

Consolidate Admin Space and Resolve Environmental Conditions, B212CD

Solicitation VA250-14-B-0215

Project 538-14-101

Questions and Answer Binder

This document includes all the questions and answer received up to this date.

I) Update to Questions and Answers - Amendment #1, Part 1

(For updates 8/26/14, see comments in green color)

1.) The following changes are applicable to Sheet 212-PL 3.0 only. (picture attached)

1. Delete Note 4 and replace with following as stated: Second Floor Plan New Work – New Room 223: Revise Coded Drawing Note 4 to read as follows: New Janitor’s Floor Sink, See Schedule Sheet 212-PL 1.0. Tie into existing domestic hot and cold water lines, drain, and vent piping that is in the immediate vicinity (previously connected to an existing wall-hung sink). The Plumbing Contractor shall be responsible to make any and all necessary connection adjustments between the new fixture and the existing piping. This includes, but is not limited to the new floor sink drain connection to the existing sanitary collection piping which drops down through the floor near the west exterior wall. **UPDATE 8/26/14: THIS CHANGE WAS CAPTURED ON THE REVISED CONSTRUCTION DRAWINGS.**

2. Add new Coded Drawing Note 5 as stated: Second Floor Plan New Work – New Room 223: Add the following new Coded Drawing Note 5 as follows: Beginning immediately below the point of attachment where the 4” drain line from the west connects to the vertical 4” waste stack near the top of the east wall in Room 123 (on the First Floor of the building), the Plumbing Contractor shall remove and replace all deteriorated cast iron piping and all PVC-patch piping down to the first bell in the crawl space (beneath the First Floor), approximately 18... **UPDATE 8/26/14: THIS CHANGE WAS CAPTURED ON THE REVISED CONSTRUCTION DRAWINGS.**

2.) The following changes are applicable to Sheet 212-FS 1.0 only.

1. Partial Second Floor Plan Demolition – Room 202A: Replace Coded Drawing Note 2 with Coded Drawing Note 5. **UPDATE 8/26/14: THIS CHANGE WAS CAPTURED ON THE REVISED CONSTRUCTION DRAWINGS.**

2. Partial Second Floor Plan Demolition – Room 203: Replace Coded Drawing Note 2 with Coded Drawing Note 5. **UPDATE 8/26/14: THIS CHANGE WAS CAPTURED ON THE REVISED CONSTRUCTION DRAWINGS.**

3. Partial Second Floor Plan Demolition – Pipe Space located between Existing Rooms 222 and 223: Replace Coded Drawing Note 1 with NEW Coded Drawing Note 10. **Add New Note 10 reads as follows:** Demolish existing Fire Suppression riser in this space to below the concrete floor slab, and cap any piping at the point of removal. Repair the concrete floor slab to support the installation of a new finished floor surface – coordinate this with the General Contractor. **UPDATE 8/26/14: THIS CHANGE WAS CAPTURED ON THE REVISED CONSTRUCTION DRAWINGS.**

3.) Add following revisions to drawing sheets ES 1.0 and ES 3.1

Revise Panel Designations from Panel “N” to Panel “F” . New Panels shall match tags for existing panels, being “C” and “F”. **UPDATE 8/26/14: THIS CHANGE WAS CAPTURED ON THE REVISED CONSTRUCTION DRAWINGS.**

II) Update to Questions and Answers - Amendment #1, Part 2

(For updates 8/26/14, see comments in green color)

1. Will the contractor be permitted to use the elevator if it is protected?
Response: The contractor will be allowed to use the elevator under certain limitations. The contractor is to protect the elevator, including limiting weight to rated limitations. The elevator is to be shared with occupants, and thus must be kept clean. Any damage caused by contractor use shall be repaired in a timely manner at no additional cost to the Government. VA reserves the right to withdraw access to this use if these limitations are not met. **UPDATE 8/26/14: NO CHANGE**
2. Who is responsible for removal of exiting furnishings?
Response: VA shall remove all existing furnishings. Any incidental trash or debris not removed by VA shall be removed by the contractor for appropriate off-site recycling or disposal. **UPDATE 8/26/14: NO CHANGE**
3. There is an apparent conflict as to who is to paint the radiator covers. It is mentioned in mechanical drawings and the architectural drawings. Please advise.
Response: The radiator covers are to be painted by the contractor as indicated in the contract documents. These documents make no distinction between the GC and various trade subcontractors. **UPDATE 8/26/14: NO CHANGE**
4. We have a question regarding the sprinkler riser. On sheet FS 1.0 the first statement under general notes is somewhat confusing. We just want to clarify that the riser is existing and no new riser is to be added. Is this correct? Note 1 under fire suppression notes same page states the existing riser is to remain.
Response: The plans do not indicate the addition of any new risers. The new fire suppression piping is to be connected to the existing riser. **UPDATE 8/26/14: NO CHANGE**
5. At new stairway installations it appears that there is an existing cement plaster ceiling. There are no details as to closure of the cavity between the plaster ceiling and the structure. Unless otherwise advised we will assume that this is dealt with by others or can remain open.
Response: At new stair locations (Porch areas), there is no plaster ceiling, nor is there any cavity between structural slab and ceiling. The exposed surface is the bottom of the concrete slab and the concrete beam. Refer to Details C5 & C7 / A6.2 . **UPDATE 8/26/14: NO CHANGE**
6. No work is indicated with regard to existing stainless steel handrails. Unless otherwise advised we will assume that these remain and are dealt with by others.
Response: A General Note "R" shall be added to Sheet A1.2 – Existing Corridors have handrails on both sides. All steel handrails on both sides of existing corridors need to be removed and walls need to be patched and repaired. **UPDATE 8/26/14: THIS CHANGE WAS CAPTURED ON THE REVISED CONSTRUCTION DRAWINGS.**
7. Question: Clarify minimum conduit.
RESPONSE: The minimum conduit size shall be 3/4" (three-fourths inch). ~~A revised Specification Section 26 05 33 is attached.~~ **UPDATE 8/26/14: THE MINIMUM CONDUIT SIZE SHALL BE 3/4-INCH, SEE ATTACHED SPECIFICATION SECTION 26 05 33.**

