

TECHNICAL QUESTIONS AND RESPONSES TRACKING SHEET

SOLICITATION #:

36C77626B0011

PROJECT TITLE:

Big Spring CLC Phase III Minor Construction
Project

#	CONTRACTOR QUESTION	VA RESPONSE
1	Regarding the below indication in the solicitation documents, would this exclude non-SDVOSB companies from bidding? 2.3 SDVOSB SET-ASIDE: This procurement is a 100% set-aside for Service-Disabled Veteran-Owned Small Business (SDVOSB) concerns. To be considered eligible to receive award of a resulting contract, offerors must be certified as SDVOSBs by the U.S. Small Business Administration (SBA) and listed in the SBA certification database at the time of bid submission and at time of award. Offers received from entities that are not certified SDVOSBs will not be considered. Failure to be certified at the time of bid submission and at time of award will result in the offer being deemed non-responsive. A joint venture may be considered eligible as an SDVOSB if the joint venture complies with the requirements in 13 CFR 128.402.	Yes.
2	Regarding the project specifications for the 10 bed West Texas CLC construction. It is unclear and not identified as to how many rooms will need standard ceiling lifts and how many will need bariatric ceiling lifts.	There are no bariatric rated rooms. Track manufacturers are responsible for structural connection. Intent is to utilize the double rafters to carry weight. Note 11 on Sheets S401 through S404 requires contractor to submit shop drawings for patient lift track supports for review by structural engineer. According to manufacturers, 440-pound weight is acceptable. Disregard reference to 550-pound rating.

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3	Will the VA provide the manufacturer and model of the existing Nurse Call system at the CLC?	Part number: 6538-G5, Edwards Signaling
4	Specification section 01 00 00, Part 1.9-C states that the Soils Report will be made available upon request. Will the VA provide the Soils Report via an amendment?	See Attached Geo Tech Report provided in Amendment 0010.
5	Specification Section 01 00 00, Part 1.15 requires the contractor to provide a temporary Engineer's Field Office including furniture, equipment, specific finishes, restrooms, alarm system, janitorial services, and site improvements for this project. Since this will add significant cost to the project, will the VA clarify whether this VA Engineer's office will be required for this project?	The VA does not require a Resident Engineer's Field Office for this project. 1.15 is hereby removed from the specs.

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6	Specification Section 01 00 00, Part 1.18-C&E requires the Contractor to install electricity meters and pay for electricity used for various electrical requirements. Will the VA clarify if this will be a requirement for this project and if so, provide the current rate for electricity at this campus?	A temp power pole is the most cost-effective route. For reference: Temporary-pole setupLikely Oncor delivery class What determines cost Small 120/240-V pole for lights, hand tools, or a small office trailer Secondary Service ≤10 kW Monthly delivery charges plus kWh-based charges Larger temporary service for multiple trailers, welders, cranes, large HVAC, or 3-phase equipment Secondary Service >10 kW Monthly charges, kWh charges, and potentially demand-related charges Service requiring Oncor to extend a line, install a transformer, or build special facilities Either class, plus construction costs A site-specific construction estimate and possibly an upfront contribution

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7	Specification Section 01 00 00, Part 1.26 requires the Contractor to hire a Commercial Photographer to document this project. Since this will add significant cost to the project, will the VA clarify whether this will be required for this project or will “in-house” photography be acceptable in lieu of a Commercial Photographer?	The contractor is responsible for providing photography services meeting the requirements of Section 01 00 00. The contractor may utilize in-house personnel or subcontracted resources, provided they meet the experience and quality requirements; the VA does not prescribe a specific licensing designation for the photographer.
8	Specification Section 01 00 00, Part 1.28 refers to possible archeological findings. Does the VA expect possible artifact discoveries or will the VA require an Archaeologist to be on-site during ground disturbing activities?	There is always a possibility of archeological findings, but the VA does not see this being an issue. If something come up during the dirt work the contractor will take steps to secure the site and comply with all laws and regulations regarding the findings.
9	Specification Section 01 32 16.15, Part 1.2 requires the Contractor to hire a 3rd-party scheduling consultant to manage the schedule for this project. Since this will add cost to the project, will the VA clarify if a 3rd-party scheduling consultant will be a requirement or will the Contractor be allowed to develop and maintain the schedule “in-house”?	Scheduling must be completed by a certified scheduling professional.
10	Specification Section 01 35 26, Part 1.7-C states that the Contractor’s Superintendent (if duly qualified) may also serve in the role of SSHO. Will the VA clarify if the CQC Manager may also be a role acceptable for the Contractor’s Superintendent or will a separate individual be required for the CQC role?	If qualified the person can dual hat roles. Follow specification.

