

QUESTIONS AND ANSWERS
VA246-13-B-0138 A00004

NOTE: All answers are in bold

Q1: In the demolition drawings they show existing GFI receptacles in the restrooms but in the renovation drawings they don't. Do we remove the receptacles?

A1: Refer to Plan Sheet E-1 through E-5. GFI receptacles are shown in the electrical demolition plans and on E-5 Electrical renovation plan as existing and shall not be removed or replaced.

Q2: What company put in the existing Fire Alarm system (Simplex, Edwards, Honeywell)?

A2: The company is Simplex-Grinnell.

Q3: Please refer to Page 37/38 of 47 of the specifications. 4.19 VAAR 852.236-82 Payments Under Fixed-Price Construction Contracts (without NAS) (Apr 1984), Number 5 Sates "The cost schedule shall include separate cost information for the systems listed in the table of this paragraph (Value of Adjusting, Correcting and Testing System). The percentages listed below are proportions of the cost listed in the contractor's cost schedule to identify, for payment purposes, the value of the work to adjust, correct and test systems after the material has been installed". Is this table relevant to the proposed project? Does this table have to be submitted with our bid package?

A3: Yes, this clause is applicable to this project. The information does not need to be submitted with the bid package: This information would be submitted after award.

Q4: No tab or commissioning is required – is this correct?

A4: This information was added to the specification via amendment no. A00003. Please see Section 01 00 00, part 1.19 Tests, and refer to Specification Section 23 31 00, Part 3.2 Duct Leakage Tests and Repair.

Q5: An automatic door operator is only required for space A5005 – is this correct?

A5: Yes, as shown on Sheet E-5 and Note 8 on Sheet A.6. Additionally, existing automatic door operators for rooms F1322 and F1324 shall be maintained during the contract duration.

Q6: Sheet 10 shows a detail of a marble threshold, is that shape and material ADA compliant?

A6: The Detail door threshold on Sheet A.7 illustrates a new marble threshold (4" x 1"). This is a Standard Bevel Threshold having 1/4" Bevels on 2 long sides. The part that is raised off the floor is only 1/4", and does comply with ADA.

Q7: Specification section 01 00 00, page 8, paragraph 1.6 "Operations and Storage Areas" are under the COR direction, but does not detail the area for storage. How far from the building will the storage be located.

A7: Due to the large number of contractors presently working on the Durham VAMC campus, space for operations and storage of materials is very limited. Working space and space available for storing materials shall be as determined by the COR at a time prior to the contractor mobilizing to the site.

Q8: Will the Contractor be able to keep a dumpster at the loading dock?

A8: Due to the large number of contractors presently working on the Durham VAMC campus, space for dumpsters is very limited. Space availability for contractor's dumpster at the loading dock shall be as determined by the COR at a time prior to the contractor mobilizing to the site.

Q9: It is required that the Contractor can only work on one (1) restroom (male/female) at a time. Is it permitted to work on one (1) restroom per level concurrently? If so, can we utilize a phasing method (demo, tiling, etc.)?

A9: The VA will not consider allowing one bathroom set per wing to be out of commission at any one time. For instance; NG001/NG004 (ground floor), N1009/N1011 (first floor) and N2017/N2011 (second floor) would need to be in three separate phases. A2001/A2003 (second floor) and A5005 (fifth floor) would need to be phased separately and the F-wing restrooms, FG118/FG119, F1196/F1198, F1207/F1209, F1322/F1324, and F1259/F1261 would need separate phasing. Multiple restrooms can be renovated at once but one phase shall not start until the restrooms in the current phase are completed and accepted by the VAMC.

Q10: Can work be performed after hours or weekends on the ground floor?

A10: This information was added to the specification via amendment no. A00003. Please see Section 01 00 00, Part 1.23 Hours of Work. Normal working hours will be used to complete this contract unless otherwise indicated. Normal working hours shall be 7:30 AM to 4:00 PM, Monday through Friday – Federal Holidays excluded. Deviations from normal working hours must be approved in writing from the Contracting Officer no less than 72 hours in advance. Working off hours shall be addressed on a case by case basis at no additional cost to the VA.

Q11: A reference is made to Sheet T, List of Drawings under Architecture. This does not match sheet page numbering or architectural numbering. Please advise.

A11: Sheet T.1 is the Title Sheet, List of Drawings and Site Plan. Architecture Drawings A.1 through A.7 are provided; however, are out of order per the List of Drawings arrangement.

Q12: Sheet 3 is missing. Is there an anticipated date when this sheet will be provided?

