

AMENDMENT NO. A00004

SOLICITATION: VA261-16-B-0364

PROJECT: 640-394

GENERAL

The following changes, additions or deletions shall be made to the following solicitation documents. All other terms and conditions shall remain unchanged.

SPECIFICATIONS: See Addendum #2 dated 06/03/2016

DRAWINGS: See Addendum #2 dated 06/03/2016

BIDDER QUESTIONS AND CLARIFICATIONS

QUESTION: Reference drawing 334 AD101 Demo Plan - PTSD and specification 09 65 16 2.4. Key Note #8 states that "Leveling of floor surface to be included for new floor finishes typical throughout area of work." The spec section also refers to a leveling compound. Without seeing the condition of existing concrete subfloor to determine the need for a leveling compound, are we to include a leveling compound in the budget or will this be a change order after determining the need subsequent to demolition? The costs for +/- 17K sf of leveling compound can be significant.

ANSWER: The intent of Key Note #8 is to provide a leveling compound for the areas to be demolished with existing floor quarry or ceramic tile. **Scope of Work:**

1. The following rooms are shown on Existing Drawing 334 AD 103.

- Women's Room: 1B-106q
- Men's Room: 1B-106r
- Women's Lockers: 1B-106d
- Men's Lockers: 1B-106e
- Women's Room: 1B-102
- Men's Room: 1B-101

2. The following areas as shown on Demolition Drawing 334 AD 101.

Area at Atrium Windows: column 17.C to column 21.G out to note "extent of demolition".

QUESTION: Reference Drawing 360-J CS001, Notes refer to public and private utilities, it is our understanding that all utilities in this projects scope of work are on-site & coordination will be with the VA only. As a result, no permits or fees are applicable. Is this correct?

ANSWER: Fees are required for 360J Pharmacy SWPP plan. In addition see below clause which is in the solicitation and will be included in any resultant contract.52.236-7 -- Permits and Responsibilities.

Permits and Responsibilities (Nov 1991)

The Contractor shall, without additional expense to the Government, be responsible for obtaining any necessary licenses and permits, and for complying with any Federal, State, and municipal laws, codes, and regulations applicable to the performance of the work. The Contractor shall also be responsible for all damages to persons or property that occur as a result of the Contractor's fault or negligence. The Contractor shall also be responsible for all materials delivered and work performed until completion and acceptance of the entire work, except for any completed unit of work which may have been accepted under the contract.

QUESTON: Regarding specification 01 81 11, is this a LEED project? Is there a need for an "Indoor Air Quality Management Plan"?

ANSWER: Yes, an Indoor Air Quality Management Plan is required.

This is a LEED project. IAQ Management Plan is required.

This point is indicated on the LEED Score Card.

QUESTION: Regarding specification 09 22 16 and drawing 4 & 5 334 AS516, these details show metal stud framing with sheet rock on both sides. However, a cavity is created inside of these walls. Will it be required to sheet rock the interior portion of this cavity? Please advise.

ANSWER: No, the interior layer of sheet rock is not required.

QUESTION: Regarding drawing 360-J ES101, note #2 of the referenced sheet says to use existing conduit from electrical room to existing vault, however, but that run also has note #6, which states to saw-cut, trench, backfill. Are we to use existing conduit only or will we need to saw-cut, trench and backfill as well?

ANSWER: Note #6 does not apply to existing conduits. Use existing conduits, this does not require any saw-cut, trench or backfill.

QUESTION: Regarding drawing 360-J AS503, Detail 7, shows (2) 1-1/2" diameter pipes for the roof stairs. It looks as is the outer layer should be some form of flashing or waterproofing because (2) 1-1/2" diameter pipes will not allow one to fit inside the other. Please advise if the outer layer is to be another material.

ANSWER: The detail is only for one pipe rail at 1 1/2" diameter (the two notes for the pipe rail are redundant). The outer layer is typical flashing with a draw band at top similar to detail #9.

QUESTION: Regarding drawing 360-J CS301; AD001;AS001 relating to the fence, sheets CS301 & AS001 say the fence/gate is to be relocated, however, sheet AD001 says it's new. Is the fence on the North side of the Pharmacy new or existing that we're to relocate?

ANSWER: The fence and gate at the North side of Pharmacy is existing (E) and is to be relocated as indicated on the Civil Drawing 360-J CS301. Drawing AD001 will be revised showing this change.

