

**Construct New Boiler Plant**  
**Solicitation No. VA244-15-R-0124**  
**Contractor Questions/Clarifications**

- 1) Please advise what is the basis of design/manufacturer for following equipment's:
  - a) New boilers BWT-1, 2 and 3.
  - b) Make-up air units 1 and 2.
  - c) Wood case work.

*Response: Boilers BWT-1, 2 and 3 – Nebraska D-style (CBND). Make-up air units 1 and 2 – Trane. Wood casework – (AWI) Architectural Woodwork Institute – standards.*

- 2) "Traditional Asbestos Abatement" (028211, page 1) mentions a series of estimated quantities for various types of hazmat activities yet no quantities are listed. Please clarify.

*Response: For purpose of proposal, contractor shall include lump sum price for abatement of 1000 linear feet of pipe insulation, along with a unit price for quantities above or below 1000 linear feet.*

- 3) Ceramic glazed structural clay facing tile is specified in the Unit Masonry section, yet not depicted anywhere on the plans. Can this intended scope be better defined for quantification purposes?

*Response: There are no new walls being constructed using "ceramic glazed structural clay facing tile/block." The existing glazed block wall at the north wall between column line "D" and "G" is to be removed. Some of the existing glazed tile/blocks will need to be salvaged for "patch and repair" purposes only.*

- 4) Where are metal studs and GWB required on the project, as specified? Not depicted anywhere.

*Response: See attached Sketch CS-A001 that is calling out CMU walls at the control room. There are no metal studs with GWB on the project.*

- 5) Where are resilient flooring and base required on the project, as specified? Not depicted anywhere.

*Response: No floor finishes (resilient flooring/base) are called out to be used in the project.*

- 6) Where are Markerboards required on the project, as specified? Not depicted anywhere.

*Response: Drawings A701 – Detail #7 and #11 show tack board for office and control room.*

- 7) The Signage spec section reads rather ornate yet no signs of any type are depicted on the plans.

*Response: See specification (10 14 00) for typical VA signage covering parking lot, Room ID signs, and related Electrical, HVAC, Plumbing ID and signage.*

- 8) Please clarify the intended locations for waterproofing versus damp proofing. Each is specified yet the related locations for each system are not clearly defined.

*Response: Please see revised drawing A301 dated 5/18/2015 showing “dampproofing” and “Air/Vapor barrier.”*

- 9) There are a few finish carpentry items noted in section 062000 but the drawings do not depict (shelves, pegboards, etc.). Please clarify.

*Response: See casework and tackboard that relates to section 06 20 00.*

- 10) Spec Section Water-Tube Boilers, Part 2 Paragraph 2.2.1.1 specifies the Feedwater Control Valve is to be a “Characterized **Rotary** Valve”. The Water Control Valve Schedule , Drawing No. MK-611 list a “**Globe- Cage**” type valve. These two requirements are in conflict. Which type valve is required?

*Response: Either valve is acceptable but it must meet the remaining specifications. Valve must be electrically actuated, be rated for pressure and temperature conditions shown on drawings, equal percentage flow characteristic, have a class V shutoff, and close against a 150 psid differential.*

- 11) There are a few problems with the selection of equipment as follows:

- a. PRV Stations – Four of the PRV stations have pressure reductions greater than 10:1. Mechanical valves sized with a turndown greater than 10 to 1 will hunt thus they will provide unstable pressures and ultimately valve life will be shortened.
- b. Automatic Pump Trap – One APT10-4.5 has been selected for all three boiler mud drums. There are two problems with this design. First, the APT10-4.5 is not capable of pumping this condensate load. Second, one ATP must be installed for each mud drum; you cannot combine multiple loads into a common pump trap.

