

COX DESIGN ASSOCIATES

MeMO

TO: MICHELE MILLERS

FROM: BOB COX

RE: PRE-BID RESPONSE TO CONTRACTORS' QUESTIONS.

PROJECT: A/E SERVICES TO RENOVATE 4E AND 5E PROJECT 636A8-11-001

DATE: 31 May '12; 6 Jun '12; 8 Jun '12; 11 Jun '12

Question from 21 May 2012

1. Question: Painting Section is not complete. Architect has not picked materials for the project. He has given a finish but not a product. The MicroTex needs more information for supplier (i.e..code)

Answer: MicroTex Ceramic is a paint product of MDC of Elk Grove Village, IL. It has been selected as a Basis of Design or equal. The color is to match the Sherwin-Williams color designations from the Materials Legend, Sheet 1-A22. MDC has verified this process.

The Contractor may submit proposed equivalents for the MicroTex paint if desired. The acceptability of the equivalent will be determined by the Government.

The Contractor is to comply with requirements of Specification 09 01 00, 1.3, Submittals

See Attachment A.

Question from 23 May 2012

2. Question: What is the existing wall construction?

Answer: The existing corridor wall assemblies include structural tile and plaster. The contractor is to verify all existing conditions.

3. Question: Where are the sloped floors located (General Note #9)?

Answer: Existing sloped floors are located in existing wet rooms including restrooms and showers. The contractor is to verify all existing conditions.

4. Question: Is the Terrazzo base located at all existing walls including exterior?

Answer: Terrazzo has been identified at wall locations including the interior side of the exterior walls. The contractor is to verify all existing conditions.

5. Question: What are the Ceiling and Floor finishes in the existing bathrooms?

Answer: The Medical Center Restrooms include: Flooring materials include ceramic tile; Ceilings include plaster, ACT, and gypsum board. The contractor is to verify all existing conditions.

6. Question: Will there be any structural reinforcing need for the Ceiling Mounted PAR Rm Monitor at 5310-Nurses station?

Answer: No, the TV mounting assembly for Nurse Station Room 5E10 can be attached to the structure above. The mounting is to follow manufacturer's recommendations. Contractor is to verify all existing conditions.

7. Question: Will all the structural members for the patient lift system on the 5th floor be included in the Patient Lift Contract?

Answer: See sheet 1-A17, Note 2. "PATIENT LIFT SYSTEM PURCHASED AND INSTALLED UNDER A SEPARATE CONTRACT. MANUFACTURER IS RESPONSIBLE FOR THE STRUCTURAL INTEGRITY OF THE TOTAL LIFT SYSTEM...." The contractor is to coordinate.

Question from 24 May 2012

The issues are a series of comments rather than questions. We have included information which we believe will provide insights for her comments.

8. Question: The painting section is not complete.

Answer: See the previous response to Question Number 1.

9. Question: The wall protection needs to be addressed in plan...there needs to be an elevation sheet and the finish schedule needs to state which material I am using because they have different thickness based on specifications.

***Answer: See Sheets: Wall Protection Plans 1-A5 and 1-A15.
See Sheets: Wall Elevations 1-A8, 1-A9, 1-A10, 1-A18, 1-A19, 1-A-20, 1-A22
for elevations and material designations.***

Special Note: IRWC-2, Acrovyn Classic Maple 372, thickness .040. This thickness is to be used ONLY to clad the concrete column, K5, see Sheet 1-A23, Detail 8.

The Beveled Edge Panel BEP-1, 3/8" thick, is to have either the Acrovyn Classic Maple 372 or Khaki Brown 118. Both are to have the .060 thick cladding, per Specifications 10 26 00, 2.4; in High Impact Wall Covering. The Khaki Brown 118 is shown at south end of east wall above chair rail of Corridor 4CE03, see Sheet 1-A10.