QUESTION: Regarding drawing 334TC AS101, please confirm that the Training Center seating shown in RM A106 will be provided and installed by others.

ANSWER: The furniture is shown as reference only. The furniture is Not In Contract (NIC).

QUESTION: Can you provide the basis of design for the vault door in the pharmacy?

ANSWER: Refer to drawing 334 TC AS101, Key Note #6:

(N) Painted 3'-0" x 7'x 0" solid core wood door with painted hollow metal frame.

For related door information:

Use frame detail 2/334 AS601

Use Hardware Group 3.0

QUESTION: Reference drawing 334 AS104 and specification 09 51 00-Acoustical Ceilings; the acoustical ceiling type is not called out for this work. What ceiling type should be installed AT1, AT2, AT3 or AT4?

ANSWER: Refer to Drawings:

- 334 AF601
- 360 AF101
- 334 TC AS101

Note:

1. Existing ceiling tiles to remain in Training Center
2. Modify as required for any new work for items shown on reflected ceiling plan on Detail 1 on Drawing 334 TC AS101

QUESTION: Reference Specification, 01 00 00 paragraph 1.15.C, will the contractor be provided CAD drawings to provide red-line drawings or will a hard copy be sufficient for as-builts? If a hard copy of the drawings isn't sufficient, will an electronic PDF copy be sufficient, as opposed to actual CAD files?

ANSWER: The General Contractor should provide the following:

- 1) CD with scanned copy of marked up as-built drawings.
- 2) Make changes on A/E provided Auto-CAD files reflecting as-built conditions.
- 3) Provide PDF files reflecting as-built conditions made on Auto CAD files.

(Items 2 and 3) to also be provided on CD

QUESTION: Reference specification 09 51 00 - Acoustical Ceilings, in Part 1.2 A - Related Work of Spec Section 09 51 00

- Acoustical Ceilings, it references Specification Section 09 06 00 - Schedule for Finishes. This section is not included in the specification manual. Will it be provided at a later time and date?

ANSWER: Specification Section 09 06 00 will not be issued. The drawings include the finish schedules. For Acoustical Ceiling Reflected Ceiling Plans refer to drawings 360-J AS 104, 334 AS103, and 334 AS104.

For Acoustical Ceiling Specifications refer to section 09 51 00.

QUESTION: Per the hazardous materials report section 1. Introduction table 2 note. Should we figure all lighting ballasts as PCB containing or will this be treated as a change order?

ANSWER: Assume no PCB's in light ballasts. If a ballast with PCB is discovered, the COR shall be notified. The VA will remove and dispose of any fixtures with ballasts containing PCB's.

QUESTION: Please provide the location in each of the (3) project work areas that the contractor will be able to tie in for temp power. Will we also have to install 3 meters one for each area?

ANSWER: Below are panel locations for construction power at different locations. All power connections shall be metered. Some panels will require transformers as noted below. There will be space between B205 (to be demolished) and T365 for a construction trailer.

- 334 construction trailer - Power to come from T365 main normal distribution panel.
- 334 - 2nd floor PTSD - panel 2LH (2nd floor electric closet)
- 334 - 1st floor Pharmacy - panel 1EL3 (room A-107)
- New 360J Pharmacy - panel NH3 - will require transformer 480/208/120 (room D100, Bldg 360D)

QUESTION: Deduct Alt #4A: Are we deleting the supply & install of the casework? The description says we are installing the VA provided casework. If this is the case can you provide a list/specs/manufacture of what we are installing?

ANSWER:

a. Reference Drawing G1002 Deduct Alternate 4A:

- Pharmacy casework is purchased by the VA ("VC" item).
- Contractor to install casework.
- The casework manufacturer is not known at this time.

b. Reference Drawing 360-J AI201:

Legend Note: Revise note to read as follows.

- Base Bid Pharmacy casework is supplied and installed by contractor.
- For deductive alternate see #4A on sheet G1002.

QUESTION: Deduct Alt #4D: Are we just deleting the planting items & providing hydro seed in lieu? How will this affect the irrigation?

ANSWER: Reference Drawing G1002; Deduct No. 4.D. Pharmacy:

- Keep irrigation, use hydro seed

QUESTION: Sheet 334 AD101 Keynote 8: Can the VA provide an allowance for the floor leveling that will be needed? There is no way to quantify the scope of work.

ANSWER: See above.

QUESTION: Is bldg. B361 under contract?

ANSWER: No

QUESTION: Will the construction of bldg. B361 be going on at the same time as the Pharmacy bldg.?