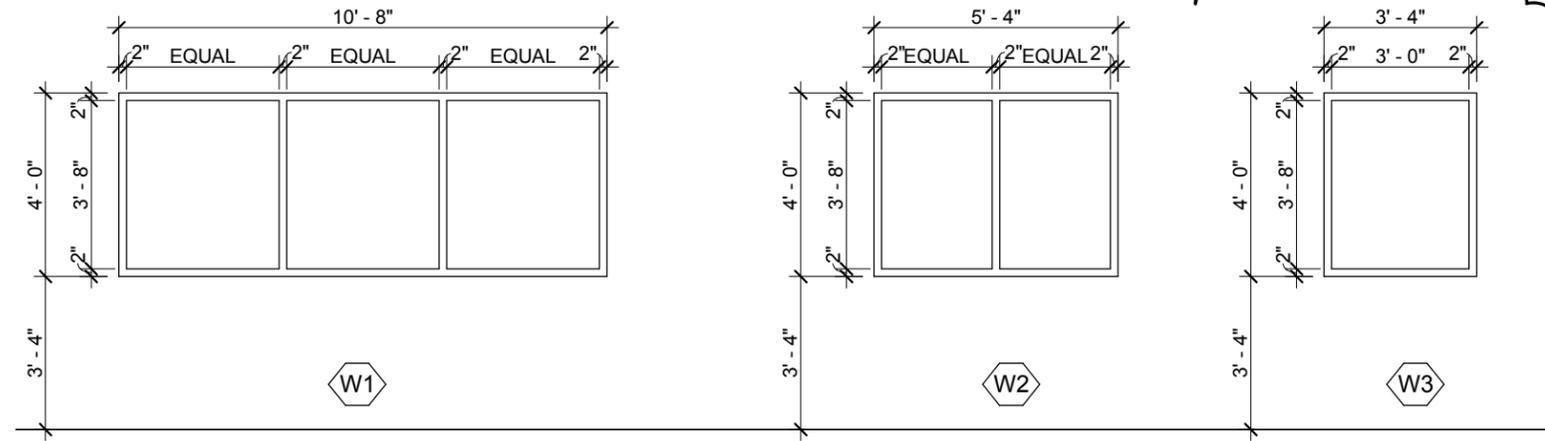
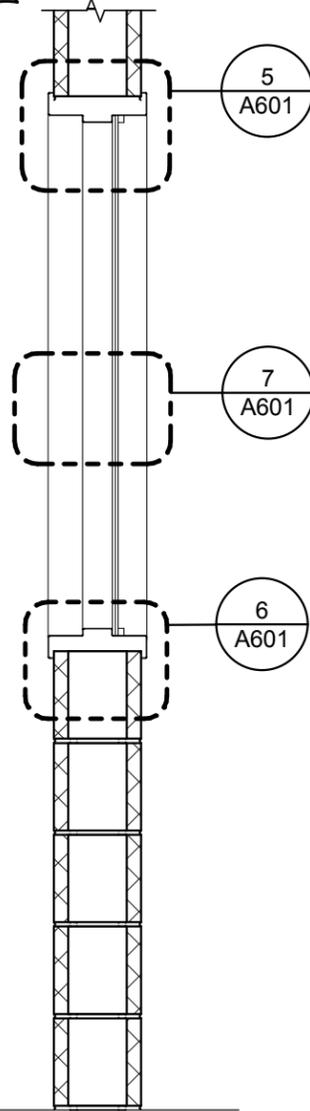
*Response:*

1. *Contractors shall provide a two-stage pressure-reducing station with 1/3-2/3 valve with capacities. The new PRV will be called PRV 5A and 5B. The first stage will reduce pressure from 125 psig to 50 psig, and serve both PRV1 and PRV2. Revise schedule as follows:*
  - *PRV-1A 3550 lbm/hr 50 psig in 6 psig out. Basis of design is Spirax 25P.*
  - *PRV-1B 1750 lbm/hr 50 psig in 8 psig out. Basis of design is Spirax 25P.*
  - *PRV-2A 3730 lbm/hr 50 psig in 8 psig out. Basis of design is Spirax 25P.*
  - *PRV-2B 1870 lbm/hr 50 psig in 10 psig out. Basis of design is Spirax 25P.*
  - *PRV-5A 5900 lbm/hr 125 psig in 50 psig out. Basis of design is Spirax 25P.*
  - *PRV-5B 3700 lbm/hr 125 psig in 50 psig out. Basis of design is Spirax 25P.*
  - *NOTE: All PRVs to be Class 150 with cast steel bodies. Size relief valve for full open valve failure. Revise size of SV-007 and SV-010 so their capacity meets or exceeds the capacity of the respective PRV stations provided. PRV-5 does not require a safety valve, as all piping and components are rated for 150 psig.*
2. *Revise Safety Valve Schedule as follows:*
  - *SV-007 LPS Line to DA 15 psig at 250 F 6000 lbm/hr\**
  - *SV-008A Deaerator Sentinel Valve 10 psig at 250 F 1000 lbm/hr*
  - *SV-008B Deaerator Safety Valve 15 psig at 250 F 6000 lbm/hr\* (new valve)*

