

RFI Building 6 and 6A

VA Responses in Red

1. How many doors are being replaced and at what locations?
 - a. At minimum all doorways shall have new doors installed. Contractor shall coordinate with the contract drawings for exact quantities and locations. Doorways depicted to be in new walls or adjusted openings shall receive new frames and doors.
2. Per plan sheet GI002 Legend shows 45 degree doors as demolished door or existing door and 90 degree door as new door but the door schedule doesn't indicate what is really required of the openings clearly.
 - a. Contractor shall bid the contract documents accordingly.
3. Per the Finish/Door Schedule on plan sheet AF601 for every door associated to each room number (all doors on door schedule) please identify if we are providing a new door or if door is to be existing to remain or door demolished and not required?
 - a. Contractor shall bid the contract documents accordingly.
4. Per the Finish/Door Schedule on plan sheet AF601 for every opening associated to each room number (all openings on door schedule) please identify if we are providing a new frame or frame to be existing to remain or frame demolished and not required?
 - a. Contractor shall bid the contract documents accordingly.
5. Per the Finish/Door Schedule on plan sheet AF601 for every opening associated to each room number (all openings on door schedule) please identify if we are providing new hardware or existing hardware to remain or if no hardware required?
 - a. New hardware throughout. Contractor shall coordinate hardware with specifications and drawing requirements. Hardware shall be compatible with Corbin Russwin Large Format Interchangeable Cylinder (LFIC) Interchangeable Core. Contractor shall provide blank Corbin Russwin LFIC 62A1 6 Pin Interchangeable Cores and two key blanks per core. 2nd Floor exterior door and storefront doors shall have continuous hinges comparable to Hager Roton hinges.
6. Per the Finish/Door Schedule on plan sheet AF601 for every opening associated to each room number (all openings on door schedule) please identify the lock or exit device function required?
 - a. See attached for additional information
7. Please provide a chain link spec? We will need to know what size, height, gate size and location.
 - a. See attached
8. The spec tells us we cannot exceed 85 decimals. Will this be enforced on this project since the building will be unoccupied?
 - a. Contractor shall bid the contract documents accordingly.
9. Will a 21 day notice for utility outage be enforced on this project since the building is unoccupied?
 - a. Contractor shall bid the contract documents accordingly.
10. Key note, General architect note, Sheet GI 002. Will this be required since the building is unoccupied?
 - a. Not clear what the question is. Contractor shall bid the contract documents accordingly.
11. Will the elevator be removed or abandon in place?

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- a. Abandoned in place. Contractor shall decommission the elevator. Verify all power and controls are disconnected and fluids drained. Elevator car shall remain in place.
12. Will the ductwork on the roof be reinsulated?
 - a. Contractor shall bid the contract documents accordingly.
13. Will the contractor be responsible for pipes or anything else that may have frozen during the winter and if so how much footage, type of pipe, pipe size, and coils should we estimate?
 - a. Contractor shall bid the contract documents accordingly.
14. Infection control specification states “see drawings for requirements”. Please provide drawing indicated.
 - a. See attached. Specific containment locations will be coordinated in the field.
15. Will there be an ICRA issued pre-bid and if not how much \$ should we allow?
 - a. Contractor shall bid the contract documents accordingly.
16. Should all of the piping be removed below floor as key note A,F says “Demo floor drains and associated piping”
 - a. Floor drains located on the first floor shall be removed and main line capped/sealed below grade.
17. Please provide elevations drawing of the bathrooms?
 - a. Contractor shall bid the contract documents accordingly.
18. In room 107 it shows 4”-0” tall stem wall. Is this correct and if so what kind of top on the wall?
 - a. Wall shall have a solid surface top to match solid surface countertops.
19. There is a landscape spec but there’s no drawing provided on what you want. Will one be provided?
 - a. See attached drawings CD100 and C100
20. Can you send the original back grounds of the project in auto-cad so we can create our as-built auto-cads from that?
 - a. Original AutoCAD files will be provided. All necessary adjustments to these files are the responsibility of the Contractor.
21. Will either building be occupied during construction and if so will this projected be phased?
 - a. Buildings will remain unoccupied until project completion.
22. Will the project duration be 240 or 480? Solicitation says 480 days, but the statement of bid items say 240 days per building. Will these projects be happening concurrently or will they follow each other?
 - a. Each project has a duration of 240 calendar days from NTP.
23. The submittal process says 30 days for a submittal and 30 days for resubmittal, can the resubmittal be reduced to 15 days?
 - a. Contractor shall bid the contract documents accordingly.
24. Should the contractor put in 14 days our schedule the time it will take to answer RFI’s? Specification say to allow 14 days to answer RFI’s. Will the contractor be responsible for schedule delays due to VA review and amount of RFI’s?
 - a. Contractor shall bid the contract documents accordingly.
25. What is the model # of the existing air handing unit that the coil that will need to be replaced. We will need CFM, GPM and rows of coils needed.

