

Replace Boilers at Malcom Randall VAMC - Bid Phase RFI Responses

QUESTION NO.	REFERENCE (Sect/Para/Page)	QUESTION	OFFEROR - COMPANY NAME	GOVERNMENT RESPONSE
1	Pg. 46, Section 4.35 PROPOSAL EVALUATION AND AWARD	We would like to include completed CPARS as a part of our proposal evaluation; if the offeror is inclined to include CPARS, would the government allow the inclusion of CPARS into the Appendix of the proposal submission?		Please provide only information requested per the solicitation. The VA will conduct a separate past performance review. The VA will review contractor performance information stored in the CPARS/(PPIRS) database. Thus, no separate past performance submission is required
2		230911 outlines the requirements for the SCADA system (e.g. points, graphics, etc.). These points are further outlined (and expanded) on the MP603, MP604, & MP605 drawings. Many of these points that are going back to the SCADA are also indicated to go back to the BAS. Please confirm it is the VA's intent to monitor the same exact points at both the SCADA and the BAS. This appears to be redundant, and will add significant cost to the project. If required, please confirm all points can be picked up via bacnet interface at the SCADA workstation.		Confirmed, points should go back to the SCADA system and the DDC control system. SCADA system controls the boiler plant and is locally monitored with the workstation in the control room. The DDC control system allows for remote monitoring of the plant. Points to the DDC control system through the SCADA workstation should be through a BACnet (read only) interface as specified.
3		230911 2.15 states to transmit alarm signal to the boiler plant Control Room. Audible and visual alarm shall be provided at this location. The VHA Safety Device Testing manual requires transmitting an alarm signal to a designated location outside of the boiler plant. Please provide the location, and the means for transmitting the signal to this location. A one-line diagram would convey this.		Refer to attached control diagram. Audible/Visual alarm and warning sign should be located outside the plant and in the control room as noted. The status (normal/alarm) of this system, should be monitored by the SCADA workstation as well as the DDC control system as noted in comment response to question #2.
4				
5	01 00 00 1.23	Please confirm the Government wants a Photographic Documentation indexing and navigation system (similar to Multivista) as outlined in 01 00 00 1.23.		Yes, the VA wants this.
6	01 00 00 1.1	Please confirm the Government will retain the testing laboratory services (as outlined in 01 00 00 1.1).		Contractor will provide all Inspection and Testing. Testing and Inspection Agencies will be nominated by the contractor, approved by the VA, and paid for by the contractor.
7		Please confirm there is no sole-source justification to utilize Cleaver Brooks firetube boilers (basis of design). Please confirm any manufacturer can be utilized as long as they meet the solicitation document requirements.		Cleaver Brooks boilers are not sole source. Any boiler manufacturer can be utilized as long as they meet the solicitation and as long as the contractor makes the necessary adjustments to other trades and other systems for proper construction coordination with his boiler of choice
8		Please confirm this project should include FL state/local sales tax.		The total price offered for the base and alternative deduct items should include all applicable taxes and fees.
9	01 35 26	Please confirm the General Contractor shall have a Project Superintendent AND a SSHO on site during construction. Generally the Project Superintendent can serve the duties of the SSHO.		The Project Superintendent can perform both duties.
10		Please confirm the Project Superintendent can also serve the role as Quality Control Manager.		The Project Superintendent can perform both duties.
11	01 91 00	Please confirm the General Contractor is required to hire the Commissioning Agent (not the Government) as outlined in 01 91 00.		The Commissioning Agent will be approved by the VA but paid for by the contractor and included as part of the overall contract price.

