

# TECHNICAL QUESTIONS AND RESPONSES TRACKING SHEET

SOLICITATION #:

36C77625B0026

PROJECT TITLE:

Construct 12 Bed CLC, Carrollton, GA.

#	RECEIVED	ANSWERED	CONTRACTOR QUESTION	VA RESPONSE
1	7/15/2025	7/30/2025	<p>Question about the "Grand Total" section in the "Price Schedule" form (see attached).</p> <p>What number should we use there? The alternates are the BASE minus portions of the scope, and the way the form presents the "Grand Total" looks like all line items should be added together, which is not right.</p> <p>Should we use the same BASE BID price in the "Grand Total" section?</p>	<p>Amendment 0001 addresses this issue by conducting the following action:</p> <p>Removal of the "grand total" section of the price schedule on pg. 7 of the solicitation, as this is unnecessary.</p>
2	7/16/2025	8/14/2025	<p>According to the specs the commissioning agent will be hired by the VA.</p> <p>Members Appointed by VA:</p> <p>1. Commissioning Agent: The designated person, company, or entity that plans, schedules, and coordinates the commissioning team to implement the commissioning process. The VA will engage the CxA under a separate contract.</p> <p>The VA has no method to hire commission firms directly. They are either hired by the design firm or the contractor. This leaves a big gap in the completion of the project. Please send an RFI asking who the Cx firm is that has been contracted by the VA.</p>	<p>The Commissioning Agent will be contracted by the VA. The Commissioning Agent has not been officially contracted but the VA does have the resources to successfully contract commissioning services for this requirement.</p>

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3	7/30/2025	8/14/2025	Please advise who the existing manufacturers of the Fire Alarm, DDC Controls, CCTV, Access Controls and Nurse Call	Fire Alarm – Firelite DDC Controls – Niagara AX & Siemens CCTV – Avigilon Access Controls – C-Cure 9000 Nurse Call - TekTone Roam Alert – Stanely Roam Alert
4	7/17/2025	8/14/2025	According to Drawing QH101 (Equipment Schedule) there will be Ceiling Mounted Patient Lifts which are Contractor Furnished/Contractor Installed. I do not see where these have been included in the Specifications. Can you confirm if specifications will be issued for Basis of Design?	AE Response: A patient lift by Arjo will be the basis of design. Guidon will issue a specification.
5	7/22/2025	8/14/2025	Are there specs for patient lifts on solicitation 36C77625B0026?  The drawings on page 58 shows lift systems. Where can I find the specs?	AE Response: See above – note #4

