



Response to RFI: #001 Biosphere Questions

Date: November 19, 2014

Project: Renovate Rehabilitative Medicine

Project # 573A-12-101

Questions:

1. Many of the partitions observed at the pre-bid site visit appeared to be masonry and this could affect our means and methods as well as price.

- **Can you provide design or "As-Built" of the architectural and structural floor plans that show the interior partition construction details?**

Response: Please refer to attached Architectural As-built drawing provided by the Lake City VAMC for our use during design.

2. Dwg. HA001; Asbestos Abatement General Notes; shows symbols for HE, CW, HW, WW and E as establishing points of connection for all those services. Only symbol HE (Hepa Exhaust) is shown on HA101.

- **Can you identify the location of the other points of connection for each phase?**

Response: The legend shown on HA001 is comprised of standard symbols and abbreviations and applies to the set of drawings to the extent applicable.

3. Dwg. HA101; Asbestos Abatement Phase 1; shows three phases as part of Phase 1.

- **Can the abatement for all three parts of Phase 1 be completed concurrently?**

Response: Please consult with VAMC COR on this matter. *VA Response - Concurrent performance of Phase 1 abatement is acceptable.*

- **Where do you want the Decontamination Unit to be placed for Phase 1A?**

Response: Please consult with VAMC COR on this matter. *VA response - Decon unit and equipment shall be placed at the entrance to each phased space as shown on phasing documents.*

- **Where do you want the Decontamination Unit to be placed for Phase 1B?**

Response: Please consult with VAMC COR on this matter.

N/A. Work on this phase will be performed concurrently.

- **Where do you want the Decontamination Unit to be placed for Phase 1C?**

Response: Please consult with VAMC COR on this matter.

N/A. Work on this phase will be performed concurrently.

- **Where do you want the Decontamination Unit to be placed for Phase 2?**

Response: Please consult with VAMC COR on this matter. *VA Response - See answer for Phase 1*

- **Where do you want the Decontamination Unit to be placed for Phase 3?**

Response: Please consult with VAMC COR on this matter. *VA Response - See answer for Phase 2*

- **Where do you want the Decontamination Unit to be placed for Phase 4?**

Response: Please consult with VAMC COR on this matter. *VA Response - See answer for Phase 3*

4. Dwg. HA101; Asbestos Abatement Phase 2; will require a temporary barrier across Corridor B-227. This will eliminate access to Stair No. 4 as a means of emergency egress from this floor and wing.

- **Will the VA require that a temporary tunnel be constructed from the temporary partition to Stair No. 4 (through the abatement work area) to allow emergency egress?**

Response: Stairwell No. 4 shall remain open and unobstructed at all times of construction. Please refer to specification 01 35 36 1.14D.2 for further guidance in this matter. Per the

specification, the contractor must submit a Fire Safety plan indicating specific fire protection measures must be established for the construction area, this plan will need the approval VAMC safety officer and COR.

5. Dwg. HA101; Asbestos Abatement; General Phasing Plan requires that Phases 1 (1A, 1B, 1C), 2 and 3 be completed before Phase 4. During the construction of the first three phases; demolition of the existing ductwork will occur in Corridor B-227 (see MD101). This will occur at a minimum of fourteen locations and will necessitate this work being performed outside of the phased work areas.

- Will the VA require that the (spot) abatement at these locations be performed at night or weekends?

Response: Please consult with VAMC COR on this matter. VA Response - Work to be performed after hours or on weekends. Coordinate with COR for exact times.

- Will a mini-containment with negative air, and a one-stage decon unit be allowed at these locations? If not, what engineering controls will be required?

Response: Please consult with VAMC COR on this matter. VA Response - The aforementioned equipment shall be in use.

- Does the mechanical work (blanking off openings after demolition) at these locations need to be performed during off-hours?

Response: Please consult with VAMC COR on this matter. VA Response - Work to be performed after hours. Coordinate with COR for exact times.

- Does the connection of new ductwork in this corridor also have to occur during off hours?

Response: Please consult with VAMC COR on this matter. VA Response - Work to be performed after hours. Coordinate with COR for exact times.

6. Dwg. MD101; Mechanical HVAC Demolition Plan shows work occurring at four locations that are outside all of the phased work areas (Corridor C2-9).

- Under which phase do you want this work to be performed?

