

## **614-18-115 - Renovate Operating Rooms**

### **Questions and Answers**

1. In the solicitation in Section A.3, Statement of Work, A. General Information, you indicate that booms and other devices will be furnished by the VA. In reference to the drawings provided, you are showing both lighting and booms in these areas.

- a. Will you be issuing a separate RFP for the acquisition of any lighting and booms associated with this project?

**Answer – Yes**

- b. If so, do you know approximately when this may be issued?

**Answer – Not at this time.**

2. RFP evaluation sub-factor 2a states that offerors are to submit a Gantt chart schedule that is broken down into a schedule of values. Since bidding contractors often don't receive pricing from vendors until just before the proposal due date and time it is difficult to include accurate cost values into a schedule and then print and incorporate into our proposal submission as hard copy accurately. For this reason, it is Impossible that the final bid value will match the proposal schedule values. By including values in the schedule, it also results in pricing information being included in the technical volume of the proposal. Typically, pricing information should be included in only the price volume of the proposal rather than the technical volume since source selection board reviewers should not be influenced by price factors until they have reviewed the technical data independently. Would the government consider eliminating the cost loading requirement and only provide the work activities on the schedule? Bidders can still provide price detail breakouts in their price proposal volume if necessary.

**Answer – No**

3. It is becoming increasingly difficult to obtain Past Performance Questionnaires from Federal Contracting Officers on a project-by-project basis when they have already completed a CPARS evaluation for us. Considering this, will the Government consider allowing us to submit completed CPARS evaluation forms with our proposals in lieu of having our references send the provided PPQ?

**Answer – Yes, CPARS is Acceptable.**

4. Spec 01 35 26.1.9.B states that monthly inspections are required by a third-party Certified Safety Professional (CSP). Are these monthly inspections required?

**Answer – Yes. Monthly random inspections are required to be conducted by the CSP or CSHT.**

5. If the monthly inspections are required, can they be performed by our Corporate Safety Officer?

**Answer – Yes. The CSP or CSHT can be a corporate safety professional or independently contracted.**

6. Spec 01 35 26 1.7 states the SSHO needs to be a separate qualified individual from the Prime Contractor. Can the SSHO position be filled by the Superintendent?

**Answer – No. The SSHO must be a separate qualified individual from the Prime Contractor's superintendent.**

7. Will you except CPARS in lieu of PPQs?

**Answer – Yes, CPARS is Acceptable.**

8. If we are required to use PPQs, will you allow previously used PPQs?

**Answer – PPQs are not required; however, the government will allow previously used PPQs or CPARS.**

9. The project ask is for two completed projects. This state's 3 prior clients for completed projects shall be submitted under Factor 3 Past performance. Typically, there is one past performance sheet PPQ or CPAR submitted with each project we are submitting for our experience. Can you explain what exactly is being asked for this Factor?

**Answer: (Remember CPARS can be used or other PPQs that have been used for other projects.) This factor is met when a minimum of three (3) satisfactory past performance questionnaires of projects are completed by the offeror within the past five (5) years and are submitted and determined to be relevant relative to the subject procurement, and recent regarding the timeframe. The offeror to be evaluated to include timeliness of delivery/performance, adherence to contract schedules and timely submission or performance of submittals; the offeror's ability to comply with the terms and conditions of the contract; the overall quality of the work performed on the contract; the offeror's managerial performance; and whether the reference would enter a contract with the offeror again.**

10. Siemens has an existing controls system onsite and is currently under contract to provide automation system maintenance for this site. Is Siemens an approved controls vendor for specification 23 09 23 direct digital control system for HVAC?

**Answer –Yes**

11. RFP PG 18 of 76 Sub Factor 2a - Project & Construction Quality Control - Does project schedule need to be cost loaded by trade? What if there are multiple wages per trade, are we to include a lump sum?

**Answer –Yes to both questions**

12. RFP PG 19 of 76 Factor 3 - Please confirm whether the projects must be completed in the past 7 years or per Standard for Acceptability, completed in the past 5 years.

**Answer – The projects must be completed in the past 5 years.**

13. Will CPARS be acceptable to satisfy the past performance criteria rather than PPQ's?

**Answer – Yes**

14. Is this project tax exempt

**Answer – No**

15. "5. This template, or another template that would be provide the same kind of information referenced above, is required for all proposals provided to the VA Network Contracting Office 9 - Construction as of 6-30-2016." - To clarify, if we use another template, it must include the same information provided in the government provided template: labor, material, equipment, taxes, divisional trades, overhead, profit, bonds/fees, permits/license, and totals.

**Answer – Use government provided template.**

16. Please confirm liquidated damages of \$660.56 will be enforced daily for any delays

**Answer –Refer to solicitation for correct amount,**

17. 01 35 26 - 12 SSHO Cannot be the superintendent and or QCM, 01 45 00 - 6 B. The CQC system Manager is required to be a construction person with a minimum of 5 years in related work. This CQC System manager is always on the site during construction and is employed by the General Contractor. - Will the Superintendent be able to have a dual role as Super/QCM Manager?

**Answer – The Superintendent can have a dual role as QCM Manager.**

18. 01 00 00 - 20 1.15 Temporary Toilets - Will temporary toilets be required for this project? If so, please provide a location for their setup.

