

Answered RFI's (revised 8-8-2018)

VAMC:

1. What equipment is the general contractor responsible for buying and installing for this project?

A: The VA will purchase Medical equipment and the GC will be responsible for coordination of the installation with the equipment manufacturer.

2. Section 1 of the Specifications states that the contractor is to provide indexable Construction Photographs for the project. Is this in fact a requirement as it has been our experience that these types of files tend to be extremely large and most times the VA cannot access these after they are completed?

A: Yes, photographs are required. They must be organized by Feature of Work and dated. GC to coordinate with COR further as necessary upon award.

3. Has any consideration been given to the need for Zone lights?

A: Zone lights are not necessary.

4. What is the expected response / needed functionality of the Nurse Call in the OR Rooms?

A: As far as functionality, the drawing intent is for the staff assistance station to place a call to the nurse master station alerting nursing staff. Then nursing staff dispatching proper assistance to the corresponding call location as required.

5. Confirm all equipment shown on A402 is to be provided and installed by owner.

A: Toilet accessories shall be installed by GC. Reference Sheet EQ-4 Healthcare Technology Fourth Four for equipment provided by government.

6. HA400 calls for Contractor to complete a new Hazmat Survey. Please verify if this new survey will be completed by the VA due to conflict of interest if GC completes new survey.

A: The GC shall have a HAZMAT Survey performed by a certified SCDHEC licensed entity.

7. Confirm all headwalls are to be furnished and installed by the VA.

A: Headwalls shall be furnished by Owner under a separate equipment contract and install coordinated toward the end of construction. The contractor is responsible for utilities connections to the headwall.

8. Drawing ET500 – General note 21 states “electronics shall be provided by owner”. Please confirm what these “electronics” include.

A: Electronics include all active equipmentsuch as routers, switches, WI-FI Access Points and UPS OI &T.

9. EJ100 – General Note 21 – states “Contractor shall refer to low voltage consultant drawings for all requirements associated with low-voltage systems provided under separate contracts.” Please provide a list of these separate contracts.

A: General Note 21 will be deleted. GC shall coordinate shop drawings for low voltage systems.

10. Detail 5/AI401 indicates that pneumatic tube system is to be by others. Please verify if Pneumatic Tube system modifications as shown on Pevco drawings is to be by others.

A: PEVCO work shall be done under current contract. Note will be revised to remove “by others.”

11. Please confirm if any qty or dollar amount should be included in the bid to patch existing Fire Spray that may be encountered or found to be missing during demolition activities.

A: GC is responsible for patching existing conditions to ensure integrity of fire rated systems.

12. In reference to the above named project, are there a set of original prints/shop drawings available for the two Dumbwaiters that are to be retrofitted? These drawings are critical to be able to provide the government with an accurate estimate of associated costs. Dover Elevator is no longer in business and was sold to Thyssen Krupp in 1999. Thyssen Krupp requires a fee of \$650.00 to provide archived prints. Please advise.

A: Yes, as-built drawings will be provided.

13. I work for ThunderCat Technology, a SDVOSB, and have a few questions regarding solicitation #36C24718R0489 for the renovation of 4 south Operating Room (OR) at the Wm. Jennings Bryan Dorn VAMC in Columbia, SC.

a. Can you provide the list of attendees for the site visit that occurred on July 25, 2018 at 10:00 AM EDT?

A: Yes

b. Is the purchase of OR capital equipment such as booms, lights, patient lifts, and video integration included in the scope of this project?

A: Equipment indicated on Sheet EQ-4 Healthcare Technology Fourth Floor shall be provided by government under separate contract. GC shall coordinate associated structural support (blocking) for equipment installation.

a. If not, does the VA intend to purchase new OR capital equipment or utilize the equipment currently in place?

A: n/a

14. Will the contractor be given access to the existing corner stair tower?

A: GC will have access to existing corner stairwell. However, the stairwell must remain intact for egress of floors below.

15. Will the GC have a laydown area on site including a landing stage for the trash chute and dumpsters?

A: Contractor may store equipment/materials within the working limits; additional laydown areas and mobile trailer storage may be coordinated with the COR.

16. When was the 4th floor last renovated?

A: The PAIN clinic was renovated summer of 2017, most spaces and utilities are original to the facility (1976).

17. Is the existing roof warranted? If so by whom?

A: The existing roof has no warranty. The manufacturer of the existing roof is Firestone EPDM.