Response: Per Specification 010000-1.6-G the contractor is to determine the phasing plan with approval from the COR. Drawing G102 is intended for "General guideline" as described in Phasing Note #1.

- What engineering controls do you want implemented for the asbestos abatement in these areas (mini-containment, hard barriers with full 3-stage decon, etc.)?

Response: Refer to Specification section 028211.

- How much of floor space of Corridor C2-9 can we encroach upon with our temporary barriers (if required)?

Response: Per Specification 010000-1.6-G the contractor is to determine the phasing plan with approval from the COR. Drawing G102 is intended for "General guideline" as described in Phasing Note #1.

- Does the work have to be performed after hours or on weekends?

Response: Refer to Specification section 010000.

7. Dwg. G102; Phasing Note 1 requires that the final phase (Phase 4) be finished during evenings or weekends.

- Will we have a room to leave our materials or tools during non-work hours or will all materials, equipment and tools be required to be removed to our storage container?

Response: Please consult with VAMC COR and Facility Safety Officer on this matter.

VA Response - All materials will have to be removed to storage container at the end of the day during ph. 4.

8. Dwg. G102; Phasing Note 3 requires that the work be performed in phases.

- Can phases 1A, 1B and 1C be performed concurrently or sequentially?

Response: The intent of the phasing plan is for the suite to remain operational during construction, please consult with VAMC COR for further guidance in this matter.

VA Response - See previous answer to above question for guidance.

9. Dwg. G102; Floor Plan, Phase 1 requires that the partition along column grid line 3, between grid lines A and E be demolished.
- **This will require a temporary partition be built in Corridor C2-10 to isolate the the work area; how much of the corridor can we encroach upon with our temporary partition?**

Response: A minimum of 44" clear must be maintained at all time in Corridor C2-10.

10. Spec. Section 01 35 26; pg. 22; Note C.2.a; allows the use of an air-tight plastic barrier as a temporary partition to isolate the work area. Note C.2.b requires a drywall partition (presumably with metal studs, finished and painted) to isolate the work area.
- **There is a significant cost differential between the two; which barrier will be required on this project?**

Response: Temporary construction partitions are described in 01 35 26;1.14;D;1. Please consult with VAMC safety officer for further instruction on this matter. VA Response - Please refer to spec section 01 35 26;1.12;B for specific guidance.

11. Dwg. G102; Floor Plan, Phase 2 requires a temporary partition with a door be constructed in Corridor C2-10 between grid lines E and F.
- **Will the VA require that a temporary tunnel be constructed from the temporary partition to Stair No. 4 (through the construction work area) to allow emergency egress?**

Response: Temporary construction partitions and egress requirements are described in 01 35 26;1.14; D; 2, please consult with VAMC safety officer for further instruction on this matter. VA Response - Please refer to spec section 01 35 26;1.12;B for specific guidance.

12. Dwg. AE101; Floor Plan
- **What is the wall type along Grid line 1 for the Occupational Therapy Clinic (B217)?**

Response: The wall type in exercise area B217 on AE101 is wall type "D". Please refer to AE601 for wall type information.

13. Dwg. ED101; Partial Electrical Plan
- **What do the 45-degree cross hatch lines along grid line 1 mean?**

Response: Old in-filled windows

14. Dwg. EP101; Electrical Power Plan; 2nd Floor
- **Are the new electrical, data, communication and fire alarm outlets; and related conduit on existing walls and partitions to be exposed, surface-mounted?**

Response: No, they are to be installed within the existing walls.

15. General Electrical Question:
- **Can you provide "As-Builts" of the electrical power and lighting plans?**

Response: Paradigm cannot. VA Response - Electrical as-builts have been attached. They are to be used for GENERAL INFORMATIONAL PURPOSES ONLY.

16. Dwg. PL101; Plumbing Plan; Key Note 2 states "...relocated bath tub, no plumbing connections".
- **Will the tub require new fittings?**

Response: No

- **Will the tub need to have the drain plugged; if so how do you want that accomplished?**

Response: No

17. Dwg. PS601; Plumbing Details; Detail D6 (see attached Detail D6 with notations)
- **Does this detail represent an existing condition at the floor slab?**

Response: Generically yes

- Are the hub adapter, cast iron P-trap and 4" line all existing?