The Beveled Edge Panel Trim, Black 108, is by Acrovyn

Question from 29 May 2012

10. Question: Sheet 1-A9 - Elevation #7 - Showing a toilet and hand sink in a soiled utility room, but called out as a clinical sink. Which is correct. Also, does this room receive a vernacare unit? It's not shown on the drawings.

Answer: Room 4E04 Soiled Utility has a Clinical Sink and hand wash sink, no toilet. There is no vernacare unit in 4E04.

11. Question: Sheet 1-A2 - there are 2 wing walls just to the west of door 4ST02 that are shown to remain. This wall has an old Fire house cabinet in it that is not shown to be removed and replaced. Is this correct? It would make more sense to remove the wing walls and the cabinet. Please confirm what the intention is here.

Answer: Contractor to provide according to Construction Documents.

12. Question: Sheets 1-A2 and 1-A12 - General Notes #3, 7 and 14. Is this work to be done after hours?

Answer: All work to be done during regular construction hours. Demolition may need to be rotated due to noise complaints.

13. Question: Is the General Contract responsible for sealing all existing penetrations and repairing any deficiencies in existing to remain rated walls?

Answer: Walls that are rated designated as rated assemblies in the Construction Documents are to be constructed as such.

14. Question: Door # 5E11- has a hardware group #5 assigned to it. Is this correct? Please confirm

Answer: No, Door 5E11 is to be hardware group HW-9.

15. Question: Sheet 1-A22 - Owner provide material schedule. Is the owner providing the TV wall mounting brackets as well? Is the GC to install the brackets and the TV's?

Answer: Yes, the TV and mount are a single unit and are provided by owner, installed by contractor per "OWNER PROVIDED ITEMS" see Sheet 1-A22.

16. Question: On Sheet CW-1 there is no work station shown, but in the elevations of the rooms there is a workstation shown. Is the workstation to be provided and installed by the modular furniture contractor?

Answer: The work stations shown on Sheet 1-A4 and room elevations on Sheet 1-A8 are to be provided and installed by the modular furniture subcontractor.

17. Question: Sheet 1-A18 - There is not IRWC or chair rail shown on the elevation of the headwalls units (elevation #6). The room finish schedule calls for IRWC on that wall. Please confirm what is required.

Answer: The Patient Room headwalls are to have IRWC-1 and chair rails extending from sidewall to sidewall.

18. Question: Is the room signage to be supplied and installed by the VA?

Answer: The room signage and way finding is furnished, installed by the VA and outside of the contract.

19. Question: Sheet 1-A21 - Door types 1 thru 6 are shown on the drawing. In the door schedule there are a number of doors that are scheduled to be type #7? Is this correct? What is door type #7? Can you provide an elevation of door type #7?

Answer: The door designation type #7 is a door type #1. Door type #7 is not in the project.

20. Question: Sheet 1-A22 - IRWC-1 - manufacture is listed as Acrovyn - Is this correct? I believe this is an Inpro Corporation Product. Please verify.

Answer: Sheet 1-A22 – IRWC-1 is Inpro Corporation.

21. Question: Sheet 1-A22 - BEPT-1 - manufacture is listed as Inpro Corporation. Is this correct? I believe this is an Acrovyn product. Please verify.

Answer: See Answer 9. Sheet 1-A22 BEPT-1 is Acrovyn.

22. Question: Are the ceiling mounted patient lift systems to be installed below the new ACT ceiling system or flush with the new ACT ceiling system? Please provide details if it is to be installed flush with new ACT ceiling system.

Answer: The ceiling mounted patient lift systems are to be installed below the new ACT ceiling system.

23. Question: What is the existing construction on 4E & 5E.

Answer: 4E walls: Metal studs and gypsum board, and structural clay tile and plaster.

4E ceilings: ACT and plaster.

5E walls: Structural clay tile and plaster.

5E ceilings: ACT and plaster.

Question from 31 May 2012

24. Question:



Symbol not on drawing.

Is this for a GFCI

Outlet.

Answer: Yes, See Sheet 1-E1, Electrical Power Symbol List.

