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| COMMAND | | CODE | TELEPHONE NUMBER 410-642-2411 Ext 5216 | SOLICITATION NUMBER VA245-13-B-0113 |
| REVIEWER NAME Michael N. Kavchok | | REVIEWER E-MAIL ADDRESS michael.kavchok@va.gov | | DATE 05/30/2013 |
| PROJECT TITLE AND LOCATION Mansion & Grist Mill Construction and Rehabilitation Project # 512A5-10-335 Commissioning Solicitation # VA245-13-B-0113 | | | SUBMITTAL | |
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| 1. | Ricky White, SMC | I do not see a telecom riser diagram. This drawing should show what type of fiber & copper backbone cable we are to install & where it is to be fed from. Again, drawing 501-E5.01 has conflicting information with the copper tie cable. Anixter Detail shows a 25 pair & the Comm/Data General Notes #14 states a 50 pair cable. Which are we to install? | Copper backbone approximate location shown on DWG 501-ES1.01. 25 pair shall be installed. |
| 2. | Ricky White, SMC | The basement floor plan is the only floor showing a Data Backboard. Does this mean all of the telecom (voice & data) cabling from the 1 st & 2 nd floors feed down to the basement floor data backboard? If so, where on the 1 st & 2 nd floor plans is the riser pathway to bring the cables down to the basement floor? | All of the telecom (voice & data) cabling from the 1 st & 2 nd floors feed down to the basement floor data backboard. The riser location is contractor's option, but shall be concealed in walls on 1 st & 2 nd floors. Provide 4 runs, 2 for voice plus 2 for data. |
| 3. | Gabriel Grichuhin, Commissioning | <p>1. Does the project require Enhanced Commissioning?</p> <p>2. Commissioning specification sections 07 0 00 (Facility Exterior Closure Commissioning), 21 0 00 (Commissioning of Fire Suppression System), 22 0 00 (Commissioning of Plumbing Systems), 26 0 00 (Commissioning of Electrical Systems), 27 0 00 (Commissioning of Communications Systems), & 28 0 00 (Commissioning of Electronic Safety and Security Systems) were not included with the supplied documents. Are they available for review?</p> <p>3. Under specification section 07 0 00 (Facility Exterior Closure Commissioning) Are the commissioning testing requirements set forth through ASTM E2813 (Standard Practice for Building Enclosure Commissioning) being followed?</p> <p>4. If the commissioning testing requirements set forth through ASTM E2813 (Standard Practice for Building Enclosure Commissioning) are being followed has the A/E team selected which ASTM testing standards are being considered to test with?</p> <p>5. Testing requirements for the building enclosure components require fabrication and set-up as per ASTM. Does the test set-up and testing fall under the installing contractor's scope and the verification of the testing is under the commissioning agent's scope?</p> | <p>1. Enhanced Commissioning is not required.</p> <p>2. Only the HVAC requires commissioning under section 230800 and 019100 General Commission which is provided.</p> <p>3. This section is N/A</p> <p>4. This section is N/A</p> <p>5. Building closure Commissioning is N/A</p> |

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| 4. | Larry Gross, District Veterans Contracting Inc. | <p>Building 501:</p> <p>1. On drawing E.501 it shows on the Anixter Detail for a 25 pair tie cable to be installed, yet the Comm/Data General notes #14 states to test the 50 pair cable. Are we to install, a 25 pair cable or a 50 pair cable?</p> <p>2. Where will the 48 strand single mode fiber cable and (25 or 50 pair) cable mentioned above feed from? Drawing 501-CU1.01 shows in note 5 shows new Comm/Data.</p> <p>Building 504:</p> <p>3. On drawing E.501 it shows on the Anixter Detail for a 25 pair tie cable to be installed. Is this correct?</p> <p>4. Where will the 48 stand single mode fiber cable and the 25 pair cable mentioned above feed to? The electrical site plan drawing ES1.01 shows a communications box yet no building 41. Please clarify where building 41 is located on drawing ES1.01.</p> <p>5. Are we to provide the wall mount cabinets at the Data Backboard for Bldg. 501 & 504?</p> | <p>Building 501 Answers:</p> <p>1. 25 pair cable to be installed</p> <p>2. Yes</p> <p>Building 504 Answers:</p> <p>3. Yes</p> <p>4. Yes; Building 41 located approximately 300 ft. NE of building 504</p> <p>5. Yes</p> |
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| 5. | George Sazaklis, JTS CM Services, LLC | <p>The requirement for a Historical Preservation Specialist (HPS) on sheet 4 of the solicitation is not clear.</p> <p>a. Is the requirement for the general contractor to have a HPS as part of the QA/CQC staff?</p> <p>b. Is there a requirement for the project manager of the GC to be an HPS <u>in addition</u> to the HPS for the QA/CQC function?</p> <p>c. Could the HPS meet the qualification standards but not necessarily in Historic Architecture?</p> <p>As a small business it is not possible to have a highly specialized individual such as a HPS in Historic Architecture on staff to be a project manager. If the requirement is to have the HPS as part of the CQC team most small businesses could accomplish through hiring of consultants for the QC duties.