

Solicitation Questions and Answers

Solicitation Amendment A00003
(Amendment 1 to Bid Docs)

Solicitation 36C24918R0091

Renovate Bldg. 28 for Specialty Care

1. Can we submit our proposals via email?

Answer - NO. Proposals shall be submitted as stated on page 1 of the SF1442. 1 Original and 1 electronic copy (separated by Technical and Price)

2. On page 8 of 53 of the Solicitation it states that "The Offeror's Price Proposal shall be no more than 25 pages inclusive of the bid bonds required. The Offeror is hereby advised that the "S02-Price Schedule" attached worksheet shall be considered as 20 pages, regardless of the overall total." If the total price proposal can only be 25 pages but the "S02-Price Schedule" is to be considered 20 page, then that would only leave 5 pages for all other documents required. We assume this is a mistake or a typo. Please confirm that the "S02-Price Schedule" will not count as 20 pages and instead only count as 2 pages.

Answer – This was a mistake; the Price Schedule shall be considered to count as 5 pages.

3. Would you accept CPARS Evaluations to be submitted with our proposals in lieu of the Past Performance Questionnaires?

Answer - CPARS evaluations are an acceptable submission but the Offeror shall be responsible for providing that documentation as part of their submission. The Contracting Officer will not be responsible for providing CPARS information on behalf of a contractor.

4. Who is the manufacturer of the prefabricated sound booth?

Answer - See sheet A602. Audiology Booth (JSN M0041) is VA-furnished, VA-installed. VA will procure the audiology booth.

- a. Who is to supply and install the prefabricated sound booth?

Answer - See sheet A602. Audiology Booth (JSN M0041) is VA-furnished, VA-installed. VA will procure the audiology booth.

- b. On drawing A514 it shows a note referencing a prefabricated sound booth, however, there is no manufacturer listed and no other details shown in the plans and specs for the installation. If the prefabricated sound booth is part of the scope covered by the prime contractor and not the VA, please provide the manufacturer and details for the complete installation of the units.

Answer - See sheet A602. Audiology Booth (JSN M0041) is VA-furnished, VA-installed. Per sheet A602, "VA will procure the audiology booth. GC provides blocking, power, data, and height coordination."

5. Regarding the Locksets and Hardware; There is a conflict between the door schedule and the Hardware schedule as to which doors are Fire Rated. Can you, Please clarify which doors are to be Fire Rated on Both 1st and 2nd Floor.

Answer - see revised Amendment 1 bid documents Sheet A601 Door Schedule for door and hardware revisions.

6. Regarding the metal casework; looking at the drawing it states for LOC Scientific metal casework but I do not see any specs. Is there anything metal casework specs for this bid?

Answer - see revised Amendment 1 bid documents spec section 12 31 00.

7. Would it be possible for the government to put all the drawings from Solicitation 1 into a zip file? The current zip file seems to just have Links that we are unable to open. If the answer to 001 is in the negative, we would request an answer to 002.

Answer – drawings will not be put into a zip file.

8. As an alternate to 001, would the government consider breaking up the largest file (51.9MB) into 2 or 3 smaller files? The current file keeps crashing prior to us receiving the download.

Answer – files will not be broken up.

9. Spec Section: 09 67 23.20 Resinous (Epoxy Base) with Vinyl Chip Broadcast (RES-01) Paragraph: 2.1 System Description for RES-2 (Broadcast Vinyl Chip Flake); D. System Characteristics; 4. Finish

Page #: 09 67 23.20 – 9; Drawings I601 & I602

QUESTION: Note #4 in the specifications states "Finish: standard in IT Closets, anti-slip resistant in Showers and Bathrooms". Schedule I602 shows EPY-01 as the finish for the

IT closets and electrical rooms, however the finish legend on I601 does not have EPY-01 listed. What is EPY-01?

Answer - EPY-01 is RES-02, as specified in 09 67 23.20.