25. Question: Who supplies the toilet paper holders?

Answer: The toilet paper holders are to be provided by the VA and installed by the contractor on both 4E and 5E

26. Question: On the Door Schedule, doors 4E22, 5E11, and 5E26 are listed as door type 7. Is this correct?

Answer: Doors 4E22, 5E11, AND 5E26 should be listed as door type 1.

27. Question: On sheet 1-A22 the Room Schedule lists IRWC / CH-1 as finish materials on the headwall of all 5E Patient Rooms but they are not shown on the room elevations. Is this correct?

Answer: All 5E patient rooms are have a wainscot of IRWC-1 with the chair rail (CH-1) overlapping the edge of the IRWC-1 panel. The top of the chair rail is to be mounted 2'-10" A.F.F.

28. Question: What is the date on the latest set of plans?

Answer: The bid Construction Documents are dated "9 MAR 2012."

29. Question: How will debris be handled?

Answer: The contractor is to supply a dumpster and chute at their cost for demolition work. After demolition is completed the VA will supply the dumpster.

30. Question: Where will the bid opening take place?

Answer: Bids will be opened in Minneapolis.

Question from 6 Jun 2012

31. Question: What are the selected Door, Door Frame, and Gypsum Board Finishes?

Answer: Gypsum Board,

***See: Specifications 09 91 00, 3.7, C.
Construction Drawings Sheet 1-A21 for color***

Ferrous Metal Finishes:

***See: Specifications 09 91 00, 3.7, B
Construction Drawings Sheets 1-A21 and A-22 for color***

If the Contractor desires to use products manufactured by XIM Products, Inc. of Westlake OH or Insulex by Vanguard Paints & Finishes, Inc. of Marietta, OH; they are to comply with the requirements of the Construction Documents. The painting specifications are not proprietary.

32. Question: What are the Regulatory and Quality Control specifications for wall finishes?

Answer: See Specifications 09 91 00, 2.3, A, 1-6 for Regulatory Requirements. The specified gypsum board primer sealer, MPI 45 is the USDVA standard specification.

The Contractor is to comply with Specifications 09 91 00, 3.1, A, 1 and all aspects of Specifications 01 00 00, Attachment A-1.

33. Question: In hardware spec 08 71 00 2.3.B.6 it notes that closers are to have metal cover. Is that correct? Other jobs at the VAMC have been standard plastic cover

Answer: Yes. See Section 08 71 00 2.3 B.6, per the Department of Veterans Affairs Master Specifications.

34. Question: Page 4E Demo Plan, key note 1 and 2 reads replace existing window glazing/louver with clear glass and aluminum window inserts. Please confirm you are asking for the existing glass lites/louvers to be demoed and replaced with new lites.

Answer: Yes this is correct.

35. Question: Page 4E Floor Plan, key note 7 reads provide spandrel glazing and window assembly to match existing adjacent windows. These areas are not called out on the demo page for removing the existing lites, please confirm you are asking for new spandrel lites at these locations.

Answer: Yes, this is correct. See Sheet 1-A4

36. Question: The glass spec includes all 1/4" glass(except fire rated) are you asking for 1/4" glass to replace the existing glass called out with key note 6 and 7 on page 4E Floor Plan?

Answer: Yes, see Sheet 1-A4.

37. Question: This project manual does not have a fixed aluminum window spec, please confirm you are asking to replace the existing glass only not the frames for key note 6 and 7.

Answer: Yes, See Sheet 1-A25, Detail 1.

38. Question: Page 5E Demo Plan has the 4 lites being demoed yet on 5E Floor Plan nothing is called out for replacing those lites on this page.

Answer: Provide glazing per Sheet 1-A12, Key Note 1; 1-A20, Detail 10.

39. Question: Page 5E Floor Plan, key note 7 reads provide spandrel glazing and window assembly to match existing adjacent window. This key note calls out for new spandrel glass at those locations yet on 5E Demo Plan these locations do not have any demo associated with them.

Answer: Provide glazing per Sheet 1-A14.

