PRE-BID QUESTIONS

1. Reference Sheet 1-PO. Please clarify general plumbing Note 19. This note seems to be in conflict with Key notes #3 on plumbing drawings 1-P2 thru 1-P29 and Key notes 3 & 4 on Plumbing Demolition Drawings 1-PD2 thru 1-PD29. For example, on 1-PD2 there is a keynote 3 shown in room BE01A. The keynote indicates for the plumber to coordinate with the GC for patching of floors walls. But this work is not shown on the AD drawing for that area. So by the general plumbing note the patch work would be by the plumbing contractor because it's not shown on the architectural? Or is it by the GC, because the keynote on the plumbing demo drawing says so?

   Answer: All ceiling work and wall work is by G.C. If the P.C. has additional work required for installation/removal of piping, not shown on the architectural drawings, the P.C. shall coordinate work with G.C. to have work completed.

2. Similar to above in referencing sheet 1-PO note 20 regarding ceiling removal. Please clarify. It seems there might be a typo on the PC in the first sentence? Is the intent for the GC to remove and replace ceilings as shown on the AD drawings, but when not shown there, it is the plumber's responsibility to do so for their work?

   Answer: All ceiling work and wall work is by G.C. If the P.C. has additional work required for installation/removal of piping, not shown on the architectural drawings, the P.C. shall coordinate work with G.C to have work completed.

3. Please clarify note 21 on 1-P0 as it pertains to phasing note 3 on 1-GI001. Does this mean that an entire floor of a building wing can be shut down but only during "off-peak" times with a 48 hr notification? For how long can the floor of a wing be shut down at a time?

   Answer: The above note in question, addresses the existing domestic water riser. The way the current system is installed, you have to shut the whole riser down to isolate an area. The intent is to have the riser shut down on "off-peak" hours to install isolation valves at the floor being worked on.

4. Reference general note 7 on 1-AD1. This note seems impractical and will require significant cost and time to build and remove 1 hr. fire separations especially for areas throughout the hospital that will not be moved. This will be extremely difficult to estimate the cost involved. Are there any mitigating circumstances where the separations can be foregone? How long can a ceiling be left open adjacent to an occupied area before a separation is required? What about the cases where there are occupied areas on both sides of a work area like in a corridor or through a large room? 1hr separations on both sides? How would occupants egress in this case?

   Answer: For this project, one hour temporary fire walls will not be required in all circumstances. One occasion where a temporary firewall will be required is when an entire wing is taken out of commission (i.e. 8E, 8W, 7E, 7W, etc.) since these areas will require a greater amount of time to complete. A temporary firewall will also be required if work is being conducted in phases (i.e. 9W, 4E, etc.) since these areas will still be occupied during work. In the wings where work is only being performed in two rooms at a time (i.e. 5S) a 1hr firewall will not be required. Also if piping is being installed in short stretches of hallway

there will not be a firewall required. In areas without a 1 hour firewall, a plastic barrier and negative pressure will be required.

5. Reference key note 1 on 1-AD1. The note says ACT ceilings and grid can be removed salvaged and reinstalled or when damaged replaced with matching materials. When contractor is unable to match, replace with new. The ceiling plan key only shows a symbol for "demo/new ATC area". Please confirm the contractor has the option to remove, store, and reinstall existing ACT ceilings or demo, properly dispose of old, and install new ceiling materials. Is it ok to use new tiles with existing grid?

   Answer: The contractor is free to remove, store, and reinstall existing ACT ceilings as long as they were not damaged during this process. If the ceilings were damaged during removal they are to be replaced with matching ceiling tiles and grids.

6. Please confirm that the VA will allow sprinkler heads can remain in their downward orientation while ceiling are removed in the areas of work.

   Answer: Sprinkler heads can remain in their downward orientation while ceilings are removed in the areas of work.

7. Will the existing VA maintenance staff level be relied upon for the daily coordination efforts for shutdowns, piping and valve identification, and isolation on this project? will personnel be dedicated to this project or on an availability basis?

   VA maintenance staff will be used for shutdowns, piping and valve identification, and isolation only on an availability basis.

8. This question is in regards to move coordination phasing and time required by VA. VA moves will likely consume a great deal of time during the project and will affect the amount of time we have and the times we can be working in certain areas of the project. Please confirm that VA moves can only occur in between floor wing phases, and not concurrently. In other words a floor wing phase must be completed before a VA move can take place with no schedule overlap. The sequence would be VA move out of a wing phase, contractor perform and complete work, VA move back in, VA relocate next Wing phase, Contractor resume work on next phase, and so on. How much time does the VA anticipate on average for a move?

   Answer:

   -3 days allowed for VA to vacate 1 floor of wing
   -Contractor to perform work.
   -3 days allowed for VA to occupy wing.
   -3 days allowed for VA to vacate 1 floor of wing.
   -Contractor to perform work.
   -3 days allowed for VA to occupy wing.
   Repeat through completion of project.

9. By contract language it appears contractor bears the risk of cost increases for materials. In light of this, and the price volatility of certain materials, can we be assured the VA will pay for stored material off-site as long as acceptable procedures are followed? Can you reference those requirements for us?

   Answer: Per VAAR 852.236-82 PAYMENTS UNDER FIXED-PRICE CONSTRUCTION CONTRACTS (WITHOUT NAS) (APR 1984) ALTERNATE I (JULY 2002); Page Number 49; Section (d); the contracting officer will consider for monthly progress payments material and/or equipment procured by the contractor and stored on the construction site, as space is available, or at a local approved location off the site, under such terms and conditions as such officer approves, including but not limited to the following:
   (1) The material or equipment is in accordance with the contract requirements and/or approved samples and shop drawings.
   (2) Only those materials and/or equipment as are approved by the resident engineer for storage will be included.
   (3) Such materials and/or equipment will be stored separately and will be readily available for inspection and inventory by the resident engineer.
   (4) Such materials and/or equipment will be protected against weather, theft and other hazards and will not be subjected to deterioration.
   (5) All of the other terms, provisions, conditions and covenants contained in the contract shall be and remain in full force and effect as therein provided.
   (6) A supplemental agreement will be executed between the Government and the contractor with the consent of the contractor's surety for off-site storage.

10. Is the sub-basement included in Bid Items 2 and 3. Per wording in bid schedule it is not, but on electrical sheets it is bid item 2 deduct?

    Answer: The sub-basement is where the water heaters are located. The work in the sub-basement is included in deduct 1 but not deduct 2. Deduct 1 eliminates work on B-3 piping. Deduct 2 deletes the water heaters in the sub-basement and piping up to floors B-3.

11. Water Flow Sensors references Insertion Vortex meters for monitoring water flows. Are new meters required or are these existing meters?

12. Water Flow Sensors - Under 1d. States "sensor should be designed for expected water flow and pipe size," What are the specific line sizes and flow rates?

13. Is there a water flow sensor schedule available?

14. What is the operating temperature and pressure of the water flows that will be monitored?

15. Will there be a need for flow sensors to monitor steam and/or condensate? If so, what is the need and application data and is there a schedule available?

Answer: For Questions 11-15--Section 23 09 23 - 27 2.9 -C is to be deleted from the specifications.