

Fort Sam Houston National Cemetery
New Public Restroom Facility
Project #846CM3040B
April 12, 2016

Response to Bidder questions. The following responses are provided as clarification to the Bidding Documents prepared by Anderson Engineering on behalf of the National Cemetery Administration. All responses are intended to supplement the Bidding Documents and when submitted by the NCA to bidders as part of an Amendment to the solicitation for construction pricing, it is intended that the changes or clarifications are to become part of the Bid Documents.

Questions:

1. At the new building, the Communications enter at a point labeled "Future Technology Equipment". Please clarify what exactly is to be installed at this location, as part of this project.

Response: Communication and Data Mounting board. Conduit with pull string.

2. Where is the existing fire alarm panel/connection point? If we are to tie into the existing FACP, please provide the Manufacturer and model of panel.

Response: Contractor to provide an independent Fire Alarm, no tie in to the existing FACP is required.

3. The drawings and specifications for the new building indicate a completely independent Fire Alarm system. If , not one that is tied into an existing system in another building. Please clarify what is desired for this project.

Response: Contractor to provide an independent Fire Alarm.

4. The glass specs are a little unclear. There is no specification for blast resistant window assemblies, but paragraph 3.12 of Section 08 80 00 is labeled "Insulating Laminated Glass Schedule (Force Protection and Physical Safety)." If blast resistant window assemblies are required, please provide a specification for them including the frame and indicate a basis of design by amendment to all bidders.

Response: Blast resistant window assemblies are not required for the project.

5. Reference specification section 08 80 00 - 16 paragraph 3.12. Are windows to be blast resistant type or 1" insulated units with ¼ low e on ultra clear over ¼ laminated glass? Please clarify by amendment to all bidders.

Response: Blast resistant window assemblies are not required for the project.

6. Are aluminum entry storefront doors required to be blast resistant? If so, please provide a specification indicating these requirements to all bidders by amendment.

Response: Blast resistant entry assembly is not required for the project.

7. Detail 5/A701 shows structural studs at window jambs. Roof framing plan note 2 states "EXTERIOR WALLS ARE LOADING BEARING COLD FORMED STRUCTURAL FRAMING WITH 4" STUDS (400S162-54) @ 16" OC..." Please confirm 16 gage studs at window jambs per Roof framing note 2 on S100.

Response: The studs located between window units are to be as noted on the structural drawings. The two 4" studs are to also receive treated wood between studs to provide appropriate mullion thickness and blocking within the stud cavity to provide anchoring of finish wall material and window unit.

8. Reference structural plan detail 2/S300 screen wall. Please indicate vertical reinforcing requirements for the wall if required to all bidders by amendment.

Response: Provide #5 bars at 32" O.C. for the screen wall vertical reinforcing.

9. Structural keynote 5 on S100 states "...Remove 5' of soil below the finish floor elevation for a minimum of 2' beyond the edge of the footings..." A dotted line depicted Keynote 5 areas is shown on 1/S100 which seems to encompass the entire building plus 2' beyond. Keynote 6 on S100 states "...Slab is to bear on 4" of compacted engineered fill." Remove 5' and replace with 4"??? If 4" requirement needs to be revised, please clarify to all bidders by amendment.

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Response: The following is provided as clarification to Keynotes 5 and 6 of Detail 1/S100 - FOUNDATION PLAN:

Soil is to be removed under the entire floor plate of the building, plus an additional 2' beyond the exterior edge of the footing (represented by dashed line around the perimeter of the building) to a depth of 5 feet. The exposed native soils shall be scarified to a depth of 8 inches, moisture adjusted to within plus or minus 3 percent of optimum and compacted. Install suitable "select fill" material as defined in the geotechnical report and designated as Texas Department of Transportation, Item 247, Type A, Grades 1, 2 or 3 and shall be compacted in 8" lifts to 98% maximum dry density up to required elevations to accommodate the construction of trench footings, grade beams, structural floor slabs, and exterior slabs on grade. Any alternate fill material will need to be reviewed by the geotechnical engineer and deemed acceptable. The 4" exterior slabs on grade can bear directly on the TxDOT fill material if that is provided, other fill material shall have a subbase of 4" below the exterior slab on grade per keynote 6.

10. Shearwall schedule on S500 has both rows identified as SW type 1.

Response: The lower row in the Table shown in detail 11/S500 should be changed to Mark SW2.

11. Detail 2/A601 is labeled Cast Stone Sill Detail. Within the detail the sill is described as Precast Concrete ledge. We assume Cast Stone per section 04 72 00 is acceptable unless clarified otherwise to all bidders.

Response: Disregard the reference to "precast concrete ledge" or "concrete cast sill". The title of detail 2/A601 is correct as is every other reference on the drawings where this building element is noted as "Cast Stone Sill".

12. We do not find where Specification Section 06 16 63 Cementitious Sheathing is used. Plans require gypsum sheathing at exterior wall which is specified in Section 09 29 00. If Cementitious Sheathing is required, please clarify locations to all bidders by amendment.

Response: Cementitious Sheathing as defined by Section 06 16 63 is not required for the project.

