

**REQUEST FOR PROPOSAL NO. 368641
105B FACILITY ROOF REHABILITATION**

ADDENDUM 1 - QUESTIONS & ANSWERS

11/9/23

The subject Request for Proposal (RFP) is hereby amended per this Addendum No. 1, and the following questions and answers are provided below. All other requirements of the RFP remain as originally stated. **Your proposal must acknowledge receipt of this Addendum.**

1. The contract type in the RFP Instructions requests Offerors to submit a proposal for a Firm Fixed Price for materials and Time and Material for the labor, travel, ODC. Please verify contract type to be based on RFP Instructions to Offerors takes precedents and the contract type will be Time and Material for all Labor, Subcontractors, Travel, Equipment & ODC and Firm Fixed Price for Materials.

Answer: Contract type will change for the entire effort to Time & Material. Offerors should be aware that they will be subject to an independent audit of their accounting and timekeeping system before award (if not done within past 3 years). If G&A or other indirect cost is proposed on materials, then the awardee will be subject to an annual audit of their G&A and labor.

- a. The Attachment 2 Draft Contract describes the work as Time & Materials with a not to exceed ceiling. **Correct, entire contract will be Time & Materials type.**
 - b. Attachment 5 Summary of Costs requests unit costs for Labor, Subcontractors, Materials, Travel, and Equipment & ODC. **Yes, that information will provide an estimated not-to-exceed ceiling value.**
 - c. Attachment 10 Specification Section 01 27 00 indicates Contract Line Items and lump sum pricing. **Ignore this statement in the Specifications, that was not supposed to be included in the text.**
2. RFP 368641, Page 14, 6.7 Subcontracting, indicates that CPCCo reserves the right to reject any proposed subcontract or subcontractor as incomplete or unsuitable; if any subcontractor is deemed incomplete or unsuitable will the contract be amended by the

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difference in cost between the rejected subcontractor pricing and the newly approved subcontractor pricing?

Answer: CPCC will reject entire package.

3. Is it correct to assume that the Roofing Subcontractor for the project would be classified as a specialty contractor for this contract per the HSSA Agreement?

Answer: CPCCo is signatory to the HSSA; therefore, the HSSA would apply in this instance.

4. RFP 368641, Page 7, 4.2 Technical Evaluation Criteria section 1b. indicates that Engineering approach to delegated requirements are to include a Roof Access Plan, Removal & Reinstallation plan of roof mounted equipment, and Access plan for CMU repairs to include shoring, scaffolding, planking, and bracing. Can CPCCo provide current structural documents that indicate the components of the roof structure in order use in conjunction with our Engineering Approach?

Answer: Listed below, added 10 more attachments in the RFP Instructions revision and posted to the online solicitation.

1. DRAWING: H-1-10458 Composite Roof Plan – 1959
2. DRAWING: H-1-11218 Ventilation Plan, Sections & Details Process Area, Machinery Rm. & Far Side Sample Rooms, Improved Ventilation Bldgs. 105B, D & F – 1958, 1959, and 1960
3. DRAWING: H-1-11219-001-02 Ventilation Plan, Sections & Details Valve Pit, Tunnels, Process Area & Accumulator Room Improved Vent. Bldgs. 105B, D & F – 1958, 1959, 1960, and 2005
4. DRAWING: W-72876, SHT 1 R12 Hanford Engineer Works Bldg 105-B-D-F Ventilation Supply & Exhaust Systems – 1944, 1958
5. DRAWING: W-71347, SHT 1 R4 Hanford Engineer Works Building No 105-B-D & F Plan at Elevation +80' – 5 ¼ Arrangement – 1944
6. DRAWING: H-1-11213 Ventilation Plan & Sections Storage & Transfer Areas & Nearside Sample Rooms Improved Ventilation Buildings 105 & 115 B, D & F – 1958, 1959
7. DRAWING: W72878 SHT 1 R18 Hanford Engineer Works Bldg # 105-B-D-F Ventilation Supply & Exhaust Systems Arr'g't. – 1944