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12		Please confirm this contract requires NO new steam trap monitors (part 232111 2.24)		No steam trap monitoring is required, but all steam traps should have the capability for future steam trap monitoring per 232111.2.24.G.
13		The General Contractor is required to provide an inspector certified by the National Board of Boiler and Pressure Vessels Inspectors to conduct tests after equipment is installed (23 52 39 Part 3). Please confirm the Government will retain an inspector as outlined in 23 52 39 Part 3 after all operational tests are complete. In the past, the Government has wanted the General Contractor to pick-up both costs.		VA to retain the Inspector, per 23 52 39, Part 3.
14	01 91 00	Operation & Maintenance Training Requirements (01 91 00). Please verify if this section will be enforced as part of this solicitation. Is it the Government's intention that the contractor engage in the commercial production of a compilation of professional training videos as detailed.		Yes
15	23 21 11 2.26	23 21 11 2.25 Piping Support System – please confirm these engineered documents are required (outside of the current plans).		Required. Refer to Paragraph 232111.1.4.L for submittal requirements of the Pipe Support Systems
16	22 05 11 & 23 05 10	Layout Drawings – 22 05 11 & 23 05 10 require complete consolidated and coordinated layout drawings for all new systems, and for existing systems that are in the same area. Please advise if the Government requires these drawings in a certain format (e.g. AutoCAD, AutoDesk Revit, etc.).		Yes - Autocad, Revit, pdf.
17	23 09 11 & 23 51 00	Opacity Monitors - Opacity monitors are mentioned in 230911 and 235100 (“if required”), please confirm Opacity Monitors are not required.		Opacity Monitors are required, they are specified in 230911.2.8 and shown on plans MP603, MP709.
18	23 09 11	Stainless Steel Tubing - 23 09 11 (stainless steel tubing) – please confirm that the stainless steel tubing requirements (as outlined in 230911) are COMPLETELY depicted on the drawings. We assume that all the mechanical details and P&ID's on the drawings outline the extent of the stainless steel tubing requirements.		Stainless Steel tubing in control panels is not required.
19	23 09 11	Please confirm that the controls series drawings depict the complete extent of required interconnecting conduit and wiring as required for a complete system (as outlined in 230911) – including, but not limited to the Automatic Boiler/Burner Control System, Burner Management System with Safety Interlocks and Accessories, Main Instrumentation and Control Panel, Boiler/Burner Control Panels, Computer Workstation, Flue Gas Oxygen Analyzers, Flow Meters, Pressure sensors and transmitters, Boiler draft gages, temperature sensors and transmitters, recorders, and Boiler Plant Building Dangerous Gas Detection System.		Interconnecting conduit and wiring is not shown on the drawings. Complete wiring diagrams shall be submitted by contractor per 230911.1.4.D.3, 1.4.E.5, and 1.4.H.

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20	1. Page 17, Section 2.10 Proposal Instructions	In regards to submittal of the proposals, please clarify if the bidder is to submit redacted Technical and Price Proposals on the one (1) CD/DVD copy or if we are to submit a second CD/DVD copy with redacted Technical and Price Proposal.		Offeror should not submit and proposal information on CD/DVD. Proposal should only be emailed".
21	2. Page 20, Factor IV – Past Performance	Will the government consider the submission of CPARS in place of PPQs?		See RFI Item 1 response.
22	Page 19, Factor I – Specialized Exp. & Capability (Project Information Form)	In regards to item 10, the government specifies they are seeking the prime/key subcontractors involved in the example project, and "their respective contract numbers." Please clarify if the "respective contract numbers" is intended to be the internal, administrative contract number that is specific to the firm or the government issued contract number.		Offeror discretion regarding this. Subcontractor referenced contract numbers can either be contract/subcontract agreement number between the general contractor and that subcontractor; or for example, if the subcontractor performed on a federal contract, and knows the general contractor's federal contract number, they can choose to reference that. Either way is acceptable, and if needed, the VA will later seek further clarification."
23		Layout Drawings – 22 05 11 & 23 05 10 require complete consolidated and coordinated layout drawings for all new systems, and for existing systems that are in the same area. Please advise if the Government requires these drawings in a certain format (e.g. AutoCAD, AutoDesk Revit, etc.).		Yes, AutoCad, Revit, pdf
24		VHA Boiler Plant Safety Device Testing – please confirm the requirements that are outlined in the VHA Boiler Plant Safety Device Testing manual have been transposed onto the drawings (i.e. please confirm no changes to details in the drawings will need to be made in order to meet the requirements of the manual).		Installation details for each safety device have been transposed from the Boiler Plant Safety Device Testing Manual onto the project drawings. Safety device testing procedures and checklists were not copied onto the project documents, and should be reviewed by the bidders.
25		Please confirm seismic design and calculations as normally outlined in 13 05 41 (i.e. delegated design) is NOT required.		Not in specifications. Not required.

