

Modular Building Site Preparation
RFI SUBMISSION SHEET – Phase 2 RFIs
SOLICITATION VA101-16-R-0099

Question No.	Reference (Section/Paragraph#/Page#)	QUESTION	GOVERNMENT RESPONSE
1	A1. Scope of Contract	Who is responsible for the actual design of the modular building (interior and exterior)? An RFI response was previously provided by the government on RFI #6 that states that “The modular building will be provided by another contractor.” Is that other contractor going to be the one to design and build the modular building? If so, we would need the design of the modular building first so that we know how to design the foundation (such as concrete blocks set at certain critical dimensions or a level gravel pad, etc.), where to run the utilities and where to place sidewalks, ramps, etc. If we are to design the modular building then we will know what is required for the foundation, utilities, sidewalk placement, etc.	All building interior and exterior design by another contractor. Please see conceptual dwgs for details on sidewalks utilities, and paving.
2	A1. Scope of Contract – Modular Building	Will the building have sloped or flat roofs?	Roof will be pitched metal roof
3	A1. Scope of Contract – Modular Building	Should we plan to design a roof drain system from the modular building?	Yes design a plan to storm drains
4	A1. Scope of Contract – Modular Building	Will a slab on grade be required or will the building be set up on concrete blocks and tied down?	Plan to be provided. 2' x 2' footing pads.
5	A1. Scope of Contract – Modular Building	The current ADA parking spaces and curb ramp do not appear to be ADA compliant. Will the existing non-compliant ADA parking spaces and curb ramp be	Yes it will be replaced. Please see conceptual drawings

		replaced as part of this solicitation?		
6	A1. Scope of Contract – Modular Building	Will the existing sidewalks that will connect to the building be replaced?		No, they are to remain.
7	A1. Scope of Contract – Modular Building	Will the modular building vendor provide the ADA accessible ramp that connects the building to the sidewalk?		Yes.
8	A1. Scope of Contract – Modular Building	Will the building require two egress exits? If so, then both exits will have to be ADA compliant.		Yes, to be provided by others.
9	A1. Scope of Contract – Modular Building	If two exits are required, will the modular building vendor provide both ADA accessible ramps that connect the building to the sidewalk?		Yes.
10	A1. Scope of Contract – Modular Building	What is the anticipated plumbing / heating / electrical / ac load for the building?		Please see conceptual drawings. HVAC are to be wall mounted. See P001, E501 for plumbing and HVAC load requirements.
11	A1. Scope of Contract – Modular Building	Who is responsible for determining the correct siting and orientation of the building?		Final configuration by building designer/VA
12	A1. Scope of Contract – Modular Building	What is the anticipated occupancy load/maximum occupancy of the modular building?		Approximately 25
13	A1. Scope of Contract	Are there any special security issues associated with the building that should be taken into account during design?		No other than what is shown on the concept documents.
14	A1. Scope of Contract – Welding Shop	Will work be required on the existing roof or is it acceptable in its current condition?		Roof acceptable in its current condition. Any penetrations will be required to be weather tight.
15	A1. Scope of Contract – Welding Shop	Should the student bays in the welding shop be ADA compliant?		Restroom and welding shop to be ADA compliant.
16	A1. Scope of Contract – Welding Shop	Will some ADA accessible parking / signage be required to access the welding shop?		No.
17	A1. Scope of Contract – Welding Shop	If ADA accessible parking is required, then it follows that an accessible route to the main entrance door and door to the restroom will be required. Is this correct?		None at this time.
18	A1. Scope of Contract – Welding Shop	Is the current exterior restroom ADA compliant? If not, should we design and renovate the current		No, must be remodeled to be made compliant.

		exterior restroom to make it ADA compliant?		
19	A1. Scope of Contract – Welding Shop	Will new finishes of any kind be required in the current exterior restroom?		Yes, west side door must be replaced.
20	A1. Scope of Contract – Welding Shop	When was the last time that the current exterior restroom was operational?		Unkown, include in bid, wc, lav, mirror, and grab bars.
21	A1. Scope of Contract – Welding Shop	Will the garage door remain in place? If it remains in place does it need to be insulated?		Yes, does not need to be insulated.
22	A1. Scope of Contract – Welding Shop	Will a new fire rated partition wall be required to separate the new welding shop area from the remainder of the building and if so will the wall be required to extend all the way to the roof of the existing building?		Yes. Provide a 2 hr separation all the way to the top.
23	A1. Scope of Contract – Welding Shop	Per the previous question, if a new fire rated partition wall is required to separate the new welding shop from the remainder of the building, will sound abatement insulation be required?		None at this time.
24	A1. Scope of Contract – Welding Shop	Will the interior space of the welding shop keep the exposed structural system or will a new lay-in ceiling be installed to help control heating and air?		Leave open.
25	A1. Scope of Contract – Welding Shop	Will the existing offices along the south wall of the building be demolished?		Leave in place.
26	A1. Scope of Contract – Welding Shop	Will a new office be required? If so, what size office is required (one person, two persons, etc.)?		None
27	A1. Scope of Contract – Welding Shop	If a new office is required, we assume that standard and customary electrical outlets will be installed. Will these need to be GFCIs?		N/A
28	A1. Scope of Contract – Welding Shop	If a new office is required, are there any IT or communications considerations to incorporate into the design?		Yes, IT pathway and wiring should be considered up to building. 50 Linear ft of 2 -4" Conduit & CAT 6 wiring.
29	A1. Scope of Contract – Welding Shop	Will a breakroom be required? If so, what appliances should we plan to include in the breakroom (we assume if appliances are required that we will provide such appliances)?		N/A