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8. DRAWING: W72875 SHT 1 R18 Hanford Engineer Works Bldg # 105-B-D-F Ventilation Supply & Exhaust Systems Arr'g't. – 1944
9. TECHNICAL DOCUMENT: 105B_Roof_Inspection_Report 1, Assessment of Roof Deck and Supporting Structure for Building 105B at Elevation 9-9 ½" (Storage basin), 13' – 0", 18'-0", 30'-0", 37'-4" (Transfer Area), 46'-3", 56'-4" (Machinery room), 72'-9", 76'-8", 93'-0", Fan Room, Miscellaneous Storage Room, and RCT/Operations Office, Revision 1 – April 2019
10. BUYER PROCEDURE: CPCC-PRO-EP-53065, Asbestos Requirements for Demolition and Renovation Activities – June 2022

5. RFP 368641, Page 7, 4.2 Technical Evaluation Criteria section 1b. indicates that Engineering approach to delegated requirements are to include a Roof Access Plan. As part of this access plan do CPCCo regulations address access to high roof via Crane and Personnel Basket?

Answer: Yes, if using a crane and personal basket the following regulations apply per DOE-RL-92, chapters 3.0 and 15.0. In addition, ASME B30.23-2016.

6. Spec Section 04 01 20.52, Page 4. 1.6A Indicates that the existing roofing system of the 105-B Building is structurally impaired and is not capable of supporting loads associated with scaffolding. RFP 368641, Page 7, 4.2 Technical Evaluation indicates that we include Engineering approach to Access plan for CMU repairs to include shoring, scaffolding, planking, and bracing. As part of this Engineered access plan do CPCCo regulations address the use of Swing Scaffold on the existing roofs.

Answer: Currently, CPCCo procedures do not address the use of swing scaffolds. Contractor would need to perform an engineering design that supports utilization of the referenced scaffold and submit to Buyer. Buyer's Subject Matter Experts would review the proposed design for a determination of approval.

7. Once the structural upgrades to the roofs are complete, what will be the new expected roof loads psf?

Answer: The loads associated with the testing program, which was used as the basis of the upgrade to the roof planks can be found in the Section "Full Scale Panel Load Testing" on Page 34 of Attachment 13 of the RFP. It is our expectation that most retrofit roof panels would support the loads that are noted in this section. Note, however, that there are expected to be panels with Anomalous Conditions which would need additional repairs or treatment to do so. Refer to Attachment 10 Specification Section

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05 31 00 Steel Decking, Para 1.3.F for requirements and Attachment 14 for more information on Anomalous Conditions.

8. The contract is a time and material contract type, but the Price Proposal Worksheet is structured as a lump sum bid sheet. Will CPCCo be providing an updated time and material Pricing Template?

Answer: Changing entire effort to Time & Material with a not-to-exceed ceiling.

9. Will contractors be allowed to access roof and walls and perform work from man baskets and cranes per the Hanford Hoisting and Rigging Manual Chapter 15?

Answer: Yes, DOE-RL-92, chapters 3.0 and 15.0 as well as ASME B30.23-2016 shall apply when performing work from and or using a man basket.

10. Has lead paint testing been performed on this structure or are we to assume that all paint and painted grout contains lead?

Answer: For bidding purposes assume that the paint contains lead. Verification testing will be performed by CPCCo personnel.

11. Qualification Standard Experience evaluation states that the offeror's proposal must meet the experience standards to be considered. Can team members bring experience from previous employment under The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (2017) or does it have to be current company experience?

Answer: Yes

12. RFP 368614 3.3.a Price Proposal worksheet states that the offeror shall complete the provided Pricing template as instructed and formatted.

Answer:

- 1) Are there instructions beyond what is noted on the tabs of the pricing workbook? **No**
- 2) The labor and subcontractor tabs have column asking, "individual Name". Is the intent really to have the offeror at this stage list every individual by name? **No, inadvertently left on template, Offerors can ignore.**

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13. RFP 368614 3.3.b asks large businesses to prepare a small business contracting plan in accordance with this RFP Section 6.11. Section 6.11 is on Foreign Nationals. Please clarify.

Answer: Fixed.

14. RFP 368614 3.4.b under Volume III – Quality Assurance Plan asks the offeror to provide verification of independent testing and inspection agency per Specification Section 3.4.A Field Quality Control Testing Agency. We’re not seeing Section 3.4.A Field Quality Control Testing Agency in the provided 368614 Attachment 10 Specifications for the 105B building. Please Clarify.

