

581-12-101 Renovate Former BRAC Property Pre-Bid RFI's

1. On drawing C5.02 the Paving Overlay detail calls for a fabric and a 1" overlay of wearing, it has been brought to my attention that this causes a warranty issue with the fabric manufacturers that the minimum overlay should be 2". So either the overlay has to be bumped up to 2" thick or eliminate the fabric. Please advise.

Response: DWG C5.02, Detail "ASPHALT PAVING OVERLAY": Delete all reference to non-woven polypropylene fabric.

2. Can Commercial Grade wiring devices be used in lieu of Hospital Grade devices specified? The renovated building does not appear to have Patient Care Facilities.

Response: Hospital-grade wiring devices shall be provided.

3. Can wire mesh basket cable tray be used in lieu of ladder type cable tray specified?

Response: Provide as specified.

4. Can another site visit be made so electrical contractors can gain entry to building 4 and building 4 data closet where new fiber optic services are to originate? Building 4 & the existing data closet was not available during scheduled pre-bid.

Response: No.

5. General Requirements 010000, 1.4, C, 1 indicates that the GC shall provide unarmed guards at the project site after construction hours. Will this be required and if so what wages would the guard be paid? Davis Bacon wages are not indicated for the guard.

Response: Spec 01 00 00, Section 1.4.C shall be deleted from this contract.

6. General Requirements 010000, 1.17 COR's Field Office. Will the contractor be responsible for the COR's field office as referenced under this section?

Response: Spec 01 00 00, Section 1.17 shall be deleted from this contract.

7. General Requirements 010000, 1.31 Photographic Documentation. I understand that this is boiler plate spec., and have seen these requirements waived on some projects. Do you require the photographic documentation on this project as specified?

Response: Spec 01 00 00, Section 1.31 shall be deleted from this contract.

8. Section 130541 Seismic Restraint Requirements for Non-Structural Components. This section requires the contractor to hire a Structural Engineer to prepare shop drawings and calculations for seismic-force-restraints. Is this section applicable to this project? If so, once prepared and approved the work contained within the shop drawings and calculations could change the scope of work in reference to any of the additional work indicated. I assume any additional bracing, hangers, support anchors, etc., would be unforeseen conditions?

Response: This specification section is applicable to the project. Routing of piping, duct, etc. is the responsibility of the contractor. Means and methods of support and restraint are the contractor's responsibility and are to be included in the bid. The engineering requirements of the specification and all other work in this specification are also required. These are not considered "unforeseen conditions".

9. Section 051200 Structural Steel Framing, Par., 1.3 Quality Assurance indicates that work shall be fabricated in an AISC certified fabrication plant. Can the AISC Certification be waived for this project?

Response: Provide as specified.

10. Where is the Asbestos Hazard Assessment Report that is referenced on the ACM Drawings?

Response: Asbestos Hazard Assessment Report shall be provided with RFI responses.

11. Drawing 19-A1.01, Wall type C4 indicates to extend wall assembly to deck above. Drawing 19-A5.00, Details 3, 4, & 5 give specific heights for same walls. Are we to follow the heights given on Drawing 19-A5.00?

Response: Follow Details 3, 4 & 5.

12. The Architectural Drawings do not indicate any demolition activity for Building 19. Are we to assume that all demolition will be completed by others?

Response: Contractor shall be responsible for demolition work in Bldg 19 as indicated in construction documents. (Example for reference only: see Electrical Work – Demolition Notes on DWG E0.02). (Example for reference only: see Door Schedule on DWG 19-A8.00). (Example for reference only: contractor is providing new HVAC units and shall include demolition of existing units, wiring devices and plumbing).

13. Could you please provide exterior elevation drawings of building #20? Reason for this request is to determine heights and elevations of existing window openings in order to accurately figure the amount of demolition and patch required for the new windows.

Response: See DWG 29-06-47 Elevations & Sections Brick included with RFI responses for reference only. Contractor shall be responsible for field verification.

14. New work note 3 on Architectural drawings specifies lockers and references see specifications, however the specifications do not include the locker spec. Please advise.

Response: See Specification 10 51 00 Lockers included with RFI responses.

15. Drawing CS1.02, Detail – Site Furnishings Plan, indicates tables, benches, trash cans, and ash urns. Are these provided by the owner or contractor?

Response: Site furnishings provided by contractor.