**Answer – No. Contractors will have temporary use of toilets within the medical center restrooms as long they leave them in acceptable condition.**

19. 01 00 00 - 25 1.21 A - Please provide manufacturer and model number for temporary room doors to be removed. Are these doors and sink to be reinstalled?

**Answer – Temporary OR Door for General OR-4 is existing to remain until Phase 2 OR work is complete as noted on the drawings. Temporary OR Door for ENT OR-5 is new and to remain in place until Phase 2 OR work is complete as noted on the drawings. Temporary scrub sink in Equipment Storage BW320 to remain in place until Phase 2 work is complete. Refer to Sheets AD101, AD103, A101 and Plumbing Drawings.**

20. For Infection control walls will Edge Guard or Stark wall systems be required?

**Answer – Special wall glazing and vinyl sheets are specified and scheduled. Refer to Specification Sections 09 96 59 and 10 26 00 and Sheet A601.**

21. 02 82 13.19 - 2 1.2 - Please provide an area on the pricing sheet for ACM removal unit costs

**Answer – Refer to Answer 37 and specification Section 02 82 13.19.**

22. 05 12 00 - 03 1.5 - Please confirm Fabricator and Installer must be AISC Certified

**Answer – Certification required per Section 05 12 00, 1.5.A and B.**

23. 09 05 16 - 2 2.1 Moisture Remediation Coating - Shall moisture coating be included as base bid or shall it be added as a change order after testing?

**Answer – Testing in base bid. Provided unit cost per square foot to provide material, labor and equipment. If testing results require moisture remediation coating, submit as a change order.**

24. Will submittal exchange be required?

**Answer – Yes**

25. Please clarify if a superintendent can be a triple hat to cover the requirements of SSHO and QA/QC?

**Answer – No. Refer to Answer 6 and Answer 17.**

26. If no to the question above, will the SSHO need to be full-time for this project?

**Answer – Yes.**

27. Please identify an area outside where a lay down yard can be established for the duration of the project.

**Answer – Any storage trailers or office trailers will be coordinated with COR in the area east of the parking lot that is northwest of project site.**

28. Factor 3 asks offerors to list three prior clients for completed projects using the past performance questionnaire provided. Will the government verify they want three references? Or two references using the two projects provided in Sub Factor 1A – Relevant Experience.

**Answer – (Remember CPARS can be used or other PPOs that have been used for other projects.) This factor is met when a minimum of three (3) satisfactory past performance questionnaires of projects are completed by the offeror within the past five (5) years and are submitted and determined to be relevant relative to the subject procurement, and recent regarding the timeframe.**

29. Will there be any equipment or furniture to be removed from the site? If so, will they be turned over to the VA for storage or will GC need to provide storage?

**Answer – Refer to Answer 100.**

30. What is the estimated turnover time between phases?

**Answer – 21 calendar days.**

31. Please confirm who is responsible for purchasing the OR lights.

**Answer – Owner. Refer to Answer 33.**

32. Please confirm who is responsible for purchasing the MedGas booms.

**Answer – Owner. Refer to Answer 33.**

33. Spec 01 00 00 1.20.H states that the operating room surgery light and equipment booms are by owner. However, the equipment table on QH sheets calls out the operating room surgery light and equipment booms to be furnished and installed by the Contractor. Which is correct?

**Answer – Surgery lights and surgery equipment booms are to be furnished and installed by the Government under separate contract. Refer to Specification Section 01 00 00 General Requirements, 1.20.H. and 1.3.**

**Sheet QH121, M7490, VA Furnished, VA Installed.**

**Sheets QH122, QH123, QH124, QH125: M7475 and M7490, VA Furnished, VA Installed.**

34. Architectural General Note G on sheet G002 says to skim all exiting walls surfaces that require painting. Is the intention of this note to skim all walls affected by construction to a skimmed level 5 finish?

**Answer – The note states all damaged existing walls surfaces that require painting. Level 4 Finish is specified in Section 09 29 00.**

35. If a level 5 finish is needed on all existing disturbed walls, is it also needed on all new wall surfaces?

**Answer – Level 4 Finish is specified in Section 09 29 00.**

36. Architectural General Note M on sheet G002 says that all work is to be night shift work. Is that correct, or is only demolition and disruptive activities required during the night shift?

**Answer – Most construction work will be performed during normal medical center operating hours. Only disruptive activities will be required to be performed at night.**

37. Specs 02 82 13.19 1.1.2. B calls for 450 sf of asbestos abatement in room BW324. However, this room is a small storage closet and does not have 450 sf of floor. Please correct quantity.

**Answer – Existing OR EQUIPMENT BW321 and existing CARDIAC SUPPLY BW324 are identified on the abatement drawings containing 9” x 9” floor tile. The combined area of these existing rooms is approximately 243 SF.**

38. Note #9 on sheet A101 and note #8 on sheet A102 calls for corner guards per detail 2/A502. However, 2/A502 is a detail for crash rail. Please clearly identify all locations of corner guards.

