

1. The RFP states "The contractor shall provide all labor, tools, and materials necessary for renovating the finishes and utility of Building 1, 1B, 1C, 2A, 2B, 2C, and 7A"; however, unit quantities have only been provided for 1C, 7A, 1B and 1C(duplicate but different quantities). Is the identified quantities in the Solicitation the full extent of the scope or will unit quantities be provided for 1, 2A, 2B and 2C?

Answer: The extent of the project is in Building 1; 1st Floor B, C; 2nd Floor B, C; 7th Floor A.

2. In order to properly price the phasing, the amount of temporary construction partitions and the temporary safety measures the following information is needed: Are scaled drawings to be utilized for identifying where and how many temporary partitions will be required on the project?

Answer: You will be provided AutoCAD drawings for this project. Per the walkthrough and the SOW it was up to the contractor to do a site visit and verify conditions and quantities.

3. In order to properly price the phasing, the amount of temporary construction partitions and the temporary safety measures the following information is needed: How are suggested phasing plan from the VA to be utilized as a basis for initial pricing?

Answer: See answer 2 above. The contractor is to provide a phasing plan based on a walkthrough and the understanding that egress must always be met. ICU and patient areas must always have access.

4. In order to properly price the phasing, the amount of temporary construction partitions and the temporary safety measures the following information is needed: Are there any work restrictions? Locations of occupied areas, egress routes to be maintained, minimum clearances to be provided for path of travel, etc.

Answer: See answer 2 and 3 above.

5. In order to properly price the phasing, the amount of temporary construction partitions and the temporary safety measures the following information is needed: Will all work areas be available at one time for construction?

Answer: See answer 2 and 3 above. All pf 1st floor and 2nd floor will all be available during the afternoon shift only. 7A will have the availability of 2 rooms during the day shift only.

6. Page 6 of the Solicitation states that the TAB B- Technical Approach shall have a 5 Page max; however, page 7 and 8 provide the requirements for this section which may require more than 5 pages. Please advise?

Answer: Use as many needed.

7. Please provide the Infection Control Classification (I,II,III,and IV) as described on page 87 of the solicitation

Answer: Infection Control for this project will be bid as an Infection Control Classification I.

8. During the site visit conference it was discussed that portions of the SOW may not have been included in the solicitation. Please advise.

Answer: See attached revised SOW.

9. Please define "patient ready" parameters discussed during the site visit conference.

Answer: Dust Free, no trip hazards, temporary openings covered. Provide caution indicators for work in progress and full width corridors during non-working hours.

10. Please clarify the working times for the project and/or each area. Page 17 states working times to be 8am-4:30; however, this was different from the discussion at the site visit conference.

Answer: All work on 1st floor will be conducted on afternoon shift 3:30 PM to 12:00 AM. All work on 7A to be conducted during first shift hours 8:00AM to 4:30 PM.

11. Please provide elevator numbers to be utilized during the project.

Answer: Any elevator can be used during construction.

12. Please advise on who from the Governments team will be involved in developing the initial quality standards, punch list and final acceptance.

Answer: The CO, COR and Interior Designer.

13. Please advise if the Government will require a separate SSHO from the contractor to be on site, in addition the superintendent, as started on page 84 of the solicitation.

Answer: The contractor must provide a sight supervisor for the entire project; each trade will also have a supervisor on site during work hours.

14. Please advise if the Government will provide the dumpsters for waste, recycling, and hazmat including lamps and ballasts. Page 18 states this by contractor; however, this is different than discussions at the site visit conference.

Answer: The VA will be providing a dumpster and lamp disposal equipment to be used by the contractor.

15. Please advise if any asbestos reports or lead based paint abatement is available.
Answer: Yes. Contractor will be responsible for providing electrical, phone, data, water, and sanitary.

Answer: VA WPB will conduct an independent environmental study that will be provided to the contractor.

16. The SOW includes finish schedule for 1C on page 14 and 1C on page 16. Please advise

Answer: See revised SOW.

17. The Statement of Work appears to have missing and/or mislabeled information in the tables provided to identify the approximate quantities and material finish selections. Please clarify the intent of the tables provided in the SOW and identify how they correlate to floor plans provided in Amendment 001?

Answer: See answer 16.

18. Please clarify the legends on the floor plans provided in Amendment 001 as there is no apparent correlation to the finish material selections provided in the SOW.