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11	Specification Section 01 45 00, Part 3.4-A&C requires the Contractor to retain additional specialized individuals who must be present at all times during work in these individual's specific area of responsibility. For this project, this requirement would mean the Contractor must retain a Civil Engineer, an Architect (or Const. Professional with 5 years' experience), a Structural Engineer, a Mechanical Engineer, an Electrical Engineer, and possibly an Environmental Engineer, all to be present onsite during activities in their respective areas of responsibility. Since the hiring all of these Architects/Engineers, and having them onsite during any work taking place in their respective areas of expertise, will add significantly high costs to this project, will the VA clarify whether this will be a requirement for this project?	The contractor shall furnish required specialized professionals (civil, structural, mechanical, electrical, environmental, etc.) as needed to support and oversee their respective scopes of work. Continuous onsite presence of each discipline is not required; however, the contractor is responsible for ensuring qualified personnel are available whenever needed to meet all contract, quality, and code requirements
12	Specification Section 01 91 00 – General Commissioning, Part 1.8-C states that the Commissioning Agent (CxA) will be engaged by the VA under a separate contract. Will the VA clarify if the VA will be hiring the CxA and that this will not be a cost to the Contractor?	The VA will handle the commissioning of this project.
13	I see epoxy flooring listed for the Oxygen Manifold Room but no reference to the manufacturer of product brand or Section 096723. Can you direct me where I can access that information to advise the sales team and potential prospective bidders?	Specification 096725 included as an attachment
14	Regarding the RFI question as to the manufacturer and model of the existing Nurse Call system, will the VA also clarify if the system is proprietary, and if so, will the VA be issuing a Sole Source Justification & Approval for the Nurse Call System?	After reviewing the Nurse call the VA has determined that it will not limit what name brand is to be used. The nurse call that is selected will need to be able to communicate and or link to the current nurse call system.

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15	Will the VA provide the manufacturer and model for the existing BMS/DDC system, and will the VA also clarify if the system is proprietary, and if so, will the VA be issuing a Sole Source Justification & Approval for the BMS/DDC System?	The VA has two backbones to choose from. We have our preferred items but will look at all options, as long as they link to the either of the setups
16	Site drawings only show grass and river rock. Will there be any additional landscaping to be included in the contractor's scope? Refer DWG CS-102	No additional Landscaping required
17	There are no tile sizes on the finish plan, based on the tech specs of the tiles; they come in 12x24 & 2x2 mosaics. Please confirm the right size to be selected. Refer DWG AS121	12x24
18	H.A.C. Room has "RES" as a base board, but the material finish list does not provide any information. Please provide additional details and specifications. Refer DWG AS121	Change base from "RES" to 6"(H) x 12"(L) Porcelain tile
19	Please provide specifications for Sealed Concrete. Refer DWG AS121	There is no specification for sealed concrete. Utilize products standard to construction industry. Submit product data / Shop drawings submittals.
20	Please provide specifications for the Epoxy Floor System. Refer DWG AS121	Specification 096725 included as an attachment
21	SD (Static Dissipative) is only 1 room, roughly 50 sf, yet the mockup calls 100 sf per material. Does this also apply to the SD? Refer DWG AS121, SPEC 09 24 00 – 2, 1.7B	No.

