



**DEPARTMENT OF VETERANS AFFAIRS**  
**Southern Arizona VA Health Care System (SAVAHCS)**  
**Tucson, AZ 85723**

April 13, 2012

In Reply Refer To: 678/9-90C

To: ALL PROSPECTIVE BIDDERS

Subject: Site Visit/Pre-Bid Conference, Invitation For Bid # VA258-12-B-0248,  
Replace Air Handlers Building 56, at SAVAHCS, Tucson, Arizona

1. A Site Visit/Pre-Bid Conference was conducted on April 12, 2012, at 9:00 AM (Local Time). Those in attendance are identified on the attached Attendance Record.

2. The following was covered during the Pre-Bid Conference portion:

- a. Mr. A.J. Davis, Contract Specialist/Contracting Officer, opened the meeting by introducing himself and discussed the following:
  - Agenda: (1) Discuss some general topics as it relates to SAVAHCS. (2) Highlight some of the Solicitation requirements. (3) Mr. John Delp, SAVAHCS General Engineer, will provide a general overview of the project scope. (4) Mr. Ken Imoehl, Associate Principal for the Architect Engineer (A/E), SBBL Architecture & Planning, LLC (SBBL), will provide additional project information if necessary. (5) Proceed to the project site.
  - Mr. Davis introduced the following support staff:
    - Mr. John Delp, SAVAHCS General Engineer
    - Mr. Ken Imoehl, A/E, SBBL
    - Mr. Pete Fry, SAVAHCS AC Equipment Mechanic
- b. Mr. Davis covered the following general topics as it relates to SAVAHCS:
  - Respectfully request no video or audio taping of this Site Visit/Pre-Bid Conference. Still photography can be taken, just be careful that no patient and/or staff members are in your view.
  - Badge Requirements: Since the performance period is in excess of sixty (60) calendar days, you will be required to have temporary badges. After contract award, the assigned SAVAHCS Construction Representative (which is unknown at this time) will coordinate badge requirements with the General Contractor.
  - Absolutely no alcohol or drug use while at SAVAHCS.
  - Parking will be only in the designated areas. Parking at SAVAHCS is at a premium right now with all of the on-going construction activities.

- If you receive a traffic citation while on SAVAHCS, it's the real thing. Possible points against your driving record.
  - Please watch your language while working on SAVAHCS. A third party maybe offended by what you say.
  - The Prime Contractor will be working on a daily basis with the assigned Construction Representative. The Construction Representative will be your daily focal point.
  - Coordination of any utility shutdowns will be made with the Construction Representative. Major interruptions of any system must be requested at least 15 calendar days prior. Isolated/local interruptions 72 hours prior.
  - Normal work hours will be Monday thru Friday, from 7:00 AM to 3:30 PM. Any hours out-side of those will have to be approved by Construction Representative.
- c. Mr. Davis, continued with the Pre-Bid Conference portion by highlighting some of the Solicitation requirements as follows:
- Due date for bids is currently May 1, 2012, 2:00 PM (Local Time), unless changed by an Amendment to the Solicitation. Sealed bids are to be mailed or hand delivered to SAVAHCS Contracting Office, building 45. A formal Bid Opening will be held at SAVAHCS, Bldg 45, Conference Room. Bids are to include; SF 1442 (Solicitation, Offer and Award), Bid Schedule, Attachment A (Instructions for Calculation of Self-Performed Work), Safety or Environmental Violations letter, Experience Modification Rate letter from your insurance provider (see page 6 of the Solicitation, Special Note 1), and a Bid Bond.
  - This is an Invitation For Bid, not a Request For Proposal. Do not qualify your bid (by taking exception to Solicitation requirements or imposing your own), otherwise you will be determined Non-Responsive. Ensure your bid is delivered to the address specified in the Solicitation on time.
  - Currently there are no Amendments issued. When Amendments are issued, ensure you acknowledge them by either completing block 19 of the SF 1442 or completing blocks 15a, b, & c of the SF 30 (Amendment of Solicitation/Modification of Contract).
  - Project is Subject to Availability of Funds.
  - Performance Period is 182 Calendar Days for Bid Item #1, 168 for Bid Item #2, and 140 for Bid Item #3. If there is a concern the performance period is to short or long, submit a Request For Information (RFI) (email to [aaron.davis@va.gov](mailto:aaron.davis@va.gov)) explaining why it is believed to be to short or long with supportive information.
  - Bid Acceptance Period is 90 Calendar Days.
  - There are three (3) Bid Items for this project. Bid Item #1 is for the full scope of work on this project. Bid Item #2, is all work included in Bid Item # 1, except deduct: Terminal unit, ductwork and all work associated work with room 129. Bid Item #3, is all work included in Bid Item # 2, except deduct: Replacement of all terminal units and associated work and

compressor remains as is. Bidder shall bid a price on each line item listed to be considered responsive.

- Project Magnitude is between \$500,000 and \$1,000,000.
- NAICS code is 238220, with a Small Business size standard of \$14,000,000 (this is based on the last three (3) year average).
- The NAICS code of 238220 is specialty trade construction. Therefore, the performance of work by the acceptable SDVOSB bidder must perform at least 25 percent of the cost of the contract performance incurred for personnel will be spent on the concern's employees or the employees of other SDVOSB concerns (see page 30 of the Solicitation, para 4.9 (c)(4)).
- Project is set-aside for SDVOSB. Must be registered in CCR, VetBiz, and ORCA.

