

SOLICITATION NUMBER VA101-16-R-0175
RFI SUBMISSION LOG- Set #2 GOVERNMENT RESPONSE
LEARNING CENTER
PROJECT NO. 549-15-520
Dallas VA Medical Center

Question No.	Reference (Sect/Para/Page)	QUESTION	GOVERNMENT RESPONSE
11	Dwg A-003	<p>Overall, the scoping plan is very clear to us as shown on Drawing A-003. However, other parts of the plans appear to extend the GC's scope shown on Drawing A-003. For example, on Drawing A-200 the lower portion of the drawing below reference Line E has a series of notes related to 01 10 00.A4 even though the adjacent note 01 10 00.A22 clearly states that "New construction to be performed by VA in-house construction . . ."</p> <p>Additionally, Sheet A-300 has numerous notes (such as 02 40 00.E1), items (such as 26 51 00.A10), and details (such as detail B6/A-300) that do not appear to apply to our scope of work as described in Drawing A-300. Can we obtain a revised drawing that only lists our scope of work so that we have clarity on what we are pricing and what we are not pricing?</p>	<p>The scoping that is shown on sheet A-003 is correct. All work (walls, bulkheads, finishes, ceilings, lighting, etc.) shown outside of the "project footprint" is to be done by VA forces in-house. All of the VA work is done below roof deck. All work involving structural elements (ie: columns, beams, roof deck, cmu walls) shall be done by the general contractor. All roofing work to be done by general contractor.</p>
12	Dwg A-100	<p>Note 01 10 00.A1 requires existing temporary partition walls to be modified to 2 hour compliant walls throughout the construction phase. If we encounter mold on the existing temporary partition walls, are we to abate the mold before making the walls 2 hour compliant or are we to install the 1 layer of 5/8-inch gypsum board to the inside and 2 layers of 5/8-inch gypsum board to the outside of the existing temporary partition walls and abate the mold later? We prefer to abate any mold encountered before applying new, additional gypsum board.</p>	<p>Abate any mold before making walls 2 hour compliant.</p>
13	General	<p>We believe that we will encounter a significant amount of mold once we begin removing temporary water proofing that was installed after terminating the previous contractor. In the interest of health and safety, we would prefer to remediate all mold possible at the outset of construction</p>	<p>Offerors are advised to propose on base CLIN as identified in the solicitation. In the event, post award, if mold remediation is required the Government will address and follow procedures as stated in FAR 52.236-2 Differing Site Conditions.</p>

		and thereby have a “clean” site to work in. However, given the complete uncertainty of what we will discover in terms of mold once we start removing temporary water proofing, it is impossible to accurately price this element of work. Would it be possible to stipulate that each proposal shall propose a base price for mold remediation and then a unit price that could be used to adjust the base price either up or down based on what is actually encountered on the project site? We believe that this would lead to more accurate pricing comparisons for the proposal.	
14	General	We are not aware of any requirement for asbestos abatement for this project. Is there an asbestos report for the project and is there any known asbestos that we must abate as part of the project scope?	The contractor will not be responsible to address asbestos abatement in this project.
15	General	From the time we begin demolition (to include removing when and where necessary temporary water proofing that was installed after terminating the previous contractor) it will be impossible for us to prevent water from entering existing facilities until such time as the walls are constructed, the new roof is in place, the new roof is tied into the existing roof structures, and the area is “weatherproof.” Is this fact recognized and understood by the Government?	The government understands the area adjacent to the work site is not totally weatherproof. However, the remaining perimeter walls between the construction site and occupied site must be prepared to keep water infiltrating into the occupied space. The existing roof surrounding the construction will be minimally removed to allow the structural sidewalls to be erected. The full pull back of the perimeter roofing must be done in sections to be control water infiltration into the occupied areas. Temporary roof curbs and tarping may have to be used during periods of total roof removal on the perimeter roofing.
16	Dwg A-200	See attached Learning Center Extract Dwg A-200 CMU Clarification. Please confirm that the area highlighted in blue is the only area that new CMU walls are being constructed.	Confirmed.
17	Dwg A-200	See attached Learning Center Extract Dwg A-200 Void Space Clarification. Please confirm that the areas highlighted in blue will be void spaces.	Confirmed.
18	Dwg A-200	It appears that the primary existing floor elevation in Areas 101 and 102 is 534’ – 2”. Note 03 37 00.A2 requires a topping slab over this entire area of 2 inches. Therefore, we assume that we are to demo out 2 inches of the	The existing floor elevation is 534’-0”. The design intent is to just clean up and patch the floor and add the 2” topping slab to bring the elevation up to 534’-2” and then slope down to 534’-0” at the doors.

