

RFIs and Responses.

Project: 593-14-102

Project Title: Construct Additional Parking Areas at the Las Vegas VA Medical Center

Solicitation Number: VA262-16-B-0846

RFI 1: The Scope of Work attached to this solicitation appears to have been written for a much larger project. The SOW Item #4 – Project Requirements has (4) distinct elements: Parking areas 1a & 1b = Construct a 136 space parking area; Parking area #2 = Construct a 400 space parking area; Parking area #3 = Construct a 200 space parking area; and (d.) Repaint Existing Parking Lot Spaces. The drawings provided for this project depict the construction of only one 139 space parking area. The SOW does not match the drawings and therefore the Bid Schedule on the SF1442 seems also inapplicable to the drawings provided. Will the VA revise either the Statement of Work or the drawings, and the Bid Schedule to match the work actually depicted?

Response 1: The Government acknowledges they can only provide a completed design for the 139 space parking lot area. The Governments direction on this is for the contractor to use this design to construct a 136 space area instead of a 139 space area, referred to areas 1a and 1b in the SOW.

The Government does not have a completed design for the 400 space parking (referred to as parking area #2 in the SOW) nor the 200 space parking area (referred to as parking area #3 in the SOW). As stated in the SOW (paragraphs 4.b(2) and 4.c(2)), the contractor shall use and follow the design for the 139 space parking area for the construction of these parking areas. This design includes enough technical information on the preparation of the soil, the asphalt, curbs, vehicle entrance/exits, etc., that a knowledgeable contractor with experience in the construction of parking lots should be able use this design as a guide to construct these parking areas. To minimize risks associated with this approach, the Government will conduct a project kick-off meeting with the contractor (SOW paragraph 6.c) and will discuss any concerns the contractor may have with the construction of these parking areas at this meeting. The Government will not revise the SOW, the drawings, or the bid schedule.

RFI 2: Sheet CO.01, soils Engineer and Geologist Statement references a Soils Report dated May 1, 2006. The Soils Report was not provided with the solicitation documents. Will the VA provide the Soils Report so the Contractor can review the recommendations and reflect the true earthwork and paving costs in their offer?

Response 2: May 1, 2006 Soils Report is enclosed.

RFI 3: We would like to request that the bid due time be extended from 10AM till a time after 2 PM. The reason for our request is due the fact that we are a Las Vegas based contractor and FedEx delivery to meet a 10AM delivery would not be guaranteed. We would therefore have to send our bid out at least a day early to meet the 10AM deadline.

Response 3: Bid due time will be extended until 3pm on Friday July 22, 2016.

RFI 4: We would like to request that the address that bid offers be sent to be changed from Long Beach to the VA Hospital in North Las Vegas.

Response 4: Bid offers will be collected at Long Beach. That is the location of the contracting office.

RFI 5: Please will you clarify what the signage requirements for the project are? On the design for Parking area 1a and 1b, there is not a plan that details any signage. What are the signage requirements for proposed parking area # 2 and # 3?

Response 5: Parking area # 2 will be for GSA vehicles. Parking area # 3 will be for VA employees. The Government will provide all required signage for these parking areas.

RFI 6: The scope indicates that an area next to the existing 200 space area is to be constructed to accommodate and additional 200 spaces. Then both the existing and new area is to be paved. Is the contractor to assume that the existing lot has been constructed to any particular design requirement? How will the warranty be applied to this area?

Response 6: The parking area in question is Parking Area #3. The existing 200 space parking area is a “temporary” area and under no warranties and was not constructed to any particular design. The contractor will be required to demolish this existing temporary lot and dispose of the removed material as detailed in the Additional Parking Spaces 593-14-102 Specification section 02 41 00. Following the provided design for the 139 space parking lot, the contractor will need to backfill and subcompact this area and enlarge it as needed for a 400 space parking area. The design for the 139 space parking area and the Basis for Design provide the specifications for the materials (asphalt, concrete) required; the contractor will use the same specifications for materials for parking areas # 2 and #3. The contractor shall warrant the finished parking lot areas to be free in defects and workmanship for a period of one year after acceptance by the Government.

RFI 7: Grading and Drainage Requirements – Paragraph 2 (Page 7 of 16). The paragraph reads that landscape rock of a large enough size to prevent erosion. Please will you specify if all drainage ditches are to receive rock protection and if so, what the minimum size / gradation be of the rock protection. Generally land scape rock is not used for drainage channel protection.