-- ADDED NOTE: Emphasis must be placed on the importance of getting registered in VetBiz.gov, then ***receiving verification*** from the Center for Veterans Enterprise (CVE), and you are listed in the Vendor Information Pages (VIP) database. If you are not verified by CVE and in the VIP database at time of bid submission, you will be determined Non-Responsive.

- Special attention was directed to the Limitations on Subcontracting – Monitoring and Compliance clause (see page 31 of the Solicitation). This provision allows, if necessary, the use of a third party to assist in assessing the contractor's compliance with the limitations on subcontracting or percentage of work performance requirements specified in the provision.
- Questions are to be in writing. Anything stated during this Site Visit/Pre-Bid Conference is for informational purposes only and is not intended to supplement or change the Solicitation. This is most important at the Site Visit portion, where it is difficult to document any questions and responses. Bidders are encouraged to submit their question in form of an RFI (email to [aaron.davis@va.gov](mailto:aaron.davis@va.gov)). Bidders are to bid as stated in the Solicitation, unless an Amendment is issued to make changes.

- d. Mr. Davis completed his portion by opening the meeting to any questions on the Solicitation portion (less the Specifications and Drawings). No questions were asked.
- e. There being no questions concerning the Solicitation portion, Mr. Delp provided a general overview of the project scope. No questions were asked.
- f. Mr. Imoehl continued with the Pre-Bid Conference by providing additional project information, to include but not limited to, describing each of the Bid Items in detail and reminded everyone the importance of the Specifications and Drawings being reviewed as a "complete package." In many instances the different drawing sheets cross reference each other as well as the specifications. The following question was asked:

**Question:** Is there any asbestos in this project?

**Response:** Mr. Imoehl stated there is no known asbestos that we are aware of.

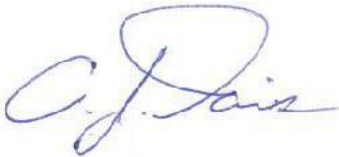
3. There being no further questions, the Pre-Bid Conference portion was adjourned and all interested parties proceeded to the Site Visit at 9:40 AM:

- a. Mr. Delp, assisted by Mr. Imoehl, processed to take groups of ten (10) interested parties into the inside office/lab space of building 56. Mr. Delp pointed out the areas of work required by this project.
- b. After everyone had an opportunity to tour the inside office/lab space of building 56, Mr. Delp processed to take groups of interested parties to the roof of building 56.
- c. After everyone had an opportunity to view the roof of building 56, Mr. Delp processed to take groups of interested parties into the mechanical room of building 56. Mr. Delp pointed out the areas of work required by this project.
- d. There were no documented questions during the Site Visit portion.

4. There being no further discussion, the Site Visit/Pre-Bid Conference was adjourned at 10:45 AM.

5. Should you have any questions concerning this matter, please drop me a line at (520) 629-4611.

Sincerely,



Aaron "A.J." Davis  
Contract Specialist/Contracting Officer  
Southern Arizona VA Health Care System  
3601 South 6<sup>th</sup> Avenue, Tucson, Arizona, 85723  
Phone: (520) 629-4611  
Fax: (520) 629-4723  
E-Mail: aaron.davis@va.gov

1 Attachment  
Attendance Record, 2 pages

Site Visit/Pre-Bid Conference		Date: April 12, 2012	Time: 9:00 AM
IFB No: VA258-12-B-0248		Project: Replace Air Handler Bldg 56 at SAVAHCs, Tucson, Arizona	
Name (Printed)	Company	Trade (i.e. General Contractor, Mechanical, Electrical, etc)	Phone Number
A.J. Davis	SAVAHCs, Tucson, AZ	Contract Specialist	520-629-4611
Sean Ellis	CUSASAW Tucson AZ	G.C. / HVAC	520-628-8640
Charles GoodBallet	ATA Specialty Contractors	Charles GoodBallet	602-818-3997
JOHN DELP	VA	ENG.	X5300
DANN ANDERSON	OMEGA CONSTRUCTION	G.C.	520-784-3935
SAM CONLEY	OMEGA CONSTRUCTION	G.C.	520-425-7789
C. Scarbrough	REDS CONTRACTORS	G.C.	520-591-4039
JF MILLER	REDS CONST	G.C.	602-821-0501
JACK HARRIS	Commonwealth Electric	ELECTRICAL	520 982-2317
DON McLOY	RE LEE MECH	MECHANICAL	520-623-0355
CHRISTIAN BEANK	APL Contractor	GENERAL	480-812-5747
NOEL HATFIELD	Fire Stop South West	Fire stopping & sealants	602-918-0397
David Gonsora	Fire Stop Southwest	Fire stop Specialist	602-366-5323
Curt Wellendorf	Clear Air Conditioning	MECHANICAL	623-516-8373
Jeff Pratt	Clear Air Conditioning	MECHANICAL	623-516-8373
Eric Buchholz	Sun Mechanical	Mechanical	520-631-7091
Carlos Soto	BVB Construction	ENG	520-457-9459
Rose McBride	VA	RESEARCH ADMIN	520-792-1450 X5855
Sheila Hoagata	SAVAHCs	RESEARCH ADMIN	520-792-1450 X6615

Tod musselwhite  
 CHUCK MOUNTAIN  
 Midstate Mech  
 McGetrick & Assoc.  
 Mechanical  
 Elec. Engineering  
 520-770-2650  
 520-881-8896

