

36E776B0090 WLDR 2nd Floor - TECHNICAL QUESTIONS AND VA RESPONSE TRACKING SHEET



ITEM NO.	DATE QUESTION RECEIVED	DATE QUESTION ANSWERED	QUESTION	GOVERNMENT RESPONSE
1.	8/28/18	9/19/2018	Will the Site Supt. be allowed to fill the roles of CQC and SSHO, if properly qualified, or will a separate individual be required for either of those two positions?	No.

2.	8/28/18	9/19/2018	<p>The statement of requirements below is an addition to our typical and standard VA CQC manager requirements, in that we must have someone on the job site full time for each respective discipline and the person must have a degree, and/or extensive experience. These types of requirements are difficult, if not impossible to achieve and will add tens of thousands of dollars to the project cost, if not more. There is also a Special Inspector specification that almost duplicates this QC matrix, so we would end up having a CQC, and QC specialist, and a Special Inspector. Is the VA expecting the Contractor to include the costs for what certainly appear to be duplicitous quality control personnel? Will the VA consider deleting these costly CQC requirements for this project and only requiring the more standard CQC and Material Testing / Special Inspection requirements, or can the CQC fulfill the role of the QC Specialists, or can the Site Supt. act as the CQC without the addition of the QC Specialists? See the cut and paste excerpt below:</p> <p><i>01 45 00 3.4 C. CQC Personnel: In addition to CQC personnel specified elsewhere in the contract, provide as part of the CQC organization specialized personnel to assist in the CQC System Manager for the following areas, as applicable: electrical, mechanical, civil, structural, environmental, architectural, materials technician submittals clerk, Commissioning Agent/LEED specialist, and low voltage systems. These individuals or specified technical companies are employees of the prime or subcontractor; be responsible to the CQC System Manager; be physically present at the construction site during work on the specialized personnel's areas of responsibility; have the necessary education or experience in accordance with the Experience Matrix listed herein. These individuals can perform other duties but need to be allowed sufficient time</i></p>	Yes.
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			<i>to perform the specialized personnel's assigned quality controls duties as described in the CQC Plan. A single person can cover more than one area provided that the single person is qualified to perform QC activities in each designated and that workload allows.</i>	
3.	8/28/18	9/12/2018	Note 6 on sheet A1.102 Indicates that we are to remove all environmentally regulated materials to include fireproofing. Sheet A1.103 provides quantities of various HAZMAT materials except for ceiling tile and carpet, which indicate "take off." Can the Contractor safely assume any quantities for HAZMAT removal will be considered a differing condition?	<i>HAZMAT studies have been uploaded via separate Addendum</i>
4.	8/28/18	9/12/2018	If we are to remove the existing sprayed on fireproofing, we will need a complete as-built of the existing structural steel, and we will need to know the thickness of the fireproofing applied to the structural steel, without this information we cannot do a take-off of quantity and the relative difficulty of the fireproofing to be removed. Will the VA provide the HAZMAT Survey for this area and the structural as-built drawings?	<i>As-builts have been uploaded via separate Addendum. Provide alternate pricing for only repairing fireproofing that was identified as damaged in the post-flood surveys...which have been uploaded per previous addendum.</i>

