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## **Addendum #02**

IFB No. 130525 – Building 632  
Camp San Luis Obispo - San Luis Obispo, CA  
8/6/2026 at 5:00 PM

08/03/2026

Please review the following addendum to IFB No. 130525.

1. Attachment 1 – SOW Rev 02
2. The bid due date remains unchanged.

Please note that no verbal information given will be binding upon the State unless such information is issued in writing as an official addendum.

Robert Hawkins  
Contracting Administrator

MILITARY DEPARTMENT  
OFFICE OF THE ADJUTANT GENERAL  
10601 Bear Hollow Drive  
Rancho Cordova, California 95670  
STATE OF CALIFORNIA



Gavin Newsom, Governor

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# **Attachment 1**

## **SOW Rev 02**



## **Addendum #02**

IFB No. 130525 – Building 632  
Camp San Luis Obispo - San Luis Obispo, CA  
8/6/2026 at 5:00 PM

07/29/2026

### **CAMP SAN LUIS OBISPO BLDG. 632 ROOF REPLACEMENT BID#130525**

1. Order of precedence between the three issued documents.

Three documents were issued: the Scope of Work dated 23 December 2025, a Versico package whose specification text is dated June 2021 and describes a recover over an existing 45-mil TPO and 1 inch polyiso system, and a Garland package specifying a KEE membrane. The Scope of Work describes a full tear-off of a PVC system and a new TPO membrane. Please confirm that the Scope of Work governs and state whether the two manufacturer packages are contract documents or reference material only.

*Answer: The Basis of design is Garland. Refer to the State Fire Marshal approved plans included in the Addendum. Any other system submitted will need to meet the performance requirements of the system stated as the basis of design.*

2. Roof deck construction.

The Scope refers to the deck twice and inconsistently: §3.2.3 states "All existing metal decking to remain," while §3.1.10 requires removal of "damaged roof sheathing." Please confirm the deck construction for each roof area — main roof, loading dock roof and the lower roof at the front entrance — stating whether it is steel deck (gauge and profile) or wood sheathing (type and thickness). Fastener selection, deck repair method and the unit price for deck replacement all depend on this and it cannot be determined without opening the roof.

*Answer: This building has no wood sheathing. The structural deck on this building is a steel pan deck. The contractor shall inspect the deck to ensure deck is structurally intact with no visible signs corrosion.*

3. Existing roof build-up.

Please confirm the existing assembly: the number of existing membranes or plies, whether the roof has previously been recovered, and the thickness and type of existing insulation to be removed under §3.2.3. This determines tear-off tonnage, haul cycles and disposal cost, and cannot be established from a surface inspection

*Answer: This building has no wood sheathing. The structural deck on this building is a steel pan deck. The contractor shall inspect the deck to ensure deck is structurally intact with no visible signs corrosion.*

*Contractor to field verify linear footage metal. The building only has one roof, and the insulation is close to 3"-4" max.*

4. Required R-value for the new assembly.

The Scope of Work requires removal of the existing insulation at §3.2.3 but does not state any requirement for new insulation, and the words R-value and insulation thickness do not appear in the document. The Scope also requires



compliance with the 2025 California Building Code. Please state the required insulation type, thickness and R-value for the new assembly, or confirm that no new insulation is required and identify the Energy Code provision relied upon. Insulation thickness also determines fastener lengths, edge metal height and curb extensions.

*Answer: Refer to the State Fire Marshal approved plans included in the Addendum.*

5. Substrate repair allowance: 15 percent or 10 percent.

Page 1 states "up to 15% of deteriorated roof substrate." §3.2.20 states "repairs or replacement of up to 10% of total square feet of existing roof system." Please confirm the single allowance, state what the "substrate" is once item 4 is answered, and provide the unit rate at which quantities beyond the allowance will be paid.

*Answer: Replacement of up to 10% is what is expected.*

6. Perimeter linear footage and metal.

§3.2.4 requires all existing metal flashings, copings, fascia covers, gutters and downspouts removed and replaced with new approved equals, with no dimension, profile, metal, gauge, finish or colour given. Please provide the parapet and eave linear footage, the coping and fascia profiles and dimensions, the gutter and downspout sizes and locations, and the required metal, gauge, finish and colour.

