

VA EXPAND PARKING STRUCTURE, BLDG 32, TRIPLER AMC
(VA261-17-B-0278; PROJECT 459-305)

[REDACTED]

1. Our assumptions on the pricing for each CLIN listed on the Bid Schedule is as stated in the note at the end of the Bid Schedule section of the RFP (pg. 9 of 18), which again states, *"A single award will be made for CLINs 0001 – 0008. In the event the offer exceeds the funds available, alternative bid-deduct CLINs, beginning with CLIN 0009 – 0017 (in that order), will be **substituted with their associated base-bid CLIN**, such that a single award may be made based on available funding. Offerors must quote a price for each CLIN (0001 – 0017) in the bid schedule."*

- a. With the above-mentioned statements in the Bid Schedule, our assumptions would follow this example provided for clarity:

- i. Base CLIN 0001A [Concrete at Non-Structural Parapet walls & Mansard Guard Rails] would be the price to construct those walls with concrete. The associated Alternative bid-deduct CLIN 0009 [CMU in-lieu of Concrete at Non-Structural Parapet walls & Mansard Guard Rails] would be the price to construct the same walls, but with CMU.

VA Response: Agree

- ii. To use generic numbers, if CLIN 0001A cost \$100,000.00 and CLIN 0009 cost \$75,000.00, we would enter \$100,000.00 on the line adjacent to CLIN 0001A on the Bid Schedule and enter \$75,000.00 on the line adjacent to CLIN 0009 on the Bid Schedule. As stated above, if the total base bid offer (CLIN's 0001, 0001A, 0001B, 0001C, 0001D, 0001E, 0002, 0003, 0004, 0005, 0006, 0007 and 0008) exceeds the funds available, the Government would start figuring a reduced total award amount by completely removing the listed price of CLIN 0001A (\$100,000.00) and substitute the listed price of the associated alternative bid-deduct CLIN 0009 (\$75,000.00). The Government would then understand that by doing this they would reduce the total award amount by \$25,000.00.

VA Response: The base award is CLIN 0001 thru 0008. CLIN 0009-0017 will be substituted with the base bid.

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- iii. This process would continue with the next paired set of CLINs continuing in this case with removing CLIN 0001B and substituting in CLIN 0010 (until an award can be made based on available funding as stated above).

VA Response: The government will determine which Alternative Bid Deductive (ABD) may be substituted with the base bid.

- 2. The RFI #13 response provided in Amendment 005 is not clear based on the assumptions of the Bid Schedule stated in clarification point 1 above. The response states that "CLIN 0001 shall include pricing for flat roof", ABD CLIN 0014 "is for the cost the sloped roof in CLIN 0001C", and that "Items in CLIN 0001C should be in CLIN 0014".
 - a. With the above-mentioned statements in the Bid Schedule, our assumptions would be the following (note that this appears to be contrary to the RFI #13 response):
 - i. CLIN 0001 should have no associated roofing costs.
 - ii. CLIN 0001C [*Sloped Tile Roofing (vs. flat roof finish)*] should only include pricing for installing sloped tile roofs in the appropriate areas (i.e. over the stairwells). No other roofing type would be included in this CLIN.
 - iii. Applicable ABD CLIN 0014 [*Flat Roof Finishes in-lieu of Sloped Tile Roofing*] would only include the price to provide a flat roof system.
 - iv. If a reduction in price was needed by the Government based on available funds, again, if CLIN 0001C was entirely removed, associated CLIN 0014 would be substituted in to provide a flat roof system.
 - v. Only one roofing type would be selected for the stairwells based on either CLIN 0001C or CLIN 0014.

VA Response: The base award is CLIN 0001 thru 0008. CLIN 0009-0017 may be substituted with the base bid. The structure will either have a flat roof or a slope roof. See Drawing 32-AS404 "D.A. #5"

- 3. The RFI #14 response provided in Amendment 005 is not clear based on the assumptions of the Bid Schedule stated in clarification point 1 above. Response No. 4 of this RFI states that CLIN 0001 should include pricing to paint the exterior and interior of the added 5th floor and the associated ABD CLIN 0017 is to paint the remainder of the existing structure (floors 1 thru 4).
 - a. With the above-mentioned statements in the Bid Schedule, our assumptions would be the following (note that this appears to be contrary to the RFI #14 response):

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- i. CLIN 0001 should have no associated painting costs.