**Answer – Detail 2/A502 is for crash rails. Corner Guards are shown on details on Sheet A502. Provide shop drawings as specified to indicate manufacturer’s standard detail for specified corner guard.**

39. Note #4 on sheet A102 does not clearly identify the location of the crash rail. Please identify crash rail.

**Answer – Crash rails are to be mounted on locations as follows:  
Corridors BW3-3, BW3-4, BW3-5, CW3-1, CW3-4, and all corridor alcoves.  
Locations are identified by Key Note 4 on Sheets A101, A102 and A103. Two runs of crash rails to be mounted as shown on Detail 2/A205 and Elevation 8/A501.**

40. The crash rail detail 2/A502 shows two runs of crash rail, one above the base and one at the typical handrail height. Is this correct, the identified areas are to receive two runs of crash rail?

**Answer – Refer to Answer 39.**

41. Note #3 on sheet A103 calls for crash rail. However, there are no walls identified as receiving crash rail. Please provide a drawing clearly showing the locations of walls with new crash rail.

**Answer – Refer to Answer 39.**

42. Note #4 on sheet A103 calls for corner guard. However, there are no walls identified as receiving corner guard. Please provide a drawing clearly showing the locations of walls with new corner guard.

**Answer – Corner guards (CG) are located on Sheets A101.1, A102.1 and A103.1 with mounting heights shown on Elevation 8/A501. Corner guards are also located on plan details on Sheet A502.**

43. Most ceilings in Phase 3 on sheet A113 are to remain but get new light fixtures. Will the new light fixtures be swapped out in kind, i.e., same size, or will patching be required at each of the light locations?

**Answer – Existing 2 x 4 fixtures are being replaced in these areas with 2 x 4 fixtures. Refer to Sheet EL103.**

44. Sheet A351 sections show wall cabinets in the alcoves (for ex. 3/A351) but the casework is not identified as new, existing, or what type. Please clearly identify the size, type and finishes of all new casework.

**Answer – Casework is located and sized with dimensions as shown. Casework is specified under Section 12 36 00 MANUFACTURED WOOD CASEWORK. Unless casework is identified as existing (relocated or to remain), casework is to be furnished and installed by the Contractor.**

45. The Room finish schedule on sheet A601 shows wall finishes as GWB/P2C, SC. Which is to be used on the walls in each room, paint, or high glazed resinous coating? Please clearly identify the wall finish in each room.

**Answer – All walls are to receive special coating (SC). Basis of Design is Sherwin-Williams Saniglaze, a special wall coating. P-2, P-3, P-4 are coated in one color as scheduled. P-2C indicates two colors as scheduled. Plan north, south, east and west wall finishes are identified on the finish schedule and the Basis of Design schedule.**

46. The Room finish schedule on sheet A601 shows ceiling finishes as GWB/P2C, SC. Which is to be used on the walls in each room, paint, or high glazed resinous coating? Please clearly identify the ceiling finish in each room.

**Answer – Gypsum board ceilings are to receive special coating (SC) P-1, as noted on the Basis of Design schedule and GWB/P-1, SC as identified on the finish schedule. These spaces are inclusive of:**

**General OR-4 BW321**

**Soiled Decontamination BW323**

**ENT OR-5 BW319**

**Cardio OR-1 BW203**

**Robotics OR-2 BW304**

**Neuro OR-3 BW305**

**Equipment Room BW305A.**

**Existing gypsum board ceilings are to receive special coating (SC) P-1 as noted on the Basis of Design schedule and GWB, SC or P1, SC as noted on the finish schedule.**

**Ortho OR BW306**

**Eye OR BW317**

**Cysto CW303**

**Sub-Sterile BW311**

**Endo-Hybrid Cysto OR BW312A**

47. Basis of Design schedule on sheet A601 calls for Plastic Laminate casework to match existing. Please provide the existing plastic laminate manufacturer and color.

**Answer – Subject to field matching, Formica 7484-58 Cherry Birch matte finish or Wilsonart 7919K-78 Amber Cherry matte finish.**

48. Temporary Door Schedule on sheet A611 calls for TEMP02 hardware to match the existing hardware of TEMP01. Please identify ALL items in the existing hardware set of TEMP01 door.

**Answer – Install hardware set 10J as specified for permeant Door BW319. Power will be required for this location.**

49. Sheet QH121 equipment table calls for GC to furnish and install M7490 surgical light. However, Sheet QH122, QH 123 calls for M7490 surgical light to be furnished by the GOV and installed by the GC. Sheet QH124 and QH125 calls for M7490 surgical light to be furnished and installed by the GOV. Which is correct?

**Answer – Refer to Answer 127**

50. Sheet QH121 equipment table calls for GC to furnish and install R4650 Ice Maker. Is this correct?

**Answer – Yes.**

51. Sheet QH121 equipment table calls for GC to furnish and install M7490 surgical light, R4650 Ice Maker. However, Sheet QH122, QH 123 calls for M7490 surgical light to be furnished by the GOV and installed by the GC. Sheet QH124 and QH125 calls for M7490 surgical light to be furnished and installed by the GOV. Which is correct?

**Answer – Refer to Answer 127**

52. Sheet QH122 calls for GC to furnish and install M8606 Endoscopy car. However, sheet QH123 shows M8606 Endoscopy car as Gov furnish and GC install. Sheet QH124 and QH125 Shows M8606 Endoscopy car to be furnished and installed by the GOV. Which is this correct?