*Answer: Contractor to field verify linear footage metal. Color shall be select by Camp San Luis Obispo DPW from the manufacturer's standard palette of colors.*

7. Roof hatches.

§3.2.7 replaces the existing roof hatch and §3.2.8 adds a new hatch over an existing interstitial space. Please provide for each: net opening size, quantity and finish; the ladder type; and identification of the "roof hatch protector." For the new hatch, please confirm its location and whether cutting and framing the new deck opening is within this scope, and if so issue the framing detail.

*Answer: Contractor to install the new hatch with safety railing. Contractor will be responsible for cutting the new opening the existing steel and reinforcing the opening. The new opening should be reinforced with 2" X 2" x ¼" angle metal welded to existing framing.*

8. Soffit and vented eave panels.

§3.2.13 requires new white soffit and vented eave panels at the covered entry. Please provide the panel profile, gauge, finish, the required free-air-flow ratio for the vented panels, and the square or linear footage. Please also confirm whether this item is intended to sit within the roofing subcontract.

*Answer: Match existing profile. Panel should be a minimum 22-gauge metal and have 50% free air flow. Contractor to field verify linear footage of panel necessary.*



9. Roof-related hazardous materials.

§3.1.1 states the building has not been tested. §3.1.4 nevertheless deems "Roofing-Mastic including vents and ducting" to be asbestos-containing, and §3.1.5 assumes lead-based paint on all painted surfaces including the fascia to be removed under §3.1.10. Please confirm that removal and disposal of asbestos-containing roofing mastic and of lead-containing coatings disturbed by the roofing work fall within the HAZMAT Additional Bid Item and are excluded from the base roofing bid. If the State will not issue a survey before bid, please confirm that this work is paid against unit rates or a stated allowance.

*Answer: Contractor to include the cost of testing in the base bid and abatement line item \$50,000. Anything beyond will not be required in the base bid.*

10. Submittal review period against the 180-day performance period.

The Scope sets a Period of Performance of 180 calendar days from NTP, requires three in-person meetings before mobilization, and states the Contractor "will not mobilize to the project site until successful submission and approval of ALL submittals." Please confirm whether the submittal preparation and State review period runs inside or outside the 180 days, and state the State's review turnaround per submittal.

Seeing as we are bidding the project without asbestos testing prior; how are we expected to price the demo as the price variance between roofers performing and a c22 responsibly, compliantly and legally removing the roofing and disposing of the hazardous materials varies greatly. We were told to bid the roof as hot- but how hot? The roof in its entirety or just the piping and penetrations?

Documents requested

- Environmental Determination dated 25 February 2021.
- A dimensioned roof plan showing drains, penetrations, hatches, crickets and the perimeter.
- Deck construction for each roof area.
- Any hazardous materials survey for Building 632 held by Camp San Luis Obispo DPW.

*Answer: Refer to the answer for question number.*

11. Can I bid on this project with an A-License as long as my subcontractor has a B-License?

*Yes.*

12. Can we submit a bid for the gutter replacement only or does it have to be a full-scope bid?

*It will be a full scope bid.*

13. Regarding the Building 632 HAZMAT additional bid item, could you please clarify whether bidders are expected to assume a specific quantity or extent of asbestos, lead, and mold assessment and abatement for bidding purposes?