16. No interior signage specification was included. Are we to assume all interior signage by owner?

Response: See DWG 20-AS1.0 and Specification 10 14 00 Signage included with RFI responses. Drawings shall be incorporated into contract documents.

17. Would it be acceptable to schedule the work hours for 4 – 10 hours days per week, with the fifth being make-up day for lost time?

Response: This is acceptable.

18. Drawing C5.02, Detail - Asphalt Paving Overlay indicates 1" wearing over fabric. I was told the minimum overlay allowable over fabric is 2". Could you please confirm?

Response: See RFI response #1.

19. Reference electrical drawing E5.02, sheet keynote #1. Please advise who C.S.T is.

Response: Replace C.S.T. with the Electrical Contractor (E.C.).

20. Reference electrical drawing E5.02. Please clarify in better detail the count of fibers to be installed between BLDG 4 and BLDG 20. Keynotes #4 & #6 seem to be contradictory.

Response: Delete DWG E5.02 with Revision 1 and replace with DWG E5.02 with Revision 2 included with RFI responses.

21. Reference generator specifications. 24V NiCD batteries will not fit inside generator enclosure as specified. Will lead acid batteries be acceptable? Can NiCD batteries be installed inside building main electrical room if lead acid are not acceptable? Questions being asked for local Kohler dealer,

Response: Provide as specified.

22. Drawing PL1.01 Building 20. How many water heaters are required for building #20? The floor plan and detail shows 1 heater but the note calls for 2.

Response: See DWG P8.01 Plumbing Schedule for quantity and location for gas fired water heaters.

23. Drawing MH1.03 Please provide pipe sizes for the condensate drain lines in building 20 ceilings.

Response: There are three components to the drain lines:

From the fan coil drip pan to the specified condensate pump. (See notes on Condensate Pump Schedule on plan MH6.01, and Fan Coil Unit Schedule on plan MH6.02.) This drain line should be sized at the connection size to the associated fan coil unit, or per the manufacturer's installation instructions.

From the condensate pump discharge to the connection to the drain line. This pipe should be $\frac{3}{4}$ ".

The main drain line and branches: this pipe should be 1-1/4".

The pipe shall be considered a main or branch as soon as two (2) fan coil drain lines combine.

Addendum:

24. Contractor to address and incorporate annotation on drawing 20-A1.02R1 regarding location of door and wall assembly.
25. Contractor to address and incorporate sketches of proposed utility layouts on CU1.01R1 and PL1.01R1 regarding location of site utilities to Bldg 19. Drawings to be used for reference only. Contractor shall provide shop drawings for approval.
26. Room D101 (gymnasium): Material still in original shipping packaging shall remain VA property and shall be removed prior to start of work by the VA. All remaining material shall become contractor's property and shall be removed from site.
27. Bldg 19: Should Bid Item 1 be accepted, all material that shall remain the property of the VA shall be removed prior to the start of work by the VA.
28. Specification 01 00 00 General Requirements, Section 1.2.A. shall read BID ITEM I, GENERAL CONSTRUCTION. Work includes general construction, alterations, roads, walks, grading, drainage, architectural, asbestos and paint, mechanical, plumbing and electrical work, utility systems, elevators and dumbwaiters, water storage facilities, and necessary removal of existing structures and construction and certain other items.
29. Specification 01 00 00 General Requirements, Section 1.2.B. shall read BID ITEM II, Same as BID ITEM I, except delete all work associated with Bldg #19 Maintenance Garage Renovation as depicted in the construction documents.
30. Delete Specification 01 00 00 General Requirements, Section 1.2.C.

31. Delete Specification 01 00 00 General Requirements, Section 1.3.A.
32. Delete Specification 01 00 00 General Requirements, Section 1.19.
33. DWG S2.02, Details 2, 3, 4, 5, 7: Spray on fireproofing is not required. Building is Construction Type 2B (II (000) Life Safety) unprotected.
34. DWG 19-A8.00, Door Remarks #1 shall be: Door frame to remain. Replace door and hardware only. FM type doors shall be finished as noted in General Finish Notes on DWG19-A1.01.
35. All paint shall be Sherwin Williams brand.
36. DWG 0.02 Electrical Notes and 1st and 2nd Floor Demolition Plans, General Electrical Note 50 shall say "Contractor shall coordinate all temporary electrical power with utility, as required, during demolition and construction activities and shall be responsible for the usage and payment thereof. Contractor shall coordinate activation of new permanent power for VA and shall be responsible for usage and payment thereof until contract closeout."