

CLARIFICATION RESPONSES TO RFIs – PART 2 of 2
PROJECT 671A4-13-103 PRIMARY CARE PHASE 3 REMODELING
SOLICITATION – VA257-13-B-0561

1. What are the badging requirements (criteria for disqualification from receiving a badge) and the step by step procedures for getting a badge? Answered on previous RFI
2. Are the use of daily temporary badges acceptable? Daily badges are for one day per person. If the worker goes beyond 1 day the contractor will need to follow the badge process.
3. We understand that some contractor parking is available; can you clarify where contractor parking is and how much parking is available at that location? The VA in Kerrville has a designated parking area for contractors and it does not cost for parking.
4. Can you describe what tasks are required for this project as it relates to infectious control? What is the level of infectious disease control rating for this site? Can the government provide the rating document so that we can know what is needed to comply? The ICRA is a class 4. See attached ICRA requirements.
5. What do we need to do with the fire sprinkler system and the fire alarm system when we remove the ceiling? (often they need one of the following to be in place: fire watch, temporary fire alarms tied into the system, turning the sprinkler heads up). When working on the fire sprinkler system or fire alarm system 48 hour notice in writing will need to be provided to the COR. Work on the fire sprinkler or fire alarm will be done during normal business hours. The contractor will have a designated person performing the fire watch.
6. Does the VA have fire alarm servicer? Answered on previous RFI. The VA has a contract with FACS. Contact name is Duane Hannasch at 210.344.2901 or DuaneHannasch@FACSSA.com. Address is 12961 Park Central, Suite 1440, San Antonio, Texas 78216.
7. Has the work area been checked for asbestos and if not, what is the VA's policy for if we find some or think that some needs to be tested? Plans indicate proposed asbestos work based on VA's testing.
8. Ask if copies of the sign in sheet will be given out that day. Site visit sign in sheets are available upon request.
9. What low voltage systems will be effected (nurse call, automatic doors, intercom, audio, etc..) we need to see if we can just move it out of the way and reinstall it when we are done or if we need to replace it. Bathrooms have nurse call for fall patients. Contractor will demo existing nurse call and provide and install new nurse call systems. Women's restroom #111, qty.2, men's restroom #114, qty. 1, men's restroom 145A, qty.1 and women's restroom, qty.1, and new women's restroom 144, qty. 1. See plans for automatic door notes.
10. What has precedence, the Statement of work or the drawings, in case of a conflict? Both plans and SOW are part of the contract package.
11. The SOW asks to Demo carpet and abate VCT in several rooms. Should the contractor assume that all VCT flooring should be abated? Should the contractor also assume that all carpet was placed on top of VCT which will require abatement? See plans for all known abatement of VCT flooring.
12. Several of the rooms require new floor drains. Does the VA have an existing plumbing or utility plans for the building showing where we can tie into? The VA does have some plans and/or maintenance shop that can provide details.
13. A note on Sheet 100 states that 300' of sewer line and 50' of vent lines are to be removed. This note states that the "contractor will remove the plaster ceiling below room 145A and 145B". Can the contractor assume that the sewer line to be removed is currently used for the fixtures in room 145A and B? All of the other plaster ceilings in this project require abatement. Does the plaster ceiling discussed in this not require abatement? What is the room number that the plaster ceiling is located in? The plaster ceiling below room 145A and 145B does not need abatement. The sewer line is used for fixtures in room 145A and 145B.

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Fire suppression:

1. Please clarify what type of sprinkler head is required in fire suppression system and what size of Black pipe is needed. See previous RFI. Contractor will demo all sprinkler piping within the construction area. Contractor will provide and install all new schedule 40 pipe, heads, branch lines, arm-over, etc. Contractor will provide as-builts on AutoCAD of the proposed sprinkler pipe layout. The VA will provide the first floor plan on AutoCAD. Contractor will install sprinkler pipe to code.
2. The plans do not give specific lengths or the number of heads required. The drawings do not show existing piping. For the proper sizing of the Fire suppression system, a fire suppression engineer licensed in Texas should design this system. Is this project considered a design-build? Does the VA intend for the general contractors to investigate the existing system and design a new system based on the SOW requirements? Yes design in AutoCad and provided as a submittal to be approved. The VA can provide the backdrop in AutoCad.