5.	8/28/18	9/12/2018	<p>Note 6 on sheet A1.102 goes on to say that “it shall be the contractors obligation to satisfy himself/herself to the nature, character, quality, quantity, and sizes of materials “likely” to be encountered and impacted by the project” Failure to do so does not relieve the contractor from the obligation to furnish all materials and labor to carry out the provisions of the contract”. This note seems to be a CYA statement to say that the contractor is somehow supposed to be able to identify and quantify every existing condition whether or not the design team shows them in the contract documents, or if they are visible to the contractor during a site visit. This is especially important considering all of the asbestos-containing materials that are throughout the hospital.</p> <p>Note 6 appears to conflict with 48 CFR 52.236-2 “Differing site conditions,” and the way the differing site conditions clause treats materials or conditions different than those shown on the plans or those that are subsurface/not shown (see below).</p> <p><i>48 CFR 52.236-2 “Differing site conditions” The Contractor shall promptly, and before the conditions are disturbed, give a written notice to the Contracting Officer of (1) subsurface or latent physical conditions at the site which differ materially from those indicated in this contract, or (2) unknown physical conditions at the site, of an unusual nature, which differ materially from those ordinarily encountered and generally recognized as inhering in work of the character provided for in the contract.</i></p> <p>Please confirm that if an existing condition is not shown on the contract documents, it will be treated as a differing site condition and treated as a changed condition per 48 CFR 52.236-88 Contract Changes.</p>	<p>HAZMAT studies have been uploaded via separate Addendum</p>
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6.	8/28/18	9/19/2018	Will the VA provide the Physicist's Report, or the specified weight of the lead shielding required for the PET CT Room?	<i>N/A for this project.</i>
7.	8/28/18	9/19/2018	Sheet I1-102 depicts WF-02 Exterior windows at drywall. Will the VA provide the following information: Where is WF-01 located on the drawings and what is the window number? What is the window number for the WF-02 film?	<i>WF-02 is for the outside window where new patient bath room wall blocks the window- 2052, 2055, 2083 and 2086.</i>
8.	8/28/18	9/19/2018	Specifications are calling out Black-Out, Frosted Crystal or Dusted Crystal Window Film. Sheet I1.101 Interior Finish Schedule lists the following film: WF-01 - 3M Fasara Fine Crystal Film 50" x 98.4" WF-02 - 3M DI-NOC PS-959 Film 4'-0" x 164'-0". Will the VA clarify which instruction to follow for the window film types?	<i>WF-02 is for the outside window where new patient bath room wall blocks the window- 2052, 2055, 2083 and 2086.</i> <i>WF-01 is for the sidelights. Heights not indicated but 18" from top and bottom frame.</i>

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9.	9/14/18	9/19/2018	<p>1. Will the VA accept this as an acceptable equal to the specified Live Wall?</p> <p>The VGP tray system is, in concept, quite similar to the specified LiveWall system. That is, they both rely on a plastic planting tray hung on the wall, with the plants rooted vertically, growing out at an angle. I've attached the typical detail drawing of the product, including sizes, mounting, and irrigation recommendations. The VGP tray is about half as wide as the LiveWall tray – we find it is easier to mount and dismount, and allows for easier changeout of individual plants. They are also spaced more closely (vertically) than the LiveWall tray, which we believe allows for thicker, better wall coverage. The VGP trays themselves each have a drain pocket at the bottom, which drains into the irrigation zone of the unit below. This drain pocket is separated by an internal baffle to prevent soil oversaturation during watering. We've found the planting space more than adequate to support healthy wall growth. The trays hang by gravity, but may be fastened in place using two anti-lift safety clips (included).</p> <p>The mounting system, as compared to the LiveWall system, is greatly simplified. The basis for mounting is a self-contained 12-tray panel measuring approx. 16"W x 36"H. This panel, made of plastic, is simple, durable, and corrosion-proof. All VGP system components are manufactured in 100% post-consumer recycled polypropylene. The irrigation system installation is extremely simple, and allows for maintenance and/or repair without doing anything more than moving a few trays. The irrigation water is spread to the plant's roots using an upper irrigation baffle, which is also fed from the tray above. The system is extremely water efficient. Without knowing specifics, we are typically told by installers that the VGP is far easier, faster, and therefore less expensive to install and maintain than the LiveWall.</p> <p>The VGP system is a much simpler, yet effective system and therefore is 25-30% less expensive to install and much less expensive to maintain</p> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  VGP813.pdf </div> <div style="text-align: center;">  VGP COMPLETE (2).pdf </div> </div>	<p><i>For the purpose of bidding, price the Live Wall as shown on the drawings.</i></p> <p><i>For the successful bidder, product substitution can be submitted via Submittal Process for consideration and approval during construction.</i></p>
10.	9/14/18	9/19/2018	Will the VA provide an area for the Contractors mobile office and material storage? If so, where will this area be located?	<i>Yes. Location to be determined.</i>
11.	9/14/18	9/19/2018	Specification Section 01 91 00 – General Commissioning Requirements, Part 1.9-A indicates that the VA will hire the Commissioning Agent (CxA) by separate contract. Will the VA confirm that they will hire the CxA and that this will not be a cost to the Contractor?	<i>VA will retain commissioning agent.</i>

