
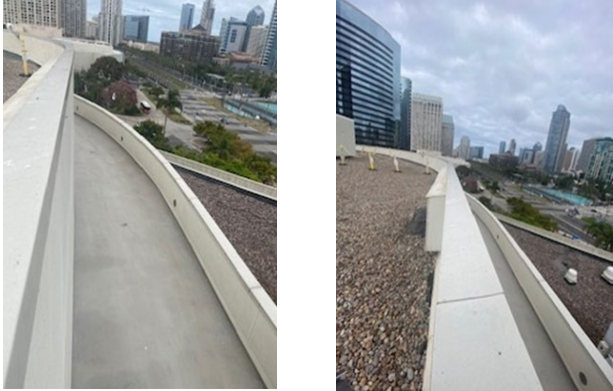



Addendum 2
To RFP 24-1036 for West Roof Repairs
Questions and Answers

Issued on November 6, 2023, 2023

RFI #	Question/RFI	Answer/Clarification
1.	How old is the West Building? How old is the roof system of the West Building?	The West Building was opened in 1989. The roof on the West Building is original.
2.	How long has Corporation been experiencing issues with the roof?	Issues have been occurring over the past several years.
3.	Will the scope of work (SOW) include any work on the East Building?	No.
4.	Have the drains or roofing system ever been replaced?	No. Minimal repairs have been conducted on the drains and roofing system.
5.	What is the square footage for the scope of work?	Square footage is to be determined based upon recommendations from Contractor. Section 3 of the RFP - Bid Form has been updated accordingly to account for a per square foot basis. Please provide square foot pricing on the updated bid form – Bid Form (Revised).
6.	May Contractor provide a square footage price for the roof flashing and roof membrane replacement line items on the Bid Form?	Please refer to RFI #5.
7.	What is the substrate system and materials currently on the roof?	It is a stone ballast roof system with two types of ballast stone and has an EPDM single-ply rubber roofing membrane with polyester slip sheet over steel decking.
8.	Has Corporation done any investigation work on the drains?	Corporation will conduct additional investigations on the drains prior to contract commencement.
9.	Has Corporation provided any in-house repairs to any portion of the roof to this point?	Corporation has conducted various repairs to the West Building roof to eliminate or reduce water intrusion.
10.	Are any of the roof drains in working condition? If not, should Contractor assume Contractor is responsible for replacing the drains? If some drains are in working condition, should Contractor assume nothing is to be done to those drains, or would Contractor still be responsible for waterproofing those drains?	Please provide a drain replacement cost within Bid Form (Revised). Contractor may be requested to remove/install new drains as part of this scope. If drains are identified by Corporation as to not require replacement, Contractor may still be asked to assist with waterproofing repairs.
11.	Are the connections below the roof drains in working condition?	Yes.

12.	Have any of the drainpipes been inspected by Corporation? If so, is there a report available?	Drainpipes have been lightly inspected by Corporation. A report is not available.
13.	Will Contractor have any responsibility for replacing damaged drainpipes?	No.
14.	Will Corporation water-test the roof drains prior to contract commencement to confirm which drains are in working condition?	Corporation will conduct some testing prior to contract commencement.
15.	Does Corporation have any water connections on the roof?	Water connections are located on the lowest portion of the West Building roof. No water access points are available on the upper portion.
16.	Does Corporation have a dedicated fire system on the roof?	No.
17.	<p>There's a white patch located on one of the roof vents. Is Contractor responsible for repairing the patch, or replace the entire perimeter around the vent (black part)?</p> <p>Can Corporation confirm the current material?</p> 	Corporation cannot confirm.
18.	Can Corporation confirm which parts of the roof the leaks are coming from?	Leaks are coming from the outer perimeter spaces of the upper and lower roof.
19.	Where are the Sodexo offices located when looking at the roof footprint/drawings?	The Sodexo offices are located underneath the curved walkway portion of the lower roof by the Marriott. Refer to picture within RFI #20.