6	7/23/2025	8/14/2025	<p>Due to on-site space limitations, please provide the following information (See attached Site Map):</p> <ol style="list-style-type: none"> <li>1) Location and Size Limitations for placement of Job Trailer/Office</li> <li>2) <ol style="list-style-type: none"> <li>a. Temporary Power Location</li> <li>b. Temporary Water Source</li> </ol> </li> <li>2) Location and Size Limitation for Construction Dumpster</li> <li>3) Location for Portable Toilets</li> <li>4) Location and Size Limitation for Materials Storage Container</li> <li>5) Location for Laydown Yard</li> <li>6) If separate areas are needed for the above, please provide Specifications for Temporary Security Fencing</li> </ol>	<ol style="list-style-type: none"> <li>1. Job Trailer/Office is to be placed in the staging area located on the turnaround and parking aisles along the north side of the existing building.</li> <li>2. – <ol style="list-style-type: none"> <li>a. The existing campus power feed is from Martin Dr to the existing utility yard located on the southwest side of existing building. The project includes tying power near Almon Rd to the north as well as to the existing power near the utility yard. Contractor to verify power source is sufficient. Temporary power source is to be coordinated with VA.</li> <li>b. There is an existing water line and hydrant within the project area. A water main with fire hydrants is located along Martin Dr. Water spigots are located along the exterior of the building. Contractor to verify water source demand and appropriate source. Temporary water source to be coordinated with VA.</li> </ol> </li> <li>2. Construction dumpster is to be placed in the located on the turnaround and parking aisles along the north side of the existing building. Contractor to determine appropriate size for staging area and access to dumpster.</li> <li>3. Portable toilets are to be placed in the staging area located on the turnaround and parking aisles along the north side of the existing building.</li> <li>4. Storage container to be placed in the staging area located on the turnaround and parking aisles along the north side of the existing building, east of the project site. Contractor to determine appropriate size for storage container.</li> <li>5. Laydown yard is to be placed in the staging area located on the turnaround and parking aisles along the north side of the existing building.</li> <li>6. Temporary security fencing is specified in Specification Section 01 00 00 General Requirements.</li> </ol>
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7	7/30/2025	8/14/2025	Please confirm there are enough licenses available for the Access Control additions	The current Optiplex Server is a Windows 07 machine that is no longer compliant with ISSO regulations. There is no licensing agreement that is currently active from my understanding.. Note: Access Control will need to be tied into the main system and possibly upgraded There are no more licenses available
8	7/30/2025	8/14/2025	Please confirm there are enough licenses available for the CCTV additions	Both the access control and CCTV all reside on VLAN19 through the process of elimination as IP Addresses were used as part of the CCTV that were on the access control system. Duplicate Ips caused a system outage. The Camera system throughout the facility is Power over IP and fixed in place. There are no more licenses available.
9	7/30/2025	8/14/2025	Please advise who is responsible for terminal cleaning	Terminal cleaning for the existing facility is a program managed through EMS. Any work that is conducted inside the existing facility will need to be routinely cleaned during the work and terminally cleaned after each day of construction by the contractor.
10	7/30/2025	8/14/2025	Please confirm there is enough space on the existing nurse call server for new design	AE Response: The intent of the plans is for the addition nurse call system to act as a subsystem of the main building. The existing main building nurse call system shall be expanded as needed. There is no server that Engineering is aware of that supports the current nurse call system. The systems are localized to each CLC and the CBOC.
11	7/30/2025	8/14/2025	Please provide the Schedule of Finishes (Section 09 06 00) as referenced in numerous locations in the Bid Specifications	AE Response: The schedule of finishes was not included in the submission, and we will revise the references accordingly in the specifications for contractor use.

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12	7/30/2025	8/14/2025	Please advise if the Project Superintendent can serve as a "dual hat" as the Quality Control Manager (QCM) on this project.	VA Response: The Project Superintendent shall not serve as a "dual hat" as the Quality Control Manager (QCM) on this project.
13	7/30/2025	8/14/2025	Please advise if the Project Superintendent can serve as a "dual hat" as the Site Safety and Health Officer (SSHO) on this project.	VA Response: The Project Superintendent shall not serve as a "dual hat" as the Site Safety and Health Officer (SSHO) on this project.
14	7/30/2025	8/14/2025	Please provide a complete set of as-builts for the existing building since we will have to tie-in different systems into the building.	As-builts are to be provided.

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15	7/30/2025	8/14/2025	Please advise on deck height(s) in the existing building since we will have work in the building for scopes of work such as tying in and the routing for special systems.	<p>Trinka Davis is a single-story bladder roof with interstitial spaces ranging up to 5 feet. It really depends upon the runs and where the contractor is looking to make their pathway back to the main demark.</p> <p>The As-Builts will be able to tell them which is the best route. Currently, from the newly proposed building there is a raised roof with a ceiling that is approximately 20 feet high before transitioning under the flat (Bladder roof). The hallway leading to the clinic has approximately 15 inches of space between the sheet rocked pendant lighting areas and tiled ceiling hallways.</p> <p>There is also a large number of cabling that is entering the main demark which houses most of the software to be added to. I would strongly advise that a contractor come to the site to map out runs and potentially use transitions to have a game plan when it comes time for the installation.</p> <p>There is any number of ways that this could happen and preemptively guessing routes will not lead to a good assessment.</p> <p>Attached documents (S2.04, S2.05, S2.06, A3.20, Q15-1, Q15-2, Q15-3, Q15-4, Q15-5)</p>
16	7/30/2025	8/14/2025	Please advise on floor and deck construction type(s) and thickness in the existing building since we will have work in the building for scopes of work such as tying in and the routing for special systems.	Attached documents (A5.12, A5.13, A5.14, A5.10, A5.11, S2.01, S2.02)
17	7/30/2025	8/14/2025	Are windows to be aluminum clad wood windows as detailed in the Bid Drawings or aluminum windows as indicated in the Bid Specifications?	AE Response: Windows are to be aluminum clad wood. Specifications will be revised accordingly.