Response: Existing conditions vary

- Would the Drain Standpipe (as shown in the attached) constitute the new work?

Response: Yes, if demolition requires it to be relocated to achieve the new work plan

- Is this detail for a new hub adapter in an existing floor slab?

Response: This work area is not slab on grade, but above another occupied area. Yes, this is the general intent.

- If this is a new hub detail; it will require cutting the slab back and re-pouring a new section of concrete slab with the hub adapter embedded as shown. Can you detail for this condition?

Response: Possibly, depending on existing conditions

Response to RFI: #002 Drawing Missing

1. The Dwg AI-101 Finish Plan Note A refers us to ID601 Finish Schedule and Legend. I went back to FBO.gov and verified that this Dwg ID-601 is missing.

Response: Please refer to attached PDF of ID601.

Response to RFI: #003 Argo Questions

- Q1. Bid Item III - Deductive Bid Alternate 2 states the following:
Includes all work in Bid Item I, Except Deduct all rubber tile and replace with Vinyl Composition Tile and Deduct all work in Room 217. Asbestos Abatement in this room shall be demolished in Bid Item I.

Please clarify the following:

There appears to be VAT and/or floor mastic abatement required in Room 217. Is that work deducted in this Bid Item III?

Response: Abatement shall be included in the base bid

If not, does new floor tile and base remain included for Room 217?

Response: Base bid shall include new VCT and base in Room 217.

- Q2. Please define the Occupancy and Level of Protection required for the fire protection system.

Response: The occupancy use is defined by NFPA 101 2012, Chapter 19 Existing Health Care Occupancies. Please refer to GI101 for additional code information. In regards to the fire protection system, majority of the suite is light hazard. Rooms B212B (Equipment Storage) and B217B (Storage) are considered Ordinary Hazard Group II.

- Q3. Please provide existing flow test information, existing water supply availability and demand information, and any existing or required smoke zone compartmentalization information affecting the design of the fire sprinkler system.

Response: Please consult with VAMC COR for availability of this information.

- Q4. Does the existing floor construction require any X-raying prior to drilling or cutting for any mechanical, plumbing, and electrical penetrations.?

Response: Please follow VAMC protocol. VA Response - X-Raying existing floor shall be req'd.

If so, what restrictions (time and scheduling) will impact the scheduling of such work?

- Q5. Is the intent for Phases 1A, 1B, and 1C to be performed concurrently, or are they intended to be three distinct sub-phases?

Response: The intent of the phasing is to minimize downtime of the suite for the end users.

- Q6. How much time between phases should the contractor allow in its schedule for the VA to move equipment, re-stage and/or relocate from the next phase?

Response: Please coordinate construction schedule with COR. Please refer 01 00 00, 1.6G, for phasing requirements.

Q7. Drawings make reference to "designated traffic routes" for debris removal. Will the VA designate an area outside the south stair 4 that can be used for dumpster and debris removal staging area? If not, where will the contractor be able to stage debris dumpsters and material deliveries?

Response: Please coordinate with COR and facility safety officer. Routes TBD upon proj. commencement.

Q8. Please identify if there is any equipment that will require extended time for re-certification that could impact the contractor's schedule.

Response: Please coordinate with COR. VA Response - None should require extended time.

Q9. Will fire rated "Zip wall" be allowed for construction phasing isolation to meet ICRA requirements?

Response: A cut sheet will be needed to assess the suitability of the product. In addition, the VAMC safety officer shall have governing jurisdiction over this matter. Please refer to specification 01 25 26; 1.12;D for acceptable dust barrier criteria.

Q10. Since the project is defined as a bid build project with design supplied, please provide details for how salvaged patient lift station is to be "secured to structure above".

Response: Existing bracing can be reused at relocated lift location, match existing construction conditions.

Q11. Does Lake City VA Medical Center have a local service provider for the fire alarm and security systems? If so, please provide contact information and names. If not, please provide the system manufacturer's names and a service contact/or does the VA have all necessary programming information and passwords in-house?

Response: Please coordinate with COR and facility safety officer. VA Response -

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Response to RFI: #004 Biosphere Questions

Date: November 19, 2014

Project: Renovate Rehabilitative Medicine

Project # 573A-12-101

Questions:

1. Dwg. HA001; Key Note 2 (HA001) states "Remove all HVAC ductwork mastic thermal system insulation (TSI) within the work area as per specification section 1.1.2 Extent of Work".