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- a. RTU shall be replaced with a 7 Ton air handler unit. CFM, GPM and steam reheat coil shall be coordinated with unit being provided. (Size of existing ductwork at existing coil is 12"x24" (Contractor Shall Verify size))
26. What chemicals will be stored in space and will this need to be on an independent system. How many air changes will need to be accomplished per hour?
 - a. Info to follow via separate correspondence
27. Will any chemicals be stored in cabinets and will this need to be ventilated?
 - a. No cabinet storage and the rooms will require ventilation.
28. What will be the loads in the data room?
 - a. 2 Ton cooling unit is required.
29. What specific systems will be needed in security office?
 - a. Info to follow via separate correspondence
30. We will need an air device layout in the rooms with proper cfm's.
 - a. Contractor shall bid the contract documents accordingly.
31. We will need an air device schedule for the job.
 - a. See attached Reference Drawing "H-11"
32. We will need an insulation schedule for ductwork and piping.
 - a. R-values stated in ASHRAE 189.1-2009 shall be incorporated
33. No piping is shown on the mechanical drawings; we need to be provided with size and linear footage of material that will need to be insulated.
 - a. Info to follow via separate correspondence
34. Some of the ductwork in the corridors is up against the walls and roof trust. How will this be externally insulated? If relocation is need please advise new locations.
 - a. All existing ductwork shall remain in place and insulated accordingly
35. There is no power in the building; we have no way of indicating which equipment is in proper working order.
 - a. Contractor to assume all existing mechanical equipment in the building is in working orders unless noted otherwise.
36. Which equipment will need to be replaced or repaired?
 - a. Contractor shall bid the contract documents accordingly.
37. Who will be the commissioning agent and to what level will the commissioning the system.
 - a. Contractor shall bid the contract documents accordingly.
38. What penetrations will need to be sealed and what will be the acceptable sealing material?
 - a. Contractor shall be responsible for sealing all penetrations in rated wall assemblies and IT, Security and Fire Rooms. Materials shall conform to contract requirements.
39. No terminal units are shown on the drawing please advise of size and working condition.
 - a. Contractor shall bid the contract documents accordingly.
40. What type of spray on insulation are you specifying for external ductwork and piping. I do not believe this insulation can be used on an interior space.
 - a. Contractor shall bid the contract documents accordingly.
41. Who will be the engineer of record?
 - a. VHA