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18	7/30/2025	8/14/2025	Per sheet GI-101, it indicates a Construction Type IIB for the new construction, please confirm that there is no spray-on fireproofing required on this project.	AE Response: Type IIB does not require spray-applied fireproofing.
19	7/30/2025	8/14/2025	Per Note 5 on Sheet AE-102, please confirm that the ansul system is to be included by the Contractor or will the VA include the system if they include the Kitchen Equipment (detail C/K-500).	Question response will be determined by RFI #25 and will be provided via Amendment 0003 early next week.
20	7/30/2025	8/14/2025	Please provide the Basis of Design (BOD) for the DOAS-1 and MUA-1 as shown on Sheet M-004.	AE Response: Oxygen 8/Daikin.
21	7/30/2025	8/14/2025	Per Sheet EY-110, are ceilings that we need to acces in the exisitng building for the special systems routing ACT ceilings or gypsum ceilings? Please provide a ceiling type and ceiling height for each existing room that we will have to access.	<p>AE Response: VA to confirm the AE observations below. Room names and numbers reference those shown on EY110.</p> <ul style="list-style-type: none"> <li>• Electrical E089 (Correct room number is E096) – approx. 12'-1/2"</li> <li>• IT E048 – 9'-0 ACT</li> <li>• Storage E054 – 9'-0 ACT</li> <li>• Police E039 – 9'-0 ACT</li> </ul>
22	7/30/2025	8/14/2025	Per Sheets E-002 and EY-100, please provide the equipment list for each device for the Nurse Call System.	AE Response: All nurse call symbols are shown on E002 and all nurse call symbols used with quantities and locations are shown on EY100. The contract documents are performance based and the contractor shall work with a nurse call vendor to submit nurse call shop drawings that include an equipment list.
23	7/30/2025	8/14/2025	Per Sheets E-002 and EY-100, please provide the equipment list for each device for the Access Control System.	AE Response: See response to #22, same applies to access control system.
24	7/30/2025	8/14/2025	Per Sheets E-002 and EY-100, please provide the equipment list for each device for the Security System.	AE Response: See response to #22, same applies to security system.

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25	7/30/2025	8/14/2025	Please confirm that the VA is furnishing and installing the Kitchen Equipment.	Discussion is required between VA and A/E regarding this question. Answer is forthcoming.
26	7/30/2025	8/14/2025	Please confirm the VA is the authority having jurisdiction over the property where the CLC Addition will be constructed and that traditional building permit requirements through local municipalities will not be required except for the NPDES permit specified.	<p>Traditional building permits will not be required from the county; however, contractors will be responsible for permitting requirements and/or costs associated with connection to public utilities (electric, water, sewer, gas, etc.)</p> <p>The contractor should inquire with these utilities for requirements for connection where applicable. If they are timing into our existing infrastructure there should be no requirements outside coordinating upstream outages where necessary.</p>
27	7/30/2025	8/14/2025	Please provide the name and contact information for the local Electrical power distribution company with whom the contractor will have to coordinate for the installation of the new electrical service specified.	<p>Carroll Electric Membership Cooperative</p> <p><a href="https://carrolemc.com/">https://carrolemc.com/</a></p>
28	7/30/2025	8/14/2025	Please provide the name and contact information for the local Sanitary Sewer service provider with whom the contractor will have to coordinate for the installation of the new sanitary service specified.	<p>City of Carrollton</p> <p><a href="https://carrolltonga.com/">https://carrolltonga.com/</a></p>
29	7/30/2025	8/14/2025	Please provide the name and contact information for the local Fire Department with whom the contractor will have to coordinate to maintain emergency service access throughout the course for construction.	<p>Carrollton Fire Department Headquarters</p> <p><a href="https://www.carrolltonfiredepartment.com/">https://www.carrolltonfiredepartment.com/</a></p>