**Answer – Refer to Answers 50 and 127**

53. Sheet QH122 equipment table calls for GC to furnish and install M7475 surgical light. However, Sheet QH 123 calls for M7475 surgical light to be furnished by the GOV and installed by the GC. Sheet QH124 and QH125 calls for M7475 surgical light to be furnished and installed by the GOV. Which is correct?

**Answer – Refer to Answer 127**

54. All QH sheets call for GC to furnish and install A1130 Cabinet, Control, Nitrogen. Is this correct?

**Answer –Yes**

55. Sheet QH123 calls for X4200 Stereotactic surgical system to be furnished by GOV and installed by the GC. Is this correct?

**Answer – Yes**

56. Sheet QH123 calls for S9755 Suction system rover docking station to be furnished by GOV and installed by the GC. Is this correct?

**Answer – Yes**

57. Sheet QH123 calls for S9756 Suction system rover docking station to be furnished by GOV and installed by the GC. Is this correct?

**Answer – Yes**

58. Note #9 on sheet AD101 calls for material on wall to be abated.

- a. What is this hazardous material?
- b. What is the quantity of the hazardous material to be abated?

**Answer – Abatement material is lead pant on the existing fire hose cabinet on the corridor wall adjacent to OR EQUIP BW322. Refer to abatement drawings in the specifications.**

59. Sheet S102 shows dark hatched rectangles on the plan depicting new slab penetrations. Detail 4/S101 shows these new penetrations. There does not appear to be any steel angle framing the new opening in the concrete slab. Is this correct, no support is needed at any of these penetrations? Please confirm.



**Answer – Angle is not required. All other field verification, limits on demolition and requirements as shown on the drawings shall be followed.**

60. Sheets PD 101 and 102 and PL101 and 102 shows plumbing demo and new work on the second floor. Please identify the ceiling types for each room affected by work on the second floor. Are the ACT or are they drywall?

**Answer – Refer to Sheet A001. Existing ceilings are suspended acoustical tile.**

61. If ceilings on the second floor are drywall, what is the finish, paint, epoxy or high build glazing resinous?

**Answer – Refer to Answer 60.**

62. It appears from the fire sprinkler drawings that the demo package for each phase is to demo branch lines and capped at the mains. Is there any temporary upright protection needed to be added above during demo and construction until new protection is back in place for each phase?

**Answer – Sprinkler protection will remain in service during the project, except for temporary shutdowns as necessary to perform work.**

63. Is all work on the project required to be after hours or is only disruptive work after hours?

**Answer – Refer to Answer 36.**

64. What are the normal and what are the afterhours work times?

**Answer – Refer to Solicitation Addendum updating Section 01 00 00 GENERAL REQUIREMENTS**

65. There is a spec for 07 81 00 Spray applied fireproofing, however, there does not appear to be a reference showing location on the plans. Sheet LS101 does state constriction type: ie spray applied protection on beams supporting floors. Please clarify the location of spray fire proofing below:

- a. All new beams supporting floor/roof deck?
- b. All channels and angle to infill existing floor penetrations?
- c. All new metal decking?
- d. Steel members for supporting the new modular filtered diffuser systems at the ceilings over the operating table?
- e. Please provide location/members not specifically listed above which will require new spray applied fireproofing.

**Answer – Refer to the Code Analysis on Sheet LS101, Item 1.D. Spray-on fire protection for beams supporting floors, UL Design N708.**

66. Is a preconstruction test and balance required for both air and water systems at each phase prior to beginning work in each phase?

**Answer – Both air and water system pre construction TAB shall be completed on all terminal units and the existing air handling unit serving spaces not being renovated, before any construction begins, see general note 14 on sheet M-001. This only needs to be done before phase 1, so that at the competition of the entire project these units can be rebalanced to their current capacities.**

67. Regarding demo and new work shown on plumbing drawings and mechanical piping plans, are there existing zone valves to be utilized or will contractors need to install isolation valves for isolating the work in each of the 3 phases?

**Answer – Install isolation valves for each phase.**

68. E-001 General notes 7 (access control), 8 (fire alarm), 9 (pa system), 10 (code blue) is there any concern that the existing system will not have the capability to handle the changes? For example, will any expander cards need to be installed for fire alarm.

**Answer – VA indicated in design that existing systems would have available capacity. All equipment must be provided to have a complete and operational system.**

69. It was stated at the site visit that in the absence of a detailed report or plan from the AE regarding any potential obstructions above ceiling in the operating rooms for coordination and installation of steel members, duct work, new piping, etc. that all bidders should assume no obstructions or interference with the new work. Please confirm.

**Answer – Refer to Section 11 76 00, Hospital Operating Room Modular Filtered Diffuser System. Due to low clearance above ceiling, this system was selected for the operating rooms. Installation of new steel beams and utility connections to the HORMFDS will require coordination. Refer the structural and mechanical drawings overhead slab openings for mechanical penetrations. The area above the OR ceilings should be clear of obstructions following demolition in advance of beam installation.**

70. The finish sheets AF102 and AF601 do NOT match up. For instance, room CW170 calls for LVT-1 and LVT-2 on sheet AF601, but it calls for LVT2 and LVT-3 on sheet AF102. Sheet AF102 has a finish code that doesn't exist for rooms CW160A, 160B, 184, 184A, 185, 185A CWC13 and CWC14. Is it acceptable to substitute the Duraflex epoxy for another manufacturer? Tnemec has been used in that VA for years now.