</p> | <p>Answers to HPS:</p> <p>a. Yes, this person can also be hired consultant to the GC.</p> <p>b. No</p> <p>c. The qualification requirements are listed in the solicitation</p> <p>Historic Architecture The minimum professional qualifications in historic architecture are a professional degree in architecture or a State license to practice architecture, plus one of the following:</p> <ol style="list-style-type: none"> 1. At least one year of graduate study in architectural preservation, American architectural history, preservation planning, or closely related field; or 2. At least one year of full-time professional experience on historic preservation projects. <p>Such graduate study or experience shall include detailed investigations of historic structures, preparation of historic structures research reports, and preparation of plans and specifications for preservation projects.</p> |
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| 6. | Davis Buckley | <ol style="list-style-type: none"> 1. Can we get another site visit? 2. When will the sign in sheet be distributed? 3. When will the RFI's be responded to? 4. Is there a public bid opening? 5. Is the bid price the determining factor in the award of the contract? 6. How are we to submit our qualifications? 7. Both drawing sets are missing a cover sheet on the FedBizOps site. 8. There is an inconsistency in the list of drawings included in the specifications. 9. West Virginia is listed in the specifications, rather than Maryland. 10. Please clarify the role and responsibilities of the Historic Preservation Specialist. 11. Can the Historic Preservation Specialist be the Project Manager? 12. Is there a requirement for a Historic Preservation Specialist for both buildings? 13. Can the Historic Preservation Specialist also serve other Quality Control/Quality Assurance functions? | <ol style="list-style-type: none"> 1. Jerry Jones: No 2. Jerry Jones: In a few days 3. Jerry Jones: As soon as possible. 4. Jerry Jones: Yes. 5. Jerry Jones: Price & qualifications. The EMR is checked & the responsibility of the bid. 6. The contractor will be required to provide a resume of the proposed HPS as part of their QC submittal after award. 7. Correct in Addendum. 8. Correct in Addendum. 9. Nothing pertains to WV. Corrected pages provided. 10. Elizabeth Milnarik: See page 4 of the Solicitation for information regarding the Historic Preservation Specialist. This section is more accurate than the one found on the title page of the FedBizOps website. There must be a HPS on site to serve in a Quality Control/Quality Assurance role, assigned to the job on a half-time to full-time basis throughout the duration of the project. The HPS must meet the Secretary of the Interior's Professional Qualification Standards for Historic Architecture. 11. Elizabeth Milnarik: Yes, but not required. 12. Elizabeth Milnarik: No, a single, half-time to full-time Historic Preservation Specialist will fulfill the requirement for both projects. 13. Elizabeth Milnarik: The Historic Preservation Specialist must meet the Secretary of the Interior's Professional qualifications, and must spend at least 20 hours a week on historic preservation concerns. Their other assignments are under your control. |
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| 7. | Davis Buckley | <p>14. Is it possible for the Building Commissioner to also be the Historic Preservation Specialist?</p> <p>15. Can the QAQC person be the site safety officer as well?</p> <p>16. The solicitation requires an unarmed guard to be present during non-construction hours. Is this still required?</p> <p>17. The Division 27 Communications specification states the work is not in the contract, but the drawings include relevant communications work? Please clarify.</p> <p>18. When was the Grist Mill built?</p> <p>19. Does Sheet 501-CS1.03 designate the limit of disturbance for the mansion?</p> <p>20. Does the road in front of the Grist Mill need to be maintained during construction?</p> <p>21. Where are the designated construction staging areas for both buildings?</p> <p>22. The trees located north of the road are not indicated on the tree protection plan.</p> <p>23. Where is the location of the geothermal?</p> <p>24. Is repointing the stone/brick foundations of the house in the scope?</p> <p>25. Any termite damage in the mansion?</p> <p>26. Why does the water table not continue around the front of the mansion?</p> <p>27. What is the scope of work regarding the siding at the mansion?</p> | <p>14. The Building Commissioner can be the Historic Preservation Specialist provided they meet the Secretary of the Interior's Professional qualifications, and must spend at least 20 hours a week on historic preservation concerns.</p> <p>15. The QA/QC person or the Superintendent can be the Site Safety Officer provided they have the required OSHA 30 and applicable qualifications, but the Superintendent cannot be both the QC and Site Safety Officer.</p> <p>16. An unarmed guard is not required. The contractor is responsible for ensuring the facilities are secure and that their material is protected on the site.