

**William (Bill) Hefner VAMC Mental Health Care Renovation Buildings 4 and 11- Phase III  
Amendment #A00003 Responses and Revisions**

VA Contract Number: VA246 14-B-0033, Project Number: 659-334

January 15, 2014

**The following responses to Contractor questions are noted in bold below.**

**GENERAL CONDITIONS:**

1. Can you clarify the use of (existing) elevators on the project?

***Response: Use of existing elevators is not permitted on this project. The exit stair on the west side of Building 4 is intended to be the primary means of access. Refer to drawing GL-102 for additional information.***

2. Can you confirm that each floor will be vacant during construction?

***Response: The areas to be renovated on floors 2 and 3 of Building 4 will be vacated prior to the Contractor's notice to proceed. The first floor and fourth floor will be occupied during the renovation. Consequently, any work required on these floors or any work that would impact these occupied floors will need to be coordinated with the Contracting Officer's Representative (COR) prior to the work commencing. The two rooms in Building 11 that are modified on the first floor will be vacated prior to renovation work in this area but the Building as a whole will be occupied throughout the construction process. The interface work with existing Building 11 must be scheduled with the COR ahead of time.***

3. Can you confirm the working hours for this project?

***Response: Contractor work hours are from 8:00 a.m. – 4:30 p.m., Monday through Friday, excluding federal holidays. If the Contractor desires to work different hours or any weekends or holidays, a written request must be furnished to the Contracting Officer for approval.***

4. Should sales tax be included in this project?

***Response: Yes, the contract price shall include all applicable Federal, State and local taxes (to include NC State and local sales and use taxes to be paid on materials). Refer to FAR Clause 52.229-2 North Carolina State and Local Sales and Use Tax, and FAR Clause 52.229-3 Federal, State, and Local Taxes.***

5. Can you confirm the areas contained in the scope of work are asbestos free?

***Response: Refer to response no. 2, in Amendment #A00002.***

## CIVIL/LANDSCAPE

6. Ref drawing GS-200: There is a note that refers to the removal of underground electrical service. Can additional detail be provided? What area does this power serve? Can it be disconnected to be relocated? We would need detail on how and where the power should run? Do we need temporary power?

**Response:** *Reference electrical drawing no. E-007 added in Amendment #A00002.*

7. Ref drawing GS-300: There is a great deal of detail in areas 2B, 2C, 2D, 3B, 3C, 4B, 4C, 4D. Is this in the scope of work? For example are their handrails, fencing, retaining walls, basketball courts and goals, signage etc.

**Response:** *As stated on GS-300, the outdoor recreation area and modified parking and sidewalks in the area west of Building 8 and south of Building 4 are not in the contract- work to be performed by others. The remaining work shown on this plan is part of this contract.*

8. Ref drawing GS-500: Can you confirm the number of ground plants. The drawing states we need 1,236 of one gallon plants. Where would they be planted?

**Response:** *Per plan GS-500, only the plants shown in the area south of Building 11 would be part of this contract. The quantity is shown on the drawings. Plant material quantities in the area defined as not in this contract are not part of this contract.*

9. Ref drawing GS-600: Are details 2, 3, 6 and 9 in the scope of work for this project?

**Response:** *No, these details refer to work to be performed by others as called out on drawings GS-200, GS-300, GS-400 and GS-500.*

10. Storm Drainage is included in the specifications Section 33 40 00, Storm Drainage Utilities, but is not shown on the drawings. Is there any Storm Drainage included in the project scope?

**Response:** *No. This specification section shall be deleted via this Amendment.*

11. Are there any existing Irrigation Lines which will be impacted by the addition to Building 11?

**Response:** *None that are known.*

12. Please provide a detail for the Removable Concrete Bollards referenced on drawing GS-300.

**Response:** *Basis of Design for Concrete bollards shall be FS Industries removable concrete bollard type AL-1 (12" x 30") Anchoring Option A, Finish Dove Gray LSB ([www.fsindustries.com](http://www.fsindustries.com))*

## ARCHITECTURAL:

13. Ref drawings AD-102A, AD-102B: The dotted lines state those are the wall that need to be removed. Keynote D02 states to remove gypsum board walls. What is the difference between the dotted lines and Keynote D02? Also, comment 3 refers to the removal of CMU. How can we tell what walls are CMU or Gypsum? Also are any walls being removed load bearing?