		existing floor in Areas 101 and 102 (per note 01 10 00.A10 on Dwg A-100) to an elevation of 534' – 0", and then apply a 2-inch topping coat of concrete in order to achieve a final elevation of 534" – 2" before we apply the required flooring material. Are we correct? If what we have just stated is correct, would it not make more sense to leave the elevation in rooms 101 and 102 at 534' – 0" and simply apply a thin Ardex leveling layer? This would remove the 2" concrete topping coat requirement and would make the floor in Areas 101 and 102 the same elevation as the entryway into these areas and thereby avoid the feathering described in Note 03 37 00.B1.	If the contractor wants to pursue other means to prepare the slab, then through a delegated design process, the contractor can hire a structural engineer to design details and specifications to chip down the existing slab below the 534'-0" elevation. We are not convinced that a thin leveling layer of Ardex will take care of this slab.
19	Dwg A-200	It appears that the primary existing floor elevation in Area 103 is 537' – 3". Note 03 37 00.A2 requires a topping slab over this entire area of 2 inches. Therefore, we assume that we are to demo out 2 inches of the existing floor in Area 103 (per note 01 10 00.A10 on Dwg A-100) to an elevation of 537' – 1", and then apply a 2-inch topping coat of concrete in order to achieve a final elevation of 537" – 3" before we apply the required flooring material. Are we correct?	The existing stage elevation is appx. 537'-1". It appears that this slab has been chipped down already. A topping slab shall be provided to bring the slab up to 537'-3".
20	Dwg A-200	Note 03 37 00.A2 requires the application of a 2" topping coat over Areas 101, 102, and 103. What are the technical requirements and specifications for the 2" topping coat (ultimate 28-day strength, steel reinforcement of any kind, requirement to tie into/dowel into existing slab, need to use aggregate, allowable aggregate size if required, quality control testing requirements, etc.)?	Refer concrete notes on S-001. Topping slab is 2" in lieu of the 1" indicated. Refer special inspection notes on S-001.
21	Dwg A-200	Note 03 37 00.A2 requires a Level 01 finish on the 2" concrete topping slab. Request clarification as to what the requirements for a level 01 finish are.	Concrete finishing can be found in section 03 30 00 pages 13-14.
22	Dwg A-300	Per Note 01 10 00.A25, are we doing that work or the VA? We want to be clear since per Drawing A-003, the work shown in Note 01 10 00.A25 would be outside of our scope of work.	VA In-house is doing that work, but the tie-ins, especially at the bulkheads and ceiling in the SCI Corridor will have to be coordinated between VA in-house and the general contractor.
23	Dwg A-700	See attached Learning Center Extract Dwg A-700 Design Intent. The item	You are correct. This area is where the low roof ties into the new high