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42. What is the use of the building?
 - a. Business Occupancy on first floor and storage on 2nd floor.
43. A building survey will need to be completed with power on and equipment running to insure proper working order of equipment and to insure there is enough air being provided by existing equipment to meet new building use.
 - a. No response required
44. Do we have a points list for the controls on this project?
 - a. Zone temp
 - b. Discharge Temp
 - c. Zone humidity
 - d. Heating Valve
 - e. This is for all 23 reheat valves.
45. What type of control valves and GPM do we need for controls.
 - a. Contractor shall bid the contract documents accordingly.
46. Are we to replace any of the reheat coils in this area? If so, please how many and size?
 - a. One reheat coil will be replaced. This coil is off the 7 Ton RTU being replaced. Reheat coil needs to fix in the existing ductwork. (12"x24" Contractor to verify)
47. Do we know if the exhaust fan on roof is operational?
 - a. Contractor shall bid the contract documents accordingly.
48. There are numerous patches on exiting ductwork. Have these patches been sealed? Has this ductwork been tested for leakage?
 - a. Patches have not been sealed nor has the ductwork been tested for leakage. Intent of spray insulation is to provide sealant of the ductwork.
49. Are there a light fixture specs for all lighting shown? LED or fluorescent?
 - a. LED light fixtures shall be provided throughout project.
 - i. Basis of design for Office and Corridor/Hall spaces: EATON 24CZ50S40 LED CRUZE 2X4 5000LUM L15
 - ii. Basis of design for Restrooms: EATON METALUX 4CWPLD4040C4 4' LED WRAP 4200L 4K
 - iii. Basis of design Mechanical and Electrical Spaces: COOPER LED VAPORTITE 4' 4K 120-277V
 - iv. Basis of design for Entrance canopy: LITHONIA VRC-LED-1-50K-MVOLT-M2 CANOPY LED LIGHTING FIXTURE
 - v. Basis of design for wall mounted exterior lighting: LIHB TWH-LED-20C-50K 20LED WL LUMNR
 - vi. Basis of Design for Chemical storage lighting: NHS-04 by Noribachi Hazardous Location Lighting
50. Light switches? Locations and Type?
 - a. Contractor shall bid the contract documents accordingly.
51. Are we surface mounting wiring devices?
 - a. Contractor shall bid the contract documents accordingly.
52. If surface mounting wiring devices, are we using wire=mold or EMT conduit?

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- a. EMT shall be used when surface mounting devices
53. I assume exit lighting is required? Need location and type?
- a. Exit lighting is required. Emergency fixtures shall be installed in locations identified on reflected ceiling plan and overhead exit signage shall be installed at cross corridors and exit. See question 49 for basis of design.
54. I assume half hatched light fixtures are emergency light fixtures? Are they night light too?
- a. (Symbol) "Rectangle with Half hatched" light fixtures shall be both emergency and night lights.
 - b. (Symbol) "Rectangle with circle and Cross" light fixtures shall be the same fixture as (Symbol) "rectangle with circle".
55. E001, Note 1: Rewire existing outlets and equipment? What needs to be rewired and where is it being fed from? How many new outlets?
- a. New outlet locations shall be installed in accordance with the contract drawings. If existing outlet locations are present in the depicted location the COR will determine if it is acceptable to use existing boxes or install new. All existing outlet box locations, light fixtures, etc. in the mechanical and electrical spaces shall be rewired and new outlets, switches, etc. installed. (lights are new)
56. E001, Note 2: What kind of power is needed? Who is supplying security access? What is needed besides card reader? Will there be a mag lock or electric strike?
- a. Contractor to coordinate with contract documents and attached door hardware info. Power requirements shall be coordinated with hardware devices.
57. E001, Note 3: What is the classification on this room? How many lights and outlets are needed? Need specification on lighting and outlets?
- a. Lighting and outlets shall be rated for flammable / chemical storage spaces. See question 49 for additional info.
 - b. Additional info to follow via separate correspondence
58. E001, Note 4: Need spec.
- a. See question 49 response
59. E001, Note 5: I assume 120V, 20A dedicated? Do you have spec on cord drop cable and outlet?
- a. Drop cables will be approved by submittal process.
60. E001, Note 6: Is mechanical providing the exhaust fans? Need power info?
- a. Contractor shall bid the contract documents accordingly.
61. E001, Note 7: Need spec.
- a. Contractor to coordinate with contract documents.
62. E001, Note 8: What needs to be refed and where is it being fed from?
- a. See question 56 above.
63. Are we replacing all underground waste water, and water piping?
- a. Contractor shall cap existing drains called out on the contract documents. The necessary repairs needed to cap at location of drain shall be included. Contractor shall assume 2 foot on each side of drain below grade. No further underground replacement is required.

