

36E77618R0092 CONSTRUCT CLC COTTAGE – DES MOINES TECHNICAL QUESTIONS AND VA RESPONSE TRACKING SHEET

ITEM NO.	DATE QUESTION RECEIVED	DATE QUESTION ANSWERED	QUESTION	GOVERNMENT RESPONSE
1.	7-16-18	7-23-18	We are submitting our AIR-SHIELD™ LSR Liquid Membrane Air/Vapor and Liquid Moisture Barrier for product substitution consideration.	We have reviewed it. There isn't anything wrong with the product submitted, however, it would not work with the wall system we have designed/detailed.
2.	7-19-18	7-20-18	Do you anticipate this project going below grade, needing dewatering for the building or utility tunnels?	The excavations should be well above the water table, so the only drainage would be to deal with precipitation. This would be covered in the sitework specifications.
3.	7-23-18	8-8-18	Are there CAD files available to the Contractor, more specifically for the civil work (grading and underground utilities)? Please advise.	CAD files can be provided once the contract is awarded, but cannot be provided during the bidding phase.
4.	7-24-18	8-8-18	Specifications Volume 1 – Section 01 00 00A – Statement of Bid Items – ARCHITECTURAL states that “The 12 Private rooms will have slight differences. Nine rooms will be considered standard rooms with 1000# ceiling lifts and 2 rooms will serve bariatric residents with 1000# ceiling lifts”. Are ceiling lifts part of this requirement? There is no other mention of this equipment other than in this section.	Ceiling lifts are not provided as part of this project, however, Contractors must allow for the future installation of ceiling lifts. Revised Spec Section attached. (See Amendment 0003 posted on 08/09/2018)
5.	7-30-18	8-8-18	What size of amp is needed for the PA and will the successful Contractor be providing it?	The PA system is a delegated design. The Contractor shall provide a complete and fully functioning systems.
6.	7-30-18	8-8-18	The equipment rack drawing shows rack mount power supplies and a UPS but zero specs or any indication that the successful Contractor will be providing them? Please clarify.	Refer to Spec Section 271100 – Telecommunication Room Fittings 2.1.C.6.

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7.	7-30-18	8-8-18	Are there specific manufacturers for the cabling and jacks?	No.
8.	7-30-18	8-8-18	On the reflected ceiling plan (A310) between Foyer 2501 and Living Room 2504 there is a pattern that is not called out in the key. It appears to be a finished wood texture. Can you confirm or clarify?	That is an acoustical wood ceiling (ATC-3 IN SECTION 09 06 00). See revised drawings. (See Amendment 0003 posted on 08/09/2018)
9.	7-30-18	8-8-18	There is a spec section 06 64 00 - Plastic Paneling. We could not find this on the drawings and believe that this is FRP and this is the wall finish for HSKP 2510B. Can you confirm? or is there Plastic Paneling elsewhere.	This is FRP (and is noted in the spec section as such). It is located in the HSKP 2510B per the room finish schedule.
10.	7-31-18	8-8-18	What kind of floor finish do the closets in the resident rooms get? On the Room Finishes Drawing (A601) it does not identify what finishes these closets get.	Closets to receive SV-1 (continued from resident bedroom). See revised A601. (See Amendment 0003 posted on 08/09/2018)
11.	8-1-18	8-8-18	In specification 23 21 13, there is no section on what type of material to use for "chilled Water". Please clarify.	The material type for chilled water is as specified for "Heating Hot Water and Vent Piping."
12.	8-1-18	8-8-18	On drawing MP100, key note 4, "Provide Keflex... expansion loop on chilled water. Should this be for the steam instead? There is no note for steam expansion.	Note 4 is for chilled water. Steam expansion is to be accounted for with a minimum of 3 pipe elbows at the connection point in the tunnel and at the CLC building entrance.
13.	8-1-18	8-8-18	Drawing MP100 also calls out for anchors on the steam line in the tunnel. The details show an elevated hanger system on all thread posts. Our Mechanical team believes that a detail showing exact anchor points is required. Please clarify.	The anchor point in the chilled water section (similar to 3/MP102) and chilled/steam section could be accomplished with a base stand (B3088) and anchor (B3147B or B3256). Means and methods are per MSS SP-69 in 230511.

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14.	8-1-18	8-8-18	Sheet M302 detail 2 shows the VAV Reheat Flow Diagram. To the right of HWP-1 and HWP-2 there is an octagonal shaped figure with a circle in the middle. Neither I nor our mechanical sub knows what that symbol is and it is not in the provided legend key. Can you please provide what this symbol is to represent?	That symbol represents a “balancing valve”.
15.	8-1-18	8-8-18	Sheet M302 detail 1 in the top left corner shows a typical fan coil. We do not believe when it says “Integral to Unit” is true and this will have to be field piped. Can you confirm or clarify?	Those items may be field piped or provided as a package with (not necessarily “integral to”) the unit.
16.	8-1-18	8-8-18	Sheet MP101 in room 2514 - Resident Laundry there is a VAV that is not called out. Can you please provide the missing information here?	That is VAV-2514. (More information on MH101 and M502.)