VA Response: Agree

- ii. CLIN 0008 [*Paint Complete (Exterior) Parking Garage (Exterior)*] should be used to list the price to completely paint the entire exterior of the parking structure (existing floors 1 thru 4 and new 5th floor addition).

VA Response: Agree

- iii. Applicable ABD CLIN 0017 [*Paint (Exterior) Parking Garage New Addition to Match Existing Color*] would only include the price to paint the new 5th floor addition.

VA Response: Agree

- iv. If CLIN 0008 needed to be removed to reduce the award amount based on available funding, associated ABD CLIN 0017 would be substituted in, resulting in this case with a final price to paint only the new addition.

VA Response: Agree

4. The RFI #14 response provided in Amendment 005 is not clear based on the assumptions of the Bid Schedule stated in clarification point 1 above. Response No. 5 of this RFI states that CLIN 0005 should include pricing for "the new elevator to the 5th floor".

- a. With the above-mentioned statements in the Bid Schedule, our assumptions would be the following (note that this appears to be contrary to the RFI #14 response):

- i. CLIN 0005 [*Elevator – Retrofit Existing Elevators – To Level-5*] was assumed to include all work associated with utilizing the existing elevators and adding the applicable infrastructure (i.e. shaft and lobby walls, roofs, rails, door entrance frames, wiring, etc.) to enable access to the new 5th floor level.

VA Response: SECTION 14 24 20 HYDRAULIC ELEVATOR EXTENSION Indicates what can be reused.

Again, we assume that no new elevators would be included in this contract.

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VA Response: SECTION 14 24 20 HYDRAULIC ELEVATOR EXTENSION Indicates what can be reused.

5. The RFI #14 response provided in Amendment 005 is not clear based on the assumptions of the Bid Schedule stated in clarification point 1 above. Response No. 5 A&B of this RFI states that "CLIN 0012 (deducted from the base CLIN 0005) is also the price for the elevators to the 5th floor". Response No. 5 C of this RFI states that "If deduct CLIN 0012 is taken, the elevator shaft and lobby will not be required".

- a. **ADDITIONAL CLARITY NEEDED FOR CLIN 0012:** The description of CLIN 0012 on the Bid Schedule states *"Elevators Retrofitted to Parking Level -4"* and the Alternate No. 4 specification states *"Elevators no to be retrofitted to parking level 5 – prep for future construction"*.

- i. What scope of work is included in CLIN 0012 to ensure proper pricing is included in "retrofitting to parking level 4" and/or "prep for future construction"? If the price is to do nothing to the existing elevators as-is, would we then essentially enter "\$0.00" for CLIN 0012 in the event of removing CLIN 0005 and substituting CLIN 0012?

VA Response: Agree

6. The RFI #14 response provide in Amendment 005 is not clear based on the assumptions of the Bid Schedule stated in clarification point 1 above. Response No. 5 D of this RFI states that, "Minimum upgrade is in the specs for Alternate No. 7". This references spec states, *"H. ALTERNATE NO.7: Mini-upgrade to elevator: no upgrade to existing equipment, add rails, doors entrance frame, wiring and what is necessary to make the new floor active"*.

- a. **ADDITIONAL CLARITY NEEDED FOR CLIN 0013:** Based on the RFI response and therefore referenced spec Alternate No. 7, what is the difference between base CLIN 0005 and this ABD CLIN 0013 as both CLINs appear to include the same scope of work?

VA Response: Please see Section 14 24 20 A. This section specifies hydraulic passenger elevator modernization to meet current regulatory requirements and as indicated.

7. The RFI #15 response provided in Amendment 005 did not appear to have an answer to part A of the location and scope questions.

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- a. CLIN 0001D on the Bid Schedule is indicated as *"Full Height Exterior CMU walls"*. Note that RFI #27 of Amendment 005 corrected this to state, *"Full Height Exterior Concrete walls"*.