ANSWER: Potentially Yes. Bid Schedule TBD.

QUESTION: Can the VA go over the Phasing requirements for this project?

ANSWER: Work in 334 TC cannot start until 360J Pharmacy is complete and existing 334 Pharmacy has been completely relocated to new 360J Pharmacy and they are operational. Approximately 3 months +/- estimated for this transition.

QUESTION: Can the PTSD remodel be constructed at the same time as the new Pharmacy bldg.?

ANSWER: Yes, the PTSD and the Pharmacy can be constructed at the same time at the contractor's option.

QUESTION: The plans & specs mention spec section 09 06 00 finish schedule but this spec section was not provided?

ANSWER: Specification Section 09 06 00 will not be issued. The drawings include the finish schedules.

QUESTION: Sheet 360-J CS301 shows a relocated fence running parallel to the covered walkway & new fence to the east. Where is the relocated fence coming from? Can you provide specs for the new fence?

ANSWER: The existing fence location will be issued as an addendum. Drawing 360-J CS301 indicates to match existing fence height and material and references Chain Link Fence Detail 9/360-J CS701.

QUESTION: It appears there are missing specs in division 23? Is there a TAB spec?

ANSWER: Section 23 05 93 is the TAB specifications

QUESTION: In spec section 07 21 13 on page 3 sections 3.2.C it is stating that the edges need to be taped. It is an add cost and is not required by the manufacturer with no benefit to doing the taping. Is the taping required?

ANSWER: The taping is required only at exterior framing for vapor barrier facing on the batt insulation.

QUESTION: Spec 07 21 13 also states that the insulation above any ceilings (3.2.E.2) needs to be taped together. The plans do not show insulation in the ceiling. Please confirm that no insulation in the ceilings will be required?

ANSWER: Specifications section 3.2 Exterior Framing applies to exterior conditions. The drawings do not indicate insulation above interior ceilings. No insulation above interior ceilings is required.

QUESTION: Reference, specification 10 22 19.13 and drawing 334AS101, in reference to the Demountable Partitions, Sheet Note 2 states that the "installation should be included in the contractor scope of work". Please confirm that contractor is to build, erect and install the government provided partitions and cabinets, or just install after they're built & erected?

ANSWER: See Drawing 334 AS101, Revise "Legend Note" to read: (N) Demountable Partitions

Delete: "see Deductive Alternate #2 on G1002 & see 334 AI 701 TO 334 AI 728 drawings".

QUESTION: Sheet 334 AI201 equipment schedule: units EQ208 & EQ209 state CC but the comments say it is relocated. Are they new CC or relocated VC?

ANSWER: The EQ208 and EQ209 are VC (existing equipment to be relocated and installed by contractor).

QUESTION: Sheet 334 AI201 note #2: Please confirm the supply of the demountable partitions are included in the VA's FF&E. Is the install covered in the FF&E? Please provide the manufacture of the demountable partitions if the install is not provided by the VA so we can coordinate install pricing.

ANSWER:

Drawing 334 AS101

Revise: "Legend Note" to read (N) Demountable Partitions

Delete: "see Deductive Alternate #2 on G1002 & see 334 AI 701 TO 334 AI 728 drawings".

Drawing 334 AI 201 Sheet Note 2.

Demountable Wall Systems to be specified and purchased by Owner (VC item).

Installation by General Contractor's Certified Vendor Sub-Contractor.

Vendor Sub-Contractor is not by VA.

Coordination by General Contractor.

(Reference bid documents, demountable wall drawings for more information)

Drawing 334 AF101 Sheet Note 3.

All casework within scope of Demountable Partitions.

Clarification:

All casework is included within Demountable Wall System and is specified and purchased by Owner (VC item).

Solid surface counters provided by General Contractor.

Clarification:

Solid surface counter tops purchased and installed by General Contractor.

QUESTION: Specification section 08 56 93 clean room window units can't be located in the plans? Can you tell us where this window is located, or is this not in the project?

ANSWER: Refer to drawing 360-J AS102 / Room 106-B shows location for window Type "E"

Refer to drawing 360-J AS602 / Window schedule shows details for Type "E" window.

QUESTION: Sheet 360-J CS001 General Note 10 indicates Contractor is to obtain / procure all permits. Is there a list of permits required and associated costs which the Contractor must include in his bid?

ANSWER: Fees are required for 360J Pharmacy SWPP plan. In addition see below clause which is in the solicitation and will be included in any resultant contract.