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22	Is this project tax-exempt?	See Special Note regarding FAR 52.229-3 Federal, State, and Local Taxes in the solicitation. Offerors are hereby notified that in accordance with V.T.C.A., Tax Code §151.311, the purchase of tangible personal property for use in the performance of a contract for an organization exempted under Section 151.309 or 151.310 of this code is exempt if the tangible personal property is incorporated into realty in the performance of the contract.
23	How will the network be connected to the new building? Will an underground conduit be installed to connect back to the existing building network?	Yes, since this is a new build
24	What is the existing Nurse Call system that new equipment will need to connect to?	See question 14.
25	Please advise if the access control is part of the contractor responsibility, if so please advise the existing access control system that new equipment will need to connect to.	Avagilon is currently being installed in other projects
26	Please advise if the nurse call system is part of the contractor responsibility, if so please advise the existing nurse call system that new equipment will need to connect to?	See question 14.
27	Please advise if the audio system is part of the contractor responsibility, if so please advise on the existing system to connect the new equipment to.	We do not have a preferred system, it just need to be able to be linked to the main system.
28	Scheduling requirement clarification Please confirm which scheduling specification governs this project: Section 01 32 16.13 "Network Analysis Schedules – Major Construction Project Design-Bid-Build" or Section 01 32 16.15 "Project Schedules (Small Projects – Design/Bid/Build). Please also confirm the required scheduling platform, level of detail, and submittal format for bidding and post-award compliance.	The specs should only contain 01 32 16.15. It is currently in the specs. There should not be any other spec used.

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29	Missing / controlling deductive alternate sheet Please confirm that Drawing GI003, "Summary of Deductive Alternates," is the controlling document for all alternate work and identify whether any revised GI003 sheet has been issued after the 06/28/2024 set. Please confirm bidders should rely on GI003 for final alternate limits.	Bidders shall rely on GI003 for all deductive alternates.
30	CLIN numbering discrepancy Please clarify the deductive alternate numbering. Section 01 00 00 identifies CLIN 0002, 0003, 0004, 0005, and 0006, but there is no CLIN 0004 alternate labeled "Deductive Alternate 04." Please confirm the final CLIN numbering and bid form sequence to be used by bidders.	This is confirmation that there is no "Deductive Alternate 04." This may be updated in the conformed set of specifications at the time of award.
31	Extent of work for Deductive Alternate 02 – fireplace For CLIN 0003 / Deductive Alternate 02, please define exactly what remains in base work if the electric fireplace unit is deleted. Please confirm whether rough-in wiring, blocking, framing, finishes, backing, access panels, and any dedicated circuiting and controls remain in contractor scope under the deductive alternate.	Everything remains except the fireplace unit.
32	Extent of work for kitchen deductive alternate For CLIN 0004 / Deductive Alternate 03, please provide a precise list of kitchen items to remain versus be deleted. The specification states that millwork, sink, disposal, dishwasher, hood, cooktop, data outlets, and power outlets are removed, with utility stub-outs provided. Please clarify whether wall finishes, flooring, backing, capped plumbing, branch circuit homeruns, breakers, exhaust ductwork, and above-ceiling infrastructure remain in the contractor's scope.	Follow the instructions listed in CLIN 0004 on GI0003. The intent is for the VA to be able to install the kitchen later.
33	Extent of work for resident room deductive alternate For CLIN 0005 / Deductive Alternate 05, please confirm exactly what is removed in resident rooms and what remains. Please clarify whether branch conduits, boxes, cabling, med gas piping to capped point, wall backing, and wall finish repairs are still required.	Follow the instructions listed in CLIN 0005 on GI0003.
34	Site scope for Deductive Alternate 06 For CLIN 0006 / Deductive Alternate 06, please provide the exact limits of deleted exterior planters, column bases, and trellis work, and clarify what "replace locations with sidewalk" means structurally and architecturally. Please confirm whether foundations, footings, underground obstructions, embedded steel, and drainage revisions associated with trellis and planter removal are also deleted or remain in base bid.	Foundations and footings are to be included as part of the CLIN 0006 on GI003.