10. Spec Section: 09 67 23.20 Resinous (Epoxy Base) with Vinyl Chip Broadcast (RES-01)

Paragraph: N/A

Page #: Drawing I502

QUESTION: Can you provide specs/details on the referenced SST transition strips

Answer - Basis of Design, or Equal: Schluter Systems

(https://www.schluter.com/schluter-us/en_US/floors). Use stainless steel transition strips in profiles and shapes indicated on sheet I502.

11. Spec Section: N/A

Paragraph: N/A

Page #: Drawing A512 (Shower Details)

QUESTION: What material will be used to slope the floor to drain in showers? How high up the wall is the waterproofing membrane to be installed?

Answer - see revised Amendment 1 bid documents sheet A512, details B5 and C5.

12. Spec Section: N/A

Paragraph: N/A

Page #: N/A

QUESTION: What is the expected condition of the concrete substrate after demolition is completed?

Answer - GC to expect unevenness on existing slab, particularly where existing cast terrazzo bases are demolished. Refer to spec section 09 05 16 for subsurface prep contract requirements.

13. Spec Section: Division 08 – Openings

Paragraph: N/A

Page #: A601

QUESTION: Some of the doors, (1A101.1 & 1A102.1 for example) are listed as door type 1 but the hardware schedule says they are for integrated doors. According to the door type, the integrated doors are door type 42. Can you clarify this please?

Answer - see revised Amendment 1 bid documents sheet A601. Integrated Doors are based on hardware. On Sheet A601 detail D2, under Door Type 42, delete phrase stating, "Integrated (sic) Door Assembly."

14. Spec Section: Solicitation

Paragraph: Factor 2 – Technical Management Approach; Sub-Factor 2a-Project & Construction Quality Control

Page #: Page 10 of 53

QUESTION: According to the instructions the Offeror is to "provide a Gantt chart of contract times broken into schedule of values by trade discipline and by General Wage Decision (formerly Davis-Bacon Act)". To what detail should the Gantt chart schedule be broken down? Please clarify these requirements. Is a Construction Schedule what you are looking for?

Answer - The Offeror shall provide a Gantt chart that provides very close estimates to your schedule of values. While the information is not required to be exact, it should be as close as possible to your projected values.

15. Spec Section: N/A

Paragraph: N/A

Page #: Drawing C102

QUESTION: On Drawing Sheet C102 the Lower Retaining Wall (Plaza) has a note to see structural for details. This wall is not shown on the structural drawings. Where can this detail be found?

Answer - Please refer to Sheet S301, detail D5.

16. Spec Section: N/A

Paragraph: N/A

Page #: Drawing C102

QUESTION: On Sheet C102 are the three ADA Parking places Asphalt Paving on Concrete?

Answer - See Detail L on Sheet C107, which indicates concrete drive.

17. Spec Section: N/A

Paragraph: N/A

Page #: Drawing C102

QUESTION: On Sheet C102 Keyed Note 13 is for a Concrete Band at Pavers. Where is this used?

Answer - see revised Amendment 1 bid documents sheet C102 for locations of keyed note 13.

18. Spec Section: N/A

Paragraph: N/A

Page #: Drawing S103

QUESTION: On Sheet S103 it calls for us to infill an existing opening with 3” metal deck & Plywood. Do we need to install perimeter angles or do we overlap it on the attic floor?

Answer - Do not install perimeter angles. See Addendum 1 Item 5.1 for additional information.

19. Spec Section: N/A

Paragraph: N/A

Page #: Drawing S402

QUESTION: Sheet S402 Details C2 & C4 shows bracing for a trolley rail. Where is this detail called out at on the structural drawings?

Answer - Refer to architectural reflected ceiling plans on Sheets A142 and 143 for lift locations. Bidder is responsible for providing structural supports and electrical connections per bid documents.