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64. Plumbing note T is to remove drain lines in room 108. But note U says to keep active. Which is correct?
- a. Note "T" and "U" shall be coordinated with notes "A" and "N" on the second floor plumbing demolition.
65. Will there be a plumbing fixture schedule, and if not provide model numbers of fixtures?
- a. BASIS OF DESIGN
 - b. Instant water heater:
 - i. Acorn Chromomite Instant-Flow SR-20L/120 Cast Aluminum Alloy Low Flow Tankless Water Heater, 0.35 gpm, 20 A, 2400 W (each restroom, janitor closet, chemical storage)
 - c. Restroom
 - i. Toilet: American Standard Madera FloWise 3043001.020 Vitreous China Elongated 1-Piece Flushometer Toilet, 1.1 - 1.6 gpf, White
 1. Semi-Red Brass Diaphragm Exposed Water Closet Flushometer, 1.6 gpf, 1-1/2 Inch
 - ii. Sink: American Standard Lucerne 0355012.020 Vitreous China 4 Inch Centers 3-Hole Rectangular Wall Hung Lavatory Sink, White
 - iii. Faucet: Chicago Faucets 895-317ABCP Brass Deck Mount 4 Inch Centerset Hot and Cold Water Sink Faucet, 2.2 gpm, Chrome
 - d. Water Fountain:
 - i. Halsey Taylor HydroBoost HTHB-HAC8-WF (PV) Hands-Free Bottle Filling Station with Single ADA HAC Cooler, 39-9/16 Inch
 - e. Breakroom Sink:
 - i. Elkay Pacemaker PSR1722 Stainless Steel Single Bowl Sink, 13-1/2 Inch x 16 Inch x 7 Inch, Brilliant Satin
 - f. Janitor Closet:
 - i. Sink: American Standard Florwell 7741.000.020 Enameled Cast Iron Wall Hung Service Sink, White
 - ii. Faucet: Chicago Wall Mount Sink Faucet
 - g. Eyewash: CONDOR pedestal Eyewash Stations (Stainless steel)
 - h. Chemical Storage:
 - i. Sink:
 1. AMERICAN STANDARD Wall-Mount Utility Sink, 19-7/8" x 16-3/8" D-Shaped Bowl, White/Black, Item # 41H855, Mfr. Model # 7695008.020
 - ii. Faucet: CHICAGO FAUCETS 3TFH5
66. What is the sizes and gauge of new ductwork to be installed?
- a. Sizes of ductwork shall be coordinated in the field. See attached spec section 23 31 00 for gauge requirements.
67. Are we installing runouts and supply air diffusers and return grilles? If so, what are the sizes and type of grilles to be used?
- a. Contractor shall coordinated locations of supply and returns in each space. Items shall be 2x2 to match ceiling grid.