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26		<p>The current form of the technical proposal requires only the provision of 2 (or more) past completed projects that are relevant in nature. While past experience is very important, the proposal format includes no opportunity for respondents to provide any information related to the specifics of the project at hand. Given the incredibly complex and technical nature of this project, along with the potential for the project to negatively impact on-going medical center operations, it would seem that a description of the respondent's technical approach to this specific project would be an important consideration.</p> <p>For instance, many RFPs for projects of this particular nature require provision of a project schedule (and associated phasing narrative) that outlines key milestones and critical-path activities. They also include the requirement to outline anticipated project-specific risks, along with mitigation plans that will help ensure critical services to the medical center are not interrupted.</p> <p>Any firm that is capable and qualified to perform this project should be accustomed to providing this sort of technical information. Given that the VA is already considering technical qualifications as part of the selection process, adding elements such as schedule/phasing plans and/or risk mitigation plans would only help the VA make the most informed decision possible.</p>		See RFI Item 1 and 4 responses.
27		Plan S-001 under Note 2 States that a Geotechnical Report was performed by Gator Engineering & Aquifer Restoration, Inc. (G.E.A.R), dated August 2012; Entitled "Geotechnical Report, Malcom Randall VA MC Boiler Building". We have been unable to locate this geotechnical report. Please advise where this report can be located or provide them to the contractors in an Amendment.		Geotechnical report to be included with this amendment.
28		Please confirm there is no sole-source justification to utilize Cleaver Brooks firetube boilers (basis of design). Please confirm any manufacturer can be utilized as long as they meet the solicitation document requirements.		Asbestos and/lead abatement should NOT be included in the price. Rather it will be handled later as a change order.
29		Are we to exclude all abatement of Asbestos or Lead from our base bid cost? Please confirm that cost for abatement shall be required only after direction of COR when notified of such abatement and that cost shall be implemented by way of change order		Asbestos and/lead abatement should NOT be included in the price. Rather it will be handled later as a change order.
30		Please issue name of existing plant water treatment company		Vendor is Water Solutions and they use Ashberry equipment.

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31		Please confirm that the Owner will be providing Inspection and Testing agencies for Soil Backfill Compaction along with Concrete and Structural Steel Inspections and Testing		No, the contractor will provide all Inspection and Testing. Testing and Inspection Agencies will be nominated by the contractor, approved by the VA, and paid for by the contractor.
32		At the location where the seven parking spots are being 'removed' to the East of the main project, it calls for NO demolition, yet if you compare the existing sheet against the proposed sheet there is at least some curb being removed, and the proposed curb being added usually cannot be poured directly onto the existing concrete/asphalt there. The proposed plans don't show the existing curb along the sidewalk and the north end. Clarification is needed.		The proposed plans should indicate that the existing features are left in place. Please refer to C001 - topographic survey base file which indicates the existing road crossing, concrete landing pad, sidewalk and the 7 northernmost parking spaces, whose area some or partially falls within the limits of the 50-ft physical security boundary. VA review called for these seven spots to be restricted from available parking. Construction: The intent on C200 of no demolition is to restrict the spots from available parking without having to demo any of the existing physical features. The intent shown on C300 is to create a barrier to the parking spots by placing high curb alongside the west edge and south of the 7 parking spots. The barrier may be formed in such manner as to prevent cars from rolling over, i.e.; high concrete curb shape with a vertical side and rounded top; or very high rounded speed bump shape of asphalt. It should not be continuous so that there is drainage relief. See the example photo next to the curb note on C300. A concrete material could be placed with dowels into the subsurface for support. An asphalt material could be placed and formed directly on top of the existing asphalt roadway surface.
33		Does this project fall under the requirements of the "Buy American Act"?		Yes – please refer (and your subcontractor) to FAR 52.225-11 and 12.
34		We need the Control Devices shown on MP-603, MP-604 and MP-605 in Excel Format, if possible.		Control devices are not available in Excel format.
35		Does this project fall under the Executive Order 13706 for Paid Sick Leave?		Yes.
36		NO SPECIFICATIONS FOR WATER TREATMENT SYSTEM – (23-25-00 is listed but not in docs)		Chemical Treatment is specified in 235011.2.12.