30	A1. Scope of Contract – Welding Shop	Item 1. In Scope of Contract references “curtains”. We assume that “curtains” are synonymous with the term “welding screens.” Do we have full latitude to determine whether the welding curtains are fixed in place, moveable, of a certain height, and of a material of our choosing as long as applicable EPA and OSHA requirements are met?		Yes
31	A1. Scope of Contract – Welding Shop	Of the ten bays specified, should a certain number of these permit the temporary removal of the welding curtains in order to allow all 20 students to simultaneously observe a welding demonstration or should each of the 10 6’ x 5’ bays be isolated from the other bays at all times?		Allow for temp removal of any of the curtains.
32	A1. Scope of Contract – Welding Shop	What is the necessary light level required in the welding shop?		
33	A1. Scope of Contract – Welding Shop	What type of ventilation is required?		Local exhaust removal at every bay. See conceptual
34	A1. Scope of Contract – Welding Shop	Will the swamp cooler be removed from the south side of the building?		20-50 Foot-candles
35	A1. Scope of Contract – Welding Shop	Will the windows on the south side of the building remain so as to provide additional daylight into the space?		Ventilation shall meet OSHA 1910.252, Welding, Cutting, and Brazing
36	A1. Scope of Contract – Welding Shop	Will the interior concrete block walls (primarily on the south and west sides of the building) remain exposed or furred out with metal studs and gypsum board?		No new furred out walls will be required.
37	A1. Scope of Contract – Welding Shop	If the concrete block walls are to remain exposed, should we plan to repaint them? If so, does the VA have a preferred color?		Yes, block walls to remain, color to be determined
38	A1. Scope of Contract – Welding Shop	If new furred out walls with gypsum board are to installed over the existing interior concrete block walls, we will plan to paint them. Does the VA have a preferred color?		do not furr out block walls. Wall will painted color tbd.
39	A1. Scope of Contract – Welding Shop	For the existing garage door that will remain, is there any requirements to repaint,		Yes, paint same as walls. Hardware will be replaced or repaired to ensure its

		refurbish, or modify this door in any manner?		functioning properly.
40	A1. Scope of Contract – Welding Shop	Will the door hardware (door knobs) on the two existing exterior doors need to be changed in any way?		Yes provide schlage or best hardware lockset must match VA stds.
41	A1. Scope of Contract – Welding Shop	Will the door hardware (door knobs) on the two existing exterior doors need to be replaced with ADA compliant hardware?		Yes
42	A1. Scope of Contract – Modular Building	Is there an existing circuit breaker panel of sufficient size for us to tie the modular building electrical requirements into (to include an adequate number of unused panel spares) or do we need to design and provide a new circuit breaker panel?		No. Calculation should be based on requirements for current usage i.e. adjacent emergency response building and other bay areas. and items identified for the 10 welding bays plus an additional 20%
43	A1. Scope of Contract – Welding Shop	Is there an existing circuit breaker panel of sufficient size for us to tie the welding shop electrical requirements into (to include an adequate number of unused panel spares) or do we need to design and provide a new circuit breaker panel?		See above
44	A1. Scope of Contract – Modular Building and Welding Shop	Are there any special security issues associated with the modular building or welding shop that should be taken into account during design?		None
45	A1. Scope of Contract – Modular Building and Welding Shop	Are there any requirements to design and/or construct fire detection and/or fire suppression systems in either the modular building or welding shop?		Yes, both modular and welding shop will require fire sprinkler and smoke detection system in accordance with NFPA.
46	A1. Scope of Contract – Modular Building and Welding Shop	What will be the ICRA requirements for the modular building and/or welding shop during construction?		An ICRA assessment will be done during the design phase of this project and the level will be determine at that point.
47	A1. Scope of Contract – Modular Building and Welding Shop	Are there any IT or communications cables that must be run into the modular building or welding shop? If so, what is the “starting” point for these cable runs (we understand that they would terminate in the modular building and welding shop)?		Yes, consider 50’ Linear Feet for each building and CAT6 cable with 2-4” conduits. Points of connections will be specified during design.

