

REQUESTS FOR INFORMATION – Exterior Maintenance – Phase 1 Project 688-12-009

Question 1: Kindly furnish the specification section on repairing the spalling sunscreen.

Answer: The problem to be corrected with the sunscreens was incorrectly identified as spalling. The glazing on the brick making up the sunscreens is peeling and chipping away from the brick. This problem should be corrected by scraping the loose and cracked glazing from the brick and recoating them.

Question 2: Kindly furnish information on the manufacturer of the existing brick, and the color of the brick.

Answer: the contractor will be required to submit brick samples for approval by the owner before installing any material. Glen-Gary Brick, speckled white is one example of brick that may be considered acceptable.

Question 3: What percentage or linear footage of the approximately nine hundred and twenty two thousand (922,000) square feet of exterior wall area will be repointed?

Answer: this is up to the contractor to determine before submitting their bid.

Question 4: How do we define “replace” as opposed to “repair” brick for exterior walls and what percentage do we assign to each for bid purposes?

Answer: Replace means to remove and replace bricks. Repair means to remove broken mortar and replace mortar or reset an existing brick in good condition. The quantity for each is up to the contractor to determine before submitting their bid.

Question 5: Will the hospital provide water and electricity for the project?

Answer: Yes.

Question 6: Will we have access to the freight elevator, and if so, between what hours?

Answer: Yes. Working hours are from 0700 to 1500 Monday through Friday except government holidays.

Question 7: Please confirm that all workers have to be US citizens for both exterior and interior work.

Answer: No, they do not have to be a US citizen. But if a worker is not a US citizen, Form I-9, Employment Eligibility Verification and supporting documentation identifying citizenship will be required.

Question 8: What are the acceptable noise and vibration levels for both interior and exterior work at the hospital?

Answer: **There are no set levels for acceptable noise and vibration levels. The owner has the right to stop operations of any activity if work is interfering with hospital obligations. However, the Contractor shall provide their employees with the proper PPE to conform to OSHA regulations.**

Question 9: Are the interior frames of the one thousand (1000) window frames to be caulked?

Answer: **Interior caulking has been removed from the scope.**

Question 10: If the interior of the windows is to be caulked, how do we treat the existing finishes? Do we remove and replace, or caulk to them?

Answer: **Interior caulking has been removed from the scope.**

Question 11: If the interior is caulked, will the Hospital coordinate access to the rooms, clinics and offices? What hours will work in these areas take place, and will we be given a block of rooms, offices, clinics, or will access be one at a time?

Answer: **Interior caulking has been removed from the scope.**

Question 12: If the interior is caulked, will an ICRA plan be needed for each window, and will each window have to be sealed off for construction?

Answer: **Interior caulking has been removed from the scope.**

Question 13: Are their defined quantities for the various work scope items, and if so, how may this information be obtained?

Answer: **No, quantities should be determined by the contractor before submitting their bid.**

Question 14: It is specified that all cracks in the exterior of the building be repaired? What are the quantities of crack repair for masonry, precast and stone?

Answer: **This is up to the contractor to determine before submitting their bid.**

Question 15: How is it determined when it becomes necessary to replace a cracked masonry, stone or precast element rather than repair it?

Answer: If the masonry, stone, or precast is broken it should be replaced. If the mortar joint is cracked it should be repaired.

Question 16: The building masonry façade is constructed of mainly glazed brick. Did AECOM determine the age of the building and where matching glazed brick could be located?

Answer: The contractor will be required to submit brick samples for approval by the owner before installing any material. Glen-Gary Brick , speckled white or ELGIN BUTLER #8700 Pearl Speck are examples of brick that may be considered acceptable. The original building and additions were built over the last 50 years.

Question 17: The architectural concrete window facades on portions of the main building are finished with a glazed coating. Is all of this coating to be removed and re-coated or only those areas where the glazing has cracked, chipped off or displays signs of crazing?

Answer: This problem should be corrected by scraping the loose and cracked glazing from the brick and recoating the entire facade.

Question 18: Is access to the windows behind the architectural façade described in question 17 above to be gained from the building interior in order to tuck-point and seal the exterior windows behind the architectural grill?

Answer: Either method of work will be allowed but personnel entering building must go through the badging process.

Question 19: As we did not have interior space access to visually and physically observe the interior construction of the windows to be caulked for moisture abatement, where are window/window frame diagrams located to determine methods by which the work can be performed?

Answer: Interior caulking has been removed from the scope.

Question 20: Is it electrical power and water available?

Answer: yes.

Question 21: What accommodations will be made for patients in rooms where interior window moisture infiltration abatement measures are to be performed? This is a concern due to the odor of repair materials (sealants) and the fact that a level of demolition with attendant construction dust and debris will be generated.

Answer: Interior caulking has been removed from the scope.

Question 22: How many interior rooms will be available at any given time?

Answer: Interior caulking has been removed from the scope.

Question 23: Are interior windows to be cleaned by the contractor or are they going to be cleaned by the VA?

Answer: Interior caulking has been removed from the scope.

Question 24: Please note that additional time is required to perform this estimate. Will additional time be granted?

ANSWER: The bid opening date has been extended to 9/14/12 @ 3:00 PM local time. Bids will still be sent to the VA Medical Center address listed on page 1 of the SF 1442.

Question 25: Please note that the specifications are geared more towards new work, rather than repairs, and renovation. Will specs be released concerning repair, rehabilitation, and renovation?

Answer: no.

Question 26: How much room around the perimeter of the building will be granted for equipment?

Answer: the contractor will be provided enough room to perform the work. The owner has the right to stop operations of any activity if work is interfering with hospital obligations.

The safety requirements for working over pedestrians will be reviewed by the safety office prior to the start of construction.

Question 27: What is the target date for project award?

ANSWER: It is anticipated that award will be made on or before September 30, 2012 subject to the availability of funds.

Question 28: What is the schedule for work activity?

Answer: Working hours are from 6 AM to 6PM Monday through Friday except government holidays.