- We could not find that spec section in the Project Manual, please clarify.

Response: The extent of work is in specification 02 82 11; 1.1.2 , "Extent of Work" spec manual.

- Is the intent of the referenced spec section to require the removal of all ductwork mastic and thermal insulation on all existing ductwork in all work areas; including ductwork that is to remain such as in the corridor?

Response: Specification 02 82 11; 1.1.2 "Extent of Work"; item J, states that the approximate quantity ductwork containing TSI is 40 sf, in Corridor B-227.

- If existing duct mastic and thermal insulation is to be removed, please confirm that new duct mastic and insulation is to be installed (wherever removed) per the requirements of Specification Division 23 – Heating, Ventilating and Air Conditioning (HVAC).

Response: Yes

2. Specifications; Attachment A; Asbestos and Lead-based Paint Report.

- This Attachment was not included in the solicitation, can you provide it?

Response: Please refer to attached, "Final Report" for asbestos and lead paint report.

Response to RFI: #005 Biosphere Questions

3. General Question

- Will all furniture, books, supplies, equipment, work stations, cabinets, pictures, etc. be removed by the VA prior to each phase starting?

Response: Confirm with COR that furnishings will be removed by VA prior to construction.

VA Response - Furnishings will be removed by VA prior to construction.

- Will the contractor be required to suspend all work after each phase to allow the VA to move into the completed phase and vacate the next phase?

Response: Consult with VAMC Safety Officer for guidance in this matter.

VA Response - Time will be allowed to transition from phase to phase. Work will not have to be suspended.

- If the response to the preceding question is "yes"; how much time will the work be suspended between phases?

Response: Refer to response above

4. Dwg. G103; General Notes; Note B identifies requirements for dust and debris requirements based on anticipated levels of dust generation: small projects of short duration; projects that generate moderate to high levels of dust and large dusty projects.

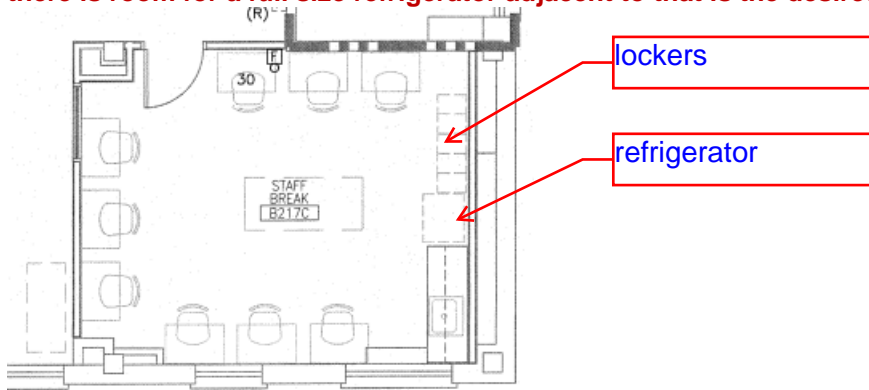
- Which requirement will be imposed on all the phases of this project?

Response: Please consult with VA COR for proper classification of project.

5. Dwg. AE101; Floor Plan

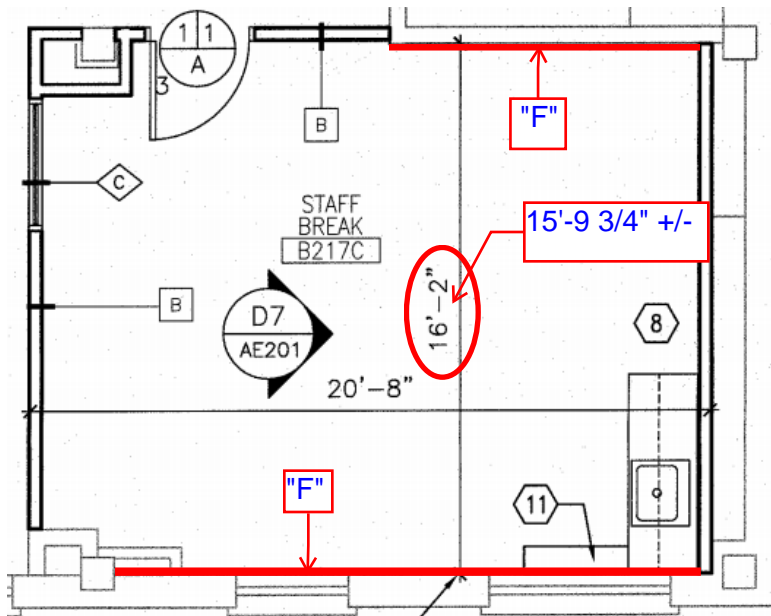
- The lockers are not shown in the Staff Break (B217C); can you confirm location?