Answer: The SOW provides the finishes only.

19. Please clarify the statement "At the end of each daily shift, spaces must be patient ready".

Answer: See answer 9 above.

20. Please clarify the allowable work hours and/or restrictions for performance of this contract. SOW defines as 8:30 to 4:30 but comments during the site visit eluded to possible requirement for significant portion of the scope to be performed outside of normal working hours.

Answer: All work on 7A is to be conducted during the day shift 8:00 AM to 4:30 PM. All work on 1st floor and 2nd floor to be conducted on after noon shift from 3:30 PM to 12:00 AM.

21. Please identify allowable parameters for volume of space to be under construction per phase.

Answer: The Contractor must determine the volume of work to be conducted based on phasing plan.

22. Please consider extending the RFI due date to a point in time after the desired scope of work has been clarified and contractors are allowed adequate time to review the fully defined scope and associated existing conditions.

Answer: Extension was given to August 14, 2017.

23. Can the VA provide a current Asbestos Report for the subject areas and materials encountered?

Answer: See answer 15 above.

24. What kind of access needs to be maintained on ground floor corridors during construction?

Answer: See answer 9 and 21 above.

25. Is it possible to shut down a full elevator bank at one time or do we need to split them in half?

Answer: A full elevator bank can be down during a shift.

26. Can the VA give clarification on time of day and numbers of hours available for the different operational areas of the hospital?

Answer: See answer 20 above.

27. Can the VA offer some kind of direction regarding the phasing and access to areas for extended times beyond 10 hours at night?

Answer: The normal working hours are as noted in answer 20. However, beyond the normal shift can be an option depending on the work involved. Floors, walls ceiling can be extended hours to meet production, doors and frames cannot.

28. Can the contractor shut down a corridor completely for a period of time or do we need to keep half of the corridor open to traffic at all times, even after hours?

Answer: The contractor may shutdown entire corridors if egress is met around the closed corridor.

29. What is considered "Patient Ready" to reopen an area? In some hospitals this means painted walls and no raw drywall. During the walk, I noticed a few areas of construction that had raw exposed drywall. Is this acceptable to the VA?

Answer: See answer 9 above.

30. During the walk-through it was stated that the contractor should cut in all speakers and video cameras into new ceiling tiles. Is it the contractor's responsibility to also cut in nurse call lights and smoke detectors?

Answer: The contractor will be responsible to cut in all ceiling mounted electrical devices.

31. Will the VA or the contractor be responsible for removing all pictures and frames hanging on walls?

Answer: The contractor will be responsible for removing and replacing all pictures. The VA will provide a storage area for pictures.

32. Will the VA or the contractor be responsible for the reinstallation of the pictures and frames?

Answer: See answer 31 above.

33. There are several areas in the back of the hospital on each floor that have wall tiles in the elevator lobbies. Will these tiles be removed and replaced?

Answer: The tiles in the elevator lobbies will remain in place. Any exposed painted walls will be finished.

34. The Terrazzo material the VA is specifying in the plans is a large Terrazzo tile that can be cut and glued down. Is the VA interested in an option for a true Terrazzo installation?

Answer: The contractor must bid as specified.

35. In the back corridor of the 7th floor there is a mixture of 2x2 and 2x4 tiles, are these to be updated to all 2x2?

Answer: See answer 33 above.

36. The plans call out Ceramic Tile, but based on the SOW verbiage, there is no mention of work associated with the ceramic. Can the VA confirm that all ceramic tile is to remain as-is?

Answer: The ceramic tile in elevator lobbies will remain (see answer 33 above), tiles in other corridors will be removed.

37. Is the contractor only working flooring areas with existing VCT and Epoxy?

Answer: The contractor will be working Terrazzo on all floors as indicated on the drawing. Areas with tile will be replaced with Terrazzo.

38. Can the VA clarify what areas they want the new LVT? The VA presents the total square footage but doesn't delineate what areas this work is to be done. The VA would like the contractor to confirm that the square footage is within 10% of the VA estimate. The contractor cannot do this if we don't have the areas where the VA requires the LVT to go.

Answer: All VCT and Epoxy flooring is to be replaced with LVT.

39. The verbiage calls out the SOW in four distinct areas, 1C, 1B, 7A, and 1C (?). There is no mention of any work on the second floor in the list. Please clarify if there are two 1C's.

Answer: See revised SOW.