18. Will the 3rd floor be clear to allow access in the ceiling?

If not how will it be scheduled to allow access to the above ceiling areas?

A: No, the 3rd floor will not be clear. GC will coordinate work related to accessing above ceiling areas with VA.

19. Currently the drawings call for a "Combo Patient Bed and Emergency Staff Assistance Station mounted in headwall" at several locations. There is also a Code Blue Button called for in the ISO and PACU rooms.

- a. What is the desired response from Nursing for these rooms> we have several options that can be provided for these locations including a Patient Station that has both Staff Assist and Code Blue in one station.

A: As far as the device is concerned, our recommendation is to provide the device with all options (patient call, staff assistance, and code blue) in one station for all locations as shown on drawings.

Contractor may elect to coordinate variances to the drawings with COR and DOR during the course of construction.

20. We suggest additional Duty Stations to be located in the following rooms:

- a. Locker Rooms
- b. Ante Room
- c. Clean Core
- d. Storage

A: GC shall add Duty Station in the Clean Core. Per NFPA 99, the Locker Rooms, Ante Room and Storage are not required to have duty stations.

21. We typically see Nurse Call Call-in devices in the Control Rooms, this would call for Nurse Call to be placed in the Hybrid OR Control Room.

A: Note needed in the Hybrid OR Control Room.

22. Recommend Dome Lights outside of OR's in the Clean Core Area.

A: Dome lights are not needed in this area.

ARCHITECTURAL:

23. I'm noticing a couple items on the electrical drawings that were missed by the electrical reviews. On sheet FA400, it is noted that the existing Engauge extinguishers are to remain by Key Note 1. That will be hard since this area is getting demolished. Also, on the front sheets reference to Engauge is in specification "?" (Sheet EJ100). We need to get the correct number.

A: We have identified two (2) Engauge Fire Extinguishers on FA400 that will remain per Key Note 1. The walls at fire extinguishers locations are not being demolished per FA400. All parts of existing fire extinguisher need to be salvaged and returned to the government. New fire extinguisher system shall be GC furnished and installed.

24. Are as-built drawings available for the existing exterior wall / window details for the existing 4th floor?

A: Yes

25. Are structural steel as-built drawings available?

A: The existing structural drawings are available.

26. Drawing A405 shows the door and frame schedule. Door 100 is listed in the schedule but not in the legend. Where is door 100 going to be located?

A: Door 100 is not used. Door schedule will be noted.

27. Drawing AF400 states that handrails needed will be "typical." What is the basis of design for these rails?

A: Refer to Specification Section 09 06 00 Schedule for Finishes, Part F – 10 26 00 Wall and Door Protection.

Refer to Specification Section 10 26 00 Wall and Door Protection

28. The drawings list the dimensions for lockers, but no specifications beyond that. Please provide the basis of design.

A: A Specification Section for lockers will be added.

29. The drawings reference a "cart." Is the general contractor to assume that the cart is another term being used for the dumbwaiter?

A: The terms 'cart' and 'T-cart' have been used interchangeably and refer to the dumbwaiter.

30. What rooms have exposed concrete that need to be sealed by the general contractor?

A: Per AF400 Finish Schedule, the existing mechanical floor is to remain and be sealed.

31. What are the specifications on the type of concrete sealant needed?

A: A Specification Section for concrete sealant will be added.

32. Does the release of the replacement drawings and specifications in Amendment 2 supersede and cancel Amendment 1?

A: Amendment 2 drawings and specifications replace the original drawings and specifications in the solicitation. Amendment 1 stands as is removing all deductive alternates.

33. What is the height of the deck on the Fourth Floor?

A: Per the existing structural drawings, the Finish 4th Floor elevation from the finish basement floor is 61'-0". The Finish 4th Floor to the bottom of the roof deck elevation is +/-14'-2 ¾." GC shall field verify.

34. Is there anything that shows where the Lead Based Paint is on this project?

A: Yes, a Lead-Based Paint Survey was performed and will be provided.

35. I have a quick question about the VA Dorn Renovate 4 South Operating Room project. I've found a ceiling lift check list, but I do not find ceiling lifts specified or in the RCP drawings. Are ceiling lifts included in this project?

A: Patient lifts were not designed or included in the equipment for this project.

36. What is the height of the sheet vinyl integral base? (The specs do not state whether it is to be 4" or 6")

A: A six inch (6") flash cove (integral) base is required.

