

Responses to Pre-Bid Request for Information (RFI)

Replace Chiller & Cooling Tower, 626A4-14-201

**QUESTION 1:**

Reference 1: Solicitation, Page 6 (Statement of Bid Items) and Page 16 of 67 (Factor 7 – Price)

Reference 2: Project Specifications, Volume 1 of 2, Pages 8 & 9, paragraph 1.3 Statement of Bid Item(s)

Reference 1 says that we are to provide pricing for a base bid and one alternate. Reference 2 states that we are to provide pricing for three bid items, with the first two being the same as provided in Reference 1. Are we to price the Bid Item 3 as specified in Reference 2?

**QUESTION 1 RESPONSE:**

No, you are to disregard Bid Item 3 and only price the BASE OFFER and ALTERNATE 1 as referenced in the Statement of Work A.3 Statement of Bid Items.

**QUESTION 2:**

Reference solicitation, Page 12 of 67, Factor 3 – Previous Experience and Sub-Factor 3.1 – Compliance with Contract Requirement. It appears we are to provide essentially the same information in both locations. Would it be acceptable to provide all of the past performance information one time in Sub-Factor 3.1?

**QUESTION 2 RESPONSE:**

The standard for Factor 3 – Previous Experience and Sub-Factor 3.1 – Compliance with Contract Requirement (VAAR 852.219-10) is met when the offeror provides the requested information for each listed factor.

**QUESTION 3:**

Reference solicitation, Page 8 of 67, paragraph 4. This tells us to provide a letter attesting to our EMR, but we are not told where to place this in our proposal. Can you please clarify which volume we are to place the letter?

**QUESTION 3 RESPONSE:**

The Experience Modification Rate (EMR) shall be included with the Technical Proposal.

**QUESTION 4:**

Reference solicitation, Page 8 of 67, paragraph 1. This paragraph tells us to submit one hard copy of each volume and “one (1) CD-ROM of proposals.” As technical and pricing information are typically not contained in a single document, we believe this requires us to submit one CD-ROM of each volume. Can you please confirm?

**QUESTION 4 RESPONSE:**

Proposals shall be submitted as one (1) hard copy each of the technical and price proposal and one (1) CD-ROM of proposals that include both the technical and pricing information.

**QUESTION 5:**

Which volume does the SF 1442 go into?

**QUESTIONS 5 RESPONSE:**

The SF1442 shall be included with the Price Proposal.

**QUESTION 6:**

Do you require Representations & Certifications and, if so, where do they go in the proposal?

**QUESTION 6 RESPONSE:**

Representations & Certifications are required and shall be included with the Price Proposal.

**QUESTION 7:**

Reference Solicitation, Page 12 of 67, Factor 3, paragraphs 1 & 2. Paragraph one states we are to provide a technical narrative for three or more projects. Paragraph two states we are to provide a “listing” which includes several required items. We believe the technical narrative and the listing are the same requirement. That is, when we provide the information requested in the second paragraph, we have met the requirement of the first paragraph. Can you please confirm? If that is not the case, can you elaborate on the differences?

**QUESTION 7 RESPONSE:**

These are two (2) separate requirements and are clear on the differences.

**QUESTION 8:**

Reference Solicitation, Page 14 of 67, Sub-Factor 5.2, paragraph h. Among other items, this paragraph states we are to describe our familiarity with American Institute of Architects (AIA) guidelines. As this is not a design/build requirement, we believe this information is not required. Can you confirm?

**QUESTION 8 RESPONSE:**

This is required.

**QUESTION 9:**

Reference specification section 01 35 26, Safety Requirements, Page 17, paragraph 1.12.B. This paragraph states, in part, that the “primary project scope area for this project is Class III.” Given that all work occurs away from the public, to include patients and staff, we believe this classification is excessive. Building 109 is an open-air structure and Building 107 is a maintenance building with only a small staff and no interface/access to other occupied facilities. Can the primary classification be lowered to Class I or, at most, Class II?

**QUESTION 9 RESPONSE:**

No. The VA requires compliance with the Infection Control Risk Assessment as published by the American Society of Healthcare Engineering (ASHE). The ASHE risk assessment matrix places this project as Class III.

**QUESTION 10:**

Reference specification section 01 35 26, Safety Requirements, page 17, paragraph 1.12.B. This paragraph states, in part, that the “primary project scope area for this project is Class III, however, work outside the primary project scope area may vary.” Can you please provide details on which Classification is in each of the two areas (B-107 & B-109)?

**QUESTION 10 RESPONSE:**

These areas shall be considered Class III.

**QUESTION 11:**

Reference solicitation, pages 11 (Factor 2, paragraph 1) and 14 (Sub-Factor 5.2, paragraphs g and h). Given that this contract involves facilities that are detached from the York VAMC, we believe the various hospital-related standards (i.e., JCAHO, ILSM, ASHE, ICRA, and CDC guidelines) do not apply. We believe this contract would be like working on a water main that supplies water to the facilities, or an electrical substation that provides power to the facilities. Do you concur that the hospital-related standards above do not apply to this contract?

**QUESTION 11 RESPONSE:**

The VA does not concur. All hospital-related standards above apply to this contract.

**QUESTION 12:**

Reference specification section 02 82 13.19 calls for asbestos abatement. Can you confirm that asbestos abatement is required and, if so, where and how much is required?

**QUESTION 12 RESPONSE:**

Please refer to the demolition keynotes on AD101.

**QUESTION 13:**

Reference Spec Section 01 00 00, General Requirements, Page 7, paragraph 1.6.J. This paragraph tells us that the Volunteer Offices will be vacated. Does this mean all areas north of the chillers in B-107 will be vacated (see Drawing AD101)?

**QUESTION 13 RESPONSE:**

Only the Volunteer Offices shall be vacated. The toilet rooms, locker room, Mechanical Control Office and their connecting corridor shall remain active. IT Closet G05D.2 shall also remain in use.

**QUESTION 14:**

Control Schematic 1 on Sheet M602 requires the use of the Siemen BMS to obtain PDT in 5 buildings for the new system. Since the Siemens system is proprietary, this precludes the use of another controls system. Is that the intent of the requirement?

**QUESTION 14 RESPONSE:**

BACnet compatibility required. Existing building controls should be able to communicate with Central Plant BMS.

**QUESTION 15:**

On drawings M710 the 24" CWEQ line and the 20" CWS line are not really shown as to where they go. Do they go on top of the cooling tower or are they to go underneath the cooling towers?

**QUESTION 15 RESPONSE:**

Piping installed under existing towers. Towers shown for reference location only (all work below towers).

**QUESTION 16:**

Is the existing CWR pipe ductal iron?

**QUESTION 16 RESPONSE:**

Per site visit investigation, it appears piping at ground is ductile iron. Contractor shall field verify buried piping material.

**QUESTION 17:**

On note 6 on M710 it says to connect existing CT-2 & 3 to buried piping via temporary connection during construction. Can you please detail out what on the drawings is the temporary connection?

**QUESTION 17 RESPONSE:**

Temporary connection is to be determined by contractor. Staging, working clearances and piping protection is not determined by the engineer. Recommend using HDPE piping for temporary system.

**For all questions pertaining to the HVAC water treatment, refer to re-issued Specification Section 23 25 00 "HVAC Water Treatment".**