20. Spec Section: N/A

Paragraph: N/A

Page #: Drawing A132; Drawing A601

QUESTION: Sheet A132 Door Frames for doors 1A116.1, 1A117.1, 1A188.1, 1A189.1 & 1A190.1 have sidelights. Door Schedule on A601 calls for these to be three-sided frames.

Answer - see revised Amendment 1 bid documents Sheet A601 Door Schedule. Listed door frames above to include sidelights.

21. Spec Section: N/A

Paragraph: N/A

Page #: Drawing A132

QUESTION: Sheet A132 – The door schedule call for a door 1A138.2. Where is this located at on this sheet? I found 1A138.1 and 1A138.3 but can't find it 1A138.2.

Answer - Door 1A138.2 does not exist and has been removed from bid set on Addendum 1 Sheet A601 Door Schedule.

22. Spec Section: N/A

Paragraph: N/A

Page #: Drawing A133

QUESTION: Sheet A133 Door frames 1A221.1, 1A236.1 & 1A261.1 has sidelights. Door Schedule has these doors as a typical three-sided frame. Please clarify.

Answer - see revised Amendment 1 bid documents Sheet A601 Door Schedule. Listed door frames above to include sidelights.

23. Spec Section: N/A

Paragraph: N/A

Page #: Drawing A133

QUESTION: Sheet A133 Door #1A251.1 shows a double leaf door. Door schedule shows this door as a single leaf. Please clarify which is correct.

Answer - see revised Amendment 1 bid documents Sheet A601 Door Schedule. This door is a single leaf as indicated on the door schedule.

24. Spec Section: N/A

Paragraph: N/A

Page #: Drawing A133

QUESTION: Sheet A133 Doors 1A206.1, 1A208A.1, 1A208.1 are called out to be door type U (3'-6" wide door) Floor plan shows a 3'-0" wide door. Which is correct?

Answer - see revised Amendment 1 bid documents. Doors listed above have been changed to Type S (3'-0" wide door) on Sheet A601 Door Schedule.

25. Spec Section: N/A

Paragraph: N/A

Page #: Drawing A601

QUESTION: Sheet A601 doors 1A241.1 and 1A253.1 call for door type 11. Please advise what type of door this is.

Answer - see revised Amendment 1 bid documents Sheet A601 Detail D2, which now includes Door Type 11.

26. Spec Section: N/A

Paragraph: N/A

Page #: Drawing I501

QUESTION: Sheet I501 note 5 says to provide a type IN-13.01 sign at each toilet room. Please provide a detail of this sign.

Answer - see revised Amendment 1 bid documents Sheet I501 which now includes a detail of sign IN-13.01.

27. Spec Section: N/A

Paragraph: N/A

Page #: Drawing I501

QUESTION: Drawing sheet I501 note 3 calls for a sign type IN03.01 at each door. Floor plans I102 & I103 has signage location. Do we provide them per the floor plans or do all door openings get signage?

Answer - Sheet I501 note 3 states, "A sign Type IN-03.01 is required at each interior door or cased opening UON." UON is defined as "unless otherwise noted." So, per bid documents, provide a sign type IN-03.01 at each interior door or cased opening, unless otherwise noted.

28. Spec Section: N/A

Paragraph: N/A

Page #: N/A

QUESTION: The specifications do not have a section for shingles. Can you provide one?

Answer - see revised Amendment 1 bid documents. New spec section 07 31 13 Asphalt Shingles has been added.

29. Spec Section: N/A

Paragraph: N/A

Page #: Drawing A201; Drawing A202

QUESTION: Is there a specification for the window film shown on A201 and A202?

Answer - see revised Amendment 1 bid documents Sheets A201 and A202. Revised notes 08.17 and 08.18 delete window film in entirety.

30. A Panel Schedule for Panels 28EM, 28LS1A and 28LP18 was provided but is missing the feeder schedule for these panels. Can you please provide the feeder schedule so that terminations can be complete for these feeders?

