

QUESTIONS & ANSWERS:

A201/A202 -The wall removal is indicated as either masonry or drywall. The wall at the old dayroom is represented the same as all other walls in thickness. This wall is likely misrepresented on the plans. The wall is likely more than 16" thick.

Walls are neither indicated as masonry nor drywall. The Contractor is responsible for removing all walls as indicated in the Contract Documents. They are indicated graphically per VA drafting standards and all are indicated to be removed. The thickness is irrelevant since all are assumed to be of masonry construction. See General note Y Sheet A201. Contractor is responsible for verifying all conditions in the field.

2. A201/A202 -There is likely a quarry tile floor below the floor at the old dayroom. This would not be 2 layers of resilient removal as indicated on contract drawings. Will VA or others be removing this additional flooring?

No. The contractor is responsible for removing all flooring to the top of the structural slab including up to four layers of flooring. See General Note EE Sheet A201.

3. A201/A202 – Only basement level shows terrazzo floor removal. All floors have terrazzo floor/base removal. Will VA be removing the terrazzo on the other floors where not indicated on contract bid documents?

The Contractor will be responsible for removing all flooring including any and all Terrazzo and layered flooring as indicated to the top of the structural slab per Note EE Sheet A201. Unless otherwise noted the Contractor is responsible for removal of all material as indicated in the Contract Documents.

4. A201/A202 – General Note Q – Poly protection note seems a note for a specific area of concern, but is listed in general notes. We cannot determine where this is supposed to happen. Please clarify.

The Contractor is responsible for determining the amount of open building he or she is to protect to maintain a dry construction site per the Contract Documents. We would suggest the entire perimeter of the building the Contractor is opening to the elements during Demolition.

5. Spec 02_82_13_19 abatement indicates 155 windows to be abated. However it seems that this was already dealt with in window replacement project.

There will be approximately 22 windows that will need to be abated, rather than 155 due to recent window replacement project.

6. Spec 02_82_13_19 room 148 is mentioned twice.

Specification should read:

Rooms 133, 134, 136, 137, 138, 139, 140, 141, 145, 146, 147, **149 (148 corrected to read 149)**, 150, 150A, 151, 152, 154, 155, 156, 158, and main corridors

Black mastic under non-asbestos containing 12"x12" gray with brown/blue speck floor tile (also has a small quantity of mixed in-laid patterns of assumed ACM 12"x12" blue floor tile, 12"x12" peach floor tile, 12"x12" yellow floor tile, 12"x12" maroon floor tile)

~6,500 total square feet

1st

Room 148 (under carpet)

Red brick pattern sheet flooring
~640 total square feet

7. A305 – Why are new openings in attic slab not simply formed out vs cutting of newly poured concrete slab? Can we form block-out instead of sawcut/demo of new slab? Please refer to the all relevant Architectural, MEP and Structural Plans for slab demolition or construction. The slabs are indicated to be removed at penetrations through existing slabs and formed at penetration through new slabs. Please see associated detail drawings and referenced Structural Drawings for complete construction of slab openings. Coordination of all penetrations will occur after approval by the COTR. See General Note NN.

8. A602 Det S10/H10 with walls being furred out it seems that sections should indicate this and have new sills, etc.

Refer to General Construction Notes 16 and 17 the Contractor is responsible for repairing work done to the windows under his contract. The Contractor will need to provide all finish material to accommodate the new conditions after the new walls have been added at the perimeter of the existing building. Details at existing windows would be similar to those at new windows. Please see Sheets A602 and A801 for more information regarding window finishes and details.

9. S102 – some drawings indicate keyway, others indicate bulb waterstop.

Waterstops are an architectural element installed in conjunction with the structural elements including, but not limited to the foundation and walls. This is similar to the installation of brick veneer. The Structural Drawings do not usually indicate this work on their plans, sections and elevations. The extent of the brick work is usually shown in the Architectural Drawings and Specifications. Please install all waterstops as indicated in the Contract Documents.

10. A510 – What is going on at stairs in basement level floor elevation change. Is there supposed to be a masonry or concrete wall there?

Please see sheets A510 and S100 for elevation change in slab.

11. What are the phasing requirements that are alluded to?

The Contractor needs to be more specific and reference exact statements and Drawings so the Design team can answer this question.

12. General Requirements – According to drawings, It seems that the concrete slab in the new basement area is also eliminated under Alt deduct 1. Please advise.