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17.	8-2-18	8-8-18	<p>Are any of the following listed integrations shown in 2.1 section B (below...) currently existing at this location or to be included as new integrations? If so, which numbers are applicable?</p> <p>2.1 SYSTEM DESCRIPTION - Page 16 A. Furnish and install a complete and fully functional and operable Nurse Call and/or Code Blue System WHOSE EMPTY CONDUIT SYSTEM WAS PROVIDED AS A PART OF SPECIFICATION 27 11 00. System shall be compatible with, and be an extension of, the existing Responder 5 Nurse Call Network.</p> <p>B. The Contractor is responsible for interfacing the following systems with the System:</p> <ol style="list-style-type: none"> 1. Wireless. 2. RTLS Locating. 3. EMR/HL7. 4. Reporting. 5. Staff Assignments. 6. PA. 7. MATV. 8. PC Console. 9. Additional as required to match existing. 	<p>It is our understanding that these system integrations are existing. PC Console is not required.</p>
18.	8-2-18	8-8-18	<p>3. HL7 Interface: Page 24 e. Provide one (1) spare HL Interface unit. – is a spare required for this project? (this interface is a software license - 1 is needed per each 25 beds)</p>	<p>Provide spare per specifications.</p>

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19.	8-2-18		<p>3. Nurse (aka Staff) Locator Interface: Page 27</p> <p>a. The System must be capable of performing nurse-locator functions.</p> <p>b. The System must be capable of performing staff-locator functions</p> <p>c. These functions may be combined into one operation.</p> <p>d. Provide two (2) spare interfaces. – are 2 spares required for this project? (this interface is a software license - 1 is needed per each 25 beds). There are no Staff Locator items shown on the drawings</p>	
20.	8-2-18		<p>8. TER: Page 28</p> <p>a. Paging adaptor (When connections are specifically approved by TVE 005OP3B): - Is this integration approved by TVE & to be included in the project?</p>	
21.	8-2-18	8-8-18	<p>Drawing MP102, detail 2, shows a 2” HWR and HWS from the pumps running over and down to the hot water reheat distribution on the first floor. Drawing M302, detail 2, shows the same pipe but 4”. Please verify what size pipe is to be used here.</p>	<p>The 2” pipe size on MP102 is correct. (Change pipe size to 2” on detail 2, Sheet M302.)</p>
22.	8-2-18	8-8-18	<p>Drawing MP102 shows a 3” HPS on detail #1, after the steam PRV it shows a 3” MPS pipe running to the heat exchangers and AHU. On Drawing M402, detail #4 it shows a 4” HPS line, and after the PRV station, shows a 8” MPS line to the heat exchangers and AHU. Can you specify if which detail is correct? There is only a 3” line ran from the tunnel to the new proposed building</p>	<p>3” HPS is the building service size and extends to the drip leg at the high pressure side of the PRV Station. Transition and provide 4” HPS drip leg. 5” and 8” MPS downstream of the PRV to an 8” MPS header. Extend 8” MPS to reheat heat exchanger and AHU preheat coil. Reduce to 5” MPS for remaining (Humidifier and Domestic HW) loads.</p>

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23.	8-2-18	8-8-18	On the heating drawings, we have a 2" heating water shown but the specifications on detail the page M501 it has an air separator, spirothem, model # VDT250 that has 2 1/2" connections. Detail 2 on sheet M302 shows 4" piping. Please clarify.	Heating water pipe size is 2" with transition to 2 1/2" at the air separator flange. (Change pipe size to 2" on Detail 2, sheet M302.)
24.	8-2-18	8-8-18	On drawing P101, it shows various floor drains. (FD-1, FD-2, FS). In the specification section 22 13 00, page 9, section 2.6 (Floor Drains) the types are FD-A, FD-B, ect. These do not match the designations that are on the drawings. Could you please clarify?	FD-1 = FD-C in the specification. Square Grate. FD-2 = FD-N in the specification. FS-1 = FD-S in the specification.
25.	8-2-18	8-8-18	Per specification section 22 13 00, page 13, section 2.8 (Trap Primers), the specifications call out trap primers but none are shown on the plumbing drawings, including any water lines serving these, if they are required. Can you please clarify?	Every floor drain and floor sink trap will have a trap primer as shown on detail 3/P402.
26.	8-3-18	8-8-18	Room 2516 on sheet P101 shows a 2" waste line serving fixture P-417 and P505. Per the plumbing fixture schedule on drawing P402, the P505 fixture requires a 3" waste line. Can you clarify? Should this be upsized?	A dedicated 3" drain is to be provided for the P505 fixture. Connect to the 4" waste line on the outlet of the floor sink in that room.
27.	8-3-18	8-8-18	Since this is a commercial kitchen, will a grease trap be required? If so, where will it be located and what size does it need to be? As I am sure you are aware, the Wastewater Reclamation Authority in Des Moines has very specific standards on placement and sizing	Jurisdiction and technical requirements are being considered. At this time no grease trap is included in the bid documents.
28.	8-3-18	8-8-18	Corridor 2544 CLC cottages - On page A 803 the elevation shows WP4 on the walls, East and West. On page A 601 the chart shows paint only. Which is preferred?	Corridors to have WP on the lower part of the wall and paint above. Room Finish Schedule update attached. (See Amendment 0003 posted on 08/09/2018)