48	Solicitation	Various portions of the solicitation list the project title differently. For our Phase II submission is there a preferred project title that the VA wants us to use? We propose using “Mental Health CRRC Modular and Welding Buildings” if acceptable to the Government.		Title to be used is CRRC MH Modular and Welding Buildings, Project #549-CSI-403
49	C4.A.2.a.1) under “Subfactor 5A: Ability to Staff Project” on page 14 of 82	“Subfactor 5A: Ability to Staff Project” on page 14 of 82 directs that we “Describe construction material staging plan.” The same information is requested under Subfactor 5B item e) found on page 15 of 82. Should we describe the material staging plan in both 5A and 5B or just in 5B where it seems to fit better?		Describe construction material staging plan in subfactor 5B.
50		The welding shop (existing motor pool bldg) has one non-compliant restroom in the SW corner. This room is locked and we have not been given access. We assume the design will require this restroom to be updated and ADA compliant but without dimensions and existing conditions proper design is not possible.		Unkown condition include in bid, wc, lav, mirror, and grab bars.
51		To meet VA standards we need to know number and type of occupants to properly size restroom.		1 – 12 students, restroom to be uni-sex.
52		The west bay of the existing building is to be converted to a welding training area however we have no information on number of stations, electrical demand for each station or safety requirements including ventilation for each station.		Per SOW 10 stations 5’x6’ with specified equipment noted. Conceptual design is to meet OSHA 1910.252, Welding, Cutting, and Brazing. Lighting 20-50 Foot-candles.
53		Is there a requirement for a trainer/supervisor office?		None.

54		Is the space to be conditioned with both heat and air conditioning.		Heating only.
55		It was stated that additional bays will be converted to add training areas in the future. What are the basic requirements for electrical and HVAC for future requirements.		Calculations should be based on requirements for current usage and items identified for the 10 welding bays plus an additional 20%.
56		Will each area require their own restroom facility.		Only one restroom facility is required for the Welding Shop.
57		Will the building need to have a fire sprinkler added? If so we need the future uses to properly size and design same.		Yes, both modular and welding shop will require fire sprinkler and smoke detection system in accordance with NFPA.
58		What are the requirements for phone/IT/data.		50' Linear Feet for each building and CAT6 cable with 2-4" conduits. Points of connections will be specified during design.
59		What are the security requirements		See above RFI 58.
60		Other than location we have no information for the modular building.		Conceptual drawings will be provided via an amendment.
61		Foundation narrative offers no information other than to refer to the Modular Bldg. manufacturer and we do not have that information.		Slab on grade will be required. See concept documents for details.
62		How many restrooms and break areas are we to allow plumbing for?		Allow plumbing for 3 in the modular building, see conceptual plans for details.
63		What is the electrical demand of the modular buildings for design purposes?		See plans for load design E501
64		What are the elevations of the modular building?		Refer to plans.

65		Are ADA compliant ramps provided by the modular building manufacturer?		Yes.
66		Will the modular building company provide final connections for electrical and plumbing?		Yes, site prep contractor to bring conduit service up to 5' of modular building, and plumbing, sanitary and storm lines up to 5' of building as shown on conceptual drawings.
67		Will existing entry to CRRC need to remain open during construction.		Traffic will be re-routed.
68		There is not enough time allowed for design and price and a time extension is requested.		A time extension will not be granted.
69		We will have to add 2 meters and feeds from ONCOR to support the 2 locations. One from the alley at the SE corner and other from the street on the NW corner. Overhead wires will be required, will this be acceptable?		Yes.
70		We ask that the Contracting Officer allow one of two things related to the Phase II Technical Proposal submission. Either allow us to submit the Phase II Technical Proposal electronically on Tuesday 6 September 2016 or extend the Phase II Technical Proposal submission date to Wednesday 7 September 2016. The preceding weekend is Labor Day and we will not be able to FedEx items after Friday 2 September 2016 (FedEx is closed for shipping from Dallas on 3, 4 and 5		<p>Electronic Submission of Technical and price proposals is acceptable.</p> <p>Please note the following:</p> <p>1.) All electrical technical and price proposals shall be submitted to gerald.brusaw@va.gov</p> <p>2.) The due date and time of technical proposals remains 09/06/2016 at 2 PM CST. The due date and time of price proposals remains 09/09/2016 at 2 PM</p>

		September 2016). We intend to work Labor Day Weekend to finalize our Phase II Technical Proposal.		CST.