

Upgrade Building 22

Request for Information

As of 12/04/2012

Q1. The specification table of contents indicates that an appendix is included with asbestos survey. The appendix is not included in the specifications. Please advise.

A1. The General Requirements specifically call out hazardous material abatement by phase as confirmed with the VA Station I/H for the removal of floor material and insulation from piping exposed and labeled, above ceilings and in walls to be demolished. The hazardous material report is located in Tab 02 of the Specification Appendix as noted in the table of contents. Hazardous material abatement is considered contractor scope for this project.

Q2. Included in the specifications are two sections for Asbestos Abatement. There is no hazardous material report or abatement plan. Please advise if the Abatement is to be a part of the contract or provide abatement plan/ hazardous material report.

A2. The General Requirements specifically call out hazardous material abatement by phase as confirmed with the VA Station I/H for the removal of floor material and insulation from piping exposed and labeled, above ceilings and in walls to be demolished. The hazardous material report is located in Tab 02 of the Specification Appendix as noted in the table of contents. Hazardous material abatement is considered contractor scope for this project.

Q3. Please clarify--- Refer to section 11 52 13 - Projection screens. Specifications indicate that the dimensions of the projection screen required is shown on plans. There is no indication on the plans as to the height of the screen. Please clarify the dimensions of the projection screen as required.

A3. The dimensions are 60" x 60".

Q4. Please clarify--- Refer to section 10 11 23 - Tackboards. Plans do not indicate quantities or sizes required. Please clarify if tack boards are required for this project and, if they are required, provide sizes and quantities or locations.

A4. Tack boards will be supplied by the VA in conjunction with office furniture. Not required by the GC.

Q5. Please clarify--- Refer to sheet AI-401. Drawing C2 shows a peg board located above the sink. Please clarify who is responsible for this item.

A5. The contractor is responsible.

Q6. On Sheet AD101 Phase 1B & Phase 2A Key Note #2 states to remove Acoustic Ceiling and Key Note #12 indicates to remove Steel Stud + Gyp Board Ceiling. Is the gyp board ceiling above the acoustic ceiling?

A6. That note is for wherever gypsum board ceiling may be encountered. Just as a note, the exterior soffit material at the current main entry door is to remain.

Q7. Demolition Key Note #3 states to remove casework. For Phase 1B the drawings show key note #3 but do not show any case work to be removed. Please indicate were the existing case work is to be removed.

A7. That particular note refers to millwork that may be encountered for that area. Please note that not all spaces were accessible to confirm the presence of materials. Plans indicate visible room contents with the exception of Exist Storage room G19C.

Q8. Is there a Turn over time for the VA to move the desks & office furniture into the Temporary Office Area?

A8. The VA has indicated (5) working days to relocate desks and office furniture into the Temp. Office Area, subsequent to a two (2) week notification by the contractor prior to the turnover of the space. Notification to the COR is mandatory.

Q9. Is there a turn over time for the VA to move the Temporary office to the remodeled office area (Phase 1B)?

A9. The COR will schedule VA maintenance to relocate the office furniture out of the temporary office area over a (5) day period subsequent to a two (2) week notification from the GC prior to the completion of the space, punch listed and ready for turnover to the VA.

Q10. Is this project Tax Exempt?

A10. This project is not Tax Exempt.

Q11. Who is responsible for moving office furniture?

A11. The COR will schedule office furniture, office equipment and IT equipment with VA maintenance

subsequent to a two (2) week Notification from the Contractor.

Q12. The SF1442 states 180 calendar days for completion and in specification section 01 00 00 – General Requirements 1.2 Statement of Bid Items A. Bid item 1 states 168 calendar days for the duration. Please clarify which is correct.

A12. The SF1442 stated 180 Calendar Days from Notice to Proceed takes precedence over the project design duration noted in the bid document of 168 Calendar Days. Use 180 Calendar Days as the scheduled duration for the bid.

Q13. Please clarify – Refer to section 10 44 13 – Fire extinguisher cabinets; specifications do not clearly indicate a size or style (trim and door) of cabinet required. Please clarify style and size of cabinet required.

A13. To accommodate a 9.5L (2.5 gal) extinguisher. Basis of design is Larsons model WC2.5, semi-recessed 4 ½” with rolled edge, 27”H x 12”W x 8”D (inside dimensions), door style is Vertical Duo with clear acrylic.

Q14. Please clarify--- Refer to section 12 24 00 - Window shades. Plans and specifications do not clearly indicate where blinds are required. Please clarify quantities and/or locations blinds are to be provided at.

A14. Blinds are to be located at exterior windows within our scope of renovation work, primarily the office areas. Their exact locations are noted on drawing no. IN101, Ground Floor Interior Finish Plan, labeled at each location as “VLB.” A typo that should have read “HLB.” There are 5 exterior windows that are to receive the new window treatments. Inside Mount is the desired installation method.

Q15. Please clarify – Refer to sheet IN-101, Finish Designations. The finish schedule for window shades lists two different types of blinds; the main difference being the shape of the slat. Please clarify which blind is required for this project.

A15. The correct blind type should be the HLB-A1, Horizontal Louver Blinds – Type A. This is a horizontal blind with a 1” metal slat (2” slat is also acceptable to the owner.)

Q16. Please clarify – Refer to sheet IN-101, Finish Designations. The finish schedule for window shades lists a color that is not made by the specified manufacture but is made by Springs Window Fashions. Please specify another finish or clarify if Springs is acceptable manufacturer for this project.

A16. Spring Window Fashion is an acceptable manufacturer.

Q17. I am having trouble finding who the approved manufacturers are for the HVAC equipment, in particular for the AHUs and the Terminal Units. Please let me know who is approved.

A17. Sheet ME-601 includes the schedule for the air terminal boxes and package HVAC unit that outlines the design requirements that can be bid using the salient characteristics noted in Specification section 23 74 13. Note that Albert Kahn used the manufacturing Company "Trane" as a basis of design; however, any contractor can submit an equivalent unit as a submittal so long as the design parameters are met, the unit size, utility connections, along with the unit weight and structural characteristics are coordinated to reinforce and set the unit on the roof.

The Air Terminal Boxes along with HVAC controls are station specific and identified to be through "Siemens" so as to connect to the existing station BMS system or existing pneumatic controls in B-22. There is a sole source justification for this requirement, attached. See 23 36 00 for the specification requirements for air terminal boxes.

Q18. In the specifications there is a section for Cast Underlayment (03 54 00). Can you please provide a placement schedule for the Cast Underlayment?

A18. The above specification is required as needed for the contractor to ensure a flat and warrantable floor surface for the installation of finish flooring material. There are finish material requirements for flooring in the phased construction and it is the contractors responsibility to provide a detailed phased construction schedule outlining the various task by phase including all coordination items required by the VA CO and COR. These items include notifications, VA related tasks, submittal schedule, material deliveries, storage, security, hazardous material abatement, demolition, construction and completion close out activity as identified in the Front End Specifications and General Requirements.

Q19. Who is the Current Warranty Holder for the existing roofing at the location where the penetration for the new mechanical equipment is going?

A19. We do not have a warranty at this time on the existing roof.