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12.	9/14/18	9/19/2018	Specifications indicate the General Contractor to provide a Commissioning Manager for the project while the VA will provide the Commissioning Agent. Part 3 subsection 3.1 identifies the Commissioning Process and Responsibilities of each Commissioning Team member. The chart provided does not include the Commissioning Manager. Please clarify if these are two separate roles within the Cx process and provide an updated chart with the CxM's responsibilities.	<i>VA to provide commission agent and the contractor will provide commissioning manager as appropriate.</i>
13.	9/14/18	9/19/2018	E1/A2.301 refers to Detail B5/A4.106 which is "voided". Is there a replacement detail for the shower pan?	<i>There is no shower pan detail. Only the shower floor area will be sloped to drain per detail A4/A4.106.</i>
14.	9/14/18	9/19/2018	Specification 09 67 23 calls out Res-3 and describes terrazzo. The Interior Finish Schedule on I1.101 calls for Stoneblend GSI-G. Res-3 is typically a mortar floor with a "decorative flake" topping. Please clarify if the intent is an epoxy terrazzo or Stoneblend GSI-G.	<i>It is Epoxy floor by Stoneblend, building standard specification.</i>
15.	9/14/18	9/19/2018	Toilet Accessory List on A0.105 lists "Government Provided Equipment". Specification 10 28 00 lists many of the same products. Please clarify if all toilet accessories are OFCI. If all are not, please clarify which are CFCL.	<i>Toilet accessories are OFCI.</i>

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16.	9/14/18	9/19/2018	The Equipment Schedule on A2.206 lists which items are OFCI. The Equipment Plan on A2.201 does not show locations of all pieces of Equipment. Please provide quantities/locations of OFCI Equipment.	<i>Only equipment requiring anchorage are shown on the equipment plan A2.201.</i> <i>Refer to Equipment Schedule Sheet A2.206 & A2.207 for quantities.</i>
17.	9/14/18	9/19/2018	The Multi Purpose Courtyard calls to patch, prep and paint the ceiling and walls. Is there any flooring work in this area?	<i>Restore to previous exterior existing condition.</i>
18.	9/14/18	9/19/2018	Interior Note #12 on A3.101 and A3.102 call for "Smartboard, See Interior and Electrical Plans". Smartboard is not shown on Equipment Schedule, Interior Finish Schedule or Interior Furniture Schedule. Please verify this is OFOI. If OFCI or CFCI please provide specs.	<i>OFCI. Locations and Anchorage are specified on Equipment plan A2.201.</i>
19.	9/14/18	9/19/2018	Plan Key Note A on I1.103 states "Midmark" synthesis system casework (CFCI) Refer to I1.104 Interior Furniture Schedule. However, "midmark synthesis system casework" is not listed on the Furniture Schedule. Please provide specifications and locations.	<i>Midmark Synthesis are not part of furniture scope of work. This item is casework to match originally drawn as custom millwork, contractor need to coordinate kitchen and exam room cabinets as semi-custom with appropriate backing etc. Coordination to be done with submittals.</i>
20.	9/14/18	9/19/2018	Is there any abatement to do in the areas outside of the containment area?	<i>Yes, see HAZMAT plan A1.102.</i>

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21.	9/14/18	9/19/2018	The demo plans do not seem to match the existing conditions? Is it possible to have the plans revised to match the existing conditions?	<i>Demolition work for the area in question is a complete demo. There is nothing to be saved unless noted on the drawings. Due to time constraint showing exact existing condition is not possible.</i>
22.	9/14/18	9/19/2018	Is it expected to provide all necessary isolation valves even if not noted on the plans?	<i>Yes</i>
23.	9/14/18	9/19/2018	Is a third party necessary for cut and cap of existing Med Gas lines?	<i>A third party for cut and cap of existing medical gas lines is not necessary. It can be done by mechanical contractor, but by the individuals qualified to perform the work and holding valid certifications.</i>
24.	9/10/18	9/19/2018	Re: Section 081400, please provide color or brand of plastic laminate for the wood doors.	<i>Furn-01, Wilsonart River Cherry.</i>
25.	9/10/18	9/19/2018	Provide estimated quantities of asbestos containing materials per Section 028213.13 para 1.1.2	<i>Estimated quantities shown on plan; as well as in uploaded HAZMAT surveys</i>
26.	9/10/18	9/19/2018	Confirm standard/ permissible work hours during construction.	<i>7:00 am to 6:00 pm, Monday through Friday.</i>
27.	9/10/18	9/19/2018	Is it the intent of the project to remove and replace the drop ceiling?	<i>Yes.</i>
28.	9/10/18	9/19/2018	What is the fire alarm system (Make/Model) will we be tying into?	<i>Edwards Fire Alarm Company</i>
29.	9/10/18	9/19/2018	Please verify that the Owner will be responsible for removing ALL equipment, unbolted furniture, personal effects, etc from the area prior to construction	<i>Yes.</i>
30.	9/10/18	9/19/2018	Will 24-hour site security be required on this project for the total contract duration?	<i>No. Only material security by General Contractor</i>
31.	9/10/18	9/19/2018	In reference to Specification 01 35 26 Safety Requirements, can the superintendent and the quality control manager be the same person for this project (if qualified by their resume)?	<i>Yes. As long as both roles are adequately addressed.</i>

