

G. V. (Sonny) Montgomery VA Medical Center

Jackson, MS

Project No.: 586-08-110
Project Title: Renovate SICU

PRE-BID QUESTION RESPONSES

- 1) Section 028213.41 and 028333.13 – Is there a Hazardous Material Survey for Asbestos and Lead Base Paint available for this project? It is impossible bid on hazardous material removal if we do not know if there is any or to what extent and location if there is any. Please provide a survey to bid from or a give an allowance to cover any possible cost.

No hazardous material is suspected, but due to the age of the facility the Contractor shall be aware of the potential for the existence of asbestos containing materials. The facility has an asbestos assessments prepared to EPA AHERA Standards performed but information for affected areas is incomplete. Further information regarding this can be obtained by contacting the Facility Safety Section at ext. 1528 or 1560.

Contractor will use caution when working in areas built prior to 1981 especially when breaching walls, hard ceilings, or sealed chases or working on the exterior of the building which is not surveyed during an AHERA Assessment.

Should the Contractor encounter asbestos materials, the Contractor shall notify the facility Safety Section BEFORE proceeding. Disturbance or removal any suspected asbestos containing material shall be in accordance with OSHA, EPA, and Mississippi Department of Environmental Quality protocols and done by properly qualified persons. Such asbestos related work will be handled as a change order(s) to the existing contract or as a separate contract and the cost of such work should not be included in initial contract bid price. Any release of asbestos shall cause contractor to immediately stop work and contact the Facility Management Office at ext. 1324 or 1528 during normal business hours or the Boiler Plant at ext. 1537 after hours.

- 2) Sheet AS-900 Finish Schedule shows Hard Tile in rooms 108 & 112, but is no specification in the specification book for this work. Please provide a Hard Tile specification.

See attached Specification Section 09 30 13.

- 3) Specification Sections 122216 and 122400 are for window treatments. I have been unable to locate a requirement for window treatments on the drawings. Are the window treatments required? If so, Please provide the type and location for the window treatments.

Provide window treatments for the existing exterior windows. Field verify dimensions.
Delete Specification Section 12 22 16 in its entirety.

- 4) Specification 122216, 122400, 101300, etc. - Several Specification sections reference Section 090600 Schedule for Finishes for color & finish selections. There is no Section 090600 in the specification book. Please Clarify.

Disregard references to Specification Section 09 06 00 (Section not used).

- 5) Specification Section 101400 Signage – There is no signage schedule or indications on the drawings for sign locations and type of signs. Is there one sign or 200 signs? What is the type of sign?

Specification Section 10 14 00, Part 2.4, B. Sign Type Family 01: Add 7. Quantity – 34.
Location of signage as instructed by owner.

- 6) Specification Section 101300 – Is there a Directory on this project? If so please provide location and size of the directory.

Delete Specification Section 10 13 00 – Directories. Not required.

- 7) Sheet AS-201 – Equipment Schedule – Mark “I” shows a count of 5, but the plans shows all 8 each of the SICU patient rooms with a track at the bed and toilet area which would be a total of 16 each. Please clarify.

Mark “I” count totals 16.

- 8) Specification section 102513 list headwall types A1, A2, B1, B2, and C. Which one is to be used on this project?

Type A1.

- 9) Specification Section 102600 Wall & Door Protection – Please clarify the following:
- Handrails/Wall Guard Combinations – There is a standard detail shown on sheet GI-006, but there are none shown on the plans or elevations. Please clarify.
Provide at all corridor walls.
 - Wall Guards - There is a standard detail shown on sheet GI-006, but there are none shown on the plans or elevations. Please clarify.
Provide in all patient rooms.
 - Corner Guards are only shown on details on Sheet AS-510. Are there any additional Corner Guards other than the ones shown on these details?
Provide on all corners.
 - Door/Door Frame Protectors are not shown on the drawings. Are they required? If so, at which doors are they required?
Provide at all doors.
 - High Impact Wall Covering is not shown on the drawings. Is it required? If so, at what locations?
Disregard any reference to High Impact Wall Coverings.

- 10) Sheet AS-201 Equipment Schedule – Mark “J” shows a count of 11 each, but are only 10 each toilets for the project shown on the plan. Please clarify.

Mark “J” count totals 10.

- 11) Section 115323 Laboratory Refrigerators – Is this the Refrigerator in room 126? See Sheet AS-202 and Elevation 24/AS-203. Is this the only one? Sheet AS-201 Equipment Schedule Mark “Q” shows the Refrigerators being furnished and installed by the owner. Please clarify this, also.

There are four (4) refrigerators furnished and installed by owner. Contractor shall coordinate with owner to determine dimensions and locations of refrigerators to be installed.