**Answer – There are no drawing sheets labeled AF102 or AF106 for this project. There is no space labeled CW170. The Third Floor Finish and Signage Plan and the Room Finish and Signage Schedules are on Sheet A601. Finishes are identified on the Third Floor Finish Schedule and the Basis of Design Schedule. Basis of Design identifies Stonhard projects, not Tnemec.**

**Question 70 appears to be referencing project 614-17-113 Renovate Primary Care and is not relevant to this solicitation.**

71. Will the owner accept the use of Procore Project Management software as the primary submittal and data tracking tool for this project?

**Answer – Yes**

72. Is this project tax exempt, and will the CO/COR provide the necessary tax exempt certificates?

**Answer – No it is not tax exempt.**

73. What is the approximate duration between issuing the award and issuing the NTP?

**Answer – Within 30 days**

74. For planning the preliminary project schedule, can you please provide an anticipated award date?

**Answer – Tentatively by end of October**

75. Can the contractor's onsite superintendent also have duties of SSHO (site safety) and QACQ (quality control)?

**Answer – No. Refer to Answer 6 and Answer 17.**

76. Where is the designated parking and laydown area be for workers accessing the construction site?

**Answer – No parking on VA property for contractor workers. Refer to Answer 27**

77. Will the contractor be authorized to build a temporary office inside the space in lieu of no available space on the Memphis VA Campus?

**Answer – Yes**

78. The equipment shown on equipment drawings QH121 to QH125 noted VA Furnished and VA installed. Will this owner equipment be furnish installed within this contract POP and each phase?

**Answer – Yes**

79. Additionally, (QH121-QH125) can contractor begin the next phase while owner is installing equipment in previous phase? Or is all owner furnish equipment to be installed completely before contractor begins next phase?

**Answer – The VA furnished and installed equipment must be installed concurrent with the Contactor's work. VA furnished equipment installation must be complete prior to commencement of the next phase.**

80. Can the owner provide project data, vendor drawings, approved shop drawings, owners, and vendor contact information for owner furnished equipment during out solicitation period for equipment noted on QH121 to QH125?

**Answer – Not at this time.**

81. Has the owner entered into an agreement with owner furnished equipment and owner installed equipment noted on QH121 to QH125?

**Answer – Not at this time.**

82. What are the estimated delivery dates for owner supplied equipment, both contractor installed, and owner installed?

**Answer – Unknown at this time.**

83. Will owner vendors be providing coordination drawings in addition to approved shop drawings during contractor submittal and construction period?

**Answer – Shop drawings will be provided for coordination at a later date.**

84. AISC (American Iron and Steel Certification) is required for the structural steel fabrication and/or erection for this project. Will any substitute certification be acceptable if the fabricator/installer is not AISC?

**Answer – Refer to Answer 22.**

85. Please confirm that the owner will provide fire watch during the period of time that the fire suppression system is not in service.

**Answer – Fire watch is to be provided by the Contractor for impairments more than 4 hours in a 24-hour period. Refer to Section 01 35 26 SAFETY REQUIREMENTS, 1.14.K.**

86. Will the owner provide the duration that the owner will allow for the AHU to be offline? The specifications indicate the work hours and not the allowable time for service interruptions to the air handlers.

**Answer – AHU offline work will be scheduled with the COR for overnight or weekend hours. AHU operation must be maintained during daylight hours for spaces occupied by medical staff and patients.**

87. Can you confirm there is not work required for adding or altering of an existing nurse call system?

**Answer – Nurse call was indicated to be removed on ED101 and ED102.**

88. Is the bid due time in EST or CST?

**Answer – CST**

89. If RFI question VA response doesn't quite answer the contractor need for understanding and elicits a follow-up question, will an additional RFI submission period be allowed?

**Answer –Yes**

90. Due to the unprecedented and unpredictable material price increases occurring in the nation, will the CO/VA/Owner allow a fixed price contract with economic price adjustments per FAR 16.203 to be used as the basis for contract award? This will allow the most competitive price to be offered at this time.

**Answer –No**

91. The RFP requires submission for detailed division breakdown on VA form S02 spreadsheet. Can contractor use own divisional formatted detailed breakdown spreadsheet lieu of VA breakdown for S02?

**Answer –No**

92. Contractor requests a copy of the site visit sign-in-sheet. Will the VA provide a sign-in sheet copy in an amendment?

**Answer – Yes, a sign in sheet will be posted with the questions and answers.**

93. Will the VA provide a copy of RFI questions and responses submitted from all contractors on this solicitation?

**Answer – Yes except for any questions submitted after the posted deadline for RFIs.**

94. 2.13 VAAR 852.223-70 Instructions to Offerors – Sustainable Acquisition Plan (Sept. 2019). This paragraph states that “Offerors shall include a Sustainable Acquisition Plan in their technical proposals. The plan must describe the approach and quality assurance mechanisms for applying FAR subpart 23.1, Sustainable Acquisition Policy and other Federal Laws, regulations and Executive Orders governing sustainable acquisition. The plan shall clearly identify those products and services included in the proposal.” This sustainable acquisition plan is not required in the RFP submission and evaluation section. We assume this is not a submission requirement for this RFP. Will the VA provide an amendment statement removing VAAR 852.223-70 from proposal narrative submission?