No. See S100 and A302 for area of slab leave out to be included in Deduct Alternate One.

13. General Requirements – P 12, Will steam be available and on for temporary heat using existing radiators or other measures?

Regarding inquiry about temporary heat - in Item 1.16 under General Requirements, paragraph A states:

Heat: Furnish temporary heat necessary to prevent injury to work and materials through dampness and cold. Use of open salamanders or any temporary heating devices which may be fire hazards or may smoke and damage finished work, will not be permitted. Maintain minimum temperatures specified for various materials.

1.16A 1.a. states that Steam is available at no cost to the Contractor.

Also, given the contract runs for 540 days, one would expect contractor would have to provide heat to the area.

The following is an excerpt from FAR 52.236-14 for your information:

(b) The Contractor, at its expense and in a workmanlike manner satisfactory to the Contracting Officer, shall install and maintain all necessary temporary connections and distribution lines, and all meters required to measure the amount of each utility used for the purpose of determining charges. Before final acceptance of the work by the Government, the Contractor shall remove all the temporary connections, distribution lines, meters, and associated paraphernalia.

14. Concrete tolerances – How will new concrete floors which are to comply with flatness specs, be married to the existing joint between new and existing.

Means and Methods to align concrete slabs at new and existing are per the Contractor. Otherwise, flatness should be per the Contract Documents.

15. Spec 01_57_20 Indoor Air Quality – Contractor for Center wing did not erect temporary dust partitions when removing the entire B211 building with dust. It seems that this situation frustrates the initial baseline measurements? Please Advise.

Performing baseline IAQ measurements is only one of 2 options available to the GC for satisfying IEQc3.2 (see attached PDF). Additionally, these baseline measurements are taken after WW construction is complete but before occupancy, which means existing center wing dust is a non-issue.

16. Spec 01_57_20 Indoor Air Quality – page 2. Is this a LEED project as it is mentioned in 1.3 A.4.

Yes, LEED project.

17. Specifications have generic product specifications. Which will take precedence, the IAQ/Sustainability requirements or the individual technical specifications should there be a conflict or lack of a commercially manufactured product. Unless otherwise advised we will assume the technical specifications will govern. Please advise.

Commercially available products exist to satisfy the sustainability requirements. These requirements should not be ignored at the risk of jeopardizing the LEED Silver level certification. If there are conflicts, they will be addressed individually during submittal phase.

18. Spec 01_57_20 IAQ – Building flush out or IAQ testing – It seems that the contamination of the entire building during construction of Center Wing will frustrate the compliance. Please advise.

Refer to #15 above (same answer).

19 Spec 01_81_11, page 3. 1.5, Product selections could be frustrated by competing goals of sustainability and technical specifications. We need to know what takes precedence the sustainability requirements or the requirements of the generic technical specifications. Unless otherwise advised we will assume the technical specifications will govern.

Sustainability Requirements should take precedent.

20. Spec 01_81_11-8, Reports – Will sustainable design report submission with pay requests be cause for withholding progress payments?

Yes.

21. Spec 01_81_11-12 recycled goals. If no products are available that meet the desired recycled content what is to be done?

The Contractor is responsible for procuring materials at his/her discretion that contain recycled content that in aggregate meets the 30% of total materials cost. The chart on pages 11-12 are minimum values and does not align with LEED credit MRc4 in any way.

22. Spec 01_91_00 COmmissioning – Who is the commissioning authority and pays their costs?

Heapy is Cx authority, paid outside construction contract by VA.

23. Spec 01_91_00 Please provide a copy of owners commissioning plan, prior to bid.

Entire section 01 91 00 has been replaced. Refer to revised version, which indicates Cx plan to be provided to successful contractor for review and comment. Systems to be commissioned is indicated in revised section 01 91 00, as well as in each separate Division Cx spec.

24. Spec 01_91_00 It has historically taken 30 – 90 days to get approval action on submittals without sustainable design, IAQ and commissioning requirements. What is the submittal turn around time for review regardless of action?

Refer to revised section 01 91 00.

25. Spec 01_91_00 What is the frequency of construction meetings and Commissioning meetings?

All Cx meetings can be combined with the normal periodic construction progress meetings. However, Cx agent will not be involved in every construction progress meeting.

26. Spec 01_91_00 Commissioning, para 3.2 provide a copy of the preliminary commissioning plan as indicated in the contract bid documents.

Refer to #23 above (same answer).