Response: Below is a snapshot of the furniture plan for the Break Room. East of the counter there is room for a full size refrigerator adjacent to that is the desired locker area.



- Where do Wall Types A and F occur?

Response: Wall types "A" is not used. Furring wall type "F" shall be used in room B217C Staff break room on the west exterior wall. In addition, use wall type "F" at existing to remain east wall.



- What is the wall type for the South wall in the Staff Break (B217C)?

Response: Wall type "D" should be used at that location.

- The new double door and frame at the Waiting (B211) is being installed in an existing wall of indeterminate thickness, can you provide a jamb and head detail for this location?

Response: Please refer to standard hollow metal frame detail F5/AE601.

- Keynote 10 requires that the patient lift be secured to the structure above. Can the VA provide mounting requirements for this unit including a weight, mounting template and other structural requirements?

Response: Please coordinate existing lift requirements with VAMC.

6. Dwg. PS101; Sanitary Plan

- Two plumbing fixtures are being installed in Rm. B211A on an existing wall with two new floor penetrations within the wall. This appears to be a masonry wall; can you provide "As-Builts" or design drawings to confirm the construction.

Response: Paradigm cannot provide VA Response - Consult Architectural As-Builts provided.

- If the wall (noted above) is masonry, can the requirement be changed to removing the existing wall and replacing it with a 6-inch metal stud partition similar to a Type C Wall Type?

Response: This is acceptable

7. General HVAC Questions

- Will the work that has to take place in the first floor ceiling, (cafeteria and kitchen) be done in off hours?

Response: All working hours will have to be coordinated with the COR and per Specification 010000 VA Response - Work in this area will be done in off hours.

- Will pro press be allowed for water pipes?

Response: NO

- The tub shows no plumbing connecting back to it. Will this be required?

Response: No

- Do the domestic hot and cold water lines require insulation?

Response: Yes, refer to 220711

- The connections to the existing chill water and steam pipes are unclear. Are we connecting to the existing shut off valves located on the second floor or making a new connection below in the first floor ceiling and installing new shut off valves on the second floor?

Response: Contractor may, at their option, install piping from the closest available shut-off valve, but the requirement to install new isolation valves for each new piece would still remain.

Response to RFI: #006 Advon Corporation Questions

- 1) Please provide a description of how this renovated area will be accessed during construction. For instance, what is the preferred route for personnel access and material deliveries?

Response: Please refer to VA COR for response in this matter. VA Response - Contractor and personnel shall use service elevators to transport materials and to access space.

- 2) Does the personnel have to go through a controlled access to enter the construction area?

Response: Please refer to VA COR for response in this matter. VA Response - Personnel will not have to go through a controlled access point to access the construction space.

- 3) Does the government have a preferred way for removal of demolished waste? The specs indicate to utilize a chute.

Response: Please consult with VA for preferred waste removal method. VA Response - Please specification sections 017419 and 024100 for guidance.

4) Specification Section 010000 1.2 indicates that the site may be visited by appointment with the Medical Center. Can the site be visited again after the prebid site visit? **Response:** Consult with VA C/O for response on this matter. VA CO Response: No further site visits.

5) The solicitation indicates Factor 2 – Management Experience that Contracts will be considered relevant if the project is within the \$500k to \$1 Million. Is to mean that projects valued over the \$1 million dollar or below the \$500k are not relevant? **Response:** Consult with VA C/O for response on this matter. VA CO Response: Below \$500k would not be relevant. Solicitation states "or greater" as acceptable.