**Answer –No**

95. Liquidated damages stated as \$560.56 per day per paragraph 4.6 of RFP. How much time should be included in contractors critical path schedule for the owners period of occupancy and startup of the 3 phases? Is that occupancy and startup period for any phase part of this project’s Period of Performance (POP)?

**Answer – Allow for 21 calendar days between phases within the Period of Performance.**

96. Steel Beam Delivery Route notes on drawing G003 states “Contractor shall engage the services of a Structural Engineer licensed in Tennessee to analyze the capacity of the existing building structure to support the moving steel beam delivery load and provide signed and sealed calculations and drawings.”

Does this note mean that the Designer of Record structural engineer has not evaluated the basis of design and verified that the existing building structure will indeed support the movement/delivery of steel members required for this project?

**Answer – Yes. The route is only a suggestion and is means and methods by the contractor and thus the responsibility of the contractor to determine the most effective route and to determine the existing floor can support the delivery loading.**

97. This question is a follow up on question related to Steel Beam Delivery Route notes on drawing G003.

Or does this note mean that if the contractor takes any other route as shown on drawing G003, then the contractor would be required to hire the structural engineer?

**Answer – No. Refer to Question 96 response.**

98. This question is a follow up on question related to Steel Beam Delivery Route notes on drawing G003. Assuming the contractor engages a structural steel engineer and VA provides As-built drawings and calculations for evaluation of the steel delivery route, what happens if the contractor's structural engineer's evaluation finds and states that the existing building structural concrete frame cannot handle the delivery of steel as shown on G003 SDR? Then the question is, can the existing building structure be modified to include the steel weight of the design? So, if the DOR structural engineer designed the steel framing, then the steel delivery route should have also been evaluated as well. Not sure why there would be a structural engineer requirement from the contractor.

**Answer – The intent is to provide an effective route to deliver the steel to the location it is to be installed without the need for reinforcing of the existing floor. The existing floor live load is shown on S001 and provides a significant amount of live load capacity for the floor structure to accomplish this work. Using this data combined with coordination between the contractor and the contractor's structural engineer to determine methods such as how much steel is moved at one time, how the load is distributed over an area, means of load movement shall be conducted to provide a route with no need for reinforcing to the existing floor structure.**

99. Drawing G003 only shows the partial route for steel beam delivery on the southern zone about room CW335 window that appeared to be at the main building entrance. Will the VA provide full view building layout/plan for the beam delivery from entrance / parking lot to the installation location?

**Answer – No. Truck and crane access for steel beam delivery will be from the driveway lane in front of the hospital off Jefferson Avenue. Access will be scheduled and coordinated with the VA COR.**

100. In all phases of work, will the owner remove all existing equipment and supplies such as desks, chairs, computers, monitors, moveable cabinets, medical supplies, and devices, etc. prior to contractor mobilizing each phase for demolition. Will the area be clear of owner property prior to NTP?

**Answer – The VA shall remove all mobile equipment and cabinets, furniture and medical supplies to leave the construction area for each Phase free and clear prior construction commencement of that Phase. Existing fixed items and equipment inclusive of surgical lights, boom systems and mechanical ceiling fixtures will be removed by the Contractor as indicated on the demolition plans.**

101. There is note 12 on AD101 that shows removal of an existing window. It appears this window opens to a roof. Is this the location for removal of construction debris? Is the location for HEPA air moving equipment?

**Answer – A temporary plywood panel will displace the removed and salvaged insulated glass panel. A temporary exhaust fan will be mounted in the plywood during construction. Refer to the mechanical drawings. The construction debris**

**route will be west through the north connecting corridor to the patient/bed tower and designated elevator down to the**

102. For demolition debris removal for phase 1 there doesn't appear to be a route designated on drawings. Can the existing elevators S2 and S3 be used for construction debris removal route? Can Stair 10 be used for construction debris removal route?

**Answer – The demolition debris removal route will be through the east/west corridor connecting the surgery department with the bed tower and down the elevator to the ground floor level to the loading dock. A route map will be provided after NTP.**

103. For demolition debris removal for phase 2, there doesn't appear to be a designated route on the drawings since phase 1 completion isolates phase 2 work area. Also, stair #10 will be removed from service in phase 2. Can the VA provide a debris removal route for phase 2 for contractor to consider and provide a plan for scheduling and pricing?

**Answer – Refer to Answer 102.**

104. Can you verify that phase 2 construction can not start until phase 1 is complete VA accepted and put in operation?

**Answer – Phase 2 construction is to commence following acceptance and VA occupancy of Phase 1.**

105. Can you verify that phase 3 construction can not start until phase 2 is complete VA accepted and put in operation?

**Answer – Phase 3 construction is to commence following acceptance and VA occupancy of Phase 2.**

106. How much time should contractor allow to provide in schedule for VA inspection and acceptance period for any phased area? Is the phase to be certified complete in order to mobilize the next phase?