40. Can the VA clarify what is to be done with the floors inside the "Canteen Service" area? There was a question about this during the walk-through. Is the contractor to perform work in the vending area and the current retail store as well as the open "Canteen Service" area?

Answer: The contractor is to bid on all canteen areas. Vending machines will be removed and replaced by the VA.

41. Does the VA require replacement of the existing chair rail in all of the corridors where presently existing?

Answer: All rails to be removed and replaced.

42. Does the VA require any work on the tile wall inside the Vestibule 1C C1? (see attached picture)

Answer: The vestibule work only includes flooring.

43. In reviewing the SOW quantities table on pages 14-16; are the manufacturers indicated in the SOW quantity breakdown tables required or will suitable alternatives (of matching quality) be acceptable?

Answer: The contractor to bid based on specified material quantities and field verification.

44. Statement of work section does not include item, quantity, description and manufacturer for the scope of work located in the 2nd floor. Please provide this information.

Answer: See revised scope of work.

45. Statement of work section includes two (2) 1C Halls and walls tables within scope of work. Please clarify if both apply to the same section or if there is typo.

Answer: See answer 44 above.

46. Work hours are indicated to be from 8:00 AM to 4:30 PM. May work be done after hours and weekends?

Answer: See answer 20 above.

47. Please provide layout of ground floor where it is indicated the approved path to dumpster and loading dock access.

Answer: The attached drawing will show location for the trailers and dumpsters.

48. If available, please provide a copy of the asbestos report.

Answer: See answer 15 above.

49. Is contractor permitted to establish construction trailer/workspace area? If so, please provide proposed location.

Answer: See answer 47.

50. Similar to asbestos, our scope of work includes a mold assessment in various areas throughout the facility. In the event that mold is encountered will the remediation work be handled outside of this contract, or as additional services?

Answer: If mold is found, the VA will assess and remediate any mold.

51. Please clarify to what extent Contractor will be responsible for the removal, re-location, storage, re-installation, and/or re-calibrating of any medical equipment.

Answer: The SOW for this project does not include medical equipment.

52. Will Contractor be responsible for the removal, storage, re-installation of any salvaged or re-used furnishings, fixtures, and equipment (e.g. systems furniture, time clocks, dark room equipment, testing equipment, etc.)

Answer: The scope of work for this project is for finishes only.

53. Please indicate if contractor is responsible for video and audio equipment found in the ceilings. If so, please provide additional details.

Answer: See answer 30 above.

54. Please provide the height of ceilings in hallways.

Answer: The contractor is responsible to field verify the ceiling heights.

55. Is sound attenuation and/or crack suppression required?

Answer: Sound suppression is not included in the scope of work.

56. Is the paint coat system 1 primer and 1 finish or 1 primer and 2 finishes?

Answer: Paint 1 Primer and 2 finish coats.

57. Please provide hazardous materials reports for asbestos, lead, mold, etc.

Answer: See answer 15 above.

58. Confirm the project working hours.

Answer: Answer: See answer 20 above.

59. Confirm all areas of work are included in the dotted areas of the 3 floor plans issued in Amendment 1.

Answer: The dashed (dotted) indicate the walls, and joining floors and ceilings to be upgraded. The other shaded areas indicate floors to be upgraded.

60. Confirm the entire door frame is to be painted. IE., hall & room side.

Answer: The entire door frame is to be painted.

61. Confirm the VA will provide dumpsters & pay all fees for construction debris.

Answer: See answer 14 above.

62. What is the required level of drywall finish where wall skimming would be required?

Answer: The contractor needs to assess skim coating areas from the field verification. All wallpaper removal may require skim coating.

63. Confirm who will inspect completed work and the warranty period will start at the completion of each phase.

Answer: See answer 12 above.

64. Is removal of the epoxy flooring required or can it be ground and floated for new LVT flooring?

Answer: The removal of the epoxy floor is not required to be removed. The floor must be prepped for the LVT flooring.

65. Confirm multiple areas/floors can be in progress at one time.

Answer: The contractor determines what floor and areas to be worked on. The VA will not limit access; all areas being worked on must meet egress requirements.

66. Can the Government provide parameters for phasing?

Answer: See answer 2, 3, and 65 above.

67. Will the Government move ceiling mounted items and reinstall them such as security cameras, telemetry stations, etc.

Answer: See answer 15

68. Confirm all security cameras and other electronic equipment is operational at the project/phase start.

Answer: See answer 30 above.