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68. Has all hazardous material been removed from existing HVAC system?
 - a. Ductwork has been cleaned and rid of hazardous materials. There is the potential of asbestos being present where ducts pass through wall or floor cavities. Contractor shall use caution and bring to the attention of COR if asbestos is present on ductwork.
69. There are holes in the duct in various locations. Are we to patch these openings?
 - a. All unused penetrations shall be sealed.
70. Pneumatic control tubing is run thru out the building. Are we to demo, or re-use the pneumatics?
 - a. Pneumatics serving only reheats shall be removed/demolished. All remaining pneumatics shall remain as is.
71. The building also has Automated Logic Controls. Are these to be re-used?
 - a. Yes
72. Is the existing control wiring in proper operating condition? If not, should we replace control wiring?
 - a. Yes
73. Does the DDC control system require upgrade?
 - a. No
74. The mechanical drawings don't reference any work with the existing piping system. Some of the piping is corroded and should be replaced. Are we pricing any work associated with the piping and if so which ones should be replaced?
 - a. Contractor shall bid the contract documents accordingly.
75. Will the existing pipe Hangers be large enough for the new insulation specified?
 - a. Contractor shall bid the contract documents accordingly.
76. It appears the building had small portable heaters to provide temporary heating. Has the existing HVAC system and piping been pressure checked to verify the HVAC system is in proper operating condition?
 - a. Contractor shall bid the contract documents accordingly.
77. General Demolition Note 3 on drawing GI002 states "ALL DEMO IN/ON WALLS SHALL BE UNDER CONTAINMENT. INSIDE WALL CAVITIES LIKELY CONTAIN ASBESTOS OR PAINTED WITH LEAD OR LEAD CONTAINING PAINT" Are we to assume that all wall demolition be under abatement containment? If not, please provide drawing to reflect areas that will have abatement.
 - a. Contractor shall bid the contract documents accordingly.
78. General Demolition Note 1 on drawing FP100 states "CONTRACTOR TO COORDINATE DEMO/RE-USE OF EXISTING LINES AS APPLICABLE. IF LINES ARE NOT ANTICIPATED OT LAST 30+ ADDITIONAL YEARS, CONTRACTOR SHALL REPLACE LINES. COORDINATE WITH COR FOR CLARIFICATION ON WHAT LINES CAN STAY AND BE REMOVED". We cannot be responsible for reusing any existing lines without proper investigation/testing. Please provide the amount of footage to be reused.
 - a. Contractor shall bid the contract documents accordingly.
79. General Mechanical Note 11 on drawing M001 states "CONTRACTOR SHALL INSULATE ALL DUCTS, CHILLED WATER, HOT WATER, AND STEAM LINES WITH SPRAY TYPE INSULATION MEETIN SPECIFICATION REQUIREMENTS. TO INCLUDE INTERIOR AND EXTERIOR." There are specification for spray applied insulation, plumbing insulation, and HVAC and Boiler Plant Insulation. Please provide clarification on where each insulation product will be installed (insulation schedule).

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- a. Existing line shall have spray insulation installed. Newly installed lines shall be at the discretion of the contractor on material to use.
80. Clarification of the needed surface prep on the duct work and piping (new and existing)...follow manufacturer's recommendation?
- a. Contractor shall coordinate with specific product chose to meet contract requirements.
81. Needed mils of coating for both the walls and Mascoat (both the piping and duct work)...follow manufacturer's recommendations?
- a. Contractor shall coordinate with specific product chose to meet contract requirements. Refer to contract requirements.
82. Labeling of piping...does this need to be done, if so, in what way?
83. Overspray...is minor overspray allowable or does everything need to be protected?
- a. Contractor shall take all precautions to protect/minimize overspray. This includes at a minimum the installation of plastic and tape to help protect items not intended to be insulated. In overspray is determined to be unacceptable by the COR the contractor shall clean at no additional cost to the government.
84. When utility shut down is required and the work elements require after hours work...what is the time frame for the after hours of work?
- a. Monday through Friday, 7:00am to 5:00pm CST is normal working hours. After hour work, shall be coordinated with the VA at any time outside of the normal work hours schedule.
85. Has there been a flow test for the sprinkler system and can that information be provided?
- a. Hydrant flow test is attached. (see page 8 Hydrant 2)
86. Can the time for the solicitation response be pushed back to the afternoon hours instead of the morning hours for the required hand delivered proposals?
- a. See amendment documentation for required time and date.
87. Please provide a thickness on the floor slab where the plumbing work elements will be required.
- a. Contractor shall assume 6" concrete slab.
88. Can the electrical work element installations include surface mounted conduit on the exposed CMU surface areas, where no previous route is available, that would allow for a concealed electrical work element?
- a. See response to question 53
89. Will both buildings be awarded as one contract?
- a. See solicitation requirements.
90. If both buildings are awarded as one contract, what is the duration of that contract?
- a. If buildings are awarded at same time the project will be required to run concurrently. Solicitation requirements will apply to each building separately.