**Answer – Final Inspection and Punch list to be completed before turning phase over to VA activation. VA activation to take 21 calendar days before starting next phase.**

107. Will the VA be providing a NTP (Notice to Proceed) for phases 1, 2, and 3 individually once the preceding phase is complete?

**Answer – Yes**

108. For phase 3, note 2 removes temporary partition that separates corridor BW3-3 and corridor BW3-4. There doesn't appear to be a temporary wall that will separate completed phase 2 and phase 3 construction about corridor BW3-4 along column line L. Where should the temporary wall be installed to separate phase 3 construction?

**Answer – A manufactured temporary partition (aluminum framed panel partition and door with walk-off mat) shall be set on the corridor side of the OR-6 corridor double door and along grid line L. This partition will be set in place at the beginning of the overnight construction period and removed at the conclusion of the**

**overnight construction period. The door between OR-6 and Equipment BW305A will be sealed during the OR-6 construction period.**

**As state in Section 01 00 00 General Requirements, 1.6.H.c, Phase 1, Phase 2 and Phase 3 areas will be occupied by Medical Center personnel from 6:30 am to 6 pm Monday through Friday. Manufactured temporary barriers would be set up within Phase 3 areas as work progresses through the area. The corridor through Phase 3 will be jointly occupied, so work in these corridors will need to be after-hours.**

109. 2<sup>nd</sup> floor ceiling access for 3<sup>rd</sup> floor work scope requires ceilings and grid to be removed. The Note A and B state replacement of ceilings. Does the VA want all ceilings grid and ceiling tile to be replaced in the dark hatched areas on 2<sup>nd</sup> floor shown on drawing A001?

**Answer – The impacted ceiling area shown on Sheet A001 indicate area required for above ceiling work. Plan for replacement of ceilings in these areas.**

110. Who is the owner's service provider for the BAS controls contractor and system? Can you please provide contact information?

**Answer – Johnson Controls, Inc. has the sub-contract for the annual maintenance agreement. Point of contact can be provided after contract award.**

111. Drawing A351 third floor sections indicate above ceiling existing concrete platforms. There isn't information or instructions on what demolition and/or construction takes place at these above ceiling platforms on demo, structure, mechanical, or electrical drawings. What is installed or occurring at these platforms? Are these platforms to remain in new construction? Can you validate that the existing elevated concrete platforms above the rooms can support the new equipment and systems in basis of design for new spaces which may or may not have been examined by the DOR? It appears the ceiling elevations will be affected in relation to the existing above ceiling platforms.

**Answer – The level above the 3<sup>rd</sup> floor is a mechanical interstitial space. This level is designated Fourth Floor on the structural and mechanical drawings. Work in this area includes slab penetrations to be coordinated with mechanical work. Overhead support for suspended 3<sup>rd</sup> floor equipment is addressed on the structural drawings. Refer to the structural and mechanical drawings.**

112. Has the existing building structural frame been evaluated by the DOR structural engineer to validate that the structural basis of design for addition of structural framing steel will support the new weights and / or reactions to new construction?

**Answer – Yes, the structure has been evaluated.**

113. Details on drawing S101, S501, and other structure drawings show new concrete expansion anchors drilled into the existing concrete waffle slab and beam system. Can the existing concrete structure be drilled, and expansion bolted with integrity to the overall building? Has the concrete structure been evaluated by the DOR structural engineer to support this type of fastening system?

**Answer – Yes, the structure has been evaluated. Follow the drawing requirements.**

114. Structural steel beams and framing are to be installed at the underside of 4<sup>th</sup> floor to support the new surgical rooms clean sweep system. Has the existing building structural



waffle beam concrete frame been evaluated by the DOR structural engineer to validate that installation of this structural steel can be supported by the existing building?

**Answer – Yes, the structure has been evaluated.**

115. Note 2 states not to damage existing beams and waffle slab during installation of new work. And to locate existing reinforcing through non-destructive means. What method of non-destructive location is to be used?

**Answer – Non-destructive location of rebar is means and methods by the contractor.**

116. Regarding note 2 on existing reinforcing location, Can the DOR structure engineer provide guidance and as-built structural drawings to indicate what kinds of reinforcing is to be expected and locations?

**Answer – The existing drawings can be made available to the contractor. However, this will not alleviate the field verification requirements on the drawings.**

117. Note 3 states ceiling system and connections to structure shall be designed by ceiling system manufacturer and stamped by structural engineer. Is the ceiling system referred here as the clean sweep systems manufacturer? Are they to design and stamp the structural steel shop drawings?

**Answer – Yes the clean suite system. The ceiling system manufacturer is to design the connection to the structure provided on the drawings.**

118. Note F. Cutting of existing rebar is not permitted and Non-destructive testing to map locations of rebar top and bottom for slabs for coring. What method of non-destructive testing and mapping system is to be used?

**Answer – Non-destructive location of rebar is means and methods by the contractor.**

119. Med gas certifications for modifications will be needed for the OR suites multiple gas systems. The new gas system lines will be installed separately prior to system tie-in. Isolation valves at existing system shut off, system purged, and tie-ins made to tie-in the new gas line route. Can each Med gas system be isolated at the local area, be modified, tested, and re-certified locally without a need to re-certify the entire building/hospital system each time?