52.236-7 -- Permits and Responsibilities.

Permits and Responsibilities (Nov 1991)

The Contractor shall, without additional expense to the Government, be responsible for obtaining any necessary licenses and permits, and for complying with any Federal, State, and municipal laws, codes, and regulations applicable to the performance of the work. The Contractor shall also be responsible for all damages to persons or property that occurs as a result of the Contractor's fault or negligence. The Contractor shall also be responsible for all materials delivered and work performed until completion and acceptance of the entire work, except for any completed unit of work which may have been accepted under the contract.

(End of Clause

QUESTION: Sheet 360-J CS001 Utility Note 2 indicates separation requirements for utilities however the utilities shown on sheet 360-J CS501 don't appear nor does it appear there will be room enough to provide specified separation as Note 2 indicates. Will this separation requirement be strictly enforced?

ANSWER: Separation requirements will be enforced. SSMH-4 and 5 have been relocated to comply. Gas and domestic water service have been relocated to comply where feasible. See revised sheets 360-J CS001, CS102, CS201, CS301, CS501 AND CS701.

QUESTION: Sheet 360-J CS001 Existing Utility Note 4 indicates the Contractor is required to remove and dispose of hazardous material, specifically existing transite pipe. Is there a survey to indicate quantities of said material so as to establish a cost to include in Contractors Bid?

ANSWER: Transite pipe does not appear to exist within the project area.

QUESTION: Sheet 360-J CS001 Existing Utility Note 5; this note appears throughout the drawings in regards to utilities. Is it correct that Bldg. 361 has not been constructed yet and that the utilities shown on sheet 360-J CS501 are required by this contract and that Bldg. 361 Contractor will have to coordinate with Bldg. 360 Contractor instead of Bldg. 360 Contractor coordinating with Bldg. 361 Contractor as stated in note?

ANSWER: See revised sheets 360-J CS001, CS102, CS201, CS301, CS501 and CS701.

QUESTION: Sheet 360-J CS102; there is a "Tel Box" shown below Bldg. 360 C Wing which has an electric line running under it, yet there are no telephone lines entering or leaving this box. Are there telephone lines associated with this box?

ANSWER: The survey notes the "Tel Box" has an "AT&T" label. The survey also identified red paint over the located utility going in and out of the box. The "Tel Box" is not communications; it is a pull box for the 12k feeding the molten switches next to the main transformer for building 360. There shouldn't be any conduits running under this pull box.

QUESTION: Sheet 360-JL1 101 indicates irrigation control wires stubbed in splice box are to be extended and new valves are to be programmed at controller located in Bldg. 361. If Bldg. 361 is not constructed does controller exist in another location?

ANSWER: The design intent is that the B360 Pharmacy landscape is serviced by the B361 irrigation controller installed under a separate contract. No contingency has been accounted for in the irrigation system design in the event that the B361 controller is not installed and operable when the B360 landscape is installed.

QUESTION: Sheets 360-J AD002 & 003 are identified as "Reference Only" Is it correct to assume that any and all notes and details are not part of this bid?

ANSWER: All notes are for reference only - except the following.
"Walk by 360J project"

Refer to drawing 360-J CS301 for scope of new sidewalk

Refer to drawing 360-JCS701 detail #8 new concrete paving

QUESTION: Sheet 360-J AS 101 keynote 4 refers to Deduct Alternate 4C. This keynote identifies columns other than the shade / trellis columns, is this correct?

ANSWER: This note was only for the Green Screen Framing.

- Key Note #4 will be revised to read: Green Screen Framing see Deduct Alternate #4C, see Structural Drawings.
- A new Key Note #11 will be added to read: Refer to Structural Drawings for building HSS columns.

Clarification:

- The Green Screen Wall Anchorage includes HSS columns and footings as shown on Drawing 360 - J AS102
- Refer to detail #4 on Drawing 360 - J S202.
- Refer to detail #9 Drawing 360 - J AS501

QUESTION: Sheet 360-J AS101 keynote 9 refers to Deduct Alternate 4C for concrete bump out. This concrete bump out is referenced on sheet 360-JLP 101 as a mow strip. If Deduct Alternate is accepted does the mow strip go away also?

ANSWER: Yes.