		highlighted in blue appears to be a window but per note 07 53 00.A1 we believe it is the single ply membrane roofing material per D1/A-800 covered by metal flashing. Please confirm that we are correct?	wall(s).
24	Dwg A-800 & Dwg A-600	Note 09 65 00.A1 refers to resilient flooring and note 09 65 00.A2 refers to vinyl composition tile. The floor finish schedule on Dwg A-600 does not refer to resilient flooring of vinyl composition tile. Should these references be deleted?	Outside of door 101 & 102 in the new door vestibules, the flooring shall be VCT flooring to match the existing SCI Corridor flooring.
25	Dwg S-201	Trusses are to be installed with 4' maximum spacing. The distance above the double doors entering into 101 and 102 is 8'-3". Can we be provided a structural detail on how we are to span these 8'-3" gaps in order to place the trusses at a maximum spacing of 4' and also ensure the structural soundness and integrity of the overall structure (including the total dead load generated by the new truss and roof system)?	Refer to 04/S-401 for typical section. Refer to detail 02/S-102 for typical load bearing steel stud wall header schedule. Use the span of 10'-0" since our gap is 8'-3".
26	Dwg FP-1	No specification was issued to accompany Dwg FP-1. We are ok with this and will comply with all requirements found on Dwg FP-1 but wanted to highlight this to fact to the Government.	This is a delegated design with performance based specifications.
27	General	Where is the benchmark for establishing elevation within the project site and what is the elevation at that benchmark?	Elevation benchmarks can be taken in the SCI Corridor (plan north corridor running plan east and west). Layout and dimensional control can be found on A5 & A6/A-200.
28	A-600, Door Schedule	Doors call for Steel 90 min rated doors with mill satin finish. Do you want stainless steel doors?	No. TGP Fireframes rated at 90 minutes are available powder coated at the factory. Standard color to be chosen by the Architect in the submittal stage.
29	A-600, Hardware Set 1.01	<ul style="list-style-type: none"> • Calls for LCN closer – closer should be deleted with automatic operator – Please verify? • Von Duprin exit bar – Do you want the bar electric retractable or rim electric strike to work with automatic operator? • Specified devices will require a filtered 24V power supply which is not shown on the 	Delete LCN closer with auto opener. Rim electric strike. Add electrical requirements as required for auto opener. Door requires card key access tied to the VA system.

		electrical drawings – should we add this requirement to our pricing?	
30	A-600, Hardware Set 2.01	<ul style="list-style-type: none"> • Do you want automatic operators to open both doors? Please verify • Calls for LCN closer – closer should be deleted with automatic operator. Please verify • Von Duprin fire rated vertical rod exit bar shown for each door – Do you want the bar electric retractable to work with automatic operators? • Specified devices will require a filtered 24V power supply which is not shown on the electrical drawings – should we add this requirement to our pricing? • Calls for Falcon latch? Von Duprin bars should have Von Duprin trim. Please verify and specify model and part number. • Calls for auto flush bolts – this should be deleted if both doors have exit bars. Please verify • Calls for coordinator – delete if both doors have exit bars. Please verify • Calls for weld on BB hinges – please verify – welding could hurt finish and door supplier does not recommended doing this. 	<p>Auto openers for both doors. Delete LCN closer. Provide electric retractable bars. Provide 24V power. Provide VonDuprin Panic Device 99 Lever trim. No coordinator required. This shall be adjusted with the auto openers. Provide continuous piano hinges. Doors require card key access tied to the VA system.</p>
31	Dwg P-1, Note related to video scoping	Referenced note requires video scoping of all existing pipe. For the purposes of preparing our bid, we will assume the requirement to video scope a total of 200 feet of existing pipe. If more video scoping is required, please specify the total length of video scoping so that we can price our proposal accordingly	Per VA, Scope storm drain piping back to nearest manhole. Nearest manhole is approximately 400 feet. Provide pricing for 400 feet of scoping and a per foot cost for anything exceeding 400 ft.
32	Dwg E-102	Our previous RFI #6 asked for verification that there was no requirement under this proposal to provide any type of fire alarm design or installation. We received an affirmative answer to this. Therefore	Fire alarm is required. This shall be a delegated design with performance based specifications.

		<p>unless told otherwise, it is our understanding that the fire alarm design note found on Drawing E-102 has no relevance to this project nor does the specification section that describes fire alarm requirements. Please confirm that we are correct.</p>	
33	Section 26 41 00 (see. Vol. 1)	<p>In our previous RFIs 1 and 2 we asked if there were any lightning protection requirements for the project. We were told that this is a “delegated design.” We want to confirm that the Government expects us to engage a lightening protection designer to design the lightening protection requirements for the project and then to install such lightening protection. Is this correct?</p>	Correct.
34	Division 27	<p>Request that we receive clarification on IT, phone and communications requirements for the project? Is there any requirement for phone / data requirements other than (20) ring & string rough in boxes. What size feeder conduit? Origination and demarcation points? Racks & terminations?</p>	<p>VA typically uses an outside contractor to pull cabling. GC is required to provide raceways and boxes. Provide 1-1/4” empty conduit to above accessible ceiling for each data drop. Provide conduit for all data cabling in exposed ceiling and wall areas. Verify with VA for demarcation points, telecom room locations, etc. Confirm with VA project manager that data cabling is outside GC scope.</p>