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35	Owner-furnished / owner-installed vs contractor-furnished millwork conflict Sheet AS131 states that equipment and furniture are furnished and installed by the Owner, while other documents show contractor scope tied to millwork, including deductive alternates that delete millwork. Please confirm whether all architectural millwork shown is contractor furnished and installed unless specifically deleted by alternate, and identify any owner-furnished casework or equipment that bidders must exclude.	All millwork is responsibility of the contractor. Furniture and Equipment is responsibility of the owner.
36	Security / PACS / CCTV / fire alarm brand-name scope The brand-name justification identifies Motorola Avigilon, HID, and Siemens Desigo as required existing systems. Please confirm whether bidders must provide complete new devices, programming, software licenses, database integration, and commissioning by factory-authorized integrators for these systems, or whether portions will be performed by the VA's existing service providers. Please also confirm responsibility for final acceptance and owner coordination of these proprietary systems.	The contractor will handle all parts of the setup and points in this question. The VA will have the proper groups working with the contractor for this process and they will be the final acceptance/owners.
37	Proprietary system installer qualifications Please confirm whether Division 27 and 28 work involving structured cabling, PACS, CCTV, and related electronic safety and security systems must be performed by OEM-certified installers and whether local authorized service providers for Avigilon, HID, and Siemens Desigo are mandatory for bid responsiveness or only required before award or submittal.	The system needs to be installed by fully trained people. However, you factor this in is on you, just making sure you have it factored into your bid number.
38	Testing, commissioning, and owner-furnished equipment interfaces Please clarify contractor responsibility where Division 28 excludes failures caused by owner-furnished or existing owner equipment, but the contractor is still required to provide a complete functioning electronic safety and security system. Please confirm the extent of integration testing required with existing VA systems and who bears responsibility if existing campus equipment or software prevents successful commissioning.	The contractor is responsible for the items they install. The VA will work with the contractor to get ahead of any integration issues.
39	As-built deliverable format conflict Please confirm the required final as-built format. Different specification sections reference AutoCAD 2023, BIM software version 2023, and Revit 2021. Please identify the exact required native file format(s), version(s), and media for closeout.	Revit 2024

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40	Civil / site utility tie-in and shutdown responsibility Please confirm whether all utility shutdowns, tie-ins, and interruptions required for the new CLC and site work are included in the contractor's base bid, and identify any owner-performed tie-ins or outage windows that will be provided by the VA. Please also confirm who performs final live tie-ins.	These items are on the contractor
41	Fence scope clarification The specifications table of contents includes Section 32 31 40 High Security Fences and Gates. Please confirm whether new fencing and gates are part of this contract and, if so, provide the exact drawing locations, limits, and performance requirements to be priced.	Fence and Gates Location – CS-102 Fence and Gates details - CS505
42	Special inspections scope and responsibility Please confirm the required special inspections package for this project and whether the contractor is responsible for engaging and paying the special inspector(s). Please provide the full required inspection matrix for bidding purposes.	The contractor is responsible for the special inspections needed. The VA is covering the overall commissioning of this project.
43	Document precedence language General notes indicate that in the event of a conflict, the more expensive, greater quality, and larger scope shall govern. Please confirm that contract interpretation will instead follow the applicable VA and FAR order-of-precedence requirements and not an open-ended "more expensive scope governs" standard for bid pricing purposes.	Confirmed that the contract interpretation will follow the applicable VA and FAR order-of-precedence requirements.
44	Medical gas manufacturers / basis of design The contract documents do not identify a basis-of-design manufacturer or an approved manufacturers list for the medical gas piping system components and alarm equipment. Please provide the acceptable manufacturers for medical gas system components, including outlets, valves, alarms, and source or system accessories, and confirm whether substitutions or equivalent products will be accepted in accordance with the specifications.	Refer to the VHA Directive 7515: Governs the safe operation, installation, and management of medical gas and vacuum utility systems and NFPA 99 Compliance: Mandatory adoption of healthcare facilities codes for oxygen, compressed air, nitrous oxide, nitrogen, and medical vacuum. Basis-of-design: Beacon-Medaes Alternate manufacturers include: Amico, Pattons Medical, Powerex Medical, Tri-Tech Medical