Clarification:

- (Refer to detail #4 on Drawing 360 - J S202)

- (Refer to detail #9 Drawing 360 - J AS501)

QUESTION: Specification Section 07 81 00 Applied Fireproofing paragraph 3.5 Schedules; this paragraph indicates fireproofing on interior steel and decking. Return air ducting is shown on Bldg. 360 so is it correct to assume all steel and decking at Bldg. 360 is to receive fireproofing?

ANSWER: No Fire Proofing is required for the New Pharmacy Building.

Clarification: Section 07 81 00 applies to any work within existing Building 360 E Wing where existing fire proofing may be damaged and needs repairing or patching as required for the construction of the New Pharmacy Building 360 J Wing.

QUESTION: Specification Section 09 84 36 Sound - Absorbing Ceiling Units, Paragraph 1.2 A. references Section 09 06 00 Schedule for Finishes; where is this section located as it is referenced in multiple Specification Sections?

ANSWER: Section 09 06 00 is not issued. Refer to sheets AF101 and AF601 for Finish Schedules and Legends. The Absorbing Ceiling Units (include in Base Bid only) are indicated as "Suspended Acoustical Panel" on drawing Legend (see revised drawing 334 AS103).

QUESTION: Need clarification on discrepancies between Sheets AS101 and AI701-AI754:

1. Sheet AI704 shows Rooms B209 & B210 with glass fronts. AS101 shows solid walls
2. Sheet AI704 shows SE walls in Room B212 clad with demountables. AS101 shows these deleted
3. Sheet AI705 shows SE & SW walls in Room B214 and SE wall in Room B215 clad with demountables. AS101 shows these deleted
4. Sheet AI705 shows Rooms B214 & B215 with glass fronts. AS101 shows solid walls
5. Sheet AI707 shows E wall of Room B219 as demountable. AS101 as other
6. Sheet AS101 shows N wall of Room B220 as demountable.

- AI707 shows it as other
7. Sheet AI709 shows S wall in Room B231 as glass front. Sheet AS101 shows it as solid
 8. Sheet AI709 shows N wall in Room B231 demountable. Sheet AS101 shows it as other
 9. Sheet AS101 shows walls at NW corner of Room B233 as solid. Sheet AI709 shown as glass
 10. Sheet AI710 shows S wall in Room B237 as glass front. Sheet AS101 shows it as solid

ANSWER: The legend on Sheet AS101 indicates the various wall types. On this sheet the Demountable Partitions are shown for reference only. The AI series drawings indicate the material for each Demountable Partition section.

QUESTION: Sheet AS101 shows N wall of Room B232 moved S of where it's shown on AI709 Sheet

ANSWER: Sheet AI 101 shows correct wall location.

QUESTION: AI711 & AI748 shows Millwork in pathway S of Rooms B229 & B230. Sheet AS101 shows millwork deleted.

ANSWER: Sheets AI 711 and AI 748 are correct as shown.

QUESTION: Please verify that all solid surface countertops shown on AI727 - AI754 have been deleted from demountable scope.

ANSWER: Solid Surface counters are within the scope of the GC.

QUESTION: Please provide CADs for all plan pages for use in DIRT - ICE file backgrounds

ANSWER: CAD drawings are not available to bidding General Contractors. Upon request, CAD drawings plans will be available to the successful General Contractor after time of award. A signed non-disclosure confidentially agreement shall be required by the Contractor and Vendor upon request at that time.

QUESTION: Please identify items on sheet 334 AF101: D3, D5, D6, D7, D8, D9, D11 & D12?

ANSWER: Omit references to these finishes and refer to finishes indicated within the Demountable Partition drawings (AI series)

QUESTION: Sheet AF601 note 6: Is the WC1 & WC2 an error? Should it be WS1 & WS2?

ANSWER: Both the Schedule and the Legend use the WC1 & WC2 designation.

QUESTION: Where does WD1 occur?

ANSWER: Per the finish schedule WD1 is in room B201 Waiting.

QUESTION: Please confirm cost loading of the schedule will be required for this project per spec 01 32 16.15 section 1.5 A? Also will section 1.5 B going to be enforced or will we be able to bill on a percentage complete as per VAAR 852.238-84?

ANSWER: Cost loading of all work activities (except procurement) will be required per specification 01 32 16.15 para 1.5 A.

Clarification: Following sentence will be added to para. 1.5 B "In any given month, no invoiced work activity shall exceed 25 days for that month". Payments will be made per FAR 52.232-5, and VAAR 852.236-83 and as supplemented by 1.5 B. Approved cost schedule will be one of the bases for determining progress payments to the contractor for work completed