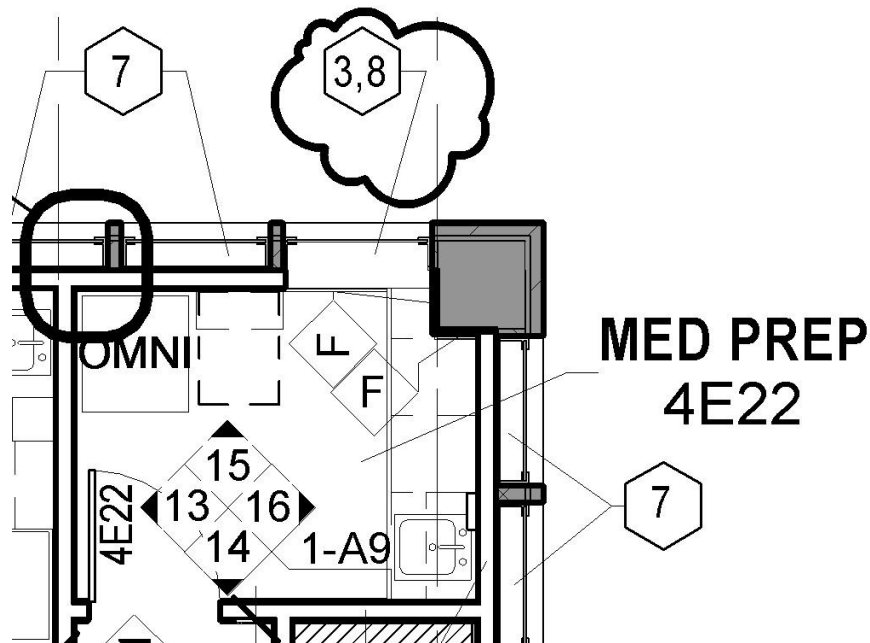
Questions from 8 June 2012

40. Question: Page 1-A4 column line 5-6 row T, new insert is not called out on the floor plan but is shown in the interior elevation. Are you asking for the installation of a new insert at this area?

Answer: Yes, see sheet 1-A4, Key Note 8 and Sheet 1-A10, Detail 4.

41. Question: Similar condition for Prep RM 13 4E13 and Med Prep 4E22 are you asking for 2 new inserts in the Prep RM 13 4E13 and 1 new insert in Med Prep 4E22?

Answer: Yes, for Prep Room 4E13, see Sheet 1-A4, Key Note 8 and Sheet 1-A8 Typical Detail 10. For Med Prep Room 4E22, see Sheet 1-A9, Detail 15. Additionally, for clarification refer to the sketch below for inclusion of Key Notes 3 and 8 and delete 4.



42. Question: The aluminum window insert spec (085116) does not have a warranty given, are you asking for a manufacturers standard or please specify, for the finish please specify the anodized color you are asking for.

Answer: The warranty is the standard one year Contractor provided warranty. The Contractor is to verify existing conditions. The color will be selected during the submittal process.

43. Question: For replacing the existing exterior glass are you asking for applied exterior muntins at all locations?

Answer: The Contractor is to verify all existing conditions. For the windows, utilize the same existing method.

44. Question: The interior elevation (17) on page 1-A20 break room 5E24 is showing 2 large lites, larger than the inserts. Is this the only location with that size of lites? Without exterior elevations the only way to examine the size of exterior lites is from the details 1-3 on page 1-A25, which roughly follows the size of the inserts. Please verify the window sizes for the exterior glass replacements.

Answer: *Elevation 17 on Sheet 1-A20, shaded area shows Modular Casework, not glazing. See Sheet 1-A14, reference Graphic Legend.*

Question from 11 June 2012

45. Question: What is the wall type for the Clean Utility Room 5E26?

Answer: *The East, South, and West walls of Med Prep Room 5E26 are to be Wall Type A3, See Sheet 1-A14, Key Notes, Gypsum Board Partition Schedule; see Sheet 1-A23, Detail 7.*