37. Lead Lined Drywall, Doors, Hardware and Windows. See page A-403 in plans. However, there is not a Division 13 Spec for Lead Lined Drywall, Doors, Hardware and Windows. Can you please add a spec for that in an amendment?

A: A Specification Section for Lead Lined Drywall, Doors, Hardware and Windows will be added.

38. AF400 –General Note states all existing conc. Floors shall receive conc. Sealer. Confirm this only applies to floors that are to remain – exposed concrete. Confirm which rooms are to receive sealer.

A: Yes, only to floors that remain. Per AF400 Finish Schedule, the existing mechanical floor is to remain and be sealed.

39. Confirm no rebar and/or blockfill is required for block walls to be patched at mech room.

A: Patch work as required to match existing such that finished work is of uniform construction type, fit, and finish.

40. Please confirm if any qtys should be assumed in Asbestos Abatement of Ductwork, mastic or any other items that are indicated to "may exist" above existing ceilings

A: An Asbestos Survey was performed and will be provided to confirm quantities of Asbestos Abatement of ductwork.

41. In the Table of Contents in the Spec book there is a spec: 25 10 10 Advanced Utility Metering System. However, when going through the Spec book the spec is not there.

A. The Specification Section 25 10 10 Advanced Utility Metering System will be removed from the Table of Contents.

42. Is the existing asbestos survey available? (Does the existing fireproofing have asbestos? If not what does the system have due to repairs needed when connecting piping, duct, walls etc.)

A: An Asbestos Survey was performed and will be provided.

43. Is mold resistant sheetrock being used along exterior walls and in wet walls?

A: Yes, the design intent is to use purple board: fiber glass faced gypsum board with fiber glass tape, level 5 finish.

44. Should the floor finish in the PACU and preop be changed to welded seam vinyl like the surgical areas to reduce possible contamination being tracked from the preop to clean area? It presently appears to be VCT with joints.

A: The finish floor will remain VCT as indicated on the Finish Schedule, Sheet AF400.

45. Drawing A404 states that metal railings are needed for this project. What quantity of railings are needed? What thickness and material do the railings need to be? How are the railings to be attached to the building?

A: Item #: 1141 Kee Quick Assembly Safety Railings is an acceptable basis of design. Reference 29 CFR 1926.502 Fall Protection Systems Criteria and Practices. Refer to depiction of metal railing shown on A404 for quantity.

46. Drawing A405 shows the door and frame schedule, however, the door types listed do not match the legend. Please provide corrections for any doors that do not follow the schedule.

A: Door and Frame Schedule on Sheet A405 has been updated to include all doors and frames in the scope. Door and Frame elevations shown are per VA standard details, PG-18-4, Division 08 – Openings, SD080000-01.

47. Drawing AF400 calls for wall tiles. To what height are these tiles supposed to extend?

A: Per AF400, a ceramic tile wainscot at 4'-0" A.F.F. is in Locker Room toilets, 4A159 and 4A161. Wainscot occurs on three walls in locker rooms. Full height ceramic wall tile is in patient toilets, 4A170 and 4A174, at wet wall. Reference AC401 Reflected Ceiling Plans to determine height of wall tile.

48. Detail 12/A1401 shows lavatory with RWC to be installed full height behind lavatory and is noted to be "typical". Most of the lavatory locations show tile behind them. Please confirm locations of where RWC is to be installed behind lavatories as per this detail.

A: Per AF400 Fourth Floor Finish Plan, RWC-2 is to be installed at lavatories and cart alcoves located in Corridor 4A142, Corridor 4A155 and Corridor 4A147.

RWC-2 is to be installed at wall hung lavatories in Pre-Op Rooms, Ante Room 4A153 and ISO PACU 4A154.

Refer to A402 Enlarged Floor Plans and A401 Interior Elevations.

49. Door Finish Schedule – Door types 11, 42, 20, and 40 are not shown on door elevations. Please provide elevation and door info for each type

A: Door and Frame Schedule on Sheet A405 has been updated to include all doors and frames in the scope. Door and Frame elevations shown are per VA standard details, PG-18-4, Division 08 – Openings, SD080000-01.

50. Reflected Ceiling Plan – Please provide info on the sprayed plastic finish that is to be applied to gyp board ceilings in some locations

A: A Specification Section for OR Ceiling Finish will be added.