***Response: All interior partition walls to be demolished (dotted lines) are concrete masonry unit walls as described in General Note 3, unless specifically noted by key note as being a gypsum wall board partition. The interior walls noted to be demolished are non-load bearing as called out in the notes.***

14. Ref drawing A-101: Can you confirm there is no elevator on the project?

***Response: The Contractor shall construct the shaft that a future elevator (to be furnished and installed by others) can be installed in per the note on drawing A-101.***

15. Ref drawings AI-202A, AI-202B, AI-203A, and AI-203B: Are we required to purchase and install furniture?

***Response: The VA will purchase and install the furniture shown on these drawings. The furniture sheets are intended for reference only.***

16. Detail E4 on drawing A-210 shows three (3) mirrors on the wall at the Vanity. These are not shown on details C5 and C7 on drawing A-102B where the other toilet accessories are shown. Are Type H mirrors required at these locations?

***Response: Yes, provide mirror type "H" as listed on the toilet accessory schedule on drawing A-102B above each sink shown on details C7 and C8 and drawing A102-B.***

17. Door # 3084A located on drawing A-103B (near the intersection of column lines EX.X and EX.15) is not shown on the door schedule. Should this door be included and if so, please provide description and details.

***Response: This is an existing chase door that should be left in place.***

18. Details F6, F7 & F8 on drawing A-210 do not seem to be complete as there are notes that reference items which are not shown. Will these details be completed?

***Response: Please reference the millwork details referenced. The sliding glass door units noted may be manufactured units installed within framing.***

19. Are there any Soap Dispensers and/or Paper Towel Dispensers required to be installed at locations other than toilets where sinks are located (like Break Rooms)?

***Response: Soap dispensers and paper tower dispensers to be provided by the VA and installed by the Contractor are required at every sink within the scope of this project.***

20. Is dovetail slot and anchors required at the concrete wall section shown in detail B5 on drawing S-301?

***Response: Yes, where veneer is backed by cast-in place concrete walls.***

21. Detail E3 on drawing AI-100 shows metal blocking located in the wall behind the Handrail (HR-1) with the note "NIC" noted on the metal blocking. Should this note be eliminated and is there a specific requirement for blocking at the handrail?

***Response: The steel stud blocking shown on detail E3- AI-100 should be included as a part of this project. Delete the "NIC" reference. The metal stud runner should be 6" 16 gauge with (2) #12 SMS fasteners at each stud.***

22. Ref detail 2 on drawing AI-101: On the west side of Corridor 1001 there are two Corner Guards (CG-2) shown on a wall without corners. Are these required?

***Response: No the two corner guards shown by toilets 1002 and 1003 are not required.***

23. Drawing AI-102A shows Wall Panel (WP-1) at Vending 2001A but it is not shown in the same location at Vending 3001A on drawing AI-103A. Is WP-1 required at Vending 3001A?

***Response: Wall panel (WP-1) should be deleted at Vending 2001A. The finish should be painted gypsum board.***

24. Should there be Corner Guards located in the Corridors outside of Secretary 2010 and 3010, mounted below the windows?

***Response: No, not required in locations noted.***

25. On drawing AI-102A in Corridor C201 there is an unlabeled Corner Guard outside of Toilet 2014. What type of corner guard is required at this location? Also, there is not a corner guard shown at this location on the third floor. Should there be a corner guard at this location?

***Response: Corner Guard type CG-1 should be furnished and installed by the Contractor in this location on both floors.***

26. Access Doors are included in the specifications but none are shown on the Reflected Ceiling Plans. Are Access Doors required?

***Response: Access doors are required in hard ceilings to access mechanical valves, controls and so forth. Access panels of sufficient size should be provided in these locations as required.***

27. Cubicle Curtains and Tracks are specified but are not shown. Are Cubicle Curtains and Tracks required?

***Response: No, there are not cubicle curtains or tracks on this project.***

28. Are the borrowed lite frames 1 and 2 shown on drawing A-601 aluminum or hollow metal?

***Response: Borrowed lites 1 and 2 should have aluminum frames. Provide a matching aluminum closure plate at the corner of these two lites.***

29. During the site walk thru held Monday (1/13), I noticed that some of the rooms have carpet although this is not noted on the demolition plans. Can you show the rooms with carpet and also advise if the rooms with carpet also have VCT under the carpet.