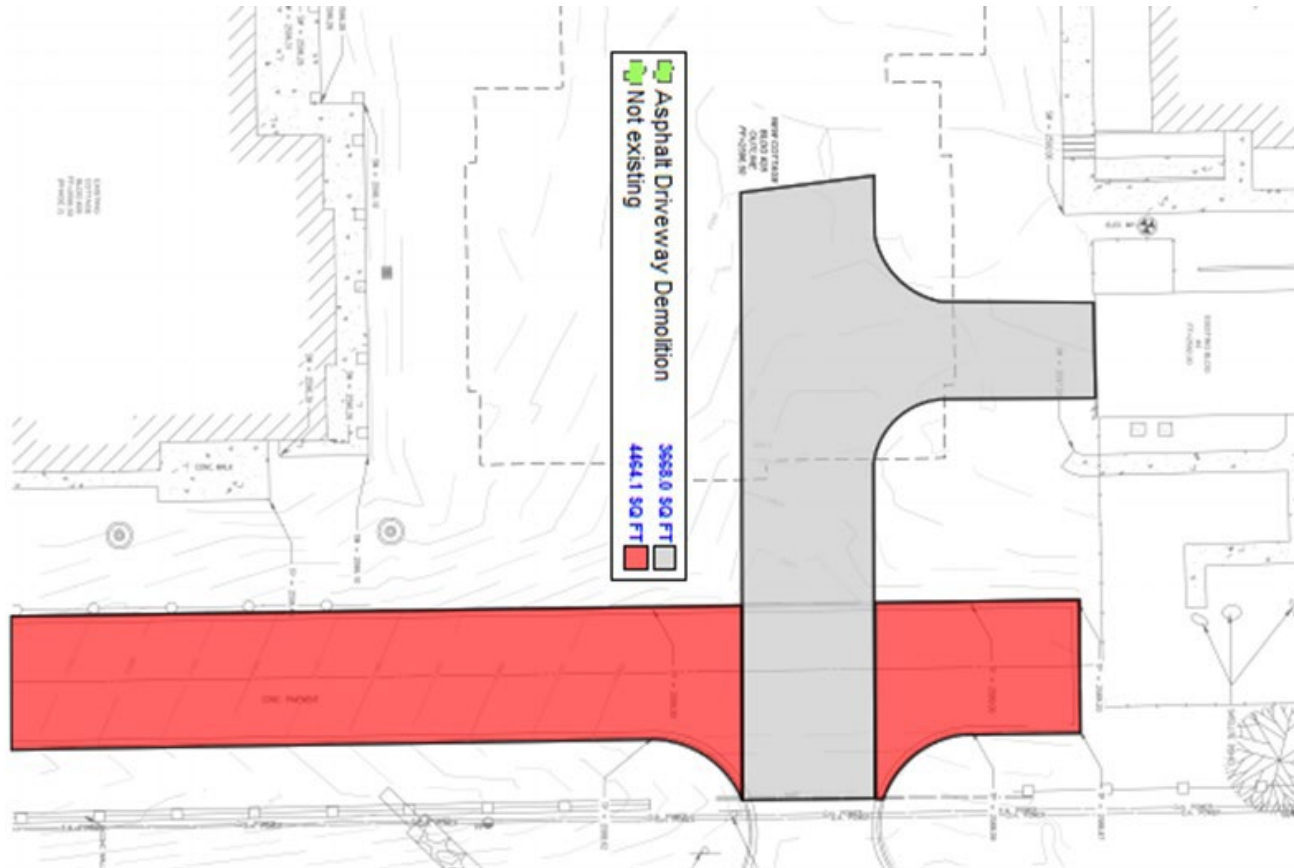
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45	NFPA 99 medical gas system category Please confirm the applicable NFPA 99 category for this project's medical gas system and identify the spaces served by each required category. Please identify whether Category 1, 2, or 3 applies and confirm the corresponding alarm, valving, testing, and reliability requirements.	Confirmed. Category 2.
46	Medical gas master alarm / area alarm locations The drawings include medical gas details and references to alarm pressure switch components, but the plans do not clearly identify the required locations for the master alarm panel and area alarm panels. Please provide the required quantity and locations of all medical gas master alarm and area alarm panels, and identify whether any local alarm panels are required as part of this scope.	The main med gas panel is location in bldg 1, with several smaller panels on all floors. The new CLC will need to communicate with the main panel, either through direct connection back to building one or some form of technology that allows it to alert the main panel. A Combination Area/Master Alarm Panel is required and is shown on drawing PP103 in Staff Office 13.
47	Medical gas installer qualifications Please clarify the required installer qualifications for the medical gas piping system. Specifically, confirm whether installers and brazers are required to hold current ASSE 6010 certification in accordance with NFPA 99, or whether a State Medical Gas Endorsement will be accepted as an equivalent qualification. Please also confirm any required verifier qualifications.	The VA requires ASSE 6010 cert or a cert of equal credit. Certs will need to be provided and can be reviewed by our safety teams to give final approval, if the situation deems that necessary.
48	Plumbing fixture / equipment basis of design The contract documents do not clearly identify basis-of-design manufacturers or model numbers for all scheduled plumbing fixtures and equipment. Please confirm whether bidders may provide equivalent products meeting the capacities, performance criteria, and connection requirements shown in the drawings and specifications, or provide the required manufacturers and models where proprietary selections are intended.	Equivalent will be reviewed and accepted if they meet the same standards.