51. A401-Wall Type Schedule. Several of the wall types call for 3 5/8" metal studs walls but the dimension shown for the wall appears to be for a 6" stud wall. Please provide correct nomenclature for wall types.

A: The wall types are accurately depicted on A401 per the Wall Types schedule, use schedule to denote wall dimension in plan.

52. AF400-Finish Schedule and Finish Plan do not correspond with one another as to the locations of RWC-1 and RWC -2. The extent of this wall covering is not clear on either plan. Please provide clear plan showing extent of RWC-1, RWC-2, handrails and cornerguards if required. The Finish Spec 090600 also lists conflicting information on wall protection items that are required vs. what is shown on the drawings.

A: AF400 will be revised to show locations of RWC-1/RWC-2 wall finish.

Reference RFI for detail 12/A1401 for RWC locations.

Wall guard/Handrails and corner guards are accurately shown on AF400 Fourth Floor Finish Plan. There are no wall guard/handrails in the surgical side of the OR as shown. Corner guards are applied throughout entire OR suite at all exterior corners.

STRUCTURAL

53. Is there another floor above the Fourth Floor construction area?

A: No

54. What is the composition of the decking above the Fourth Floor (concrete, steel, etc...)?

A: Based on supplied existing drawings concrete slab over 3" composite deck. This varies in certain areas. To be confirmed in the field by others.

55. There is no mention of the structural support steel that would need to be installed for the booms in the operating rooms. Is it the intent of the government to have this as part of the initial project bid?

A: Sheet S100 addresses the support for equipment that was requested during the construction document phase. The structural support steel shall be coordinated with the basis of design for the equipment.

56. Confirm Steel Details shown on sheet S-100 only applies to 4 locations. Confirm no other structural steel and supports is required for owner provided equipment other than that shown on S-100

A: Reference RFI for structural support steel for booms in the OR. This support system addresses the support for equipment associated with the B1, B2, C1, and C2 plates. This is based off of manufacturer information provided on 6/22/2017.

57. S-101 – Confirm no steel work or modifications to existing steel is required in existing Mech. Room. Existing Steel for Mech. Room is shown on sheet S101, but it does not appear to show any new work.

A: The design intent is for the new unit to be installed at the same location as the existing unit. GC shall coordinate removal of existing unit and install of new unit by widening existing louver opening between columns 11 & 12 (see revised Mechanical Sheets: M001, MD001, & MH105). GC shall provide steel support for new louver opening per M001 (structural will coordinate).

MECHANICAL

58. Are the exterior walls firestopped at each floor?

A: Per existing drawings of exterior wall section, exterior walls are fire-stopped at floors. GC to repair as needed to ensure integrity of fire rated systems

59. Provide info for existing roofing contractor at 4th floor roof and 2nd floor roof where pitch pockets and roof modifications will be required for HVAC and Electrical work.

A: The existing roof is a Firestone EPDM and has no warranty. GC is responsible for properly sealing roof penetrations associated with rooftop units.

ELECTRICAL:

60. Please state the manufacturer of the following systems, Data Racks, Nurse Call, Fire Alarm, and Access Controls, in order to price cohesive and integrated systems for the VA.

A: As noted on sheet FA400, the nurse call system is Rauland "Responder 5" series. Fire alarm system is Notifier. Access Control system is comprised of different product manufacturers. Refer to this dropbox link for the current VA system product information and coordinate with Security Staff (Chris Nash 803.776.4000 Ext.7871).

<https://www.dropbox.com/sh/ch5958d4c33upr7/AAAYxcePTMyxCgKyHbOSZ75ta?dl=0>

The design basis for the Data Rack is to accommodate both vertical and horizontal cable management as well as an overhead ladder and grounding.

61. Headend Location is currently shown as the Electrical Room 4A171. The existing Nurse Call closet is outside of the elevators in room 4A100. We strongly recommend this closet be utilized for the OR project as we have cabinets in place, Critical Power, as well as the Nurse Call Chase in-between floors. This is the best location for the headend equipment.

A: Nurse call headend will be relocated as noted above.

62. PEVCO drawings show electrical work that is to be by others that is not shown on Electrical Drawings. Please include electrical requirements on electrical drawings as required for PEVCO work.

A: Power and data for the PT Station is shown on sheet EP300. The network cabling requirements are shown on sheet ET500.