***Response: It should be assumed that all rooms with carpet have VCT under the carpeted areas.***

***Rooms with carpet are as follows:***

***2<sup>nd</sup> Floor: 2067, 2055, 2060, entire Northeast wing including rooms 2100, and 2098.***

**3<sup>rd</sup> Floor: 2 Offices west of room 3006, 3016, 3017, 3019, 3021, 3022, 3024, 3074, 3112A, 3112B.**

30. In Building 4 there is numerous smoke and fire rated walls as shown on sheets GL-101 & 102. On sheets A-102A, 102B, 103A & 103B many of these walls are shown to be Type R, P and Q walls which show new drywall extending 6" above the ceiling grid. Will we be responsible for installing wall rating signs on the R, P & Q installations or will the existing rating signs suffice?

***Response: Existing walls that are shown rated shall be assumed to meet the rating noted. New wall types "R", "P" and "Q" are furred or applied conditions to existing walls. Any new penetrations that are a part of this scope of work going through existing rated walls are required to be sealed to maintain the existing fire rating?***

31. Sheets A-102A, 102B, 103A & 103B also show numerous walls with an "R3" designation which I have not found on the Interior Wall Types Sheet A-501. Please provide a description of this designation.

***Response: Wall type designation "R1" on Sheet A-501 has been changed to "R3" in this Amendment #3. See SK-4.***

32. Will the contractor for this project be responsible for tree protection at the proposed lay-down area for Building 4?

***Response: Yes, the Contractor is responsible for protecting anything within the Contractor's staging area. The Contractor is also responsible for repairing or replacing any paving, planting or other existing site features within the staging area that are damaged while this area is being used as a staging area and return it back to its original condition after demobilization.***

33. Should the walls at the Elevator Equipment Room at Building 11 be rated?

***Response: Yes, all the walls should be a 2 hour rating as shown on Detail E1-A-101. The partition type noted "R" in this room, as well as other rated wall locations, should refer to wall partition type "r" shown on Sheet A-501. Door G-003 should also be listed as a 90 minute door instead of 45 minute. See SK-1, SK-2 and SK-3 included as a part of this Amendment #3.***

## **FIRE PROTECTION**

34. Drawing FP-001, Design Criteria note #1, states that the fire sprinkler contractor is to add and relocate sprinkler heads throughout the renovated areas. Drawing FP-100 Fire Protection Legend shows the area of renovation and notes that we are to replace existing sprinkler heads and add new as required. Drawings FP-100 and FP-200 do not show any obvious changes in the walls or partitions. Where would new sprinkler heads have to be installed?

***Response: Note #1 under design criteria on drawing FP-001 is meant to be general in nature, while the actual work to be performed is dictated by the keyed notes and fire protection legend shown on drawings FP-100, FP-200, and FP-300. All fire protection drawings in the bid set show the new work background for each floor; please compare the Architectural demolition layout drawings to the new work fire protection drawings for wall changes. The intention of the fire protection legend for FP-100 and FP-200 is to indicate the area of renovation, and replace the existing sprinkler***

**heads throughout the entire area. Heads should also be added as required where wall changes occur to meet the requirements of NFPA 13.**

35. Drawing FP-100, Keyed note #1, states that the fire protection contractor shall test floor control valve and tamper/flow switches and provide new floor control valve or tamper/flow switch as required. Can the VA be more specific about this "test"? Should we test the control valve to make sure the tamper switch goes into alarm? And the same for the water flow switch? Does the owner have a quarterly inspection report of the sprinkler systems that indicates there are problems with the flow and/or tamper switches?

**Response: The intent of keyed note #1 on drawing FP-100 is to test the flow and tamper switches for correct functionality with the existing alarm system. The floor control valves should also be tested for functionality. The Contracting Officer Representative (COR) should be notified if any existing valves or switches are not functioning.**

36. Since the bid documents do not show any sprinkler heads in the renovated areas, who should I contact at the job site to arrange a site visit? I will need to walk through all the renovated areas and count the sprinkler heads in order to prepare an estimate.

**Response: Floors shown on drawings FP-100 and FP-200 have existing sprinkler coverage throughout.**

#### **MECHANICAL:**

37. In the bid documents both LonMark and BacNet are referenced. Can you confirm that either is acceptable for this renovation? If both are needed for this project, can you specify which pieces of equipment will be LonMark and which will be BacNet?