32.	9/10/18	9/19/2018	The Interstitial space above the improvements will be exposed during the renovations and most of the hospital interstitial areas contain asbestos. Entry into this space requires special training and Personal Protective Equipment as well as decontamination upon exiting the space. Has the interstitial space above this scope of work been abated? Does the V.A. expect full abatement (or just spot abatement?) and new fireproofing of this area included in contractors' pricing? The scope of demolition of the suspended ceilings will contaminate the entire renovated area with asbestos. No Scope of Work is included in the Solicitation outlining how the situation is to be handled. Will the asbestos containing material be encapsulated and then any contamination on ducts, equipment ceilings, etc... require clean-up and testing?.	<i>Interstitial space has not been abated. See previous responses regarding HAZMAT surveys. Contractor will need to provide means and methods for barriers.</i>
33.	9/10/18	9/19/2018	In reference to Specification 02 82 11-1 1.1.2 Extent of Work, Is it required that the contractor expense to hire a VPIH/CIH to perform monitoring, inspections and testing throughout the abatement processing?	<i>VA will hire.</i>
34.	9/10/18	9/19/2018	Who is responsible for hiring the Commissioning Agent? Specification 01 91 00, Paragraph 1.2 (b) Contractual Relationships indicates the Agent is contracted by VA. Is it the responsibility of the Contractor's Commissioning Representative to perform all the commissioning required in Divisions 1, 22, 23, and 26? Please clarify.	<i>VA will hire.</i>
35.	9/10/18	9/19/2018	Please verify the second floor interstitial space is to be completed abated within the area shown on plans including all spray applied fireproofing on all steel members.	<i>Please see previous responses regarding interstitial space.</i>

36.	9/10/18	9/19/2018	There are some walls that have already had the drywall removed and are stripped to the studs. Please provide a drawing showing which walls have had drywall removed for accurate and pricing.	<i>See attached Exhibit "A" plan for the area where gyp. board has been removed. .</i>
37.	9/10/18	9/19/2018	Please provide as-builts of the structural steel if available.	<i>See provided as-built structural drawings.</i>
38.	9/10/18	9/19/2018	Please verify all items on Drawing I1.104 are OFOI. If any items are the responsibility of Contractor, please indicate which ones.	<i>OFOI - furniture items are handled by owner and furniture dealer.</i> <i>Midmark caseworks are exception and are CFCI.</i>
39.				

UNOCCUPIED / UNDER
CONTAINMENT
NEED PPE / MAY
SURVEY AT ANY TIME.

IN-PATIENT UNIT / WILL
NEED TO COORDINATE
5 HRS TIME FOR
PATIENTS TO VACATE
TO THE DAY ROOM.
PROJECTED DATE:
10/17/17.

OUT-PATIENT UNIT /
PREFERRED SURVEY
TIME IS AFTER HOURS.
PROJECTED DATE:
10/16/17 @ 5PM.

SARRTP
29 BEDS

MENTAL HEALTH

- ▶ 14 WORKING OFFICES
 - (5) SHARED W/ GENERAL PSYCHOTHERAPY SIGN UP
 - (7) DEDICATED GENERAL PSYCHOTHERAPY
 - (2) SHARED W/ SIGN-UP FOR PSYCHIATRY ONLY
- ▶ (1) PSYCHIATRIST OFFICE
- ▶ (2) RESEARCH OFFICES
- ▶ (1) BULL PEN
- ▶ (1) WAITING ROOM
- ▶ (1) GROUP ROOM

FLOOR: 2ND WEST WING
APPROX. AREA: 21,050 SQ.FT

SPACE REQUIREMENTS

■	SARRTP	11,552.83 SQ.FT
■	MENTAL HEALTH	6,223.31 SQ.FT
■	SLEEP STUDY	2,368.25 SQ.FT

WATER LEAK DAMAGE
REMEDATION

EX

SECOND FLOOR (2W)
EXISTING

ARCHITECT/ENGINEERS:



EXHIBIT A