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37		The drawings do not show the following: Chemical Tank VOLUME and material of construction. Is a Containment Basin needed? Injection Quills (Confirm the type and number needed)? The drawing shows one line for caustic feed and one line for polymer feed but 3x pumps for each? Are there 3 x caustic feed lines and 3 x polymer feed lines or only one, each? Boiler Boil-out: Need Boiler volume. What chemical solution is required?		The plans and the specs show everything required. Tanks are specified in 235011.2.12. A containment basin is not needed. Quills are specified in 235011.2.12, quantities are obtained from the drawings, specifically on MP607, MP701, and MP703. Drawing is correct - separate Caustic and Polymer pumps are required for each of 3 boilers. Each boiler will have its own interlocked caustic pump and its own interlocked polymer pump. Three pumps discharge into a single line for caustic and single line for polymer. Please read the chemical treatment sequence of operation on MP607, and follow the drawings MP701 and MP703 which show where the chemical treatment system lines inject chemicals into the feedwater piping and steam header. Obtain boiler volume from the chosen boiler manufacturer which is being used in your bid. Refer to 235239.3.2. Chemical solution shall be as recommended by boiler manufacturer or ASME Code Section VII.
38		For bidding purposes, How long do we need to treat the boilers-Time period?		Once a boiler(s) is ready for final inspection and then officially accepted by the VA, the responsibility ends. The following is from the boiler clean-out section in specs, but there is no time frame: Chemical Treatment: The quality of the water in the boilers shall be maintained by a professional water treatment organization. This organization shall provide on-site supervision to maintain the required water quality during periods of boiler storage, operating, standby and test conditions. Furnish monthly reports by the water treatment organization, to the (RE). The Contractor shall provide all chemicals, labor and professional services until the Government has accepted the boilers for operation.
39		Several questions: What material of construction for the water treatment lines? What type of automatic blowdown controllers are required? What is the dimension of the concrete pad for the chemical storage tanks? What is the pH sensor being used for? Will they inject the amine into the steam header? If so, then a retractable injection quill should be provided.		1. Stainless Steel per 232111.2.12. 2. Microprocessor based controller as Specified in 235011.2.13. 3. Refer to S201 where dimensions are shown. 4. Please read the sequence of operation of the Chemical Treatment system on MP607 which states, "Amines will be injected into the main steam header based on the PH sensor in the main condensate return pipe." 5. Retractable chemical injection quills shown on MP701, and MP703, and specified in 235011.2.12.E.
40		Per MP-104 in the plan set, It says for Pad removal, see Structural Drawings. However, there does not appear to be Structural Demo Drawings in the plan set relevant to this scope.		All existing equipment pads indicated on MP-104 to be removed, shall instead remain in place (not be demolished).
41		We need to know how deep the concrete pad is (thickness). We also need to know how you anticipate this existing Boiler Room looking after equipment and pad is removed (are we putting anything back).		All existing equipment pads indicated on MP-104 to be removed, shall instead remain in place (not be demolished).

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42		<p>There is a contradiction between the plans and specs on the Corner Guards. From Page 534 / 1430, 2.2 CORNER GUARDS, A. Surface-Mounted, Resilient, Plastic Corner Guards: Assembly consisting of snap-on plastic cover installed over continuous retainer; including mounting hardware; fabricated with 90-degree turn to match wall condition.</p> <p>1. Basis-of-Design Product: Subject to compliance with requirements, provide CS Group SSM20 4'-0" high units, (color shall be selected by Architect) with all caps, retainers and mounting hardware or a comparable product by one of the following:</p> <p>a. American Floor Products Co., Inc.</p> <p>b. Arden Architectural Specialties, Inc.</p> <p>c. Balco, Inc.</p> <p>d. Construction Specialties, Inc.</p> <p>e. IPC Door and Wall Protection Systems; Division of InPro Corporation.</p> <p>f. Korogard Wall Protection Systems; a division of RJF International Corporation.</p> <p>g. Musson Rubber Company.</p> <p>h. Pawling Corporation.</p> <p>i. Tepromark International, Inc.</p> <p>j. WallGuard.com</p> <p>From Page 53 / 124 – Page A-601, CG-1- CORNER GUARD (SURFACE MOUNT)</p> <p>MANUF: IN PRO CORPORATION</p> <p>STYLE: TYPE 1&2 MODEL 180</p> <p>COLOR: STAINLESS STEEL</p> <p>SIZE: 1-1/2"</p>		Corner guards will not be required for this project.
43		<p>In the original Solicitation the NAICS code says: 238220 (Plumbing, Heating and Air Conditioning Contractors). This project has Division 1-33 Specs (Which falls way beyond the Division 22 & 23 Specs of NAICS code 238220). We are a SDVOSB Certified General Contractor with NAICS Code: 236210 & 236220. We would like to confirm that we can bid the project as a SDVOSB Set Aside as the current solicitation is showing.</p>		NAICS has been reconfirmed and remains 238220.
44		<p>Drawing PL-201 shows a recirculation pump also specified in pump schedule on PL-600 as CP-1. The corresponding power for this pump is not indicated on EP-101 in Shop Area 101. Where is power to be provided from for pump CP-1?</p>		See new attached drawings EP-101 and EP711. A receptacle and homerun for CP-1 have been added, and the reference to SFCCP has been removed.
45		<p>Can you see if you can get drawing numbers MP-603, MP-604, and MP-605 in Excel Format. We tried to get this last time, but I think our request was too late. There is a lot of information on this drawings, that goes to several different vendors. It would help us manage this better if we were able to sort this and filter it. (From Mechanical Contractor)</p>		Control devices are not available in Excel format.