Answer - The feeder schedule has been updated and revised drawing is issued as Amendment #1 on Sheet E704

31. The Feeder schedule is provided for panels EM28, 28P1, 28S1, 28EMLS, 28ATSE, 28ATSL, MP28A, MDPS7, 20DP, 117PB and B27AC. However, the drawings did not provide the Panel Schedule for the panels listed. Can you provide an accurate panel schedule for all the panels listed in the drawings?

Answer - Not all existing panels will not require a panel schedule. Some are included where necessary. New Panel Schedules were added to E701 thru E704 in Amendment 1.

32. There are missing Panel and feeder schedules for this job to be accurately taken off, can you please provide

Answer - Panel schedules have been updated and/or added where they are necessary. Not all existing panels require a schedule. New Panel Schedules were added to E701 thru E704 in Amendment 1.

33. Spec Section: N/A

Paragraph: N/A

Page #: A602 – A605

QUESTION: Equipment does not match the floor plans.

Room 1A158 has Equipment A5212 & M5012 shown but no information on what this is. (appears to be a monitor & mount)

Answer - see revised Amendment 1 bid documents sheet A603 Room 1A148.

Room 1A194 shows grab bars on the floor plan but the equipment schedule does not list them.

Answer - refer to Amendment 1 added note on sheet A602 under “Toilet Accessory Groups” table.

Room 1A195 shows grab bars on the floor plan but the equipment schedule does not list them

Answer - refer to Amendment 1 added note on sheet A602 under “Toilet Accessory Groups” table.

Room 1A245 shows grab bars on the floor plan but the equipment schedule does not list them

Answer - refer to Amendment 1 added note on sheet A602 under "Toilet Accessory Groups" table.

Room 1A246 shows grab bars on the floor plan but the equipment schedule does not list them

Answer - refer to Amendment 1 added note on sheet A602 under "Toilet Accessory Groups" table.

Room 1A277 shows grab bars on the floor plan but the equipment schedule does not list them

Answer - refer to Amendment 1 added note on sheet A602 under "Toilet Accessory Groups" table.

Room 1A248 shows (2) 24" grab bars in the shower. This size of grab bar is not on the equipment list. The call for (1) 36" grab bar.

Answer - refer to Amendment 1 added note on sheet A602 under "Toilet Accessory Groups" table.

Sheet I208 Detail D3 shows equipment number "D0680" What is this equipment.

Answer - see revised Amendment 1 bid documents Sheet A602.

34. In review of the hazardous material drawings, it does not appear to address mold or PCB transformers. The bid documents indicate that the contractor is responsible for disposal of PCB transformers and ballasts. However, we do not see any indication of qty or location. Please provide a quantities and locations of PCB containing transformers and ballasts to be removed under this contract. Also please provide details and quantities for mold remediation as the presence of mold was evident at the walk through.

Answer - Bid documents exclude abating existing mold and removing existing PCB-containing transformers.

35. As a follow-up to the question above, please provide a complete hazardous material survey report for this building if available. We would assume a survey report would have accompanied the drawings that are part of the bid documents.

Answer - the VA's 2009 EFI survey report is already included at the end of bid documents spec section 02 82 11.

36. Does the project contain any lead paint? If so where and what quantity?

Answer - Based on the VA's 2009 EFI Report, no lead paint is anticipated.

37. In relation to reusing the existing elevator hoistways; With adding a rear door opening on the 5000# car #S-1, the existing platform will need to be cut down and reduce the inside clear dimensions of the depth by around 17.75" (FYI)

Answer - Acknowledged—see Amendment 1 revised spec section 14 24 00.

38. In relation to reusing the existing elevator hoistways; Replacing the "2.16 Hydraulic Plunger Assemblies", we will have to re-drilling the "Well Holes" to accommodate the new assemblies to meet code.

Answer - Acknowledged. See Amendment 1 revised spec section 14 24 00.

