

All questions and answers for RFP 2025-18 Roof Replacement at the LEC

- 1.) Most manufacturers and consultants want a max insulation thickness of 2.6” or less. The specs are unclear on whether you want 1 layer of 3.5” ISO or multiple layers (2) with staggered joints between the first and second layer. Could you clarify?- **It is our understanding that SC Code states 3.5 with an R factor of 20. If you do use multiple layers, you will need to stagger the joints.**
- 2.) There is no mention of replacing the exterior conductor heads and downspouts. Are they to remain? **they are to remain**
- 3.) What is the spacing you wish for the new pipe supports for the gas lines? **Replace existing blocks with a non wood product for support**
- 4.) There is structural slope in the roof deck, and we are only providing crickets between the thru-wall scuppers. Is that correct? **yes**
- 5.) Bids are due by 12:00pm on February 18<sup>th</sup>, but will not be opened until 5:00pm at the County Council meeting? **yes**
- 6.) We self-perform all our roofing work, will other contractors be allowed to subcontract this work out? **We are not sure if the winning bidder will subcontract or not but the winning contractor will be responsible to make sure the job is properly done**
- 7.) Will the County require a certified payroll? **No**
8. Is a Bid Bond Required? Security Amount or Percentage? What documents will be required? AIA or does the County have their own? **-no bid bonds are required**
9. Will a Payment and Performance Bond going to be required? What documents will be required? AIA or does the County have their own? **no bid bonds are required. Please see bid package for required documentation**
10. Are there any Liquidated Damages assigned? If so, how much? **-No**
11. Completion Days before Liquidated Damages are assessed? **-No**
12. Will Permit Fees be required or waived? – **Contractor’s responsibility, see scope of work**
13. Unit costs for deck replacement? **-unsure**
14. Has an Asbestos Survey been performed? Is it available for review? **- No**
15. What is the roof decking? Pre-Formed Metal decking, Lightweight concrete? Structural concrete? Tectum? Gypsum? **Metal decking is already there. Replace only if damaged**
16. Has a core sample been made? Can we core it ourselves if one is not provided? **-one was done the day of the pre-bid meeting but if you didn’t see it you can contact Tim Hartman to schedule a time to do your own**
17. Is the roof structurally sloped? Flat? **-sloped**

18. Will new wood blocking be necessary and should be included in the bid? Unit cost for deteriorated wood blocking? – See bullet point 5 in scope of work
19. New scuppers? Collection boxes and downspouts need to be included? - No
20. Will the gas lines need to be wire brushed, primed and then painted? -painted
21. Will the PVC need to be 60 mil nominal? Minimum? -see 2<sup>nd</sup> bullet point in scope of work
22. Who will be responsible for the disconnects and reconnects of the mechanical equipment? - If needed, contractor is responsible
23. Will there be an outside third party in charge of inspections and assuring the Contract Documents are being followed and adhered to? - per code, county and city inspectors
24. Can the insulation be mechanically attached? The cover board to? – No, it needs to be glued