

Questions & Answers for Project No. 565-14-307

Replace Pneumatic Controls

- 1) The documents state there are 90 days to complete installation. With the time it takes for submittal creation/review/approval, test and balance verification and confirmation, we request the VA increase the time from 90 to 120 days. This will ensure the VA receives quality work.

No, the work is to be completed within 90 days.

- 2) The Detailed Statement of Work reads: "Provide and install new reheat valves with electronic actuators and coil piping package to include flow Control Valves, Isolators, ball valves, unions, Y-Strainers, air vents, pressure/temperature test valves, drain valves. Insulation will be repaired where disturbed by installation. New reheat valves will be installed. If isolation valves are not available at terminal box coil, contractor will have to schedule system shutdown and drainage with VA staff." Please confirm all that needs to be replaced is the control valves.

Items to be replaced are specified and referenced within the Scope of Work.

- 3) Is it possible to get the tonnage of the Air Handling Units and the Air Distribution of each?

AHU 3 – Air Distribution is 14,565 CFM

AHU 6 – Air Distribution is 4465 CFM

AHU 14 – Air Distribution is 9,000 CFM

- 4) There was a mention of asbestos during the walk through. Can you clarify who is responsible for asbestos abatement, if found?

The VA will be responsible for asbestos abatement. Currently testing results indicate that there is no asbestos in the ceiling tile or ductwork insulation. The contractor shall notify the COR if they suspect that asbestos is found during the project.

- 5) The specification in section 02 83 33.13 mentions lead paint removal? Can you clarify who is responsible for lead paint if it is found? If the contractor is responsible, can the lead paint be identified prior to the bid?

Currently testing results indicate that there is no lead paint within project areas. If lead paint is found during construction notify the COR. The VA will be responsible for removing lead paint.

- 6) Section 1.31 in the general conditions 01 00 00 is listed as Photographic Documentation. It is quite extensive and expensive for a controls job. Many of the sections do not appear to be applicable. Can you clarify the intent of this section? Is a professional photographer required?

Delete Section 1.31 (Photographic Documentation) from 01 00 00 General Conditions section of the Specifications.

- 7) During the walk through, there were a fair amount items being stored next to the air handlers. Who is responsible for moving the items so the contractor has room to perform the work?

The VA is responsible for removing items next to Air Handlers. Notify the COR 2 weeks before beginning work in the area so items can be removed.

- 8) Furniture may also need to be moved to install the new digital thermostats. Who is responsible for moving the furniture?

The VA is responsible for moving furniture for new digital thermostats. Notify the COR 48 hours at a minimum prior to scheduling work in the area so items can be moved.

- 9) The solicitation states, "Cap all existing pneumatic tubing for air mains. All pneumatic branch lines will be demolished and removed from site as will all existing demolished hardware." Is there any additional information available on the location of the air mains or how much pneumatic tubing will have to be removed?

We do not have additional information available on the location of the air mains or how much existing pneumatic tubing will need to be removed.

- 10) Do any ceiling tiles, if damaged, have to be replaced by Contractor?

Damaged ceiling tiles during construction will be removed and replaced by the Contractor.

- 11) The solicitation states, "An independent Contractor shall complete and certify Testing, Adjusting, and Balancing of new equipment". Is this part of the general contractors scope of work or will the VA hire this contractor directly?

The independent Contractor conducting the TAB is part of the Contractors Scope of Work. The VA will review certification and final results.

- 12) If the general contractor meets the requirements for performing TAB work, can this scope of work be self-performed?

The TAB shall be conducted by an independent Contractor as stated in the Scope of Work but preliminary testing may be done by the Contractor.

- 13) The solicitation states, "If isolation valves are not available at terminal box coil, contractor will have to schedule system shutdown and drainage with VA staff." It can also be assumed that a certain number of existing isolation valves may fail or not be placed properly to allow for the addition of the strainers. It takes many hours to drain and fill a typical hospital system. Not only is this a disruption to the VA, but this unknown can add significant risk to the contractor. Can an allowance be placed on the number of times that we will have to drain the system? Can the VA elaborate on historically how long it takes to drain the system and fill it back up? Will the VA assist with this task?