69. Is there backing in the walls for the hand and bump rails? If not, is it required to be installed?

Answer: All had rails are to be replaced in place. Backing is not in the SOW.

70. Were the walls prepped/sized for wall paper where wall paper is to be removed?

Answer: Yes; the walls were sized for the wall paper.

71. Is 4" or 6" base required?

Answer: Both 4" and 6 "base will be removed and replaced, and to be field verified by the contractor.

72. Is the chair rail on the 7th floor to be removed or does it remain?

Answer: All chair rails is to be removed and painted.

73. Do hard ceilings and soffits get painted?

Answer: All hard ceilings and soffits are to be painted.

74. What is the extent of remodeling in the operating room area? Especially casework at the work area.

Answer: The operating area on the 2nd floor B, are floor walls, and ceiling finishes only.

75. Is the VA vending machine vendors responsible for relocating vending machines?

Answer: See answer 40 above

76. Is the VA moving the merchandise, store fixtures, slat wall, etc. from the store on the first floor?

Answer: The store to the south of the canteen area is not in the scope of work. All other areas within the canteen area will be the responsibility of the contractor to remove and replace except vending machines.

77. Is the floor and wall tile to be removed at the main building entrance and replaced?

Answer: Remove and replace only floor tile in the building entrances. See revised floor plan.

78. Confirm wall treatment in the elevator lobbies that have ceramic tile on the walls.

Answer: See answer 33 above.

79. Confirm all corner guards, hand rail and bump rail is to be removed and replaced with in the dotted lines.

Answer: The removal and replacement of all hand rails and bumper rails are in the SOW and indicated on the drawing as dashed (dotted) lines.

80. It was stated the epoxy flooring in the 1st floor Canteen Dining area was to be removed and LVT installed. This area is outside the dotted lines of the project. Is this area to be included in the bid?

Answer: See answer 59 and 64.

81. Are the demolished corner guards, hand and bump rail materials to be recycled?

Answer: All paper, plastic and metal are to be recycled into VA provided dumpsters.

82. Are there sound batts above any of the ceilings?

Answer: The hospital was not built with sound batt in ceilings.

83. Some of the door frames appeared to have latex paint over oil paint and the latex paint is peeling off. What is the expectation for frame prep where this condition occurs?

Answer: Each door frame must be assessed and prepped accordingly to receive low VOC paint as specified.

84. There are identifying labels attached to the walls over equipment. Is the Government removing and reinstalling these labels?

Answer: All signs not removable are to be painted around.

85. In the corridors of the 7th floor, there are metal cabinets/lockers installed in a hollow metal frame cased opening. Are the doors and frames for these lockers to be painted as they currently have what appears to be a factory finish?

Answer: All metal doors in on the 7th floor are to be painted.

86. Will storage containers be allowed to be placed on site for material storage?

Answer: See answer 14 above.

87. Are there toilet rooms in the facility that construction workers will be allowed to use?

Answer: There will be a designated toilet room for the contractor and will be finalized at the kickoff meeting.

88. It was stated the quantities listed in the 4 areas in the Solicitation are not correct and the bids are to be based on the contractors take off. Please confirm this statement.

Answer: The contractor is responsible for field verifying all quantities, see answer 2.

89. It was stated the quantities listed in the 4 areas in the Solicitation are not correct and the bids are to be based on the contractors take off. Please confirm this statement.

Answer: See answer 89.

90. Is the VA removing and reinstalling photos, plaques, etc. mounted on the walls?

Answer: See answer 31.

91. Will new transition strips be required between floor types?

Answer: Transition strips are required where material have two different thicknesses.

92. Will 2 coats of paint be required over existing paint?

Answer: All painted walls will have one prime coat and 2 finish coats of paint.

93. Will a prime coat of paint and 2 finish coats be required where wall paper is removed?

Answer: see answer 92.

94. Will paint be satin or flat?

Answer: The paint finish will be "Egg Shell".

95. Will the Fire Alarm System need to be recertified after removal and reinstallation of ceiling devices during ceiling tile replacement?

Answer: The fire system is not included in the SOW.

96. In the areas of current construction in the corridors to be upgraded in this bid, will the current contractor install new hand & crash rail in corner guards in these areas or will they be in this scope of work?

Answer: The contractor in the construction areas is responsible for corner guards and handrail for that area.