**Answer – Yes**

120. Under Notes area of S102 there is a 'black box' that states, "denotes new slab penetration." Between column line 8 to 9 and column N to M there are two black boxes that have detail 6/S501 and the callout shows 'typical'. Are all the 'black boxes' and 'black circles' to use detail 6/S501 framing? It's not clear.

**Answer – No. Detail 6/S501 only occurs at the location being framed with structural steel. (2) locations total between grid lines 8 to 9 and M to N and grid lines 5 to 6 and N to P.**

**Black boxes indicate duct penetrations through the slab. Refer to mechanical drawings.**

121. Sub-Factor 2a – Project Construction Quality Control. This sub factor requires submission of Gantt chart validating the contract period of performance by schedule of values by trade discipline and by General Wage Decision (formerly Davis-Bacon Act). For this requirement, is the VA requesting a Gantt chart with WBS of trade activities and time duration for the project critical path where contractor can validate that the POP can be met?

**Answer –Standard for Acceptability: Gantt chart achieving successful project completion in 540 calendar days, with all requirements met for contract.**

122. Drawing EY501 detail C6 references automatic egress door wiring diagram including the devices for PACS. The electrical drawings do not show location of the doors or PACS system. Where are these doors and PACS located on electrical plans? Please provide location and Information?

**Answer – Per EP102, door is located in Corridor BW3-3 where note 26 is indicated and PCAS station is shown in Neural O.R. – 3 indicated by note 21.**

123. AD111, AD112 and AD113 don't indicate any ceiling demolition. Will ceiling demo be required as part of this project? The demo RCP plan and the new RCP plan show areas where GWB ceilings are being changed over to ACT. Please confirm ceiling demo is required and indicate the demo extent on the AD sheets.

**Answer – Yes. The Demolition Sheets AD111, AD112 and AD113 address ceiling demolition for each specific phase.**

**Reflected Ceiling Demolition Plan General Notes, Reflected Ceiling Plan Demolition Plan Key Notes and Demolition RCP Legend Identify suspended ceilings and ceiling-mounted items to be removed.**

**Refer to the following sheets:**

- **AD111, THIRD FLOOR REFLECTED CELING DEMOLITION PLAN – PHASE 1**
- **AD112, THIRD FLOOR REFLECTED CELING DEMOLITION PLAN – PHASE 2**
- **AD113, THIRD FLOOR REFLECTED CELING DEMOLITION PLAN – PHASE 3**

124. AD sheets GN notes B indicate there is a abatement plan, please provide abatement plan for review.

**Answer – Demolition Plan Key Note 2 on Sheets AD101 and AD102 state, “REFER TO ABATEMENT DRAWINGS IN THE SPECIFICATIONS.”**

**Abatement Drawings 1 and 2 prepared by GLE follow Sections 02 82 13.19 and 02 83 33.13 in Volume 1 of the bound specifications.**

125. A601 Room Finish Schedule – BW301 is listed as a pump room, BW303 is listed as Equipment Storage, please confirm these are the Cardia and Vascular rooms.

**Answer – BW301 is a pump room to serve Cardio OR-1. BW303 is an equipment room shared by Cardio-1 and Robotics OR-2.**

126. QH121 Equipment Schedule – Please provide BOD and/or specifications for:

|          |  |
|----------|--|
| a. A1014 | Telephone Wall mounted (electrical?)           |
| b. A1130 | Cabinet, Control, Nitrogen (HVAC/PLUMB?)       |
| c. A4015 | CLOCK (Electric?)                              |
| d. A5080 | Dispenser Paper Towel                          |
| e. CS230 | SS SINK (Surface mount or integral)            |
| f. CT050 | SS Counter                                     |
| g. M8606 | Endoscopy Car, Fiberoptic, W/Video Accessories |
| h. M7490 | Light Surgical (Electric)                      |
| i. R4650 | Ice Maker                                      |
| j. X3150 | Lead Apron Rack 8 Peg                          |

**Answer –**

**Items furnished and installed by VA: A1014; M8606; M7490. VA to provide this information at a later date after award of contract.**

**Items furnished and installed by the Contractor: A1130; A4015; A5080; CS230; CT050; R4650; X3150. Contractor to provide information per submittal process**

127. QH121 M7490 GC Furnished GC installed, QH122/QH123 M7490 GC Installed VA Furnished, QH124/QH125 M7490 VA Furnished VA Installed, please confirm this is correct.

**Answer – Surgery lights and surgery equipment booms are to be furnished and installed by the Government under separate contract. Refer to Specification Section 01 00 00 General Requirements, 1.20.H. and 1.3.**

**Sheet QH121, M7490, VA Furnished, VA Installed.**

**Sheets QH122, QH123, QH124, QH125: M7475 and M7490, VA Furnished, VA Installed.**

128. M601 AHU Schedule states the AHU is existing but MD102 #1 calls for a new RTU. Please confirm which is correct.

**Answer – The RTU on MD102 is to be demolished and not replaced. The drawing only says to demolish. The AHU on M601 is existing (was installed in an earlier project) and will supply all of the Operating Suite.**

**END QUESTIONS AND ANSWERS**