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49	Water softener design criteria Please provide the required design flow rate (GPM), inlet water hardness, required softener capacity (grains), peak demand assumptions, and any regeneration criteria used for design. If these values are not available, please provide the Government's basis of design to be used for bidding.	VA's master specification for water softeners is Section 22 32 11 – Water Softeners, which outlines required equipment characteristics, construction standards (ASME, ASTM, AWWA), commissioning references, and performance criteria.
50	Mixed oxidant generator / RO system design criteria The drawings identify a mixed oxidant generator (MIOX) system with chemical generator, oxidant tank, and reverse osmosis skid; however, the documents do not provide enough design criteria to size and price the complete system. Please provide the required system capacity (GPM), dosing requirements, influent water quality parameters, reverse osmosis design basis, storage tank sizing criteria, and electrical requirements.	The contractor is required to engage the services of a commercial water treatment company to have a water quality analysis performed and determine the level of disinfection and filtration needed for the facility. MIOX system peak design flow capacity = 68 GPM. RO system peak design flow capacity = 6.5 GPM max. (Verify flow requirements of Owner furnished ice machine.) Coordinate electrical requirements with Electrical Drawings and with E.C. Refer to the current VA Plumbing Design Manual for additional information on Supplemental Water Disinfection Methods.

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51	Water hammer arrestors Please confirm whether the Contractor shall provide water hammer arrestors in accordance with the specifications at all required locations even where not individually shown on the drawings, and confirm whether the final quantity and placement shall be determined by the plumbing contractor based on the fixture and equipment arrangement.	Confirmed
52	Exterior wall sheathing thickness conflict Section detail Sheets AS520–AS522 indicate exterior wall assemblies with 1/2-inch sheathing, while Structural Sheet S102 identifies 7/16-inch Structural 1-grade OSB at braced wall or shear wall locations. Please clarify which exterior wall sheathing thickness and material shall govern for bidding and construction, and confirm whether 7/16-inch Structural 1-grade OSB is to be used in lieu of the 1/2-inch sheathing shown on the architectural section details where these conditions overlap.	Contractor to use 1/2" Sheathing on architectural drawings.
53	Roof sheathing thickness conflict Section detail Sheets AS520–AS522 indicate 1/2-inch roof sheathing in the architectural details, while the structural roof framing sheets identify 5/8-inch Structural 1-grade OSB or plywood roof diaphragm sheathing. Please clarify which roof sheathing thickness and material shall govern for bidding and construction, and confirm whether 5/8-inch Structural 1-grade OSB or plywood is required in lieu of the 1/2-inch sheathing shown on the architectural section details.	Contractor to use 5/8-inch Structural 1-grade OSB on structural drawings.