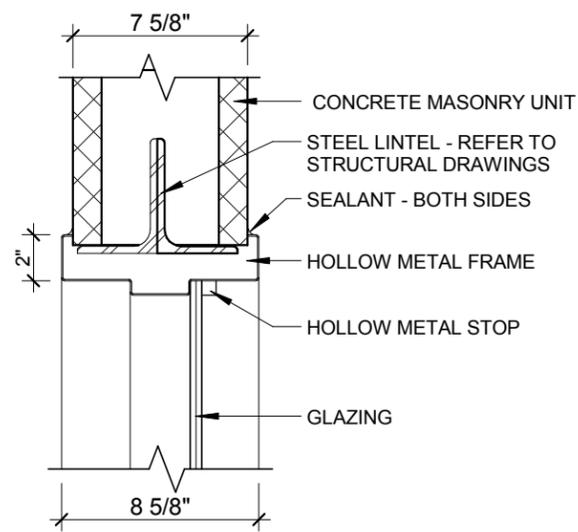
3. *Revise Boiler Feed Pumps Schedule so that all feed pumps have a capacity of 50 gpm at 408 ft. Motor horsepower shall remain the same.*
4. *Deaerator tank shall be 2000 gallons as scheduled; however, the maximum throughput shall be 54,000 lbm/hr, not 36,000 lbm/hr.*
5. *Pumping traps are not needed. Delete pump traps from boiler drum coils. Install completed trap assembly with inverted bucket trap for each boiler drum. Collect pipes to common point and route to condensate surge tank.*

12) Specification Updates:

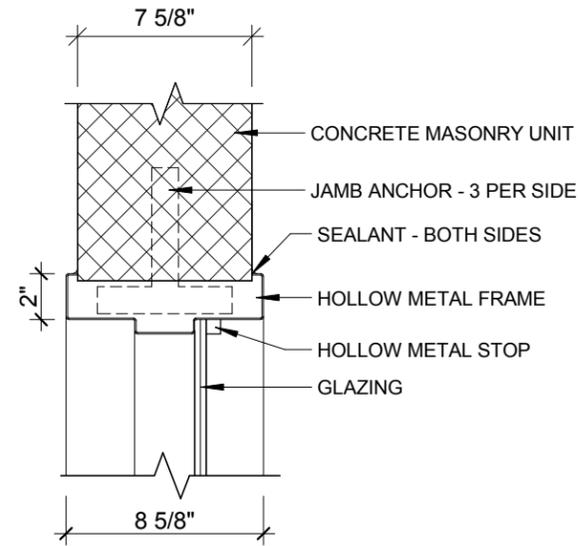
- a. 01 00 00 - 4 General Requirements – clarified motor vehicle restrictions and parking
- b. 01 00 00 - 37 – Removed parts 1.28 Photographic Documentation and 1.29 Final Elevation Digital Images.
- c. 01 32 16.13 – Network Analysis Schedules – deleted section
- d. 01 45 29 – 1 – Testing Laboratory Services – clarified party responsible for retaining required testing laboratory services.
- e. 01 91 00 – 10 – General Commissioning Requirements – clarified party responsible for retaining services of commissioning agent.



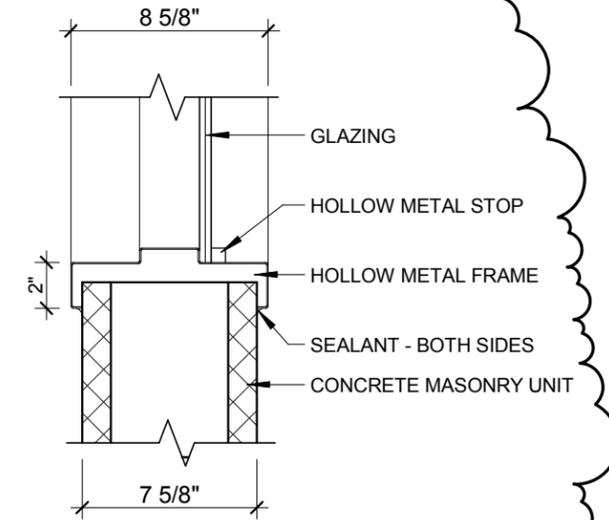
**3** INTERIOR WINDOW FRAMES  
1/4" = 1'-0"



**5** INTERIOR HEAD  
1 1/2" = 1'-0"



**6** INTERIOR JAMB  
1 1/2" = 1'-0"



**7** INTERIOR SILL  
1 1/2" = 1'-0"

**4** INTERIOR WINDOW SECTION  
3/4" = 1'-0"

REFER TO SHEET A601.

