

# Request for Information (RFI) Questions and Responses

VA101-12-R-0153 Building 209 Seismic Upgrade and Renovations, VA Greater Los Angeles Healthcare System, Wes Los Angeles Medical Center, Los Angeles, CA 90073

1. Question: The Project Cost Range is ten to twenty million (\$10,000,000 - \$20,000,000). My initial assessment tells me that this project may exceed the twenty million dollar threshold. If indeed this is the case and the apparent low bidder exceeds this amount, are additional funds available and what will be the next step in the process if this dilemma occurs.

VA Response: Refer to Standard Form 1442, Block 10 and Page 08 of 130 Section A3 Cost Range: The price magnitude is between \$10 Million and \$20 Million. See Page 11 of 130, Section A4(C) Cost Proposal.

2. Question: If other General Contractors do not have the experience on VA Projects of this magnitude, but they have compiled a "solid" team of subcontractors that have worked on similar VA Projects of this magnitude, how will this be evaluated during the evaluation process.

VA Response: Proposals evaluation will be conducted in accordance with the solicitation requirements and applicable federal acquisition regulations.

3. Question Is there a landscape maintenance period? If so, what is the length of the maintenance period?

VA Response The specs we received from the VA do not state a maintenance period, but they do require a 1 year warrantee on the plants.

4. Question Sheet L-4.02, there is a shrub symbol that does not appear in the plant schedule. Please see attached sheet for the symbol and the locations of the of the symbol. Please provide shrub variety and size.

VA Response Those symbols are phantom symbols from the civil base. They should be ignored.

5. Question Should all work conform to the "Secretary of the Interior's Standards for Rehabilitation" published in the most current edition of the United States National Park Service in "The Secretary of the Interior's Standards for the Treatment of Historic Properties?"

VA Response The Secretary of the Interior's Standards for Rehabilitation shall be the Rehabilitation portion contained in the Secretary of the Interior's Standards for the Treatment of Historic Properties found at 36 Code of Federal Regulations (CFR) 68.

6. Question Are the specialty historic subcontractors required to have at least ten (10) years experience on similar historic projects?

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VA Response There are no requirements for specialty historic contractors or their qualifications in the specifications.

7. Question Will this project require a historic conservator?

VA Response No conservator is required. Nevertheless, the work requires expertise and care must be used to conform with the Secretary's Standards, including use of gentlest means possible. If the contractor feels it would assist them in conformance, then they could certainly bring in a conservator, but none is required.

8. Question Will the historic sub contractor(s) require certification or experience to install restoration products?

VA Response No special requirements for certification of experience are required by the Project Specifications.

9. Question Will there be inspection on the historic restoration by the historic architect or a historic consultant?

VA Response The window repair specifications notes that the Architect and Owners' Representative will do a QC check of windows after rehabilitation and any required final adjustments to be made afterwards.

10. Question Is this project under the governing jurisdiction of the State Historic Preservation Office?

VA Response The State Historic Preservation Officer (SHPO) is a review agency, and he has concurred in the submittal of Design Development drawings with the caveat that if there is "an unanticipated discovery or a change in project description, you may have future responsibilities for this undertaking under 36 CFR Part 800."

11. Question Is the project under the local governing jurisdiction of the City – Preservation Office?

VA Response The project is not subject to review by the City of Los Angeles.

12. Question Is the project listed on the National Register of Historic Places?

VA Response The property is not technically listed in the National Register of Historic Places. It was previously officially determined eligible for listing by the Keeper of the National Register. Building 209 is a contributor to a National Register determined eligible historic district and thus is a historic property for all intents and purposes under local, state and federal law.

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13. Question There are multiple minor cracks and chips on the window sill and the exterior cement plaster finish. To what extent are these being restored?? i.e. cracks larger than 1/8" and chips larger than 1" in any direction?

VA Response The drawings note the entire exterior to be painted as part of the work and for any cracked/ loose/ efflorescing stucco to be repaired prior to that.

14. Question Does the terrazzo to remain need to be patched, rehoned, polished, and sealed?

VA Response The terrazzo is an important character-defining feature of the building and shall be retained and protected during construction. The terrazzo does not need to be restored, that is repaired and patched to its early appearance. The entire surface does not need to be refinished or rehoned.

15 Question Please confirm that the interior windows are all new.

VA Response No original interior windows remain. All interior windows part of this project are new.

16 Question Can the window sashes be taken off site for restoration?

VA Response Per the specifications, window sashes may be removed to an off-site location for rehabilitation. If this is the case, the contractor shall develop a protocol for salvage, protection during transport, tracking and reinstallation of each sash in its original location.

Frank A. Clemons  
Contracting Officer  
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