</p> <p>17. Corrected in Addendum.</p> <p>18. Davis Buckley: 1735.</p> <p>19. Yes</p> <p>20. No, the road is being completely disturbed during construction, and cannot be maintained throughout duration of all construction. Although the road should be replaced as soon as possible after all site work, utility work and structural work is performed.</p> <p>21. Mansion House staging area is shown on drawing 501-CS1.03. Grist Mill Staging Area shall be the area directly across the road leading down to the Grist Mill namely Sixth Street.</p> <p>22. Refer to 504-CS1.02 and 504-CS1-.03 trees are removed for geothermal work.</p> <p>23. Refer to 501-CU1.01 and 504-CU1.01</p> <p>24. Yes.</p> <p>25. No termite activity noted on both facilities.</p> <p>26. The water table does not continue across the front of the mansion, this was part of the original architectural design.</p> <p>27. Refer to the architectural elevations 501-AE2.01 through 501-AE2.03.</p> |
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| 8. | | <p>28. With what material will the Grist Mill be re-roofed?</p> <p>29. How much glass is to be replaced in the mansion windows?</p> <p>30. Are the exposed supply and return pipes to be removed in the mansion?</p> <p>31. Are the light fixtures in the mansion to be set aside and reinstalled?</p> | <p>28. Refer to 504-AE1.06 and 504-AE5.07 and the specification division 07 31 29.13 and other applicable specifications.</p> <p>29. 6 glass panes. Disassemble all historic glass including the historically etched glass pane that is partially broken on window number 25 of the mansion house. All original glass panes are to be inventoried by identifying the location, numbering, and stored as directed by then VAMC.</p> <p>30. Yes. All pipes shown to demolished need to be removed. Pipe within walls shall be removed as long as the walls are not damaged.</p> <p>31. Refer to applicable electric drawing 501-AD1.06 & 501-AD1.07 in particular.</p> |
| 9. | WU Associates, Peter Solor (RFI-01) | <p>1. The general requirements located in the solicitation starting on page 72 of 136 and continuing through page 129 of 136 extensively reference project 613-113 in Martinsburg, West Virginia. What documentation between pages 72 and 129 of the solicitation apply to this project?</p> <p>2. Page 72 of 136 references that all employees are to have OSHA 10 hour training. Does this apply?</p> <p>3. The use of existing utilities is noted in this section. What are the utilities that are available for contractor use at the mansion?</p> <p>4. What are the utilities that are available for contractor use at the grist mill?</p> <p>5. Is there any usage fees associated with utilities?</p> | <p>1. Nothing pertains to WV. Corrected pages provided.</p> <p>2. Yes.</p> <p>3. Water/Electric.</p> <p>4. Electric</p> <p>5. No.</p> |

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| 10. | WU Assoc., Peter Solor (RFI-03) | <p>1. The solicitation lists that a Historic Preservation Specialist is to be onsite at least half time. What are the requirements for this Historic Preservation Specialist?</p> <p>2. If both buildings are awarded in the contract will this requirement still be only for half time?</p> | <p>1. Historic Architecture: The minimum professional qualifications in historic architecture are a professional degree in architecture or a State license to practice architecture, plus one of the following: a.) at least one year of graduate study in architectural preservation, American architectural history, preservation planning, or closely related field; or b.) at least one year of full-time professional experience on historic preservation projects. Such graduate study or experience shall include detailed investigations of historic structures, preparation of historic structures research reports, and preparation of plans and specifications for preservation projects.</p> <p>2. Whether there are 1 or 2 buildings awarded, the Historic Preservation Specialist must meet the Secretary of the Interior's professional qualifications and must spend at least 20 hours a week on historic Preservation concerns.</p> |
| 11. | WU Assoc., Peter Solor (RFI-04) | <p>1. The solicitation states the need for a site safety and health officer. Will the individual performing this role need to be a board certified safety and health officer?</p> <p>2. Will the individual performing the SSHO duties be required to have completed the NAVFAC or Corps of Engineers 40 hour SSHO course?</p> <p>3. Can the superintendent, if qualified, perform the role of SSHO?</p> <p>4. Can the superintendent, if qualified, perform the quality control duties?</p> <p>5. If both buildings are awarded within the contract what will separate supervision be required for each site?</p> | <p>1. No.</p> <p>2. No.</p> <p>3. Yes.</p> <p>4. Yes, but cannot be both SSHO and CQM.</p> <p>5. Supervisor is required on each project whenever active construction work or workers are on site.</p> |