13. We do not find where Fiber Reinforced Plastic Section 09 97 05 is used. If required, please clarify locations to all bidders by amendment.

Response: Refer to details 5/A802 and 6/A802 for locations where FRP is required.

14. There is a specification section 08 71 13.11 Low Energy Power Assist Door Operators. Plans and specs do not identify where door operators are required. If required for this project, please identify which doors by amendment to all bidders.

Response: Provide Low Energy Power Assist Door Operator on Door 01 in compliance with stated specification section. Include exterior freestanding post switch in compliance with applicable accessibility provisions of VA and local codes. Modify Hardware Group HW 14 to eliminate closer and add Power assist door operator. Provide electrical service to the door operator.

15. Please confirm that the Double Swing Door Gate shown on A701 type 4 door is for the mechanical yard location on A201.

Response: That is correct. Additionally, the section detail reference 7/A701 at the gate jamb should be changed to 7/A601.

16. Specification Section 09 06 00 Schedule of Finishes identifies Ameristar as the Basis of Design for the Gate. Can an Ameristar System (Model) be provided to all bidders?

Response: The requirement of specification Section 32 31 00 Ornamental Fence and Gates is to match the design/style of the existing ornamental fence on site. Successful bidder will be required to follow requirements of specification as it relates to products, execution, submittals, etc.

17. Amendment #1 issued indicates to see Schedule of Finishes for CMU Veneer and Columns. Schedule of Finishes Section 09 06 00 only indicates to match existing. Can a mfr and color be provided by amendment to all bidders?

Response: It will be the responsibility of the successful bidder to provide samples of CMU for approval that match the existing Administration Building located to the north of the new building.

19. In lieu of “all Price Ranges” shown in the Room Finish Schedule Section 09 06 00 Schedule for Finishes, can a Corian Color be selected so that an accurate price can be incorporated into bidders proposals?

Response: Change Section 09 06 00 Schedule for Finishes, Article 2.6.B. Solid Surface Fabrication (Restroom Countertops) and Article 2.6.D. Window Sills as follows: Finish - Provide colors from manufacturers' standard color palette including; 1. All Hues, 2. Price Group B.

20. Section 09 91 00 paragraph 3.8.E.2 indicates to paint CMU. Plans indicate CMU is pre-colored. Please clarify to all by amendment.

Response: Exterior CMU is to be pre-colored. Do not include painting of exterior CMU.

21. Section 09 91 00 paragraph 3.8 Exterior Finishes does not specify painting the exterior cement board. Please provide a Primer and topcoat paint specification for the Exterior Cement Board Paneling and Trim.

Response: Refer to Specification Section 07 46 46 - Fiber Cement Vertical Panel System, Part 2 Products, Article 2.1.A.8. Change from Factory prime painted, for field-applied paint finish to the following: Finish: Prefinished Panels color selected from standard (18) ColorPlus® Technology Finishes. Prefinished Fiber Cement Trim boards shall be selected from standard (11) ColorPlus® Technology Finishes. Color of panels and trim are not required to be identical.

22. Section 09 91 00 paragraph 3.10.B refers to Articles “Mechanical and Electrical Field Painting Schedule.” If any work is required per the referred article, please provide by amendment.

Response: The project documents do not include a “Mechanical and Electrical Field Painting Schedule”. Refer to Specification Sections; 23 05 11 Common Work Results for HVAC, Article 3.4 Cleaning and Painting and 22 05 11 Common Work Results for Plumbing, Article 3.3 Cleaning and Painting for painting requirements for HVAC and Plumbing painting requirements.

23. Please confirm that Section 09 91 00 paragraph 1.1.4 does not apply to mechanical and electrical rooms as these rooms are not exposed to public view.

Response: The specification states “...exposed to view.” The specification does not include the word “public”. If you enter these rooms and the component is visible, it is required to be painted.

24. Please confirm that Section 09 91 00 paragraph 1.1.5 does not apply to mechanical and electrical rooms as these rooms are not exposed to public view.

Response: The specification states “...exposed to view.” The specification does not include the word “public”. If you enter these rooms and the component is visible, it is required to be painted.

25. Please confirm that Section 09 91 00 paragraph 1.1.8 does not apply to mechanical and electrical rooms as these rooms are not exposed to public view.

Response: The specification states “...exposed to view.” The specification does not include the word “public”. If you enter these rooms and the component is visible, it is required to be painted.

26. We understand that mechanical and electrical room walls are required to be painted. Please confirm.

Response: The Room Finish Schedule notes painted walls and interior elevations note painted walls for Rooms 02 & 06.

27. Section 12 32 00 paragraph 12 32 00 Manufactured Wood Casework (locking 2 door bulletin board) paragraph 2.2 calls for Red Oak Rotary cut Select White Birch. Please clarify which is required Red Oak or White Birch. We assume either is acceptable unless clarified otherwise.

Response: Provide Select White Birch as the species for the Bulletin Board.

27. Specification Section 22 13 00 Facility Sanitary Sewerage includes specification for both Cast Iron and PVC piping. Please confirm either is acceptable for Sanitary Sewer piping under the building to 5' out.

Response: Either is acceptable.