12) Sheet AS-900 Finish Schedule – Rooms 108 & 112 - How high is the hard tile on the wall?

Please see notes on Sheet AS-900.

13) Sheet AS-201 - It looks like there are lockers in rooms 107 & 108, but there is no Specification. Please clarify.

See attached Specification Section 10 51 13.

14) Page 1 of Solicitation VA256-12-B-0698 "Renovate Surgical Intensive Care Unit" (SF 1442) indicates the proposal price is to be submitted with an attachment showing a cost breakdown for the proposal price at the time of the bid. As there is no current format stipulated for the breakdown one needs to be provided.

Please let me advise you of problems that we, as general contractors, would have in providing any breakdown. Pricing from sub-contractors/suppliers are most often received at such a late hour on the bid date (often times, at the last minute, thus making it impossible to provide our best price, even without providing a cost breakdown) that it would be impossible to provide a cost breakdown of the many items that are included in our proposed price due to the receipt of late prices. First, may I inquire as to the cost breakdown format that we will be required to submit.

Second, may I suggest, regardless of the breakdown desired, that the three low proposals received be allowed to submit this within 24 hours following the bid. A cost breakdown would be more realistic at such time.

Offerors price proposal should include (as a minimum) supporting data in enough detail to permit appropriate review.

Each offeror shall propose the following:

- 1) Direct Labor price
- 2) Indirect Labor price
- 3) Other Price/Costs (e.g., special tooling, travel, computer, consultant services, packaging, spoilage and rework)
- 4) Materials and services price

Offeror DOES NOT need to provide itemized breakdowns for basic cost elements.

Direct, indirect, & other costs *just for the General Contractor* (with all subs being lumped into #4-Materials and Services price)

15) Sheet AS-600 Sill Detail 15/AS-600 – Please provide information and/or specification for window stool material?

Please match sill detail with details 13/A600 and 14/A600 showing turned back gypsum board in lieu of that shown.

- 16) Specification Section 010000 paragraph 1.6.H. Page 7 states this project has two Phases. Phase 1 Dental Area and Phase 2 Oncology Area. Is this correct? Please clarify.

This project will not be phased by areas. See Contracting Officer clarification of Phase 1 (Submittal/Procurement/Security Processing) and Phase 2 (On-site Construction Activities).

- 17) Specification Section 011000 paragraph 1.4.A.1. and 1.4.C.1. & 2. also states that this project is for the dental & Oncology areas. Please clarify.

Delete above references. This does not apply to project.

- 18) Specification Section 014529 paragraph 1.3.E. has a \$5,000 allowance. Is this correct? Please clarify.

Delete above requirement. Not required.

- 19) Specification Section 015000 paragraph 3.2.E. asks for a computer to be provided for the owner and architects use in the field office. Is this correct? Please clarify.

Delete above requirement. Not required.

- 20) Are all workers required to be fingerprinted and background checks for this project?

The G.V. (Sonny) Montgomery VA Medical Center requires that all contractors undergo a complete background investigation/check prior to working at facility. The duration to complete this process may require approximately 2 weeks. Contractor shall provide a listing of all personnel and subcontractors along with contact information to Project Engineer prior to scheduling. Individuals will be scheduled for processing through Project Engineer, not to exceed ten (10) per day. Provision of information to include, but not limited to: full name, address, age, social security number, along with two forms of identification.

- 21) Spec section 010000, page 7, paragraph 1.6.H indicates Phasing. The drawings do not reflect phasing. Could you elaborate on this requirement and show where the phasing lines will occur? Will the construction proceed from phase 1 to phase 2 continuously, or will there be a delay between phases?

This project will not be phased by areas. See Contracting Officer clarification of Phase 1 (Submittal/Procurement/Security Processing) and Phase 2 (On-site Construction Activities).

- 22) Spec section 010000, page 15, paragraph 1.10.D Please confirm that the NPDES permit is required for this project. Does the VA have the permit?

Not required.

- 23) Spec section 010000, page 21, paragraph 1.22 Government Furnished Equipment. Is the contractor required to receive, assemble, and place the Owner Furnished Furniture and Equipment shown on drawing AS201?

Per Drawing AS201 Equipment Schedule, only two items are shown as Owner furnished, Contractor Installed. Contractor shall install VA supplied television and set VA supplied patient bed. Bed will come assembled by VA.

- 24) Spec section 010000, page 22, paragraph 1.23 Reference that contractor is required to complete 100 SF of area at ground level for government equipment. Is there a drawing or location for this work?

Not applicable. Delete reference.

- 25) Spec section 010000, page 23, paragraph 1.24. Are the photo requirements based on a monthly or project basis?

Section 010000, page 23, paragraph 1.24 specifies the required Construction Sign. This along with 1.25 Safety Sign is required. Delete requirement for paragraph 1.26, Construction Digital Images.

