



(719) 531-6333

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P.O. Box 1579
Colorado Springs, CO 80901

**Response to Questions
for
Request for Proposal for
Penrose/Carnegie Roof Replacement
RFP# 490-21-02
for
Pikes Peak Library District**

11/24/2021

Issue 1: The copper cap at Deck 1 needs to be removed to complete the reroof. Will the copper cap be a detach and reset or remove and replace?

Answer: The copper coping cap is to remain in place per detail A1/R2.0.

Issue 2: Will the proposals be an open “rip and read” or confidential submission?

Answer: All proposals received will be opened by the members of the evaluation team after the proposals’ deadline **Friday, 3 December 2021 by 2:00 pm MST.**

The RFP paragraph 2.1.10 refers to confidential information:

2.1.10. Confidentiality: All materials submitted in response to this RFP become the property of PPLD, upon delivery.

Proposals are public information. If a Contractor submits proprietary information, the Contractor will label each proprietary page as “**CONFIDENTIAL**” and submit in a separate package so PPLD will not release any information marked as Confidential.

Issue 3: Does this project have Davis Bacon or Prevailing Wage requirements?

Answer: This project does NOT have Davis Bacon or Prevailing Wage requirements.

Issue 4: Does this project require a roofing permit to be pulled through PPRBD?

Answer: Yes, a roofing permit will need to be pulled through PPRBD.

Issue 5: What is the plan for material escalation? Materials for this system have a lead time of up to 40 weeks out and pricing can only be locked in at delivery.

Answer: Contractor shall plan for material escalation in their bid.

Issue 6: Is hand delivery of proposals acceptable?

Answer: We accept in hand delivery of proposals submitted in sealed envelopes, identified with the proposal number and title with all attachments.

The proposals must be delivered at the east entry Information Desk at Library 21c, located at 1175 Chapel Hills Drive, Colorado Springs, Colorado 80920.



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Issue 7: Please identify areas of acceptable staging.

Answer: PPLD will work with awarded vendor in determining appropriate staging areas.

Issue 8: Please identify areas of acceptable parking and fees if any.

Answer: PPLD will work with awarded vendor and provide reserved parking for the duration of the project.

Issue 9: Is pollution insurance required on this project?

Answer: No pollution insurance is required for this project.

Issue 10: Is any night work required on this project?

Answer: No night work is required for this project.

Issue 11: Are the deck slopes noted on G1.0 considered structural.

Answer: All structural and insulation slopes are noted on the Roof Plan and labelled in the legend on sheet R1.0.

Issue 12: Does this project carry liquidated damages?

Answer: No liquidated damages.

Issue 13: Are there any wind warranty requirements?

Answer: Yes, noted on the Cover Sheet - G1.0.

Issue 14: Will temporary fencing be required at staging areas?

Answer: Yes, please refer to the specification section 01 11 00 Summary of Work section 1.1.8.A.

Issue 15: Is the contractor required to supply dumpsters and cover the cost for dumpsters on this project?

Answer: Yes, please refer to specification section 07 53 23 Single Ply EPDM Roofing section 3.3.3.E.

Issue 16: Will an onsite water source be available and provided by PPLD for flood testing?

Answer: PPLD will provide water connection.



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Issue 17: Are retrofit roof drains acceptable in lieu of replacing the entire drain and leader?

Answer: There will be no new drain bowls or leaders as a part of this project, specification is incorrectly noted. All plastic or damaged strainers need to be replaced with cast iron strainers per specification section 22 14 26.13.

Issue 18: C3/R2.1 calls for new 1/2" plywood but is not drawn on the detail. Can you please clarify the size and location of this?

Answer: 0.5" CDX plywood sheathing is shown on the detail. Detail spans entire length of wall base of west wall where tagged.

Issue 19: Has PPLD conducted asbestos testing?

Answer: Roof Tech coordinated with Atlas Technical Consultants for targeted roof system sampling. No ACM was detected.

Issue 20: Will PPLD be responsible for the costs of asbestos mitigation and disposal if present?

Answer: Not Applicable.

Issue 21: Will PPLD cover the cost to reinitialize the security cameras if needed once removed and replaced?

Answer: Awarded vendor shall reinstall cameras; PPLD will provide final adjustments.

Issue 22: Is any information available on the accessibility and/or current condition of the underside of the decking for mapping/securement purposes?

Answer: The awarded contractor may field verify metal deck sizing.

Issue 23: Are substitutions of equal performance products allowed?

Answer: No substitutions of equal performance products allowed.

Issue 24: Is the existing metal deck a standard 1.5" high B-Deck?

Answer: The awarded contractor may field verify metal deck sizing.

Issue 25: What is the thickness of the existing wood deck?

Answer: The awarded contractor may field verify wood deck sizing.

Issue 26: How high will the existing RTU (B2/R2.3) be extended/raised?

Answer: Mechanical equipment shall be raised to obtain an 8" minimum flashing height as noted on the detail sheet B2/R2.3.



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Issue 27: Is this project entirely tax exempt from all state, local, and federal taxes?

Answer: Yes, this is entirely tax exempt from all state, local and federal taxes.

Issue 28: Are there any insurance requirements passed the project completion date?

Answer: No insurance requirements pass the project's completion.

Issue 29: Is there a builder's risk insurance requirement?

Answer: No there is no builder's risk insurance requirement.

Issue 30: Is the parapet cap metal to be removed and replaced or detached and reset?

Answer: All sheet metal flashing is new except at Roof Deck 1 as noted on the detail sheets. All existing items are marked existing.

Issue 31: Is there a required start and end date?

Answer: PPLD is aware and understands material procurement are inconsistent during these times and we will work with the awarded Contractor to establish a start and finish time based on the material lead times.

Issue 32: Is EPS an acceptable substitution in lieu of Polyiso?

Answer: No EPS is not an acceptable substitution in place of Polyiso.

Issue 33: Is a Bid Bond Required?

Answer: Yes, both a Bid Bond and a Performance Bond are needed for this project.