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46		Materials purchased by contractors, outside and inside Florida and installed on this project will be subject to sales tax as required by local statutes (state law). Will the Contracting Officer require the successful contractor to provide proof that sales tax is paid for major equipment installed on the project?		First, please refer to RFI 8 response. Second, the VA will not require to documented proof that applicable taxes and fees are paid. General contractor responsibility.
47		On sheet S203, it appears that some of the layers may have not transferred to the drawings as published. Specifically, in detail 1&2 the existing building 25 is not showing up and in detail 5 it appears that some items are missing. We have been seeing this on quite a few projects recently and just wanted to bring it to the A/E's attention to verify that everything that has been designed is showing up on the published drawing sheets.		Thank you for the notification. Everything that has been designed is showing up on the published drawing sheets.
48		Sheet C400 indicates to install bollards but no details or specifications can be found. Please advise on type and installation design.		See attached Typical Bollard Detail - C1.
49		We cannot locate the size of the fuel tank. Please advise.		MP707 – 40,000 gallon.
50		Sheet S200 detail 5 isometric has omitted the continuous footing for the masonry walls along column line a. It appears that at column line A4 the spread footing elevation is much lower than the adjacent footings. Please confirm whether the continuous footings are to step or maintains the same elevation regardless of the spread footing elevations.		The intent of the isometrics is to define beam locations and should not be used to determine types and locations of footings. Please refer to structural plans, details, and sections for accurate depiction of all footings.
51		Sheet S001 Note C indicates that a Geotechnical Report exists and that we are to that reports for additional requirements. This report cannot be located. Please advise.		See RFI response 27.
52		There is a light weight insulating concrete specification for the roof deck but the structural drawings appear to have specified a reinforced 4000 psi composite deck. Please confirm the concrete roof deck's composition.		Omit light weight concrete specification. Composite deck shall include 4000 psi concrete.
54		There is an asbestos abatement and lead abatement survey indicating the need for abatement work, but no specification. Please provide specifications for asbestos abatement and lead abatement.		The GLE report showed no asbestos but they couldn't sample parts of the boilers since they were steaming. The GLE report did show lead paint, however. Since this part of the project is at the back end, after the new boiler plant is on-line, this abatement can be treated as a change, if necessary. It will not affect the schedule of production.
55		Sheet G003 General Instruction and Note 4 states the VAMC makes no expressed or implied guarantee of accuracy or that that other utilities are not located in the construction vicinity. Furthermore, the Contractor shall be responsible for repairing or replacing any utilities damaged by the contractor during construction at no expense to the VAMC. If a utility is unknown and cannot be located by Ground Penetrating Radar, how can the Contractor quantify and price this requirement?		If the contractor did their due diligence, we would consider this as an "as found" unknown condition, for which the contractor would not be held liable. Key here is due diligence. Your example of using ground penetrating radar is a good one. VA expects that level of diligence.

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56		Deduct Alternate 1 indicates to install a synthetic stucco system on metal studs. Please provide the requirements for the construction assembly. Design criteria for metal studs, sheathing materials, waterproofing, etc is needed to determine an appropriate cost.		Deduct Alt. #1: In leu of brick cladding (and associated ledger angles and flashings), substitute an Exterior Insulation Finish Synthetic Stucco System (EIFS) over the CMU backing and vapor barrier as shown on the documents. The Synthetic Stucco system shall comprise of a minimum of 2" of closed cell rigid insulation board adhered/fastened directly to the CMU/VB back-up followed by the manufacturers recommended finish stucco system. EIFS Manufacturer's flashings, termination flashings, trims, corner trims, drips and associated expansion joints shall be utilized with the EIFS substitution. Since the EIFS is a shallower system then the brick, Aluminum trim pieces will be needed to abut other dimensionally different materials such as the louvers and metal panel system. Sto-Wall and Drivit are acceptable manufacturers.
57		Due to the complexity of the project and the Memorial Day weekend cutting into our estimating time, we would like to propose a minimum one week extension to the bid date and if possible a bid date in the middle of the week. It is has been our experience that bids on Monday's typically lead to less subcontractor participation which typically has a negative effect to the budget.		The proposal due date may be extended, dependent on official issuance of this RFI Amendment; however, the extension will be minimal. Offeror's can anticipate proposals being due approximately 7 calendar days after RFI Amendment issuance.