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30	7/30/2025	8/14/2025	Please confirm the VA's intent to close the north property entrance to staff, visitor, and ambulatory service traffic for the duration of construction, allowing the contractor to control the area for construction traffic and staging.	<p>AE Response: The northern access road to the project area will be open for employee and visitor parking in the parking stalls east of the northern entrance. A specialty construction sign is to be placed at drive entrance. Employees and visitors will be encouraged by the VA to utilize the south main entrance to minimize traffic on the northern access drive. Coordinate impacts to traffic with VA.</p> <p>VA Response: The contractor will have to work directly with ambulatory services to include Tanner Healthcare as they typically respond to the facility during emergencies.</p> <p>A well devised plan with Adam Doty, Police Services, and the Regional Administrator will need to take place to notify all parties to include the local fire department as they tend to respond with emergency services from Tanner. This will have to be implemented on the VA side and in the likelihood something should occur on the construction site then actions would need to take place for first responders accessibility.</p> <p>This is where having a separate SSO would come in handy and not also be the superintendent.</p>
31	7/30/2025	8/14/2025	Please identify any other areas on campus, aside from the north property entrance, where construction parking, material storage, and staging will be permitted.	<p>AE Response: Storage and staging are to be located on the north side of the building only. Contractor parking will be available in existing parking garage and lot south of the existing building. Coordinate contractor parking with the VA.</p>

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32	7/30/2025	8/14/2025	Please provide plans showing the location of the existing nurse call system headend, or other suitable point of connection, in relation to proposed addition as this system is not identified on sheet EY109.	<p>AE Response: See detail 10 on sheet E005. Main IT room E048.</p> <p>There are no plans that pertain to the nurse call system at Trinka Davis. Originally, the facility was meant for residential boarding and the installation of the nurse call may have happened while the contingencies were put in place. Each CLC and the Clinic have a separate nurse call that is not tied together, nurses are staffed 24/7 in the CLC's and someone sits at the main nurse call alarm panel while the clinic is open during normal business hours.</p> <p>Each CLC has two pulldowns in each of the bathrooms, one by the toilet and another in the shower. A third nurse call is provided with an emergency button and cord by the bed of each patient. When actuated an audible alarm is located at the back of each house by the kitchen and an alarm panel in the back staffing area of the CLC. None of the nurse call systems communicate with each other in different CLC's and/or the Clinic areas.</p>
33	7/30/2025	8/14/2025	Please provide plans showing the location of the existing patient wandering system headend, or other suitable point of connection, in relation to proposed addition.	<p>AE Response: IT E048, see sheet EY110.</p> <p>Engineering does not have any plans showing the current configuration of the Stanely Roam alert System other than what is observed in the software. However, the server is located in the OIT Closet of B-House. Each OIT closet in the CLC areas besides B-House has a netgear switch that makes up the layer 1 topology for the RA system. There is 4 working client workstations located in the back of each house used to interface with the system.</p>

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34	7/30/2025	8/14/2025	The Geotechnical Report provided does not appear to address the subsurface conditions or site preparation recommendations for the installation of the new Generator pad. Please provide any available soil boring reports that may have been performed in the vicinity of the new generator or along the route of the new electrical and sanitary services to be installed.	AE Response: Additional soil boring reports were not conducted in the vicinity of the generator pad. Design assumptions for the generator pad were based on the geotechnical report provided to the contractor.