No allowance will be given. It is the Contractors responsibility to identify all isolation valves and strainers prior to any scheduled outage. Historically it takes approximately 6 hours to drain and fill up the entire system (3 hours to drain and 3 hours to fill up). The VA will assist with draining the system before scheduled work hours. The Contractor shall take into account the amount of time required for this process and schedule accordingly.

- 14) Please verify that there is no fire alarm work in the scope of work.

There is no fire alarm work within this project.

- 15) The solicitation states "Scheduled Work Hours are from 4:30 PM to 1:30 AM Monday thru Friday". Can the contractor elect to work longer hours each day given the short project duration?

Yes, the contractor can work longer hours if approved by the COR.

- 16) Laydown Area - Will the Contractor have a laydown area(s)? If so, where?

Yes, there is currently a Contractor's Laydown area behind the Boiler Plant (Building 11).

- 17) On-site Storage for Materials - Will the Contractor have a place to store materials on site within the existing facility? If so, where?

Materials will not be stored within the existing facility. All materials will be stored at the designated Contract Laydown Area behind the Boiler Plant (Building 11).

18) Infection Control: Are portable vestibules with HEPA filtration required for any above ceiling work?

Portable vestibule with HEPA filtration may be required for above ceiling work with in patient areas.

19) Infection Control: It would have been impractical to visit every room during the walkthrough. Can you elaborate on the infection control expectations for this project? What are the rules, regulations and guidelines for removing ceiling tiles for the areas of the hospital in question given the work is at night?

It is understood that ceiling tiles will need to be removed to complete work for this project. The ceiling tile shall be installed and the area cleaned before the end of the work shift.

20) The solicitation states "VAMC to designate 120V power feeds to be tied to for powering of control transformers". Can an allowance be giving for each 120V feed? We have no idea if the 120V power source will be 10' or 100' away from where the panels will be mounted.

No allowance will be given. Power feeds will be connected at nearest electrical closet. See Attached Floor Plans of existing Facility.

21) The solicitation states, "Installation will comply with the VAMC standard specifications. Wiring will be installed in conduit throughout the facility". Can you clarify if this is applicable to the low voltage wiring around the terminal boxes? Can flexible conduit be used around the terminal boxes? Does the low voltage network wiring have to be in conduit?

Flexible conduit may be used around terminal boxes for equipment connections. Low voltage network wire shall be in conduit.

22) Does the third amendment need to be acknowledged in our bid response?

Please acknowledge all amendments.

23) Are there any foreseen areas that would be challenging with respect to gaining access during the evenings? Will keys be given to the contractor for unrestricted access?

Access will be coordinated with the COR within Restricted and Unrestricted Areas. Identify in the schedule when work is to be performed within Restricted Areas. Also, notify the COR 48 hours at a minimum prior to beginning work in Restricted Areas.

24) With regard to mounted new electronic thermostats, if any painting or patching is required, who is responsible for this? Are there any other wall covering to be considered such as paneling or wall paper?

The Contractor is responsible for any damage to include patching and painting during the duration of this project. No wall covering are anticipated on this project. .

25) Is the controls contractor required to provide dynamic floor plan graphics for all existing terminal equipment controllers (TECs) and floor level devices connected to the new field panels on the Operator Workstation?

Yes, the Controls Contractor is required to provide dynamic floor plan graphics for all existing terminal equipment controllers (TECs) and floor level devices connected to the new field panels on the Operator Workstation. Refer to Specification Section 23 09 23 Direct-Digital Control System for HVAC.

26) Is the controls contractor required to provide dynamic graphics for all existing HVAC systems connected to the new field panels on the Operator Workstation?

Yes, the Controls Contractor is required to provide dynamic graphics for all existing HVAC systems connected to the new field panels on the Operator Workstation. Refer to Specification Section 23 09 23 Direct-Digital Control System for HVAC.

