

QUESTIONS AND ANSWERS

VA246-12-R-0087

NOTE: All answers are in bold

1. It appears that the existing corridors and offices have acoustical ceilings. Can you please provide a reflected ceiling plan based on the current conditions? If there are drywall ceilings it will affect the cost to install the new sprinkler system and the new finishes.

It is thought that all rooms have acoustical ceilings with the possible exceptions of the two small female toilets on the first floor, the stairwells, a mop closet or two and one record storage space on the ground floor.

2. In specification section 001121 page 3 in the mechanical section it is stated to remove 37 year old ductwork in poor condition. What quantity of ductwork is 37 years old or are we to assume all ductwork is 37 years old?

The majority of the ductwork is 37 years old. There have been some modifications to the original system to meet new office configurations, but newer duct is minimal.

3. Is there any requirement for any doors, frames or hardware to be replaced? If not shall the frames, wood and metal doors be repainted?

Toilet rooms that are to be made ADA compliant will probably require new doors and frames to meet the requirement. All door frames are painted and should be painted if the walls are painted. Most doors are wood and do not require painting, however, there may be some painted doors and they should be painted to match/coordinate with the door frames.

4. Specification section 001121 page 3 in architectural scope of work it states for us to remove asbestos pipe insulation on domestic water piping within walls. Is this abatement only required where we may disturb pipes in bathrooms or are we required to remove all asbestos pipe insulation within walls of entire building? Can an allowance for all abatement work be given by government since no survey has been provided and can't be done by bidders to accurately account for the costs?

There is no requirement to open all walls to remove asbestos pipe insulation; abatement is only required where renovations will disturb pipes in bathrooms.

5. Is there any casework required within building to be replaced?

No.

6. The finish schedule shown on VA provided drawing sheet 74/471 does not describe the type of existing finishes that were used. Is there a more accurate and descriptive finish schedule available indicating the current finishes?

No, there is not a more accurate or descriptive finish schedule available. There are 42 photographs of the interior and exterior of the building attached to the solicitation and a Pre Bid Conference and walk through of the building was conducted on April 10, 2012.

7. Bid Item IV deletes upgrading of landscaping. Can you please describe in more detail the extent of the "upgrading of landscaping"?

The solicitation calls for 'Provide new landscaping plan for entire exterior perimeter of building including flagpole.' Bid Item IV deletes that requirement.

8. Which side of the lobby would be considered the accessible side? The north side seems have a greater vertical height above grade.

On original drawing Arch A3 sheet 73/471 the South Elevation is the main entrance and is considered to be the accessible side.

9. Do all areas get carpet tile except bathrooms? Do any areas get VCT?

Part of the design process would be to determine final finishes that meet program needs as well as budget limitations.

10. Is there a site survey available?

There is a Station Plan and Topo of the site attached that was done in 1992 and is the most recent station site survey.

11. Is the budget range for this project of 500,000 to 1,000,000 correct?

Yes.

END