Rm 146G:

- 1- The SOW calls for “new electrical and IT outlets along with wiring and cat 5 Cable” but on the plans for this room (sheet 100 & 101) there is no further direction. Note 3 is to install new IT outlets however it is not indicated on the drawing in any location. A note on page 101 states “all electrical should identified and labeled accordingly”. Can you please clarify what this statement means and what actions are required by the contractor? Is the intent of this contract to replace only the existing electrical and IT outlets with new hardware and face plates or does the VA expect new runs or drops in new locations for either electrical or IT? If the VA does want additional or new “drops”, please indicate precisely where those need to be. If the VA is only replacing existing outlets, please describe how long and to what end new wiring needs to be run. (This question applies to SOW for rooms 146G, 146F, 146, and 161). See plans existing vs. proposed.
- 2- The note #4 indicates that all doors by that note are to be 42” however the plans show that 1 of the doors in this room should be 36”. Please clarify that note #4 is superseded by the drawings dimension in this case. Correct one proposed door in room 146G is 36”.
- 3- The eastern wall is being called out for demolition however only the demo IT and electrical notes are indicated (notes 2D and 3D). Note 1D, the “demo wall” note, is not present there. All of the other demoed wall have all three notes. Please confirm that note 1D should be present along the eastern wall. Correct, the note 1D applies to the east wall of room 146G and it’s also noted in the legend.

Rm 146A:

- 1- Sheet 100 shows demolition work in room 146A however sheet 101 does not label room 146A at all. The SOW describes new work to be going on in Room 146A though it does not show up on the plans where new work (not demo) is shown. Can you please clarify that any new work described in the SOW for room 146A and 146B should be combined and designated to “waiting room: 146B” per the label on sheet 101? Yes combined into waiting room 146B

Rm 146B:

- 1- No painting is called out in the SOW for 146B though it is shown on the plans in that space on sheet 101. Can you please clarify the SOW to reflect the VA’s intent for this space? Contractor will texture and paint per note 7.

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- 2- Why is there a note 4D and 14D? Is the only difference that the door and frame must be retained by the VA? Contractor will demo both door and frame. Note 14D will be changed to 4D in room 146B.

Rm 145B:

- 1- How many light fixtures and what type need to be demolished? 1 recessed 2'x4' light.
- 2- The SOW calls to add "durock and the float, texture and paint" however there is no note showing this in the plan sheets and it is unclear what paint type and color are needed. Please clarify what painting is needed in this room. See note 25, sheet 105. Contractor to provide and install wall tile on all walls from top of epoxy base to the ceiling height.
- 3- The SOW indicates that the entrance to 145B must be enclosed with a construction wall and temp construction door as well as a plastic zipper opening and sticky mats. Is it correct that a plastic zipper entrance must be inside the construction wall? Contractor needs to provide and install an anti-room as part of the class 4 ICRA requirements. The plastic zipper entrance/exit is used to create the anti-room along with Hepa-vacuum for the workers clothes.
- 4- What type of 6" wall base is to be used (no specifics are given) the wall base is part of the seamless epoxy flooring continued 6" up the wall. See note 16, sheet 105 and Note 10, sheet 104.
- 5- The drawings (sheet 105) show 2 sinks in this bathroom however only 1 note 10 and note 11 markers are placed in the room. Is there only to be 1 sink or two? Only one proposed sink vs. the two existing.

Rm 145A:

- 1- How many light fixtures and what type need to be demolished? recessed 2'x4' light.
- 2 - The SOW calls to add "durock and the float, texture and paint" however there is no note showing this in the plan sheets and it is unclear what paint type and color are needed. Please clarify what painting is needed in this room. See note 25, sheet 105. Contractor to provide and install wall tile on all walls from top of epoxy base to the ceiling height.