Answer: Each division specification section calls out specific testing requirements regarding preconstruction testing, quality assurance and field quality control. We’ve identified each divisions various testing requirements and listed them. See below.

- Concrete Unit Masonry Cleaning
 - i. 04 01 20.52, 3.9 – Field Quality Control (Pg. 12)
- Historic Concrete Unit Masonry Repair
 - i. 04 22 00, 1.6 – Quality Assurance (Pg. 6)
 - ii. 04 22 00, 3.13 – Field Quality Control (Pg. 16)
- Miscellaneous Steel
 - i. 05 04 00, 3.4 – Field Quality Control (Pg. 5)
- Post-Installed Concrete and Masonry Anchors
 - i. 05 05 19, 1.4 – Quality Assurance (Pg. 1)
 - ii. 05 05 19, 3.4 – Field Quality Control (Pg. 3)
- Steel Decking
 - i. 05 31 00, 1.4 – Quality Assurance (Pg. 3)
 - ii. 05 31 00, 3.3 – Field Quality Control – Welding (Pg. 7)
 - iii. 05 31 00, 3.4 – Field Quality Control – Fasteners (Pg. 7)
- Rough Carpentry
 - i. 06 10 00, 3.6 – Field Quality Control (Pg. 5)
- Preparation for Reroofing
 - i. 07 01 50.19, 1.5 – Quality Assurance (Pg. 3)
- SBS Modified Bituminous Membrane Roofing
 - i. 07 52 16, 1.6 – Quality Assurance (Pg. 4)
 - ii. 07 52 16, 3.13 – Field Quality Control (Pg. 17)
- Sheet Metal Flashing and Trim

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- i. 07 62 00, 1.5 – Quality Assurance (Pg. 3)
- Joint Sealants
 - i. 07 92 00, 1.6 – Quality Assurance (Pg. 2)
 - ii. 07 92 00, 1.7 – Preconstruction Testing (Pg. 3)
 - iii. 07 92 00, 3.3 – Field Quality Control (Pg. 6)
- Painting
 - i. 09 91 00, 1.5 – Quality Assurance (Pg. 2)
 - ii. 09 91 00, 3.4 – Field Quality Control (Pg. 7)
- Steel Coating
 - i. 09 97 13, 1.5 – Quality Assurance (Pg. 2)
 - ii. 09 97 13, 3.5 – Field Quality Control (Pg. 7)

15. How many work packages is CPCCo planning for this project?

Answer: Assume a minimum of five (5) work packages but there could potentially be more.

16. The SOW section 3.1.1 asks the contractor to identify and prepare Critical lift plans for addressing roof rehabilitation activities. In our experience the project has always identified when an activity qualifies as a critical lift. Has the project already completed the critical lift checklists for this project and if so can they provide them?

Answer: No, a critical lift checklist for this project has not been performed.

17. Will swing scaffolding be allowed for the CMU pointing scope? (If rigid scaffolding and boom lifts are the only allowable means there is concern that the scope will become too labor intensive.)

18. During the walk it was discussed that the Pricing sheet was going to be revised since Labor is defined as T&M to include labor categories and estimated hours quantities to ensure that CPCCo is receiving comparable bids.

Answer: Contract type will change for the entire effort to Time & Material. CPCCo will not provide estimated labor hours because the Offeror will know best how many are estimated. The total price of the proposal will be considered as part of the best value process; proposals will not be chosen based on only lowest price.

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19. During the walk it was mentioned that the B-Reactor had a roof assessment that allowed for access to certain areas of the roof using walking planks to span the existing structural supports. Can you confirm this and provide a copy of this roof access plan.

Answer: Yes, some areas of the reactor building (Fan House, Machinery Room, Miscellaneous Storage Area, and RCT/Operation Office) are in good condition except noted on deficiency summary. See attached, "Assessment of Roof Deck and Supporting Structure for Building 105B at Elevation 9-9 ½" (Storage Basin), 13'-0", 18'-0", 30'-0", 37'-4" (Transfer Area), 46'-3", 56'-4" (Machinery Room), 72'-9", 76'-8", 93'-0", Fan Room, Miscellaneous Storage Room, and RCT/Operations Office." April 10, 2019, Revision 1. This attachment has been added to the RFP Instructions and online.