PROJECT:  
Construct a New Boiler Plant for the  
Wilkes-Barre VA Medical Center

PROJECT #: 693-11-128

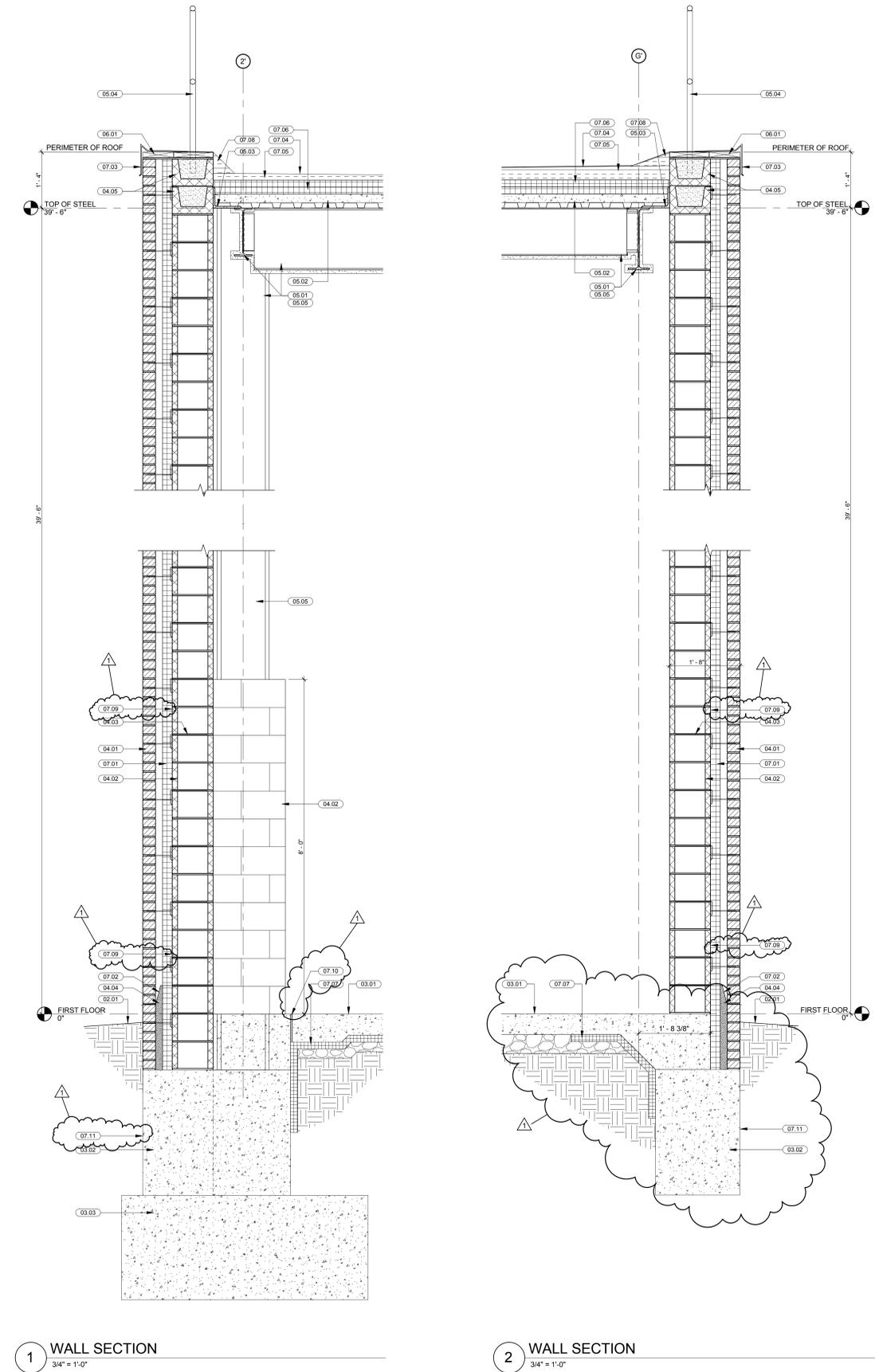
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DRW / CHK:  
SB / RW  
SCALE:  
As indicated