Rm 145:

- 1- How many light fixtures and what type need to be demolished? See note 6D sheet 100, recessed 2'x4'.
- 2- The SOW does not call for DTM acrylic paint on the door frame of this room though the note 7 indicates that paint is necessary. Can you confirm that the door frame must be painted in this room? Door frames are to be painted with Sherwin Williams DTM Acrylic
- 3- No plastic zipper door or sticky mats are called out in the SOW however they are present on the plans (sheet 100). Please confirm that sticky mats and a zipper door are needed at this entrance. Only at construction entrance/exit locations.
- 4- Should the temporary construction wall extend to cover this entrance? It is not called out in the SOW however it is along the corridor and all of the other entrances to that corridor do have a construction wall. See General Notes, sheet 100.
- 5- The SOW states that the contractor is to "support" ceiling devices. What "devices" specifically is the VA referring to? Does this mean that contractor needs to remove and reinstall the devices after construction or provide technical support to make sure the devices are operational, or reinforce the ceiling to hold the devices? The contractor is responsible for making sure all ceiling devices that were operational and present before construction remain that way after the ceiling tile and grid are installed.

RM 144:

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- 1- The sheet 102 calls for new paint in this room. Does the small bathroom also get the same finish as the rest of the room? Yes, the bathroom within room 144 will have the same finish as the rest of the room, note 7, sheet 102.
- 2- The SOW requires a door and frame be demolished. The plan (sheet 102) does not indicate which door. Can you confirm that a door is to be demolished? The north wall between room 144 and 143E has a door and frame for the contractor to demo. Contractor will provide and install new metal stud wall with 5/8" sheetrock and finish wall per note 7, sheet 102.

RM 143E:

- 1- The SOW indicates that both lights in this room are to be demolished however in the plans, the demo note for lighting "6D" does not appear on the one of the existing light fixtures. Please clarify if there are 2 existing fixtures to be removed. Yes two light fixtures to be removed.

RM 143B:

- 1- The SOW and the plans seem to indicate that only one window needs to be painted. It appears that there are 2 windows in this room. Can you please confirm that only 1 window is to be painted? Two windows need to be painted prepped and painted in this room.

RM 143D:

- 1- The SOW indicates that both lights in this room are to be demolished however in the plans, the demo note for lighting "6D" does not appear on the one of the existing light fixtures. Please clarify if there are 2 existing fixtures to be removed. Two lights to be removed.
- 2- The SOW calls for sanding and painting a Mechanical room door however there does not appear to be a door on the plans (sheet 102). Can you confirm that there is a Mechanical door in the room and that the door needs to be sanded and painted? The north wall of room 143C is the mechanical door for the mechanical room 199A. Note 24, sheet 102.

RM 143:

- 1- The SOW and the plans discuss painting the door frames however the plans show several doors outside of the 143 construction zone but still in the hallway. Will the Contractor be liable to paint those doors? (doors are located across the hall from Rm 144.) No room 143. Do you mean corridor 143?
- 2- The SOW calls for sanding and painting a Mechanical room door however there does not appear to be a door on the plans (sheet 102). Can you confirm that there is a Mechanical door in the room and that the door needs to be sanded and painted? No room 143. Do you mean corridor 143?
- 3- The SOW requires a door and frame is demolished and new door with Inpro kickplates etc... The plans (sheet 102) notes 4D and 14D does not indicate which door is to be demolished and I can't find a note 4, 20, or 21 to install the new door. Can you confirm which door is to be demolished and replaced? No room 143. Do you mean corridor 143?
- 4- The SOW requires that a sink be added in the Corridor however the plans (sheet 102) do not show the placement of any sink. Can the VA confirm where a sink should be located in this corridor? No proposed sink in corridor.