20. The RFP is asking for a Firm fixed price for materials, equipment and ODCs. The Contractor is also being asked via the design media to design certain aspects like shoring, supports for the re-installation of rooftop Equipment, and wall penetration repair. Since these aspects are not yet designed and approved can you confirm that the needed materials, equipment and ODC's from these design aspects will be incorporated Via change order after award and acceptance of design by CPCCo.

Answer: Contract type will change for the entire effort to Time & Material. CPCCo will not provide estimated labor hours.

21. Are as-built drawings available from the original roof?

Answer: See response from question #4.

22. Are the roof ladders, stairs, and cat-walks capable of load bearing activities?

Answer: No

23. Would the government prefer the contractor to price out coating of ductwork to preserve its historical nature?

Answer: No

24. What affect would B Reactor tour seasons have on the project schedule, if any?

Answer: The Government is intending to reopen for historical public tours inside the B Reactor beginning April 2026. The highlighted regions in the attached figure indicate the areas the public tours are conducted. The preference of the Buyer is that the roof

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and other rehabilitation work that would affect public tour areas be improved and completed first, to allow the possibility of unobstructed tours to be conducted during the 2026 tour season. Proposed construction schedules and bids will be evaluated with this preference in mind.

25. Attachment 10 addresses several environmental limitations. Is there any flexibility with these parameters?

Answer: These requirements may be on the conservative side, but they are based on past experience where poor long-term performance has occurred when these limitations were not imposed and therefore for a National Historic Landmark (NHL), we believe the environmental limitations specified are appropriate. We are certainly willing to work with the selected Contractor to allow them to develop appropriate methods and protocols to allow them to extend their construction season if they are willing to put in the work necessary to ensure the success of these materials during the colder seasons.

26. Will CPCCo be supplying janitorial services for the Government furnished trailer?

Answer: No

27. Is temporary power supplied by Buyer being considered as an alternative to Contractors supplying their own generators?

Answer: Yes, a substation will be available for contractor to utilize for temporary power.

28. Will there be any OSHA and/or Environmental Protection Agency (EPA) related requirements to conform with national regulation standards for asbestos during the restoration process of this historic facility?

Answer: CPCCo will conduct the steps necessary to remain compliant with 40 CFR 61, "National Emission Standard for Asbestos," associated with the assessment of asbestos containing materials (ACM), including regulated asbestos-containing materials (RACM), presumed asbestos containing material (PACM), and asbestos containing waste materials (ACWM), related to demolition and renovation activities. CPCCo and the

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Contractor will remain compliant with, [CPCC-PRO-EP-53065, Asbestos Requirements for Demolition and Renovation Activities.](#)

CPCCo will perform the following scope:

- Planning and performance of thorough inspections as required by 40 CFR 61.145(a) to identify the presence of ACM (including document and drawing reviews to collect information, performance of visual inspections, and sampling suspect ACM, as needed)
- Supervision of the Contractor's management of ACM during and after the performance of renovation activities
- Associated documentation and record-keeping.

If NESHAP Thorough Asbestos Inspection Report identifies that ACM is present and the project determines that abatement for demolition/renovation is to be performed, CPCCo will coordinate any applicable regulatory notifications and approvals prior to the Contractor starting abatement activities.

Asbestos sampling will occur prior to the Contractor mobilizing. Sampling currently scheduled for January 2024. All assessment and notification requirements for the National Emission Standards for Hazardous Air Pollutants (NESHAP) are scheduled to be complete by February 2024.

Additional requirements for the disposal of asbestos are found in [CPCC-STD-SH-52894, Asbestos Controls.](#) Contractor will be required to follow the appropriate policies and procedures identified above when disposing of ACM.

29. How often will the projects 'Daily Safety Inspections' be submitted to the Buyer?

Answer: The project's Occupational Safety & Industrial Hygienist Construction Manager is requiring these inspections to be formally submitted on a weekly basis through the Document Management & Control System (DMCS) as a submittal that is for information purposes only.