



# SUNSHINE COAST REGIONAL DISTRICT

## Question and Answers #1 Request for Proposal No. 2261308 Roof Replacement - Bitumen

**Date: April 29, 2022**

### Item No. 1

**Question:** Do you have a preferred schedule of when you would like the work to be done?

**Answer:** The SCRCD is open to a flexible schedule to undertake the specified work however, removal and replacement of the roof system shall be substantially complete no later than September 14, 2022 with total completion of all work and repair of deficiencies by completed by 30 September 2022.

### Item No. 2

**Question:** Where on site can a bin be placed?

**Answer:** Prior to ice season (before mid-September), anywhere in the back. During ice season (after mid-September), space is more limited.

### Item No. 3

**Question:** What is under the plywood overlay?

**Answer:** The existing roof assembly is noted in the design documents, see "Typical New Roof System" on sheet R1 of the contract documents. The 12.7 mm overlay is mechanically fastened to the existing roof deck sheathing to provide a suitable base for the new roof system. The Contractor is responsible for the removal of the existing roof assembly down to the existing plywood sheathing. The Contractor shall verify the existing roof assembly as part of their scope of work.

### Item No. 4

**Question:** For areas where there are no insulation board are we putting anything else besides plywood?

**Answer:** Yes, the new roof assembly is outlined in the design documents (drawings and specifications). The Contractor is required to install a 12.7 mm plywood overlay atop the existing roof deck sheathing once the existing roof assembly has been removed. The Contractor shall install a self-adhered vapour barrier membrane atop the 12.7 mm plywood at locations where sloped insulation is being installed. The Contractor shall install a mechanically fasten, composite base sheet membrane and cover board over the sloped insulation and 12.7 mm plywood overlay.

### Item No. 5

**Question:** Is the plywood seismic?

**Answer:** The plywood is part of the composite building structure.

### Item No. 6

**Question:** What is happening with the grates on top of the roof?

**Answer:** The metal grates are to be removed as part of the existing roof assembly. The Contractor shall be responsible for the removal and disposal of the metal grates along with the existing roof assembly.

### Item No. 7

**Question:** Should the old air vent cover be repaired?

**Answer:** Yes, the existing vent opening (approx. 26" x 32") within the vertical wall along the north side of the roof shall be repaired by the roof contractor. This work shall include the installation of a 24 Ga, prefinished metal cover, flashings and sealant material fabricated to accommodate the existing opening and metal cladding.

**Item No. 8**

**Question:** Where should the vapour barrier be?

**Answer:** Installation of the self-adhered vapour barrier is only required in the area below the sloped insulation however, the self-adhered vapour barrier shall extend 600 mmm beyond the edge of the sloped insulation as indicated in the specifications (Section 07 52 00, sub-paragraph 3.7, “Vapour Barrier installation”).

**Item No. 9**

**Question:** Should the scupper be raised, as shown in the diagram?

**Answer:** The scupper shall be located at the same height as the roof membrane to allow positive drainage of the roof deck. The drawing shows the scupper “slightly” raised, this is a diagrammatic illustration that is expanded to illustrate the location and placement of the different components (membrane flashings, etc) of the roof assembly at the scupper locations.

**Item No. 10**

**Question:** Gravel stop?

**Answer:** The integration of the sheet metal flashings and two-ply membrane is indicated within details 2/R2, the membrane flashings are tied into the 24Ga sheet metal flashings in a similar manner as a gravel stop detail however, it is on a raised curb.

**Item No. 11**

**Question:** Do you want solid or tapered wood blocking?

**Answer:** Either is acceptable provided the contractor completes the installation of the roof membrane and flashing in conformance with the membrane manufacturers installation details.

**Item No. 12**

**Question:** Can we build a curb for the guidewire attachment point?

**Answer:** Yes, the Contractor can build a small wood curb and re-secure the plate atop the curb, the Contractor shall be required to adjust the guidewire cable length to accommodate the change in the steel plate securement.

**Item No. 13**

**Question:** Are the three vents coming out?

**Answer:** The three, metal conduits that extend through the roof system in roof area no. 1 along the exterior parapet shall be removed and the opening in the roof deck repaired. See notes on the design drawings.

**Item No. 14**

**Question:** Who is responsible for disconnect & reconnect of electrical & mechanical unit?

**Answer:** The Contractor is responsible for disconnecting and reconnect electrical and mechanical systems atop the roof deck to allow the installation of the new roof system. This requirement is noted in the general notes on drawing R1 and within the contract specifications. The Contractor shall coordinate this work with the building operator. The Contractor shall also note that disconnection and reconstructions of the mechanical / electrical systems must be done prior to start-up of the ice making plant in September 2022.

**Item No. 15**

**Question:** Is there a make-up of existing roof available?

**Answer:** There are no as-built documentation available, the Contractor shall verify the existing roof assembly.

**Item No. 16**

**Question:** Composite Board 3.9.4 Mechanical attach, 2.3 calls for adhesive

**Answer:** The adhesive noted in sub-paragraph 2.3, “Adhesive” within Section 07 52 00 shall be used to adhere the sloped insulation to the self-adhered vapour barrier. Application rate for the adhesive is noted in Section 07 52 00, sub-paragraph 3.8, “Sloped Insulation”. The composite cover board & base sheet

membrane shall be mechanically fastened to the underlying wood deck, see sub-paragraph 3.9, “Composite Protection Board Installation” within Section 07 52 00 for fastener (and plate) installation.

**Item No. 17**

**Question:** Spec calls for Vapour Barrier to be installed only under Sloped / Tapered Insultation. We would like to install vapour barrier over completed new plywood deck.

**Answer:** The Contractor may install the self-adhered vapour barrier over the entire roof deck.

**Item No. 18**

**Question:** Appendix D Bid Form Breakdown – Optional Price – RCABC Roofstar Warranty – Are you looking for a 5, 10 or 15 Year Warranty? Who will be paying the Roof Inspector?

**Answer:** 10 Year, the Contractor shall include the cost of the Roofstar warranty inspection in their bid amount.

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