39. In relation to reusing the existing elevator hoistways; 2.9 Machine Room Monitor - these are two (2) simplex elevators not tied together, these monitors are typically used on multi-car installations and high-rise projects. Are Monitors required or can the in-controller LED screens be considered as meeting this requirement?

Answer - Monitors are required per VA specifications.

40. In relation to reusing the existing elevator hoistways; The specifications state like new door frames are to be installed. Our suggestion is to reuse the existing door frames and install new stainless steel cladding over them. However there will be one (1) new entrance for the rear opening that will meet the specifications. Do you intend on removing and installing all new entrances per the specifications?

Answer - abide by specification to remove existing and install all new entrances.

41. Sheet A110 note 02.43 states to remove all unused piping and conduit. It does not show the runs so we cannot perform a takeoff. Can you give us a size and linear footage?

Answer - Not all piping or conduit runs will be shown, which is typical. It is the Offeror's responsibility to provide an estimate encompassing demolition and removal of existing and abandoned piping and conduit. Except where indicated, complete demolition is required for first, second and attic floors. Offerors may schedule follow up visits only if established by the VA.

42. The Specifications 02 82 11 contain an EFI Global ACM Location Drawings for the Ground Floor, First Floor and Second Floor showing asbestos to be removed in the flooring. The Project Drawings only have the First and Second Floors. Is there any asbestos removal on the Ground Floor?

Answer - No.

43. Specification Section 02 82 11, 1.2 Variations in Quantity says that minor variations (+ or – 5%) in quantities of the ACM within the regulated area are considered as having no impact on contract price and time requirements of this contract. Drawing Sheet H100, Note 19 states " Areas are estimated and minor variations (+/- 10%) in quantities are considered as having no impact on contract price and time requirements of this contract." There is not a quantity listed in the specifications or drawings. Are we to use 5% or 10% and can you give us quantities for the following:

- a. Asbestos Containing Floor Tile and Mastic
- b. Asbestos Containing Pipe Insulating Materials with Diameters
- c. Cementitious Ceiling Panels

Answer - See Amendment 1 for requested quantities and correction to variations in quantity.

44. Sheet A122, General Note 7 states to remove all ceilings including ceiling found above ACT. This sheet shows ACT and hard ceilings but does not show the additional hard ceilings above the ACT. Can you provide a quantity for bidding purposes?

Answer - refer to Amendment 1 change to sheet A122.

45. What is the anticipated award date and start date for this project?

Answer – within 90 days of closing date (most likely will be at least 45+ days).

46. H100 General Sheet Notes #18 Contractor shall not use Elevator. Specifications (around page 44) states Contractor can use elevators. Is the contractor able to use the elevator?

Answer - see revised Amendment 1 bid documents

47. Note/wall tag C3 on demo sheets A112 & A113 does not match demolition detail notes on A510. It does match new wall construction notes. Are these walls tagged C3 to be C5 on sheet A510? Can you let us know if they are metal stud walls or terracotta walls?

Answer - See revised Amendment 1 bid documents.

48. Will the building be vacated of all personnel?

Answer – Ground floor will not be completely occupied so phasing plan as stated in the drawings/specifications can be deviated from. That being said, there are certain requirements that must be followed for the ground floor;

- A. The VA requires a 60 day advance notification for relocation of staff to be moved out of the ground floor.
 - B. At no time will a section of the ground floor be taken out of service for more than 30 consecutive days (this can be discussed/addressed if need be).
 - C. The Chapel must have open access 7 days a week, 24 hours a day.
 - D. The hallway of the ground floor must remain clean, in accordance with all required infection control (ICRA) standards, so that food can be transported through the hallway.
49. On Sheet P001 Note P states to replace/patch existing insulation. How much replace/patch is to be assumed?

Answer - See revised drawing P001 “Where any existing insulation is missing or damaged, replace, repair or patch the insulation.” was removed from the note P in revised Amendment 1 bid documents.