6) The basis of evaluation for the price proposal factor is confusing. It indicates that the Government will evaluate the price based on the total price (which follows FAR); however, the instructions further indicate that we are to provide a breakdown of our cost elements including a complete breakdown of General and Administrative costs, materials, material mark-ups, etc. If the price is going to be evaluated on the total price, why require such detail? On a bid project such as this, we do not receive our subcontractor proposal until sometimes 15 minutes prior to bid time and it is impossible to submit this much detail that has been requested prior to bid time. Can this submission of breakdown be either removed from the solicitation or can the breakdown be a post bid submittal from the successful offerer?

Response: Consult with VA C/O for response on this matter. VA CO Response: The price breakdown is an estimated lump sum of each requested category. This provides verification that all elements for the total scope are accounted for in the total proposal price. Material Markups and material overhead prices need not be detailed.

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Response to RFI: #007 Biosphere Finish Questions

Date: November 21, 2014

Project: Renovate Rehabilitative Medicine

Project # 573A-12-101

Questions:

1. Spec Section 09 06 00; Schedule of Finishes

- There is no information on the porcelain or ceramic tile requirements; specifically, we need know the type and size for each location where tile is required:

a) Bathroom floors

Response: The basis of design for the bathroom floor is Stonepeak Quartzite Lime 12" x 12". Please refer to attached drawing 1.ID601.

b) Bathroom wainscot

Response: Please refer to E1, "Bathroom Wall Tile Elevation" on attached 1.ID601.

c) Columns

Response: The columns shall be clad full height in ceramic tile. The basis of design for the tile is Crossville Ebb and flow, linear mixed mosaic, installed vertically. The base used in this location shall be a 6 x 12 coved porcelain tile (PWB-1) as indicated on the finish legend on 1.ID601.

2. Dwg. AE202; Interior Elevations; Note 10

- Note 10 calls for a tile wainscot on all walls but no dimension is noted. It scales at 54" in height, please confirm.

Response: Please refer to E1, "Bathroom Wall Tile Elevation" on attached 1.ID601.

- Elevation F4 shows tile wainscot on far tub wall, please confirm that the wainscot is required on all three wall surrounding the tub.

Response: A wainscot is required at all three sides of the tub

3. Dwg. A1101; Finish Floor Plan; Note 8

- Note 8 requires ceramic tile mosaic on all four sides of the columns but the height of the tile is not noted anywhere on the drawings. What is the height?

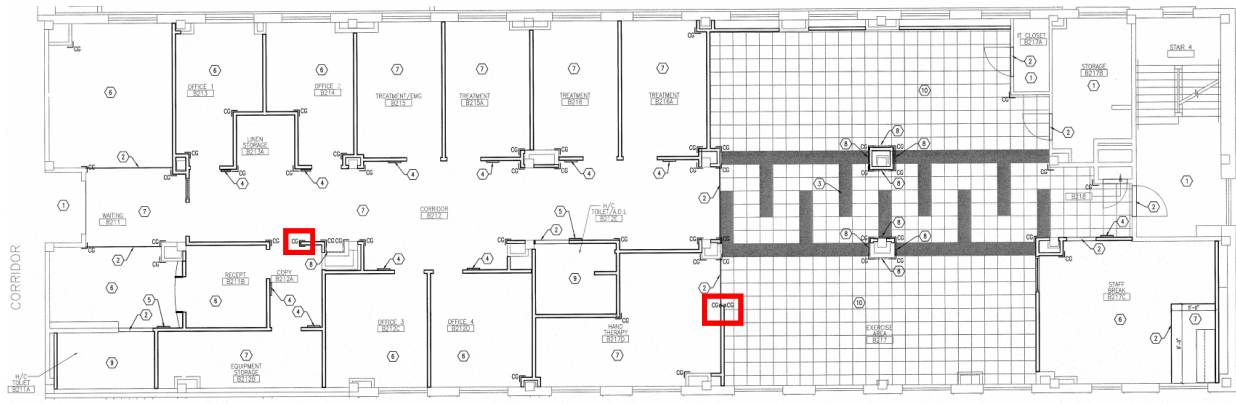
Response: The columns shall be clad full height in ceramic tile.

4. Dwg. A1101; Finish Floor Plan; Corner Guard Details

- There are two types of corner guards shown; however, there is no indication of where the respective type is required. Where do you want each type to be installed?

Response: In finish drawing A1101 all corner guard locations are shown. In detail B1 of that sheet there are two corner guard types indicated. The 3" type shall be used unless it is an end wall condition. There are two instances of this condition in the project, they are indicated below.

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