- 26) Spec section 013100, page 2, paragraph 1.6 Will CADD format files be available for contractor use in preparing the coordination drawings?

CADD files will be available upon written request.

- 27) Spec section 013216.15 Does this scheduling spec section apply to this project, or are we to prepare the construction schedule in accordance with spec section 013200 and VAAR 852.236-84 Schedule of Work Progress?

Adhere to 13200 and VAAR requirements. Submittal to be reviewed and approved by VA.

- 28) Spec section 014529, paragraph 1.1.A indicates test lab paid for by contractor. Paragraph 1.3.A.1 indicates testing lab will be retained by VA. Should contractor include testing cost in proposal?

Specification 014529 appears non-applicable. Applicable testing requirements are in specific sections. VA will not retain any testing lab.

- 29) Spec section 014529, paragraph 1.3.E requires allowance for Published Standards, should the contractor include this allowance in proposal?

Delete requirement.

- 30) At the pre-bid meeting it was suggested that the contractor could utilize space inside of the hospital for a field office. Based on this, do we still need to include the owner use phone line referenced in spec section 015000, paragraph 3.2.d.1.a, and the Electronic equipment listed in same spec, paragraph E.?

VA will not provide phone or computer/internet access.

31) Spec section 018111 Sustainable Design Requirements. Will this project be required to be LEED certified? Many of the issues addressed are design elements for LEED compliance.

No. Provide material per specification requirements. Due to age of building and sought renovation efforts, LEED certification will not be applicable in this case.

32) The solicitation stipulates that a cost breakdown be provided as an attachment to the pricing response. In what format, and how detailed should this be presented?

See response for item 14.

33) Is there known asbestos to be removed under this contract?

See response for item 1.

34) Is there any known Lead Based Paint to be removed and disposed under this contract?

No hazardous material is suspected, but again reference response for item 1.

35) Spec section 115323 Laboratory Refrigerators. Drawing AS-201 indicate that 4 refrigerators are furnished and installed by owner. Are there other Laboratory refrigerators that the contractor will need to furnish?

No.

36) On drawing Gi-004 Note D Under construction phase, states..... " see mechanical drawings for more detailed information. We cannot find anything on the mechanical that relates to this requirement. Please provide information?

Delete. Not applicable.

37) Is there an acceptable location for us to exhaust air to the exterior of the building in order to maintain negative air within the construction work zone?

Yes. VA will coordinate and/or provide location.

38) On drawing AS-201, rooms 111, 133, and 107 all appear to have lockers or some similar items. Are these lockers? Will the contractor furnish and install these lockers? Will a spec for the lockers be provided?

Yes. Contractor furnished and installed. See attached specification 105113.

39) On detail 15 on drawing AS-600 it appears to have a sill piece at the window. Can you provide information on this product and material?

See response for item 15.

- 40) On HVAC drawings there is some work to be performed in the area labeled D-1E. Can you provide information as to the use of this area such as patient zone, storage, medical rooms, or other use for our ICRA consideration?

Currently vacant space. Future administrative area.

- 41) Will there be any hazardous material abatement required for the project?

See response for item 1.

- 42) Who will be responsible for any misc removal of furnishings from the space?

VA will remove all items that are to be kept. All remaining shall be disposed of by Contractor.

- 43) There are extensive specifications for both Asbestos Abatement & Lead-Based Paint removal. However the bid documents do not offer either an Asbestos or Lead Paint report. Neither Asbestos nor Lead Paint are noted on the bid drawings.

Question: Is either Asbestos Abatement or Lead-Based Paint Removal to be performed on this project?

See response for item 1.

- 44) Demolition drawing AD-100 shows the only demolition to be done in SICU Waiting #100 is the door removal and replacement.

Reflective Ceiling drawing AS-210 shows new Acoustical Ceiling to be installed in room #100.

Question: Is SICU Waiting room #100 to have existing ceiling removed and replaced? If so is there any other demolition work to be performed in room #100?

Room #100 – Waiting to receive new finishes per Drawing Number AS-900, Finish Schedule. Please refer to contract drawings.

- 45) The bid documents provide a Specification section for 'Laboratory Refrigerators'. The only other reference to Refrigerators is in the Equipment Schedule on Drawing AS-201 where it states that Refrigerators are to be supplied by the owner.

Question: Is the Contractor to provide Laboratory Refrigerators?

See response for item 11.

- 46) Lockers appear to be shown in the Male Locker room, Female Locker Room and the Staff Lounge. Lockers are not addressed on the equipment schedule. No locker details or Specifications are provided.

Question: Is the Contractor to provide Lockers?

Yes, Contractor to provide and install. See attached Specification Section 10 51 13.