50. Will saw cutting and core drilling of slabs require x-ray? Are there any electrical conduits cast inside slabs?

Answer - Given age of structure and thickness of elevated slabs, it is unlikely this building contains electrical conduits in slab. However, this question relates to “means and methods” and therefore is under the Offerors purview.

51. What company currently has the maintenance contract for the elevators?

Answer - Murphy Elevators.

52. If the 1st floor, 2nd Floor and attic are currently unoccupied, can these phases run concurrently to save costs?

Answer – Yes; as long as you are in compliance with the requirements of the ground floor as sated above in # 48 then there are no issues.

53. Can you provide a detail for the Medical Gas Zone Valve in rated walls. Example 2nd floor corridor walls 2.2 & 4.1 column lines. This will more than likely exceed the 100 square inches allowed in a rated wall.

Answer - see revised Amendment 1 bid documents Sheet G501 detail titled “Typical Furr Out for Utilities in 1-Hour Walls.”

54. The RFP requires the contractor to use Form SO2 for detailed pricing. Are we allowed to use our own form if it provides sufficient divisional breakdown with markups?

Answer – the Form S02 must be included with the proposal; you may include your own form in addition to the From S02.

55. Spec Section 01 00 00, 1.21, states that we are to meter the electrical for temporary heating devices. What is the VA rate for the electricity?

Answer - See Amendment 1 revision to spec section 01 00 00 part 1.21.

56. Solicitation page 10, Factor 3 Past Performance indicates that offeror’s are to provide a PPQ directly to the Contract Specialist. If past performance projects were federal, can a final CPARS/CCASS be sent to the Contract Specialist or included in the factor 3 proposal section in lieu of a PPQ?

Answer – See the answer to #3 above.

57. Solicitation page 10, Factor 2a states that offeror's are to provide a Gantt chart of contract times broken into schedule of values by trade discipline and by General Wage Decision (formerly Davis-Bacon Act). Please confirm that bidders are to include a schedule of values in their proposal schedule technical volume. It would be unusual for the government to require pricing information in a technical volume for an LPTA solicitation requirement.

Answer – The Gantt chart itself will not contain pricing. See #14 above.

58. Specification section 01 00 00, paragraph 1.30 has extensive requirements for a third party professional photographer to photo document the entire project and provide secure web access to all digital files. This specification requirement will be a costly addition to the project budget. Please confirm that the VA desires this level of photo documentation for the project or if the contractors field personnel can provide adequate photo documentation as part of their normal documentation management of the project. Our photos would be kept on our Procore site and accessible to any VA personnel.

Answer - refer to Amendment 1 changes to 01 00 00 spec.

59. Spec Section: N/A

Paragraph: N/A

Page #: A602

QUESTION: The note under the Toilet Accessory Groups says all accessories are Contractor Furnished & Installed. Under the Specialty Equipment Schedule only the Grab Bars, Mirrors, Garment hooks and Shower Curtains are furnished and installed by the contractor. Please advise which is correct.

Answer - refer to Amendment 1 change to Sheet A602 note under "Toilet Accessory Groups" table.

60. Spec Section: N/A

Paragraph: N/A

Page #: Drawing A133

QUESTION: Sheet A133 Door 1A250.1 is called out on the Door schedule to be type 17 which is lead lined. This door is for a break room. Is this a correct door type for this opening?

Answer - No. See revised Amendment 1 bid documents Sheet A601 Door Schedule. Door 1A250.1 is revised.

61. Spec Section: 02 82 11 Traditional Asbestos Abatement

Paragraph: N/A

Page #: N/A

QUESTION: Can a ride on floor scraper be used instead of hand tools for asbestos floor tile removal?

Answer – Yes, they can be used provided the structure can handle the live loading of the equipment.

END OF SOLICITATION QUESTIONS-ANSWERS