63. I didn't know if you needed this for the new ORs, but attached is the readiness guide from Intuitive Surgical which includes some of the engineering requirements in terms of electrical, etc necessary to support the equipment.

A: There are dedicated circuits around the space to accommodate the equipment. There appears to be four components to this system: Vision Cart, Patient Cart, Surgeon Console, and an Illuminator.

CONSULTANT – ELEVATOR

64. Please provide the third-floor ceiling plan for the pneumatic tube system.

A: The existing 3rd Floor Reflected Ceiling Plan will be provided.

65. Is there a basis of design for the electric traction and winding drum dumbwaiter system?

A: Courion Cartmatic is an acceptable basis for design.

66. Regarding the dumbwaiter, the specification work title says Operating Room which is T-4. In the specification, it identifies T-3. Are both units T-4 and T-3 to be completed?

A: Yes, both units are to be completed for this project.

67. Please provide an elevation view for the cart lifts.

A: Refer to existing structural drawings.

68. Specifications identify that the platform for the dumbwaiter lift is to be retained. To meet the elevator codes, the platform needs to be new and a few inches smaller in length to accommodate the code required for infrared curtains. Please advise if this is acceptable.

A: A new platform and cab to be installed.

69. Providing guide rails for the elevator and counterweight raise up to match existing rails from the late 1970's will be difficult if not impossible. Will the VA accept new rails if necessary?

A: New rails are acceptable. The T-cart is a complete gut and re-install.

70. S-101 – confirm no additional steel is required for dumbwaiters on 1st or 2nd floors (detail is for 3rd and 4th floor only). Confirm no modifications or penetrations through existing steel will be encountered for floor cut-outs required for each dumbwaiter. Provide dimensions for new steel at dumbwaiters (required clearance size is needed)

A: Additional steel members must be installed for car and counterweight rails per manufacturers details for TC 4. Typical installation is framing at each floor level. Overhead framing is required for sheaves and governor as well as access to the governor. Clearances will be the same as existing.

71. Dumbwaiter Specs – Verify which Dumbwaiter is TC 3 and which is TC 4. T 3 indicates 6 stops and T4 indicates 2 stops. Should both of these be 5 stops (for ground, 1st, 2nd, 3rd, and 4th floors)

A: The TC 3 is six (6) stops. The 4th floor entrance will be closed off and a new entrance installed on the opposite side. TC 4 has three (3) stops. The elevator rails extend from the basement to the 4th floor with stops at the basement, 2nd floor and 4th floor.

72. Dumbwaiter – New walls for dumbwaiter on 3rd floor are 3 5/8" metal studs per wall type. Please confirm no additional steel or supports will be required in this Stud wall for support of dumb-waiter rails.

A: Reference RFI for sheet S-101 regarding additional steel required for dumbwaiters.

73. Drawing GC300 and A200 call for new controls for T-Cart. Please confirm all of this work (new devices and controls) is to be part of the Dumb-waiter manufacturer and installers scope. These items are not shown on electrical drawings.

A: All new controls and devices are the manufacturers and installers scope of work as defined in section 14.

74. Are the cart lifts to remain with manual loading/unloading or are they to be auto-load/unload

A: Manual loading/unloading

CONSULTANT – EQUIPMENT

75. Please provide details for all owner provided equipment that show supports required and MEP requirements if not shown on drawings. Please provide details from ASE – Architecturally Significant Equipment Book for items provided by owner.

A: Please see ASE Book issued by Mazzetti dated 12-22-17 for specifications and details on OR lights/booms.

76. Regarding sheet EQ-4. I tried to reduce the size of the equipment book file, but only saved 2 MB from the original 66. Can you guys see about getting a legend placed on that sheet.

A: Please see the following Dropbox link for the ASE - Architecturally Significant Equipment Book:

<https://www.dropbox.com/s/whmy3zdwuv5hue/Equipment%20Book.pdf?dl=0>

CONSULTANT – ENVIRONMENTAL

77. I see that asbestos and lead-based paint abatement are required, but I do not see the details (amounts and locations of asbestos or lead-based paint materials). Can you send that info, or tell me where to find it, so that we can compile a bid?

A: An Asbestos and Lead Based Paint Survey was performed and will be provided. The ACM and LBP locations are depicted in the survey. ACM quantities are in the survey. LBP quantities are as follows:

- a. **Ceramic tile - ~ 8500 square feet**
- b. **Stairwell Handrails - ~280 linear feet**