SOW Section 9 indicates that electronic PDF files of relevant building plans will be provided upon request. Could the Government publish these building plans and existing roof drawings via a solicitation amendment prior to the proposal deadline so offerors can accurately assess flashing, drainage, and structural layout?
    a. See updated SOW and added drawings within this solicitation amendment.

7. Site Logistics & Laydown Restrictions: Given that the complex includes the active Eco Discovery Center visitor facility, will the Government designate specific on-site areas for

material laydown, equipment staging, and debris dumpsters, and are there any site access or work hour restrictions beyond the standard 8:00 AM – 4:30 PM schedule?

a. Specific material laydown, equipment staging, and dumpster locations will be coordinated with facility maintenance personnel and identified during the preconstruction meeting.
   The following restrictions apply:

- Normal work hours are Monday through Friday, 8:00 AM to 4:30 PM, excluding federal holidays.
- Work outside normal hours requires prior TPOC/PM approval.
- Facility access and escorts must be coordinated in advance.
- The Eco Discovery Center and other facility operations must remain safely accessible unless safety is a factor
- The Eco discovery center is closed Monday and Tuesday to the general public.
- Demolished materials may not be stored on site.
- The contractor must maintain clean and safe work areas and perform daily cleanup.
- Dumpster placement must be approved by facility maintenance staff.

Any temporary closure of entrances, walkways, parking areas, or visitor-accessible spaces must receive prior Government approval.

8. In preparation of our quote for the FKNMS Roof Repair solicitation, we have noted a variance between the approximate square footages provided in the SOW and our preliminary perimeter measurements. Section 9 of the Statement of Work indicates that building plans are available upon request. We would appreciate it if you could provide any available roof plans, building plans, or as-built drawings for Buildings A, B, and C to assist us in developing an accurate estimate.
   a. See updated SOW and added drawings within this solicitation amendment.

9. In the contract documents is says that we are to repair any materials on the roof system that are wet or deteriorated. Is there an estimate of how much of the built-up roof system and insulation needs to be replaced. Can it be done on a time and material basis? With the solar system covering the discovery Center roof we could not inspect the area under the solar during our site visit.
   a. The Government does not currently have a verified estimate of the amount of wet or deteriorated insulation, membrane, or other concealed roof components

requiring replacement. Areas concealed beneath the Building C solar PV system could not be fully evaluated before removal.

The base proposal should include all observable and reasonably anticipated preparation and repair necessary to install the proposed warrantable restoration system.

Recommended pricing approach: Require offerors to provide separate unit prices per square foot for replacement of:

- Wet or deteriorated insulation
- Damaged membrane
- Damaged wood roof decking
- Other concealed substrate repairs

Additional concealed condition repairs should be performed only after Government inspection and written authorization by the Contracting Officer. The work should not proceed on an open-ended time-and-material basis unless specifically authorized by the Contracting Officer.

10. During our site visit it was observed that the existing solar system was adhered directly to the surface of the roof and removal will damage the roof surface and may render it unacceptable to apply a new coating system and if so keeping the roof watertight is going to be difficult. We do not want to be responsible for making watertight damage done by the solar demo company.
    a. Removal of the Building C solar PV system will be performed under a separate contract. The roofing contractor will not be held responsible for damage caused directly by the solar PV removal contractor before the roof is formally released for roofing work.
       After PV removal, the Government, PV removal contractor, and roofing contractor should conduct a joint inspection and photographically document the condition of the roof. The roofing contractor will then be responsible for performing the roof repairs authorized under its contract and maintaining watertight conditions during its roofing operations.
       Any damage exceeding the established base scope should be documented and handled using the contract's approved unit prices or a written contract modification.

The solar PV removal contract should also assign responsibility for temporary weather protection until the roofing contractor assumes control of the roof.

11. Could you please help us identify the following three buildings in the attached aerial photo? A. Marine Operations Center Maintenance Building B. Administrative Office Building, C. Marine Operations Center Maintenance Building.
    a.

12. Could you please provide any available roof photographs, building plans, roof drawings, and a labeled site map identifying Buildings A, B, and C at the Nancy Foster Florida Keys Environmental Complex?
    a. See updated SOW and added drawings within this solicitation amendment.

13. Please confirm whether the approximate roof areas stated in the SOW should be used for pricing:
    - Building A: 3,500 square feet
    - Building B: 4,500 square feet
    - Building C: 8,500 square feet

    a. These quantities are approximate but considered close. Offerors should verify accessible dimensions using the available plans and site observations and identify any material discrepancies in their proposal before award.