

Q1) Is the contractor or NPS personnel responsible for the final cutting and patching?

A1) The contractor is responsible for the final patching.

Q2) Will there be another contractor walk-through (site visit) where they can have any subcontractors attend?

A2) No, the Park cannot accommodate another site visit.

Q3) Are the NPS staff to install any chases to allow for electrical wires to be run through the house?

A3) No. If chases are required, it will be the responsibility of the contractor.

Q4) Is the entire fire suppression system a dry sprinkler or is it heated?

A4) Refer to the details of the specifications. There are aspects of three types of systems.)

1.The porches have a dry system

2.The interior of the house itself has a wet system

3.The unheated attic space has a glycol system

Q5) If needed, is the contractor responsible for obtaining a Highway Occupancy Permit to connect the water and wastewater systems to the municipal systems under Old Harrisburg Road?

A5) The permit is in place and expires May 2024.

Q6) Is the fire protection system to be extended to the summer kitchen?

A6) No, the fire suppression system is not to be extended to the summer kitchen.

Q7) Our fire protection vendor has noted that the "General Decision Number: PA20230117 01/06/2023" wage rates, provided in the solicitation, do not provide a Sprinkler Fitter rate. Will a sprinkler fitter rate be provided?

A7) No, please select the best option. Updated Wage Determination PA20230117 dated 5/5/2023 is attached.

Q8) Is this clause applicable 52.219-14, Limitations on Subcontracting (OCT 2022) (15 U.S.C. 637s)?

A8) Yes, see page 12 of the solicitation.

Q9) Is there requirement of A class licenses for prime please suggest?

A9) No.

Q10) Can you please confirm if the minimum of 3 roadwork projects to be submitted are in addition to the three projects required for submission for the Past Performance factor?

A10) Yes, there are two separate forms. One for past performance and one for roadwork projects.

Q11) Can you please clarify if any additional or specific documentation associated with PennDOT permits must be furnished along with the Roadwork Experience Questionnaire?

A11) No specific documentation must be submitted at this time, but we must be able to verify PennDOT requirements for any projects listed on the Roadwork Experience Questionnaire.

Q12) Please confirm if the minimum of 3 roadwork projects can come from either a subcontractor or the Prime contractor?

A12) Must come from the contractor performing the work - prime or subcontractor. The solicitation states, “The contractor or subcontractor working on the water and sewer line connections in the state roadway (Old Harrisburg Road) shall have experience completing excavation work in state-rights-of-way requiring a PennDOT permit and satisfactory completion of these projects meeting PennDOT permit conditions. Please submit documentation of at least 3 projects completed in the last 10 years. Offerors may use Attachment 4 – Roadwork experience questionnaire to fulfill this requirement.”

Q13) Can the Interested Vendors option be turned on in SAM for the project referenced above?

A13) Yes.

Q14) Will you provide the pre-bid visit attendee sign-in list?

A14) No.

Q15) Are there any available pictures of the worksite? or is the worksite accessible for the contractor to check out without an organized visit?

A15) See attached presentation of images of the J. Benner House on Gettysburg. It is a little dated, from 14 December 2022, but will give you an idea of the layout of the building. Please note: This document shall only be used to reference the images/photographs of the building. All text and other information shall be ignored.

The exterior of the building can be seen without an organized site visit.

Q16) With June 19 being a federal holiday does the government anticipate the solicitation due date to be extended or will bids need to go in by the Friday before?

A16) Extended until June 23, 2023 at 5:00 PM Eastern Time.

Q17) The building (TBR) between the garage and the trees has been removed. Are we to assume removing existing components to 3’ below grade?

A17) Yes.

Q18) Based on the site visit the park service has made it clear that they would be performing the work of the GC after the MEP work is completed. Can you please clarify the scope of work for this contract?

A18) Please refer to the specifications. The scope of work for this contract is to install the plumbing, electrical work to include fixtures, panel boxes as necessary, and wiring and all HVAC, driveway paving and fire suppression systems within the J. Benner House.

Q19) Will the building be heated during the winter months or should we assume a dry sprinkler system?

A19) The building is heated in the winter months.

Q20) Will patching of walls and ceilings be handled by others?

A20) Cutting will be limited to the minimum amount necessary to perform a particular task. The final patching is the responsibility of the contractor.

Q21) Will permits be paid for by NPS?

A21) Permits have been obtained by NPS.

Q22) Will NPS serve as on site inspection or will outside inspection be required?

A22) NPS Staff with the COR will conduct final inspections.

Q23) Upon attending the site visit it was noted that a significant portion of demolition work (both interior and exterior) has already been performed, will updated/amended drawings be provided to reflect the scope of work NPS wishes contractors to bid on?

A23) No. No further drawings will be provided.

Q24) Does the NPS have a preference for the fire alarm service provider?

A24) NPS has a current monitoring service for fire alarms. Hackett's Security holds the current contract for alarm monitoring.

Q25) Who maintains/monitors the existing fire alarm system?

