

QUESTIONS & ANSWERS

BID 25-5120-03 BURNET COUNTY JAIL ROOF REPAIRS

1. Is there a current contract/budget? **NO, BUT COST EFFECTIVE**
2. Are there more specific plans for the roof repair? **NO**
3. What material is the roof? **METAL, REVIEWED AT PREBID**
4. Could you please provide information on the existing type of roof system? **BUILT IN 2008 BY JOHNSON CONSTRUCTION SPECIALIES SAN ANTONIO 210-494-1462**
5. We are a SDVOSB, would that qualify us as a DBE? **THESE ARE TWO DIFFERENT PROGRAMS, BUT SDVOSB CERTIFICATION IS SOMETHING TO CONSIDER.**
6. Will there be a designated staging area for contractor equipment, materials etc.? **MANY OPTIONS AVAILABLE**
7. Will the facility allow temporary toilet and hand wash station within approved staging area as long as locked by end of each day? **YES**
8. Do we need temporary construction fence around approved staging area? **NO**
9. Will the prison allow contractors to use onsite water sources for roof preparation procedures? **YES, WILL NEED OWN HOSES**
10. Will daily check in and check out procedures/meetings with appointed facility staff for various materials being used on the roof area such as fasteners, razor blades, and other sharp-edged materials that may be used? **WORKERS WILL CHECK IN WITH MAINT OR SECURITY STAFF TO HAVE A COUNT OF PEOPLE ON SITE AND EVERYONE ACCOUNTED FOR. SUPPLIES WILL NOT BE INVENTORIED.**
11. What are the designated working hours and days? **ANY**
12. What areas will be given for site setup/staging? **FLEXIBLE MANY OPTIONS AVAILABLE.**
13. Will a manlift be allowed to be used to give access to the roof to avoid the need to enter the building to have access? **YES**
14. Does material that is being stored on site need to be inside a locked storage container? **TOOLS YES, MATERIALS NO**
15. Is the use of a Skytrack forklift permitted for use to load and unload material? **YES**
16. Is there a specific method or detail the owner prefers for sealing roof penetrations? **NO**
17. Is there a preferred product and manufacturer for sealing or flashing these penetrations? **LONG TERM PRODUCTS**
18. What type of warranty is required for the new roof repairs? **PRODUCT AND WORKMANSHIP**
19. What are the permitted working days and hours (e.g., Monday–Friday, weekends, specific time windows)? **ANY**
20. Will there be access to a water spigot on-site to perform a water test? **YES, WILL NEED OWN HOSES**
21. Will the razor wire perimeter be removed in order to access perimeter screws/ repairs? **IF NEEDED VENDOR MAY DO SO BUT MUST REINSTALL**
22. Who determines whether skylight is to be replaced or repaired? **VENDOR DETERMINATION, HENCE WARRANTY**

23. Is there documentation of the locations of active leaks? **MOST SKYLIGHTS, EAST WALL BY KITCHEN AREA, ABOVE MAGISTRATE OFFICE AREA**
24. Is Builder's Risk Insurance required for this project? **YES**
25. How old is the building ? **BUILT 2008**
26. What are the requirements and processes for Background checks? **ID FOR WORKERS NEED TO BE SENT TO JAIL. NO ACTIVE WARRANTS**
27. Is the bid bond and proof of insurance required with the bid? **YES**
28. Is payment and/or performance bond(s) required for this project? **YES**
29. What are the working days and hours? **ANY**
30. Is a water test for the entire roof required to ensure there is no water leakage/penetration? **YES**
31. In the current scope of work, it states to "replace/repair all skylights". Please confirm if Vendor should repair, such as new sealant on existing skylights or to install new skylights? **UP TO VENDOR, HENCE WARRANTY**
32. If Vendor is to install new skylights, please provide specifications, such as color, frame, tint, and acceptable manufacturers? **CLEAR OR FROSTED**
33. From the bid site visit, it appears that existing skylights have been removed, and metal panels have been installed where the skylights used to be, please confirm? **NO THEY HAVE BEEN COATED OVER THE YEARS**
34. If Vendor is not installing new skylights but making repairs only, should Vendor paint existing metal panels where there used to be skylights, to match the entire roof? **NOT NEEDED AS LONG AS SEALED**
35. Should all new pipe boots have installed stainless steel clamps? **VENDOR OPTION**
36. What are acceptable manufacturers of pipe boots? **VENDOR OPTION**
37. Please confirm which screws (oversized) is being referred to in the current scope of work? Such as for the ridge, metal panels, roof penetrations? **ALL THAT NEED TO BE REPLACED THAT REQUIRE IT**
38. What are acceptable cleaner manufacturers to use for roof prior to application of sealant? **VENDOR OPTION**
39. What are acceptable cleaner manufacturers to use for sealant? **VENDOR OPTION**
40. Can spray-on roof coatings be used for this project? Shall it be an alternative bid price?
Reason: Spray-on roof coatings can be a good solution for extending the life of a roof, improving energy efficiency, and providing waterproofing **BID HOW YOU FEEL IS REQUIRED FOR YOU TO WARRANTY PRODUCT AND WORKMANSHIP**
41. There are several panels per pictures that are damaged due to cracking in the panels, are these to be repaired or replaced. **REPLACED.**
42. Can skylights be covered with a silicone coating, or are they needed for more sunlight? **REQUIRED FOR LIGHTING STANDARDS.**
43. Gutters and rakes are blocked from roof access do to razor wire being on the roof. If we work in those areas to check for performance or leaks it will need to be completed off of a boom lift. Is this possible due to being within the fence of the jail? **YES.**