

Contractors Requests for Information: Solicitation VA69D-14-B-0373
Replace Fan-Coils, Building 200, 3rd Floor – 578-12-128

A. SPECIFICATION CHANGES

1. **REVISE** Specification 00 01 15, List of Drawings, to remove M102. M102 is not a drawing that is part of the construction set.

B. DRAWING CHANGES

1. **REMOVE** the alternate noted on detail 4 on sheet M201 to provide PSC motors with modulating control valves.

C. CONTRATORS PRE-BID REQUESTS FOR INFOMATION

- Q01. There appeared to be some discrepancy between the location of existing fan coil units shown on Sheet MED103, and the actual field conditions. Can a revised Sheet MED103 be issued to show the actual field conditions? This is particularly important due to existing locations of condensate drains.
- A01. Sheet M103, General Note 5 states the following: “ALL NEW FAN COIL UNITS SHALL CONNECT TO EXISTING CONDENSATE PIPING FOR EXISTING UNITS ROUTED ON THE SECOND FLOOR. MC TO PROVIDE MEANS FOR MAKING ALL FINAL CONNECTION.” The design intent is to provide the condensate connection via a new core through the third floor into the second floor ceiling with a new connection to the existing condensate drain in the second floor ceiling.
- Q02. Can tools and materials be stored in the mechanical room on the 2nd Floor?
- A02. The 2nd floor machine room is available to the contractor to store tools and materials. However, this area must be shared with campus maintenance groups and there is limited space.
- Q03. There were several comments regarding the probability/necessity of leaving the existing abandoned piping in the place in the ceiling of the second floor. Can the option to leave the pipe in place be the base bid, and the original base bid to remove the pipe be deleted? The estimate for removing the existing piping would be quite costly and time-consuming for all the contractors.
- A03. The posted Bid Schedule shall remain as is. Please see ALTERNATE BID ITEM 02

Q04. What are the various levels of cleanliness required in the different areas of the project?
Could a written description of the locations and level required be provided?

A04. The Clinic Exam Rooms are level 3 infection control, the hallway is level 2. Infection Control requires that everything in the Exam Rooms is covered with plastic and detailed cleaning is required due these spaces being used for Direct Patient Care. EMS will perform an antiseptic cleaning in the exam rooms the morning after construction is complete.

Q05. Specification Section 232113 included verbiage on the use of pressed fittings. Please confirm that press fittings will not be permitted for this project.

A05. Pressed fittings and stainless steel hoses **ARE NOT PERMITTED**.

Notice to Bidders: The Isolation Valves are on the second floor and the VA Project Engineer will show the contractor where the valves are located.

Q06. Will you require a spot cooler in each room?

A06. No

Q07. Will the ceilings be able to remain down for the duration of the project?

A07. No, the ceilings are to be in place during the day and must be reinstalled every night when work is completed.

Q08. Can work be conducted during the day on Saturdays and Sundays?

A08. Work can be permitted on Saturdays. Work can only be performed on Sundays under special circumstances, and only with written authorization from the Contracting Officer. The COR, or other authorized VA Project Manager must be present during weekend work.

Q09. What manufacturers are allowed for the fan coil units?

A09. Trane or VA approved equivalent

Q10. Who currently holds the building automation controls contract for this building?

A10. Johnson Controls

Q11. Will they have to be used or do you have a separate integrator that the VA supplies?

A11. We have standardized on Johnson Controls.

Q12. Do the controls from the fan coil units need to be tied into the existing hospital controls or will they be standalone?

A12. Refer to Section 01 00 00. Base Bid is for the fan coil controls to be integrated into the facility management and control system per the drawings. ALTERNATE BID ITEM 01 is to provide standalone controls.

Q13. What is the engineers estimate on this project?

A13. Per VAAR 836.204, the project magnitude is between \$1,000,000 and \$2,000,000

Q14. Are the funds available for this project, or is this project subject to funds becoming available?

A14. Award is subject to the availability of funds.

Q15. Will a site for a dumpster and a job trailer be available for this job?

A15. Project Planning will find a location for your dumpster; it will most likely be located just off the loading dock. Construction trailers not allowed.

Q16. How many parking spots will be available for this job?

A16. The work for this job will be performed after regular business hours, which will allow for ample parking

Q17. Is there any asbestos on the pipe insulation to be demoed?

A17. No Asbestos on the 3rd floor.