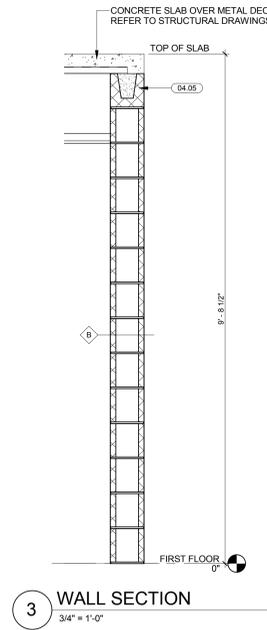
CONSTRUCTION SKETCH  
**CS-A001**

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three inches = one foot  
 one and one half inch = one foot  
 one inch = one foot  
 three quarters inch = one foot  
 one half inch = one foot  
 three eighths inch = one foot  
 one quarter inch = one foot  
 one eighth inch = one foot  
 one sixteenth inch = one foot



WALL SECTION KEYNOTES	
NUMBER	DESCRIPTION
02.01	FINISH GRADE - SEE CIVIL DRAWINGS
03.01	REINFORCED CONCRETE SLAB OVER VAPER RETARDER OVER GRAVEL BASE
03.02	CONCRETE GRADE BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE, DEPTH & REINFORCING
03.03	CONCRETE FOOTING - SEE STRUCTURAL DRAWINGS FOR SIZE, DEPTH & REINFORCING
04.01	BRICK VENEER
04.02	12x8x16 CONCRETE MASONRY UNIT (CMU) WITH HORIZONTAL JOINT REINFORCING
04.03	HORIZONTAL WALL REINFORCING AND ADJUSTABLE VENEER ANCHOR
04.04	GROUT
04.05	CONCRETE MASONRY UNIT BOND BEAM, FILL WITH GROUT, SEE STRUCTURAL DRAWINGS
05.01	STEEL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND LOCATION
05.02	CONCRETE OVER METAL DECK - SEE STRUCTURAL DRAWINGS
05.03	STEEL ANGLE - SEE STRUCTURAL DRAWINGS
05.04	ALUMINUM RAILING SYSTEM. SEE DETAIL ON SHEET A401.
05.05	SPRAY-ON FIREPROOFING TO ACHIEVE A UL FIRE RATING OF 1 HOUR
06.01	PRESERVATIVE TREATED WOOD BLOCKING OVER 1/2" EXTERIOR GRADE PLYWOOD
07.01	2 3/4" RIDID INSULATION
07.02	THRU-WALL FLASHING, MORTAR NET AND OPEN HEAD WEEP HOLES AT 24" O.C.
07.03	PREFINISHED ALUMINUM FASCIA SYSTEM
07.04	EPDM ROOFING SYSTEM
07.05	TAPERED RIGID INSULATION
07.06	4" RIGID INSULATION
07.07	2" THICK PERIMETER RIDID INSULATION 2'-0" DOWN x 2'-0" IN
07.08	CAN-STRIP
07.09	AIR/VAPOR BARRIER
07.10	1/2" COMPRESSIBLE FILLER WITH SEALANT
07.11	DAMPPROOFING



1 WALL SECTION  
3/4" = 1'-0"

2 WALL SECTION  
3/4" = 1'-0"

3 WALL SECTION  
3/4" = 1'-0"

FULLY SPRINKLERED  
 BID DOCUMENTS

Addendum 1	5/18/15
Revisions:	Date

**CONSULTANTS:**

**ARCHITECTS/ENGINEERS:**

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Drawing Title TYPICAL WALL SECTIONS
Approved: Project Director

Project Title: Construct a New Boiler Plant for the Wilkes-Barre VA Medical Center
Location: 1111 East End Blvd. Wilkes-Barre, PA 18711
Date: 07 / 30 / 13
Checked: MF
Drawn: SB

Project Number 693-11-128
Building Number -
Drawing Number A301
Dwg. 34 of 93

**Office of  
 Construction  
 and Facilities  
 Management**