Rm 111:

- 1- How many light fixtures and what type need to be demolished? Two light fixtures
- 2- The statement of work does not mention a new ceiling grid in this area however it is shown on the plans. Can the VA confirm that new ceiling grid is needed in this room? Note 18, sheet 104

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- 3- Note 15 indicates that the walls are to be painted while note 19 indicates that the walls are to be tiled. Can the VA clarify which wall finish they would prefer? Contractor will not paint ceiling and walls.
- 4- The notes call for a demo and abatement of the ceiling (the SOW does not mention ceiling demo) and to replace it with a lay in tile and grid ceiling. The note 15 indicates that the ceiling is to be painted. Can the VA clarify that the ceiling should be drop in ceiling tile and should not be painted? The contractor will demo existing plaster ceiling. The contractor will provide and install a new drop in ceiling tile and grid system. Note: The plaster ceiling in this room does not contain asbestos. Paint is not needed for the new ceiling.
- 5- The demo note 16D indicates that the ceiling should be removed but does not mention abatement. Does the existing ceiling contain asbestos and does the ceiling require abatement? The plaster ceiling in this room does not contain asbestos and does not need abatement.

Rm 114:

- 1- How many light fixtures and what type need to be demolished? Demo two ceiling mounted light fixtures and provide and install two new light fixtures, note 2, sheet 105.
- 2- The SOW indicates that the bathroom stall partitions and “door” are supposed to be removed. Can the VA confirm that the main door to the bathroom shall not be demolished, only the bathroom partition door? Confirmed only partition stall and partition doors and associated hardware.
- 3- The SOW calls for a dyson air blade but this is not shown in the plans (sheet 105). Can the VA please clarify if the Dyson blade is going into that bathroom and at what location? No Dyson air blade in this room.
- 4- The demo note 4D (sheet 105) indicates that the plaster ceiling should be removed but does not mention abatement. Does the existing ceiling contain asbestos and does the ceiling require abatement? The plaster ceiling in this room does not contain asbestos and does not need abatement.
- 5- Also, the SOW does not indicate that the ceiling should be removed or replaced. The plan (sheet 105) does not indicate a ceiling type to go back into this space. Please clarify what type of ceiling should be installed? Contractor to provide and install ceiling tile and grid. Boroque, BET-157, 24”x24”x5/8”. Grid: USG, square edge, 15/16”, DX/DXL

Rm 111:

- 1- The SOW indicates that the bathroom stall partitions and “door” are supposed to be removed. Can the VA confirm that the main door to the bathroom shall not be demolished, only the bathroom partition door? Confirmed only partition stall and partition doors and associated hardware.
- 2- The SOW calls for a dyson air blade but this is not shown in the plans (sheet 105). Can the VA please clarify if the Dyson blade is going into that bathroom and at what location? No Dyson air blade in this room.

Rm 161:

- 1- It is unclear from the Plans and SOW how many door frames will need to be painted. Can you please confirm the correct number? Paint one door frame at north wall of room 161.
- 2- The SOW requests that 4” cove base be installed however the Plans (sheet 106) does not have any items listed for that. Can you please confirm that Cove base should be added to this bid? Please add 4” cove base to the bid.
- 3- Note 9 shows the door finish to be SW wood classic Fruit wood oil stain, semi-gloss. The SOW states that the door finish should match the others in the hallway. Do these two directives contradict each other? Also, is this finish the same as all of the rest of the doors in this solicitation? All doors will match existing door colors of corridor 162. The door finish used on the existing doors is as note 9.

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- 4- The plans (sheet 104) call for an automatic door opener however the SOW does not call for it. Please clarify if this room gets the automatic door opener system. Room 161 does not have an automatic door opener system.
- 5- The SOW calls for new Electrical outlet however the Plans (sheet 106) do not show where the VA would like the outlet placed. Can the VA please clarify the location of the new outlet? Not sure on question
- 6- Note 3D (sheet 106) indicates that a metal door opening is to be Demoed however the SOW does not say anything about a door demolition. Can the VA clarify which door is to be demolished in or near room 161 and adjust the SOW accordingly? An existing metal frame is located at the opening to the corridor. Contractor will need to remove the metal frame and wall above to the substrate, note 3D. There is no existing door.