**Response: Per specification section 23 09 23 Part 1, 1.1 H. "The intent of this specification is to provide a peer-to-peer networked, stand-alone, distributed control system. The ECC requires the incorporation of LonWorks Technologies using Free Topology Transceivers..."**

**Per specification section 23 09 23 Part 2.1, C., 1, b. "The Controls Systems Application network shall utilize an open architecture capable of each and all of the following: b. Connecting via BACNET with ANSI/ASHRAE Standard 135." Therefore the system shall be capable of communication to a BACnet device.**

38. What protocol (LonMark or BacNet) is currently used with Air Handling Units 20, 21, 22 and 23?

**Response: These air handling units are not included in the scope of this project, and were not a part of the design team's site investigation.**

39. Can you confirm the mechanical equipment will not be tied into the BAS system and it is all stand alone?

**Response: The design intent is to have the new roof top unit (RTU-1) tied into a new BAS controller located in the Building 11 portion of the project. New Fan coil units (to replace the existing fan coil units) shall be tied into the existing Building 4 controls system.**

## **ELECTRICAL:**

40. Ref specification section 26 05 33, 3.2.E: Does this paragraph require that if circuiting is shown on the drawing that the raceway must be installed exactly as shown and the contractor is not at liberty to route raceways more efficiently as may be dictated by field conditions?

**Response: No, the contractor has some latitude in routing of the conduits. If the routing is different from the drawings, the contractor shall show all variations on the as-built drawings.**

41. Ref specification section 26 05 33, 2: Are grounding type lock nuts required on all raceway terminations? Are the standard locknuts provided on EMT and flex connectors to be replaced with "grounding type" locknuts?

**Response: Use standard conduit fittings.**

42. Please provide the subcontractor/manufacturer of the existing equipment and systems for the following: Radio Entertainment, Voice Communications, MATV, Public address/mass notification, Nurse Call, Electronic Safety and Security, Physical Access and Control, Video Surveillance, Electronic Personal protection systems, fire alarm and Security closed door telecom.

**Response: Existing systems are as follows:**

**Radio Entertainment: To be provided in future amendment.**

**Voice communications: To be provided in future amendment.**

**MATV: To be provided in future amendment.**

**Public Address/mass notification: To be provided in future amendment.**

**Nurse call: Rauland**

**Electronic Safety and Security: Champion Security**

**Physical Access and Control: Lenel**

**Video Surveillance: To be provided in future amendment.**

**Electronic Personal Protection System: To be provided in future amendment**

**Fire Alarm: Notifier**

**Security closed door telecom: To be provided in future Amendment**

43. There is no cable tray shown in the corridors for distribution of VD cabling. Are the cables to be installed via J-hooks in the corridors? Notes on drawing E-001 indicate the raceways from the outlets are stubbed to above the corridor ceiling.

**Response: The cables should be installed via J-hooks above the ceiling.**

44. Specification section 01 00 00 indicates that all telephone equipment is by others. Does this include the voice data cabling from the telephone closets to the outlets?

**Response: Voice/data cabling from the telephone closets to the outlets are also by others.**

45. Can we get additional information on the existing nurse call system?

**Response: The existing nurse call system is Rauland**

46. Is there a riser or additional detail on the voice/data requirements to determine termination points for the network wiring?

***Response: Existing termination locations for voice/data are located in the existing communication closets in each wing of Building 4 on the second and third floors.***

47. Is there a requirement for a mobile duress system for staff safety? If so, is Invonics an approved solution?

***Response: System must be compatible with existing VA system in place. The mobile duress system included in the Contractor's bid must be compatible and able to be tied into the VA's existing system.***

The following specifications have been **deleted** as a part of this Amendment #3

SPECIFICATION SECTION 10 21 23: CUBICLE CURTAIN TRACKS

SPECIFICATION SECTION 33 40 00 STORM DRAINAGE UTILITIES

The following 8-1/2" x 11" drawings have been **added** as a part of this Amendment #3

SK-1 –FLOOR PLAN- BLDG 11 ENTRY ADDITION- GRADE LEVEL- Ref Sheet A-101 Wall partition designation "R" has been changed to "r".

SK-2- FLOOR PLAN BLDG 11 ENTRY ADDITION FIRST FLOOR- Ref Sheet A-101 Wall partition designation "R" has been changed to "r".

SK-3- DOOR AND FRAME SCHEDULE- BLDG 11 & BLDG 4-

SK-4- STUD FURRING

**End of A00003 Responses and Revisions**