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29.	8-3-18	8-8-18	Drawing P102 - The horizontal plumbing vent, in hallways, connecting to rooms 2505, 2507, 2509, 2513, 2511, 2513, 2515, 2519, 2523, 2525, 2527, 2529, ect..., do not exiting the building through either the roof or a side wall. Please review this and provide a drawing in accordance with current plumbing codes reflecting proper venting means.	All plumbing vents shall route to vents through the roof per keyed note 18 or where indicated for other stacks on P202. An ASI will be issued after bid for record documents.
30.	8-7-18	8-8-28	No waterproofing shown on the precast utility tunnel, it is required?	This product appears to meet all of the specification requirements and will be considered as a substitute.
31.	8-7-18	8-9-18	Is this project tax exempt?	Offerors shall include all applicable taxes in accordance with FAR By Reference Clause 52.229-3 "Federal, State and Local Taxes."
32.	8-7-18	8-9-18	Has there been an asbestos survey completed within the last year for the area that is being demolished, and if not, will the contractor be required to include those costs to comply with NESHAP regulations?	Building 12 was completed around 2010, so there is no known or anticipated asbestos abatement.
33.	8-7-18		On detail 11/CS201, are the metal handrails supposed to have footings?	
34.	8-7-18		Page A000 wall type Y shows 2 layers of weather barrier (typically TyVek), but there is no spec for weather barriers. On the same page, the legend shows a weather/air barrier. Which is correct? Similar situation at wall type Z.	
35.	8-7-18		Page A000 Roof/Ceiling Assemblies have discrepancies from the details (shown as ½" Fiberglass Sheathing) to the legend (shows ½" plywood). Which is correct?	

36.	8-7-18		Door schedule on A602 shows several doors with EXT2 as the hardware grouping, which is different than what is listed in Section 08 71 00 Door Hardware. Which is correct?	
37.	8-7-18		No manufacturer listed for TV bracket and no spec shown. Does the VA care what type we use?	
38.	8-7-18		There is no spec for the patient lifts, and I know in the past there have been structural design and testing requirements. Are we to assume that the VA will pick up those costs, if needed?	
39.	8-7-18		Plans call for Smart Cabinets (WD) on A601, but they do not meet the spec requirements for 12 32 00 Manufactured Wood Casework. We would typically see a Residential Casework spec for such cabinetry. Will one be provided, or are we to just bid the plans with no spec?	
40.	8-7-18		The equipment schedule on sheet A-701 does not have a box checked for who is providing/installing the 3 compartment sink designated as E2510c. Please verify if this is OF/OI, OF/CI, or CF/CI.	
41.	8-7-18		Drawing P101, room 2517 – We believe that the sink in this room is incorrectly designated. Can you confirm/clarify what this is supposed to be?	
42.	8-8-18		What size base, top cap and outside corners are required for WP-6?	
43.	8-8-18		Is the base on the lower portion of the fireplace supposed to match the base on the upper portion?	
44.	8-8-18		<p>Palladium products are not recommended in areas where there can be a large fluctuation in temperature. This can cause deformation and bubbling of the product. As palladium is a PVC product it can also melt, therefore it is not recommended around fireplaces.</p> <p>Per the qualification above are palladium products still required for around the fireplace in Living Room 2504?</p>	