20.	<p>Is Contractor responsible for any lower adjacent roof/ walkway repairs?</p> 	<p>Additional roof membrane/flashing is located on the lower roof. Contractor shall provide repairs on this section of the roof as requested by Corporation. Please refer to RFI #38.</p>
21.	<p>Is Contractor responsible for perimeter sealant on the roof?</p>	<p>Contractor shall repair the roof membrane and flashing as requested by Corporation—this includes the perimeter sealant.</p>
22.	<p>How thick is the current insulation on the roof?</p>	<p>Approximately 4.5”.</p> 
23.	<p>Where do the roof hatches on the West Building lead to? Do any of the roof hatches have access to water connections?</p>	<p>There are four roof access hatches with ladders from interior mezzanine to rooftop, two at north side and two at south. Another exterior roof access ladder is located at north side, at the east end of the exterior wall. No water connections are available from the roof hatches.</p>
24.	<p>Will Corporation provide Contractor with a designated area for storing materials?</p>	<p>Corporation can provide space for Contractors to store materials if requested and approved in advance by Corporation. Any materials stored at the Convention Center is at Contractor’s own risk—Corporation is not responsible for the security of Contractor materials/equipment.</p>

25.	If Contractor needs a crane to get certain materials to the roof, which side of the building would Contractor have to crane from?	Cranes may be placed either on Harbor Drive, the parking garage entrance by the Marriott, or behind the building in the parking lot. Permitting for the crane shall be the responsibility of Contractor and must receive approval from Corporation.
26.	Are there any upcoming events during the project that Contractor will have to work around? Will Corporation provide continuous access once the project commences?	Events will not impact the project schedule. Parking may not always be provided by Corporation. In the event parking is not available, Contractor is subject to daily Ace parking fees.
27.	Does Corporation have a current list of damage drains without wet tests?	Additional information regarding the drains will be provided to the awarded contractor.

28. Can Corporation provide photos of the areas that are underneath the drains?



29.	Will Contractor have access to underneath the drains?	Contractor shall coordinate access requests with Corporation in advance.
30.	There is an area on the West Roof with limited access due to duct work and pipes. Is Contractor responsible for performing work in that area? If so, can Corporation provide pictures of the area and approximate square footage?	Corporation Cannot confirm.
31.	Are any leaks caused by Corporation's rooftop chillers?	Leaks may be caused by Corporation's rooftop chillers and air handling equipment.
32.	The RFP states that Contractor may utilize Corporation's dumpsters during the project. What are the access points for waste bins and where will Contractor be disposing the waste material?	Waste material is to be disposed using Corporation's onsite bins located at the West docks. Hazardous material (if applicable) shall be removed from the work site by Contractor and not thrown in Corporation's waste bins.
33.	Are the seams that require repair/ replacement all exposed? Or will Contractor need to search for them?	Most of the seams are already exposed. Corporation will assist in identifying which sections require repair/replacement.
34.	Is the roof concrete "pre-stressed" concrete?	Approximately 4.5" expanded polystyrene (EPS) rigid board Insulation with lightweight concrete sloped to drains below EPDM roof system.
35.	Is the roof membrane TPO or EDPM?	45-mil EPDM (Ethylene Propylene Diene Monomer) single-ply rubber roofing membrane.
36.	Is there leakage in the drainpipes, or just the membrane?	Leakage is primarily in the roof membrane.
37.	Are there dedicated fire-hydrants on the roof?	No.
38.	Is the leak in Sodexo offices part of this SOW?	Yes. The leak for the Sodexo offices will be addressed by the square footage repair cost.
39.	Is replacing Styrofoam part of this SOW?	No.
40.	Once drains are repaired/ replaced, is Contractor or Corporation responsible for water testing?	Corporation shall be responsible for water testing.

41.	<p>Is it a requirement of the Contractor to install a ladder over the pipe area near the Sails area?</p> 	No.
42.	Will there be another site-walk?	No.

Please Note: Addendum 2 to RFP 24-1036 incorporates one (1) new document:

- Bid Form (Revised)

RFP documents, exhibits, and addenda are available for download at:

[RFP 24-1036 - West Roof Repairs - San Diego Convention Center \(visitsandiego.com\)](https://visitsandiego.com)