- i. **Our assumptions were that all full height concrete walls were already to be included in base CLIN 0001 and CLIN 0001A. With this assumption, what scope of work therefore is to be included in the base CLIN 0001D price?**

VA Response: Disagree. Full height concrete walls are priced in CLIN 001D. See Full Height Concrete wall on drawing 32-AS203 Detail 2. Lower height Exterior CMU wall will be priced in CLIN 0015. CLIN 001D can be substituted for CLIN 0015

- b. CLIN 0015 on the Bid Schedule is indicated as *"Lower Height Exterior CMU walls"*.

- i. Based on the response to RFI #27 of Amendment 005, we assume this is also supposed to be corrected to state, *"Lower Height Exterior Concrete walls"*.

VA Response: Disagree. *"Lower Height Exterior CMU walls"*

- ii. The only areas indicating any such "lower" height walls were found on drawing sheet 32-AS203 (again referred to in the RFI #15.A. question). However, these elevations indicate that the wall elevations are impacted by *"Deductive Alt #5"* which is applicable to CLIN 0014 (Flat Roof Finishes in-lieu of Sloped Tile Roofing) and not referencing CLIN 0015.

VA Response: Disagree. Deductive Alt #5 as per question 2 above is relative to the stair roof. If you believe the lower height wall will impact the stairway roofs in drawing 32-AS404 then bid accordingly.

- iii. **Lowering the exterior walls would appear to be included in CLIN 0014 based on drawing sheet 32-AS203. However, should we assume that the wall elevations on sheet 32-AS203 should apply to CLIN 0015 and not CLIN 0014?**

VA Response: CLIN 0001D is related to CLIN 0015. These are the related substitution. The price of a full height exterior concrete wall CLIN 0001D is a substitute for a lower CMU exterior wall CLIN 0015. AS303, AS 304, AS305 indicate full height wall.

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8. The responses to RFI's #24, #25, #26, and #28 provided in Amendment 005 did not appear to clarify the questions as some responses contradicted corresponding RFI responses with inclusion and/or exclusions of scope of work in CLIN's 0009 and 0010.

a. To provide a quick summary to the original questions asked, clarity was requested for what walls were considered "Mansard Guard Rails" listed to be included in CLIN 0001A (and therefore associated ABD CLIN 0009) versus "Concrete Guardrails" listed to be included in CLIN 0001B (and therefore associated ABD CLIN 0010).

- i. We assume that "Mansard Guard Rails" are only the perimeter walls that are indicated to receive mansard roofs (for example, sheets 32-AS115, 32-AS116, 32-SS113, 32-SS114).

VA Response: Agree.

- ii. We assume that "Mansard Guard Rails" are detailed on 5C/32-AS501 as well as 1/32-SS402.

VA Response: Agree but mansard roof is mentioned throughout.

- iii. We assume that even though detail 1/32-SS402 indicates CMU as the "Mansard Guard Rail" base bid wall material, that this was an error and concrete should have been indicated (as is done on 5C/32-AS501) as the base bid wall material for CLIN 0001A and only CMU if CLIN 0009 is substituted.

VA Response: Agree with caveat that Deductive alternate #3 in the detail indicated does indicate the use of concrete wall profile.

- iv. We assume that concrete "Guardrails" are defined to be those between Grids 4&6 along Grids A and G as well as between Grids D&G along Grid 6 (with the possible addition of more only if CLIN 0016 is substituted).

VA Response: Disagree. Contradicts 8 a. i. Drawing 32-AS115 indicates Mansard Roof between Grid 2 to 4 also. Although guard rails are between 4&6 it is not the only places. Please refer to 32-AS202, it shows the mansard roof in the guard rail areas.

- v. We assume that concrete "Guardrails" are detailed on 6D/32-AS501 with wall reinforcing to follow detail 8/32-SS401 (and not 7/32-SS401).

VA Response: Agree.

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- vi. We assume that only concrete "Guardrails" (as defined in the assumptions above) are to be included in base bid CLIN 0001B with associated ABD CLIN 0010 substituting CMU in-lieu of concrete material.

VA Response: Agree