8. Question: Clarify set screw and compression fittings.
RESPONSE: Acceptable fittings include set screw fittings or compression fittings with insulated throat connectors for EMT conduit. ~~A revised Specification Section 26 05 33 is attached.~~
UPDATE 8/26/14: ACCEPTABLE FITTINGS INCLUDE SET SCREW FITTINGS OR COMPRESSION FITTINGS WITH INSULATED THROAT CONNECTORS FOR EMT CONDUIT, SEE ATTACHED SPECIFICATION SECTION 26 05 33.
9. Question: Please advise about Single versus 3-Phase panels C and F.
~~RESPONSE: Existing panels are single phase. New panels shall be (and are required for this project) 3-phase type. Contractor to provide ANY/ALL conductors and connections necessary from Elec. Rm. 17 to new panels to support 3-phase installation. Further, please revise Panel Designations from Panel "N" to Panel "F" on Sheets ES 1.0 and ES 3.1. New Panels shall match tags for existing panels, being "C" and "F."~~ **UPDATE 8/26/14: NEW 2ND FLOOR PANELS "C" AND "F" ARE SINGLE-PHASE RECESSED MOUNTED.**
10. Question: Please advise field location of Panel "C" circuits 28-35, appear to be duplicates.
~~RESPONSE: New Panel "C" shall be located at the South end of the main North-South corridor, see Sheet 212-ES 3.1. Referenced circuits are not duplicates. These distinct circuits exist to capture multiple refrigerators, microwaves, and larger office suites with unique power needs.~~
UPDATE 8/26/14: PLEASE SEE NEW PANEL SCHEDULES SHEET ES 1.0.
11. Question: Please advise field location of Panel "F" circuits 25,26,27,29,31, appear to be duplicates.
~~RESPONSE: New Panel "F" shall be located at the North end of the main North-South corridor, see Sheet 212-ES 3.1. Referenced circuits are not duplicates. These distinct circuits exist to capture multiple refrigerators, microwaves, and larger office suites with unique power needs.~~
UPDATE 8/26/14: PLEASE SEE NEW PANEL SCHEDULES SHEET ES 1.0.
12. Question: Which section is responsible for VFD's for 212-SF1 & SF-2?
RESPONSE: Please see section 23 05 11, Item 2.7 and Section 26 29 11. The bulk of the specification information is in Section 26 29 11. **UPDATE 8/26/14: NO CHANGE**
13. Question: Please clarify feeds for EF-1.
RESPONSE: Connect the North end EF-1 to a spare circuit in New Panel "F." ~~Connect the South end EF-1 to a spare circuit in New Panel "C."~~ **UPDATE 8/26/14: EXHAUST FAN DESIGN CHANGED TO INCORPORATE NEW HVAC SYSTEM TYPE. SEE SHEET MH 3.0, CODED NOTE 11.**

14. Question: Please clarify desired "cable management system" for data / telephone wiring.

Response: Refer to Specification Section 27 15 00 "COMMUNICATIONS HORIZONTAL CABLING." Data and Telephone wiring above suspended ceilings is not required to be installed in conduit, but must be neatly bundled and suspended from the overhead structure. Cable trays and other wire management systems are to be installed as necessary to maintain a neat and orderly installation. Wiring shall not be found laying on ceiling panels or light fixtures. Data and telephone wiring shall be in conduit where located within walls for drops to individual or multi-gang outlet boxes. Through-wall penetrations shall be sleeved, with the ends of conduits and sleeves capped to protect wiring. Data and telephone wiring installed below the ceiling on the face of existing masonry or structural clay tile walls is to be protected with Wire Mold. **UPDATE 8/26/14: NO CHANGE**

15. Question: Please clarify emergency light fixtures described in the Electrical Symbols Legend on plan sheet 212-ES1.0.