A25) NPS has a current monitoring service for fire alarms. Hackett's Security holds the current contract for alarm monitoring.

Q26) Will the NPS be providing details or specifications for lightning protection?

A26) Lightning protection is already installed.

Q27) Drawing FP1.1: There is a Nitrogen Cylinder shown on the drawing. Since there is no dry pipe sprinkler system being proposed (only a wet system and antifreeze system), the nitrogen cylinder should not apply. Please confirm that this is NOT a fire protection item to be included.

A27) There is a dry system as a component of the fire suppression system.

Q28) Please confirm that CPVC plastic pipe and fittings are acceptable for the project.

A28) Refer to specifications.

Q29) Since the facility will have an NFPA 13D sprinkler system, can the Fire Department Connection be eliminated from the scope of work? I do not believe an FDC is required for NFPA 13D.

A29) The connection is required as per the specifications.

Q30) Drawing FP0.0 states to comply with the latest edition of NFPA 13D. Please confirm that a 400-gallon NFPA 13D compliant water storage tank is adequate.

A30) The specifications state that the size and capacity of the storage tank is to be determined by the contractor and adjusted as necessary from the 400-gallon tank in accordance with the NFPA 13D standard.

Q31) The drawings indicate that the 2nd floor will be protected with the anti-freeze system and the piping will be installed in the attic with drop down penetrations to the sprinkler heads on the 2nd floor. Please advise on what manner the piping should be installed. Should it be installed low to the floor in the attic? This would limit potential storage space. Should it be installed high near the roof line, with individual long drops down through the floor? Or perhaps the floor boards will be removed so that we can install the piping concealed above the 2nd floor ceilings?

A31) The house is not a permanent residence. Refer to specifications on placement of systems.

1.The piping shall be installed low to the floor in the attic.

2.The floor boards should not be removed.

Q32) We assume all sprinkler pipe on the 1st and 2nd floor shall be concealed. Please confirm that the General Contractor will cut and patch drywall / plaster ceilings on these floors so that we can install the sprinkler piping. Also, vertical pipe feeds within walls will also required the GC to cut and patch the drywall / plaster walls. Please confirm.

A32) The contractor is responsible for and will perform the final patching.

Q33) Drawing FP1.3 Note #1: “Protect porch with sidewall dry sprinkler assembly”. Please confirm that sprinkler protection is required for the 2nd floor porch area. There is not porch roof on the 2nd floor.

A33) Refer to specifications. Yes, the sprinkler protection system is required.

Q34) Drawing FP1.1 Note #2: “Protect with dry sprinkler assembly beneath porch”. Please confirm that sprinkler protection is required under the porch with dry sidewall sprinkler heads penetrating the basement foundation wall.

A34) Yes. Refer to specifications and response to Q33.

Q35) Drawing C1: How many of the TBR items should be included in our scope?

A35) In the Specifications/Scope of work, items labeled To Be Removed (TBR) are not the responsibility of the contractor. Preliminary demolition work has been or will be accomplished by NPS staff.

Q36) The solicitation indicates in Section 1.5 that work restricted hours are from 7:00am to 4:30pm, Monday through Friday. Will the Government consider allowing contractors to work later than 4:30pm given the summer daylight and/or weekends if requests to do so are submitted in advance?

A36) Requests to work beyond the stated hours may be approved on a case-by-case basis. Requests must be submitted to the Contracting Officer through the COR in advance.

Q37) Will the contractor have access to bathroom facilities on site or will the contractor need to provide their own?

A37) Plumbing at the Benner House is not functioning. The contractor needs to plan to provide their own bathroom facilities.

Q38) Will the government accept modification requests if the cost of materials increases from the date the proposal was submitted to the date the contract is awarded and approved to commence?

A38) No, the anticipated award will be a single firm fixed price contract.

Q39) Will an extension to the POP be considered for weather delays?

A39) Yes. Extensions requests for weather delays will be considered. All extension requests must be submitted to Contracting Officer through the COR for review.

Q40) Will any security clearances be required for personnel on job site?

A40) No. Security clearances are not required.

Q41) Can you please provide a list of submittals that need to be submitted by the Contractor post award and throughout the project? (i.e., Safety Plan, Hazard Plan, Shop Drawings, MSDSs, etc.)

A41) Required submittals are listed in the specifications. Please refer to the specifications.

Q42) May the Contractor invoice for materials upon purchase and submission of purchase order? If not, may the Contractor invoice for materials upon arrival of materials to job site?

A42) The contractor may submit invoices after materials arrive at the job site. The COR must be able to verify materials and quantities being invoiced prior to approving any requests for payment.

Q43) In Pennsylvania, there is no electrical license. Should we assume that the Government requires a master electrician license? A Master electrician license is normally only required in normal city limits.

A43) The electrician performing the work must be licensed. The license is acceptable from any licensing jurisdiction.

Q44) If lead-times on materials are lengthy, would the Government be amenable to extending the Period of Performance?

A44) It depends on the situation. All extension requests must be submitted to Contracting Officer through the COR for review.