Response 7: All existing drainage ditches that run adjacent to the new parking areas, if not already lined with landscaping rock, will need to be lined on their sides and their bottoms by the contractor with landscaping rock provided by the contractor. The rock shall be at least 4-inches in radius and not more than 8-inches in radius.

RFI 8: Task A Deliverable B5 (Pg 14 of 16). The contractor will be required to submit a work plan. Please will you clarify if the drawings for Parking Lot # 2 and # 3 will need to be prepared by and stamped by a professional engineer? If so, does that engineer need to be registered in the State of Nevada?

Response 8: Yes, the drawings will need to be prepared and stamped by a licensed professional civil engineer. The state of licensure can be either Nevada or California.

RFI 9: Civil Design Criteria. The documentation states that “Grading will adhere to the geotechnical report”. There is no geotechnical report included in the solicitation. Please provide a copy of the geotechnical report.

Response 9: May 1, 2006 Soils Report is enclosed.

RFI 10: Plans Sheet C5.00 – Detail 5. The detail shows the thickness of the Asphalt and aggregate base layers. It also states that subgrade materials are to be processed to a depth of 12”. Please verify that this detail relates to Parking Lots # 2 and 3.

Response 10: Yes, this is correct. This detail applies to Parking Areas # 2 and # 3.

RFI 11: Repainting Existing Parking Spaces: Please will you clarify the time windows associated with performing this work (night, weekend etc.)? Please clarify how many mobilizations the repainting will be performed under. Please will you also include a phasing plan showing the boundaries of the areas that will be painted during each mobilization? What type of notification will be required for each of the area, and whose responsibility it will be for circulating or posting the notifications?

Response 11: The VA prefers minimal impact to staff, patients and visitors. To that end, repainting activities will be accomplished during off-duty hours, 5:00PM to 6:00AM Monday-Friday, and at any time on Saturdays and Sundays. Phasing will be required. For planning purposes, the phasing will be clockwise starting in parking lot A and continuing through parking lot F. Each parking lot area (A through F) can be repainted in sections, a fourth or a third at a time. The Government COR will coordinate this with the contractor. A map of the parking lots is included with this response and shows the boundaries of these parking lots. The repainting of the parking lots for buildings 2 and 3 will need to be accomplished during off-duty hours as defined above. The Government COR will be responsible for notification, posting of notifications, and communicating parking lot closures for repainting. The VA COR requires at least 2 weeks notification from the contractor on when the contractor wants to start repainting activities. Note that repainting of the existing parking lots is the last priority of this project and will be accomplished by the contractor only if funding is available.

RFI 12: Construction Water: Please clarify if construction water will be supplied and if so the location of the hydrant from which the water will be supplied.

Response 12: The Government will provide water needed for the construction effort. The contractor shall use the closest fire-hydrant. The Government COR will coordinate the use of the hydrant with the contractor. The water truck used by the contractor must be equipped with and use a backflow device while connected to the fire hydrants.

RFI 13: “Design Criteria (Perking Lots # 2 and # 3) – Please clarify the following:

- How many entrances are to be provided to each parking area?
- Is striping sufficient for delineation of the area
- Are parking bumpers to be installed to the parking area.
- Is there any requirement for any median / island curbs within the parking areas”

Response 13:

Two entrances are to be provided to each parking area.

Striping is sufficient for delineation of the areas.

Parking bumpers are not required for these parking areas.

There are no medians or island curbs required for these parking areas.

RFI 14: Parking Lot #3. The natural grade of the site is a fall towards the south. Can the parking area be designed to slope from North to south per the natural lie of the land or must the parking area be elevated so that the parking area drains towards the loop road.

Response 14: The VA requires the parking lot to slope from the North to the South so storm water runoff enters the existing ditch that runs parallel with the ring (loop) road.

RFI 15: With the project being a design build, it is difficult to work on pricing until the variables are known. Once answers are received from the VA, we then need to circulate them to designers and subcontractors. We would therefore like to request that the bid date be extended by 2 weeks.

Response 15: Existing parking is limited at the Las Vegas VA Medical Center and is going to get worse in the near-term future. Therefore, it is imperative for the VA to maintain the current schedule. Unfortunately, the VA cannot allow a two week extension to the bid due date.

RFI 16: Which party will be hiring for the inspection and testing services required for the project?

Response 16: The Contractor is responsible to maintain an adequate inspection system and perform such inspections as will ensure that the work performed under the contract conforms to contract requirements.