45.	8-8-18		Is the trim indicated for around WP-5 to be IPC's 3D-Palladium trim? (See elevation in QUESTION NUMBER 45 attachment for reference to trim locations)	
46.	8-8-18		Per specification 221323, page 3, 2.1. Provide hair interceptors in barber shops and beauty shops. None are designated on the drawings, please clarify.	
47.	8-8-18		In specification section 232113, there is no specification on what type of material to use for chilled water. Please provide.	
48.	8-8-18		On drawing MP100, key note 4, "provide Keflex... expansion loop on chilled water". Should this e for the steam instead? There is no note for steam expansion.	
49.	8-8-18		Drawing MP100 calls out for "anchors" on the steam line in the tunnel. The detail shows an elevated hanger system on all thread posts which will bend over under strain from steam expansion. Please provide a detail of how this anchor is to be constructed.	
50.	8-8-18		Drawing M302, detail 2, shows VAV Reheat Flow Diagram. To the right of HWP-1 & HWP-2 there is an octagonal shaped figure with a circle in the middle. This symbol is not on the provided legend key. Please clarify what this symbol is.	
51.	8-8-18		Drawing M302, detail 1, in the top corner shows a typical fan coil. We do not believe when it says, "Integral to the unit" is true and will need to be field piped since the control valve is supplied by the temperature control contractor instead of the fan coil supplier. Please confirm or clarify.	
52.	8-8-18		Drawing MP101, room 2514, Resident Laundry, there is a VAV that is not called out with a tag number.	
53.	8-8-18		Drawing MP102, detail 2, shows a 2" HWR & HWS from the pumps, running over and down to the hot water reheat distribution on first floor. Drawing M302, detail 2, shows the same pipe but 4" in size. Please verify what pipe size is to be ran.	

54.	8-8-18		Drawing MP102 shows 3" HPS piping, on detail 1, after the steam PRV it also show 3" MPS pipe size. But on drawing M402, detail 4, shows a 4" HPS line into the PRV station and 8" MPS out. Please review and clarify, since the HPS in the new tunnel is only 3" pipe size.	
55.	8-8-18		On the heating water from the penthouse shows 2" pipe size but air separator specified is for a model that is 2 1/2" connections. Detail 2, on drawing M302 shows this same piping as 4", please clarify.	
56.	8-8-18		Per specification section 221300, page 13, 2.8, "Trap Primers" the specifications call out for trap primers, but none are shown on the plumbing piping drawings including any water lines serving these. Please confirm trap primers are required on all floor drains and provide piping diagrams correlating to these devices.	
57.	8-8-18		Drawing P101 shows various floor drains (FD-1, FD-2, FS), in the specifications section 221300, page 9, 2.6, the floor drains designations are FD-A, FD-B, FD-C, ect. These do not match the designations that are on the drawings. Please clarify.	
58.	8-8-18		Drawing P101, rom 2516 shows a 2" waste line serving both fixtures P417 and P505. Per the plumbing fixture schedule on drawing P402, the P505 fixture requires a 3" waste line. Please clarify.	
59.	8-8-18		Since this is a commercial kitchen, will a grease trap be required? If so, where will it be located and what size will it required. As I an sure your aware, the WRA (Waste Water Reclamation Authority) in Des Moines has very specific requirements for grease waste discharge into a city sewer system.	
60.	8-8-18		Drawing P102, horizontal plumbing vent in hallways, connect to multiple rooms on one continuous run. It is not shown exiting the roof. Please clarify.	
61.	8-8-18		Drawing P101, room 2517, the sink we believe is incorrectly designated, please provide correct sink number.	

62.	8-8-18		Drawing A701, equipment plan, E2510c, 3 compartment sink is not noted as “who” is providing. None of the boxes are checked. Please clarify.	
63.	8-8-18		Drawing A701, room 2517, fixture E2522a is listed as OF/CI, but on drawing P101 the same fixture is listed as P505. On the fixture legend on drawing P402, has it referenced as contractor supplied. Please review and clarify.	
64.	8-9-18	8-9-18	The response to RFI #4 states the contractor is to allow for the future installation of ceiling lifts and that the revised spec is attached. I am not seeing this with the amendment. Will this be posted?	This has been provided in Addendum 1, that was posted with Amendment 0003 on 08-09-2018.
65.	8-9-18	8-9-18	The response to RFI #8 clarifies there is acoustical wood ceiling and that the revised drawings are attached. I am not seeing this with the amendment. Will this be posted?	This has been provided in Addendum 1, that was posted with Amendment 0003 on 08-09-2018.
66.	8-9-18	8-9-18	The response to RFI #10 clarifies what flooring finish is to be used in the patient’s closets and that sheet A601 will be revised to show this. I am not seeing this with the amendment. Will this be posted?	This has been provided in Addendum 1, that was posted with Amendment 0003 on 08-09-2018.
67.	8-9-18	8-9-18	The response to RFI #28 clarifies what paint is to be used and that the updated room finish schedule is attached. I am not seeing this with the amendment. Will this be posted?	This has been provided in Addendum 1, that was posted with Amendment 0003 on 08-09-2018.
68.	8-9-18	8-9-18	Does the VA intend on answering RFI’s 19, 20, 31-63? A some of these are repeat questions but a few of them bring up important issues that should be addressed before the bid.	These questions will be answered in an upcoming amendment.
69.				
70.				