RESPONSE: Contractor shall eliminate Emergency Ballasts for fixtures which are connected to an Emergency Power circuit fed from a backup generator. **UPDATE 8/29/14: NEW EMERGENCY CIRCUIT NUMBERS LISTED ON DRAWINGS, FIVE (5) TOTAL CIRCUITS, CONNECTING TO FIRST FLOOR LIFE SAFETY PANEL 212-EM2 IN MECHANICAL ROOM 139.**

16. Note 8 calls for sidewalk to be removed but nothing is shown going back in.

Response: The Note 8 referenced is on Sheet A1.1. This is a demolition note associated with the demolition partial-plan on this sheet. Separate from the demolition plans are also new work partial-plans on this same sheet. These plans, and the associated new work notes, define what is to be put back where the concrete is removed. **UPDATE 8/26/14: NO CHANGE**

17. Can we get the height from finish floor to bottom of deck above.

The height from finished floor to the bottom of the deck is 11'-0". **UPDATE 8/26/14: NO CHANGE**

III) New Questions and Answers - 6/16/2014

18. Question: The new air handler specifies a chilled water coil, but the plans and specs do not reference [any] chilled water piping.
Response: The design has been revised - see all Mechanical sheets.
19. Question: The air handler heating is specified to include a steam heating coil. The plans indicate medium pressure steam piping, but do not show any steam condensate piping.
Response: No Longer Applicable.
20. Question: The HVAC schedule indicates a steam humidifier, but does not include a detail on how this humidifier is to be piped.
Response: Please see Detail #1, Sheet 212-MH1.1.
21. Question: The hydronic piping specification (23 21 13) only specifies the condensate piping from the heating coil. No other piping is specified.
Response: Please see new Specification Section 23 22 13, "STEAM AND CONDENSATE HEATING PIPING."
22. Question: The plans show removal of ductwork which, apparently, penetrates the attic and connects to existing equipment, but the plans do not indicate any equipment and/or hydronic piping to be removed from the attic. Is there equipment in the attic to be removed?
Response: Please See Sheet MH 2.0.
23. Question: The steam line and hot water heating lines are to be connected in Mechanical Room 4, but this room isn't shown on the drawings.
UPDATE 8/26/14: Mechanical Room 4 is not shown on the HVAC sheets because it does not constitute a significant portion of the work (only connections are made here). Mechanical Room 4 is referenced in Drawing Notes 6 and 7, Sheet 212-MH 3.1.
24. Question: The connections of the domestic water lines and the sanitary waste and vent systems do not match between the plans, the plan notes, and the plumbing isometrics.
Response: We do not have any reasons to support this commentary.
25. Question: Please clarify the fixture types (specifications relative to Fixture Schedule).
Response: Please utilize the Fixture Schedule shown on Sheet 212-PL 1.0 as the governing source. All Water Closets shall be wall-hung with fixture carriers.
26. Misc. Plumbing fixtures inquiries: WC1, L1 & S1 There are discrepancies between the plumbing fixture schedule on drawing 212-PL-1.0 and spec section 22 40 00. I think the fixture schedule is correct and the specs are wrong, but please confirm. Some examples follow.
Response: Clarifications: WC1: Wall Hung. L1: Stainless Steel. S1: Stainless Steel. See Revised Section 22 40 00 attached.

IV) New Questions and Answers - 8/22/2014

27. Do questions and answers from amendments prior to new plans & specifications being issued still apply.

Response: Some questions and answers still apply. Some other items, the responses have been incorporated in the revised drawings and specs. This document offers an update to the previous questions and answers - see part I & II.

28. Please clarify new panels "C" and "F" mounting. Schedule per 212-ES1.0 indicates surface, drawing 212-ES3.1 appears to be flush & existing panel to be demolished / replaced are

Response: Single-phase Electrical Panels C and F shall be Recessed. Three-phase Panels 212-EQ2 and 212-EQ3 shall be Surface Mounted.

29. Per mechanical equipment schedule notes on drawing 212-ES1.0. "Verify exact requirements with actual equipment supplier and coordinate with contactor supplying the equipment." Since it is unknown what equipment is to be provided prior to bid can you designate under which specification section is responsible for the disconnect switch at the equipment.

Response: Division 26 is responsible for Disconnect Switches.

30. Please clarify if new light fixtures are required in the area labeled "not in the scope of work." Demolition plan shows these fixtures to be demo.

Response: Existing light fixtures shall remain in these areas, and shall be operational at the conclusion of construction. Refer to attached Revised Sheet ES2.1.