27) Is the controls contractor required to provide and install their own Ethernet BMS network and connect to all new field panel controllers?

Yes, the Controls Contractor is required to provide and install their own Ethernet BMS network and connect to all new field panel controllers. Refer to Specification Section 23 09 23 Direct-Digital Control System for HVAC.

28) Is the controls contractor required to setup, checkout and recreate all trends, schedules and global points associated with the MBCs point database once upgraded to new a field panel controller?

Yes, the Controls Contractor is required to setup, checkout and recreate all trends, schedules and global points associated with the MBCs point database once upgraded to new a field panel controller. Refer to Specification Section 23 09 23 Direct-Digital Control System for HVAC.

29) Is the controls contractor required to conduct checkout, point to point verification and sequence verification for all HVAC systems controlled by the existing MBCs once upgraded to new field panel controllers?

Yes, the Controls Contractor is required to conduct checkout, point to point verification and sequence verification for all HVAC systems controlled by the existing MBCs once upgraded to new field panel controllers. Refer to Specification Section 23 09 23 Direct-Digital Control System for HVAC.

30) Is the controls contractor required to clean-up and remove any and all failed points, unused graphics or portions of existing graphics, alarms on the Siemens Insight server associated with the MBCs once they are upgraded to new field panels?

Yes, the Controls Contractor is required to clean-up and remove any and all failed points, unused graphics or portions of existing graphics, alarms on the Siemens Insight server associated with the MBCs once they are upgraded to new field panels. Refer to Specification Section 23 09 23 Direct-Digital Control System for HVAC.

31) Is the controls contractor required to provide a guaranteed 2 hour on-site response time for all warranty and service calls?

Yes, the Controls Contractor is required to provide a guaranteed 2 hour on-site response time for all warranty and service calls.

32) Is the material on this project taxable?

The VA does not issue a tax exempt certificate.

33) We would like to confirm that all conduits installed for the controls on this project are to be blue in color to match the existing controls conduits installed throughout the facility.

All controls conduit on this project shall be blue.

34) Conduit installed in mechanical rooms below 8ft. AFF is to be of GRC type?

Conduit installed in the mechanical room shall be GRC type below 8 feet above finish floor (AFF).

35) Flexible metal conduit is to be installed and chased down interior of walls to protect low voltage wiring to thermostats?

Yes, flexible metal conduit is to be installed and chased down interior of walls to protect low voltage wiring to thermostats.

36) If a wall can't be chased, is wiremold or surface mounted conduit preferred?

If a wall cannot be chased, wiremold conduit shall be installed.

37) Line and load side wiring to be performed by controls contractor including 120 volt power wiring for field controllers?

Yes, line and load side wiring shall be performed by controls contractor including 120 volt power wiring for field controllers.

38) Is controls contractor/GC responsible for housekeeping above ceilings in areas we are working including cleanup of existing conditions?

Yes, the Controls and General Contractors are responsible for housekeeping above and below ceilings. Clean up as necessary to facilitate completion of work.

39) Ethernet wiring required to tie control panels into the system to be installed by controls contractor or VA personnel?

Ethernet wiring for tie in of tie control plans is to be installed by the contractor. VA may perform test to ensure work is according to specifications.

40) All personnel working at the VA facility to have updated TB tests and OSHA 10, 30 certifications?

Yes, all personnel working at the VA facility shall have up to date TB and OSHA 10 hour certifications. The competent person assigned to this project shall have TB test and OSHA 30 hour certification.

41) To confirm, the working hours for this project are from 4:30 PM to 1:00 AM Monday through Friday?

Work Hours are from 4:30 PM to 1:00 AM Monday through Friday. Contractor may work longer hours if approved by COR.

42) Labeling of controls wiring in junctions, field controllers and panels are to be of permanent type?

Labeling of controls wiring in junctions, field controllers, and panels shall be permanent type.