A12: Drawing PBAB.1 Ground Floor & First Floor – Lead – Containing Component Removal Plan is mislabeled as "Sheet 1 of 33". Should actually read "Sheet 2 of 31". Drawing PBAB.2 Second Floor & Fifth Floor – Lead and Asbestos – Containing Component Removal Plan is

mislabeled as “Sheet 2 of 33”. Should actually read “Sheet 3 of 31”. There are no missing sheets.

Q13: A reference is made to Drawing P-6, Sheet 21 of 31, Note 4. What plumbing work above ceiling is to be coordinated with the COTR?

A13: Note 4 refers to the plumbing work necessary below the 5th floor Toilet A5005 and renovation above the 4th floor ceiling of an active Recovery Room. The existing toilet fixtures in Toilet A5005 are being replaced with new fixtures of different quantities and in different locations. The waste piping rough-in for these fixtures will need to be modified. Plumbing work in this 4th floor ceiling space must be closely scheduled and coordinated with the COR because the 4th floor is the OR suite and there may be special requirements associated with working in this area. The contractor may need to take precautions to protect the 4th floor from damage, dust, etc. while work is being performed. Any removal and replacement of the ceiling tile or grid is the responsibility of the contractor. Any damage to the ceiling, adjacent walls, floors or other furnishings or equipment is the responsibility of the contractor. This work may be required to be performed after normal business hours.

Q14: For the sprinkler work required, are there isolation valves? What portion of the system drains down?

A14: Isolation valves are present for the sprinkler system and will be located with the help of the VAMC. Additional valves may be installed as required if isolation area is large and time to perform fire protection renovation work is extensive. Only the portion of the sprinkler system affected by the renovation work will be drained. Sprinkler isolations or drainage that is necessary will need to be coordinated 48 hours in advance and the VA will be responsible for this work.

Q15: Who is the existing VAMC fire alarm contractor? Will there be a fee for their service?

A15: Simplex. The VAMC Safety Specialist/ Engineering Services will assist in turning on and off smoke and heat alarms at no cost.

Q16: Will a fire watch be required for the system being worked on?

A16: Yes, generally you will provide fire watch for impairments more than 4 hours in a 24-hour period. Interim life safety measures would be put into effect if the sprinkler system needs to be isolated and drained. If the fire alarm system is changed or altered in anyway, contractors working at the VAMC will contact Simplex to perform this work. The VAMC does not perform fire alarm system work in-house.

Q17: Are there 31 drawings or 33 drawings?

A17: There are 31 drawings.

Q18: Construction legend Number 11 states “new marble threshold, see detail 2/A7”. Where is detail 2/A7, where is sheet A7?

A18: Detail 2 Door Threshold is located on Sheet A.7.

Q19: Is the contractor responsible for permits?

A19: Generally, no city or state permits are required for construction work; however, please review Specification Section 02 82 13.13 and 02 83 33.13 for possible glovebag asbestos abatement and lead-based paint removal and disposal permit requirements. Hot work permits can be obtained through the VA Safety Officer on a weekly basis.

Q20: Is the Contractor responsible for recertification of the existing sprinkler system and fire alarm system?

A20: This information was added to the specification via amendment no. A00003. Please see Section 01 00 00, part 1.19 Tests and refer to Specification Section 21 13 13, Part 1.3. Upon completion of the sprinkler system installation or any partial section of the system, including testing and flushing, provide a copy of a completed Material and Testing Certificate as indicated in NFPA 13. However, if the contractor only needs to move a branch line, a full certification is not necessary and the contractor will perform a leak test in the presence of the COR.

Q21: Is the contractor responsible for pressure test on the sprinkler?

A21: Refer to Section 21 13 13, Part 3.2 and notes on plan Sheet FP-1. The subject system shall be tested in accordance with NFPA 13. However, pressure tests may not be needed if the line is a branch line and not a main line.

Q22: Please refer to specification section 28 31 00, "Fire Detection and Alarm". If the scope of work is to take an existing device and remove it from a ceiling to be demolished to a new ceiling, do we still have to supply as requirements stated in specification, drawings, manual, certification warranty and guarantee?

A22: In this situation, existing ceiling mounted fire alarm strobes are called out on Electrical Drawings to be relocated and re-installed in new ceiling locations. Per Section 28 31 00, specification parts 3.1 Installation, 3.2 tests, and 3.3 final Inspection and acceptance shall remain enforceable. Shop drawings, product data, samples, manuals, certifications, material warranty, guaranty period services, instructions, and drawing submittals will not be requested.

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