*See attached the work in Contractor's scope:*

- *There is Lead Based Paint (LBP) wood and possible Asbestos Containing Material (ACM) within the building. The contractor is responsible for testing and handling LBP and ACM in accordance with applicable regulations. Contractor is required to do a Lead and Asbestos test on the building. Contractor will provide the Testing report prior to commencement of work. Component removal and encapsulation where allowed is an acceptable method for remediation.*
- *3.1 ASBESTOS-LEAD BASE PAINT ABATEMENT:*
  - *3.1.1 The building has not been tested for lead based paint (LBP) and asbestos containing material (ACM). The contractor shall provide a report to identify LBP, ACM and other hazardous material such as mold, etc. The contractor shall employ a third party to oversee and certify abatement completion.*
  - *3.1.2 Camp San Luis Obispo, DPW, the Project Manager and CM, will have direct contact with the third-party organization contracted to conduct oversight and always have access during the project. A copy of all disposal manifests and close out documents shall be provided to the CM prior to the authorization of final payment. Manifest shall be signed by John Morrow, or the post environmental representative.*
  - *3.1.3 Contractor shall collect a representative composite sample of all wood and metal in all paint colors. All building components shall be represented proportionally in the sample. Samples shall be analyzed for hazardous waste profiling including at a minimum, TTLC, STLC, and TCLP (lead only), sufficient to meet the needs of the disposal facility. If the facility requires additional sampling and analysis, the contractor shall provide it as well.*
  - *3.1.4 There following materials are located throughout and are to be considered Asbestos Containing Materials (ACM) and shall be disposed of according to all IAW applicable regulations.*
    - *1. TSI pipe insulation*
    - *2. 9-inch vinyl composition floor tile*
    - *3. Floor mastics (Black)*
    - *4. Window glazing*
    - *5. Gypsum wallboard*
    - *6. Wall plaster*
    - *7. Fibrous woven wire insulation*
    - *8. Cementitious-transite paneling and transite pipes*
    - *9. Thermal Systems Insulation/mud elbows/fibrous jacketing on pipes, boilers, and furnace units*
  - *10. Any unforeseen piping or vents.*
  - *11. Gaskets inside pipeline flanges, sprinkler systems and toilets*
  - *12. Interior painted surfaces, walls and baseboards*
  - *13. Roofing-Mastic including vents and ducting*
- *3.1.5 LBPs are assumed to be on all painted surfaces throughout the interior and exterior of the building.*
- *NOTE: All ACMs and LBP waste shall be disposed of IAW applicable local, State, and Federal laws and regulations to an offsite facility that can accept the special waste. Provide the government copies of weigh master receipts identifying types of waste disposed and recycled. Provide an estimate of weight or volume of concrete for recycling purposes.*



- 3.1.6 An approved Safety and Abatement Plan with appointment letters for Site Superintendent, Quality Control and Site Safety Officer are required as submittals. Site Superintendent and Safety Officer (can be one person) or an appointed alternate are required to always be on site when work is to be performed. CALOSHA, will be always adhered to.
- 3.1.7 Prime Contractor shall retain the services under this contract; of a third party to monitor hazardous work and to provide close out package confirming the facility has been cleared of all Lead and Asbestos materials.
- 3.1.8 All work for this contract shall follow all conditions specified.
- 3.1.8 Environmental Determination shall be included as part of this SOW and takes precedence over all other sections in this SOW if any conflict arises.
- 3.1.9 Contractor shall prepare a Construction Waste Management Plan (CWMP) to address the handling and disposal of all hazardous and non-hazardous waste. CWMP shall be approved by the Military Department's Contracting Officer prior to commencement of work.
- 3.1.10 Contractor shall remove all Hazardous materials, and any other materials that are rotted or damaged. Clear the entire interior of the building of all obstructions or debris. The result is a smooth surface to build back on.
- 3.1.12 All demolition and construction waste will be transported off post to a certified 50% recycling waste facility or Hazmat facility where applicable. Provide the government copies of weigh master receipts and manifests identifying type of waste disposed. Submission of recycled weight tickets, including costs, via email to the Solid Waste Manager and cc to Senior Environmental Scientist. The current Solid Waste Manager is Brian Pierskalla, email [brian.a.pierskalla.nfg@army.mil](mailto:brian.a.pierskalla.nfg@army.mil). We need them within 10 business days of the close of the contract. If there are multiple shipments, a spreadsheet with date, weight, recycle facility name, cost, total weight, and total cost.

14. If there are no predefined quantities or survey reports available, could you please confirm whether bidders should establish their own assumptions based on the information provided in the contract documents?

Yes

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