| 12. | WU Assoc., Peter Solor (RFI-05) | <p>1. Are boring logs available for the proposed geothermal locations?</p> <p>2. No specification was provided for the geothermal system. Will a specification be provided?</p> <p>3. What are the requirements for the geothermal well systems?</p> | <p>1. No.</p> <p>2. Specification has been provided. See Section 23 21 13 Hydronic Piping.</p> <p>3. Refer to section 23 21 13 Hydronic Piping for requirements.</p> |

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| 13. | WU Assoc., Peter Solor (RFI-06) | 1. There is no asphalt paving specification. Will one be provided? 2. The cross section for paving shows a wearing course on base course on subgrade. Is the base course aggregate or binder? 3. Is there to be a binder course between the base and aggregate? | 1. Answer pending. 2. The base course is aggregate. 3.No. |
| 14. | WU Assoc., Peter Solor (RFI-07) | Specification 07 31 13 states that the cedar shingles are to be 24" long. What is the width of the shingles to be? | Cedar shingles are to be 9" wide. |
| 15. | WU Assoc., Peter Solor (RFI-08) | Interior plaster at the mansion will need to be cut to facilitate installation of the mechanical, electrical, plumbing, and fire sprinkler trades. What quantity of cutting and patching is to be assumed? | The drawings indicate diffusers in the ceiling of the second floor and indicate diffusers in the floor of the first floor. The second floor diffusers should only require cutting and patching in the ceiling area indicated for the diffuser. The electrical drawings require the existing receptacles left bare during demolition and the new receptacles to be rewired in the existing outlet locations. The new electrical outlets will require plaster cutting and patching. The sprinklers in the first floor will be side wall sprinklers and the walls in these areas will need to be cut and patched. The second floor fire sprinklers are ceiling mounted and will require cutting and patching. |
| 16. | WU Assoc., Peter Solor (RFI-09) | 1. Sheet 504-ME1.01 shows one pump P-1, while 504-ME1.02 shows two pumps P-1 with the second as a redundant pump. Is one pump or two required? 2. Sheets 504-EP1.01 and 504-EP1.02 do not reflect the same mechanical equipment layout at 504-ME1.01 and 504-ME1.02, and do not show disconnects within sight line of the mechanical equipment. Is all wiring to be to the locations shown on the ME drawings and are disconnects to be field located, as necessary? | 1. P-1 is listed in the schedule as a dual arm pump. The specification 23 21 23 Hydronic Pumps states that there are to be two radially split, single stage centrifugal pumps. 2. Yes, all wiring is to be to the locations shown on the ME drawings and disconnects are to be field located, as necessary. |
| 17. | WU Assoc., Peter Solor (RFI-10) | 1. Electric, telecom, and fire alarm raceway will be exposed in the grist mill, due to mounting on the exposed masonry and timber structure. What are the requirements for this raceway? 2. Is this raceway to be painted or prefinished? | 1. See Specifications. 2. Raceway shall be painted black. |

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| 18. | WU Assoc., Peter Solor (RFI-11) | 1. No building grounding system is shown for the grist mill. Will a ground loop or triad be required? 2. How are exterior outlets shown on sheets EP1.01 and lights on EL1.01 to be fed? Will conduit be mounted on the exterior of the building or at each location will there need to be a core from the exterior to the interior? 3. Sheet ES1.01 calls for 'Teledata from the greenhouse...' Where is the tie in point in the greenhouse? 4. Is the Teledata raceway in the greenhouse to be run exposed? | 1. Provide triad. 2. Core from exterior to interior. 3. Contractor to verify exact location. 4. Yes. |
| 19. | WU Assoc., (RFI-12) | Sheets PL1.01 and PL1.02 show 1/2" waterline routed in the wall to serve the countertop sink. Is this waterline to be cut into the masonry or to be routed inside the casework? | Surface-mount to wall. Routed inside the casework. |
| 20. | WU Assoc., Peter Solor (RFI-13) | 1. Are window types A & B at the Grist Mill on schedule sheet 504-AE6.02 to be glazed with insulated glass, float glass, historic float glass, or tempered glazing? 2. Is window type C at the Grist Mill on schedule sheet 504-AE6.02 to be glazed with insulated glass with a tempered layer, tempered glass alone, or with laminated glazing? 3. What are the thicknesses required for the laminated glazing associated with the stair glass floor as detailed on sheet 504-IE5.04? | Answer pending. |
| 21. | Whitney Essick, HSU Builders | In the synopsis of the job description it states "The general contractor and relevant sub-contractors should have at least five years of experience working on historic buildings, or 5 significant historic preservation projects..." Does the 5 years of experience include divisions such as electrical, plumbing & HVAC or only divisions regarding the restoration & construction aspects of the project? | The experience requirements are detailed towards Historical Preservation. Please refer to the specific specifications which states the amount of experience required for each trade. |