97. There are 2 waiting rooms on the 2nd floor that do not have walls/doors to separate them from the work of this bid. Are these areas to be included in this bid?

Answer: The waiting areas on the second floor are included in another project and are not to be included in the SOW.

98. Will the cove lighting on the 7th floor be replaced?

Answer: Cove lighting is not in the scope of work.

99. In many of the areas of the work of this solicitation, it appears the sprinkler heads are a one piece head/echelon combination. This presents issues with replacing the ceiling tile in these areas. Please confirm if existing sprinkler heads are of one piece construction. See attached photo.

Answer: Sprinkler heads are not included in the scope of work and must not be touched. All Ceiling tiles will remain in place that have sprinkler heads. The VA will be responsible to replace the sprinkler heads and ceiling tiles.

100. Please confirm revised drawings in both CAD & PDF format will be issued & a revised Statement of Work.

Answer: See answer 2.

101. See the attached photo of a wall mounted light fixture. Please confirm these are the fixtures to be replaced with new sconces.

Answer: All wall lighting is to be removed and replace with the exception of Canteen Services area.

102. Please confirm both Vestibules 1B-C1 scope includes removing existing floor tile and installing new terrazzo tile.

Answer: See revised drawing.

103. Please provide specifications for base at both Vestibules 1B-C1.

Answer: The cove base with tile below will be removed, painted then replaced. All damage bases will be milled to match existing.

104. The drawings only show one of the Vestibules 1B-C1 wit wall scope. Please confirm only one vestibule has wall scope.

Answer: See answer 102.

105. Please confirm the existing floor tile at Elevator Lobby 1B-C1 and adjacent corridor with existing tile will remain in place.

Answer: See answer 102.

106. Please clarify of the existing flooring tile by Elevator Lobby 1B-C1 and adjacent Corridor 1B-C1 will need to be removed and replaced with new terrazzo tile.

Answer: See answer 102.

107. Please clarify if the vending machines rooms at area B (with 2x4 fluorescent light fixtures) are part of scope of work for flooring, walls, ceilings, and light fixtures.

Answer: See answer 40.

108. Please provide specifications for wall tile to be used at next to Dining Area.

Answer: The wall tile in corridor next to the dining area will be removed and replaced with wall protection see revised SOW.

109. Please clarify if both Vestibules 1C-C1 will include removal of existing tile and installation of new terrazzo tile.

Answer: See answer 102.

110. The Statement of Work of section of the Specifications does not provide quantities for areas 2A, 2B and 2C. Please provide information.

Answer: See revised SOW.

111. The quantities provided at the Statement of Work section of the specifications do not match field conditions. For example, page 16 of 114 states to remove and replace 4,240 SF of resilient flooring. The drawings show about 6,600 SF. Please clarify if proposal should be based on quantities shown on Statement of Work section.

Answer: The quantities are to be based on field verification and the AutoCAD drawing.

112. The statement of work section includes two different sections for 1c. Please clarify which one is to follow.

Answer: See revised SOW.

113. The specified can fixture CREE RT8 does not exist according to light fixture suppliers. Please provide correct specification for can lights.

Answer: Cree KR Series KR-6,8 or 4-40D-35K-GC-WF

114. The specified Trend Terrazzo flooring has the following models: Trend Q, Trend Q2, Trend Designer, and Trend Matte. Please indicate which model will be installed.

Answer: Yyh Terrazzo model is "Trend Origina".

115. Please provide dimensions of terrazzo tile to be installed.

Answer: 24"x24"

116. Please provide pattern and how many colors will be provided for the terrazzo flooring.

Answer: Two Colors, with alternating pattern.

117. Please provide specifications for type of base to be used at new terrazzo flooring areas.

Answer: See answer 103.

118. Please indicate if a vapor barrier is required below the terrazzo flooring.

Answer: A vapor barrier is not required below the terrazzo floor.

119. Statement of Work indicates to retrofit three (3) hi-hats at area 1B but the description mentions 60 hi-hats. Please clarify quantity for new can lights at 1B.

Answer: See answer 111.

120. Please indicate if the eight (8) can light fixtures at the Dining Area 1C-220 will be removed and replaced.

Answer: Lights in the dining are not to be replaced.

121. Please confirm if the canteen area will need to keep the negative air pressure requirement during the removal of the existing flooring and application of the new terrazzo?

Answer: See answer 64.