Q18. Will the hospital be responsible for draining down and bringing back up the floor each time that three of the units are changed out?

A18. Yes, the VA will be responsible for draining.

Q19. Will shark bite caps be allowed to be used to temporary cap the old fan coil unit piping?

A19. There are no restrictions on temporary caps. Push-to Connect caps are acceptable as a temporary measure. They may not be left on permanently installed piping.

Q20. Will the old fan coil unit piping need to be removed to floor level or below it to the second floor?

A20. The piping may be removed to the floor, but the floor must be patched and made watertight.

Q21. Can the old pipe chases on the wall be reused?

A21. Yes

Q22. Can the contractor manufacture new pipe chases the same color as the specifications instead of buying them from the listed company?

A22. Yes.

Q23. Will new drawings be issued due to the fact that the piping is shown going into the incorrect side of the unit instead of the side that the current condensate is going into?

A23. Per General Note 5 on sheet M103, the design intent is to have the condensate piping run below the floor to connect to the existing.

Q24. Will hot work permits be required? If they are required can they be issued for a week at a time?

A24. If hot work permits are needed, they may be issue for 1 week or longer.

Q25. If the contractor is a new company and does not currently have any employees, is he or she required to have workman's compensation insurance at the time of bid? Or can it be purchased after the bid if the job is awarded to said contractor when he or she hires people for the job?

A25. Workman's Compensation Insurance is not required at the time of the Bid Opening, however proof of insurance must be provided prior to contract award. If the contractor fails to do so, they will be ineligible for award and disqualified from competition.

Q26. If the new units are shorter than the old units can extended piping cabinets be purchased and installed at the contractor's expense to allow the contractor to not have to patch the floor and walls where the unit sets? This would leave the new units at the same size as the old units.

A26. Yes.

Q27. Will the holes in the floor need to be patched where the old piping came from the third floor down to the second floor?

A27. YES

Q28. Are hose kits allowed for final hookup of the fan coil units?

A28. NO

Q29. Can any more than three rooms be given to a contractor at any one time?

A29. The Clinic Exam Rooms require antiseptic cleaning after construction for infection control to protect patients. There is limited manpower to clean more than 3 rooms in the AM. Work such as adjustments do not require infection control because they do not create dust like removing ceiling tile, running pipe, removing old units, patching and painting, etc.

Q30. What is the color and brand for the vinyl wall covering?

A30. The color and brand of the wall covering is not available at this time. The equivalent paint color for the Acrovyn plastic wall covering is PPG#516-4 "Ashen". The equivalent color for the upper part of the wall is PPG #516-1 "Off-White".

Q31. What is the color and brand of the floor tile on the third floor?

A31. Armstrong Excelon #51903, Blue/Grey

Q32. What is the brand and tile type of the ceiling tile on the third floor?

A32. The exact brand and type of the ceiling tile is unknown at this time. The VA may accept a similar brand and type or an adequate equivalent.

Q33. What is the brand, type and seismic rating of the grid on the third floor?

A33. There is no seismic rating on the grid

Q34. What is the seismic category of the building, and will seismic calculations be required?

A34. Seismic bracing of nonstructural components is not required.

NOTICE TO BIDDERS: There are no seismic requirements for this job

D. CL-120 SUPPLEMENTAL INSURANCE REQUIREMENTS

THIS CLAUSE HAS BEEN ADDED TO SECTION 3, GENERAL CONDITIONS

CL-120 SUPPLEMENTAL INSURANCE REQUIREMENTS

In accordance with FAR 28.307-2 and FAR 52.228-5, the following minimum coverage shall apply to this contract:

(a) Workers' compensation and employers liability: Contractors are required to comply with applicable Federal and State workers' compensation and occupational disease statutes. If occupational diseases are not compensable under those statutes, they shall be covered under the employer's liability section of the insurance policy, except when contract operations are so commingled with a Contractor's commercial operations that it would not be practical to require this coverage. Employer's liability coverage of at least \$100,000 is required, except in States with exclusive or monopolistic funds that do not permit workers' compensation to be written by private carriers.

(b) General Liability: \$500,000.00 per occurrences.

(c) Automobile liability: \$200,000.00 per person; \$500,000.00 per occurrence and \$20,000.00 property damage.

(d) The successful bidder must present to the Contracting Officer, prior to award, evidence of general liability insurance without any exclusionary clauses for asbestos that would void the general liability coverage.

(End of Clause)