54	Bathroom accessories – owner furnished vs contractor furnished Sheet AS131 notes that equipment and furniture are furnished and installed by the Owner, but the equipment list and accessibility or detail sheets also identify bathroom accessories such as soap dispensers, paper towel dispensers, toilet tissue dispensers, waste receptacles, and similar accessories in toilet rooms and support spaces. Please clarify whether bathroom accessories are owner-furnished and owner-installed under AS131, or contractor-furnished and contractor-installed under this contract. If contractor-furnished, please identify the specific accessory items included in contractor scope.	Contractor to furnish and install all equipment and accessories within toilets.

55 Existing asphalt driveway / demolition and phase scope clarification

During the site visit, an existing asphalt driveway was observed that does not appear to be clearly reflected in the demolition limits shown on the plans. In addition, the area identified as non-existing asphalt in red on the attached exhibit appears to conflict with existing field conditions. Please clarify whether the existing asphalt driveway is to be demolished under this phase of work, whether the red-marked area is included in this project scope, and what the exact asphalt demolition, removal, and reconstruction limits are for this phase.



The existing paving in gray was supposed to have been eliminated under a separate contract in advance, but that contract was not awarded. For bidding purposes, contractor should anticipate saw cutting and removing all existing paving within at least 5 feet of the building or any other elements of the site to be installed under this contract.

Similarly, the paving in red was planned to be constructed under a separate contract. For purposes of bid, ignore that paving as shown in the site plan.

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56	Typically, existing government buildings, campuses, and facilities have specific manufacturers' devices in service for various Division 27 and 28 systems. These are often proprietary and not interchangeable. Please provide any vendors, contractors, manufacturers, models, series, or other pertinent information for these systems. When a specific contractor, vendor, or service company is required, please provide point-of-contact information. Please provide this info for any systems that shall be a part of this project, including, but not necessarily limited to the following examples: Physical Access Control, Intrusion Detection, Surveillance, Nurse Call, Code Blue, Public Address, Mass Notification, Fire Alarm, and any other Division 27 & 28 proprietary elements. Additionally, please provide the Brand Name Justification and/or Single Source Justification documents for these.	Siemens (Fire protection), Avagilon (Access Control)

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57	Please provide division 31, 32 & 33 specifications listed in the table of contents but not provided in the specification manual. Please provide all required specifications listed.	Spec sections mistakenly cut off from PDF. Missing sections have been provided.
58	Sheet S-001 Earthwork & Foundations note 1 indicates there is a geotechnical report. Please provide the geotechnical report for this project.	Geotech report provided.
59	Sheet CS-102 indicates to connect 8-ft high steel fence to existing chain link fence. Please provide details of transition where new steel fence meets existing chain link.	Contractor to submit to architect to proposed solutions during construction.
60	AS101 shows walls and columns to the right of column line A with detail 3/AS511 & 4/AS511, with detail 3/AS511 indicating to see structural. Structural S101 Foundation plan shows an outline for the walls, however there are no details for footings, please provide details for footings, grade beams, slabs etc. that are required.	Refer 8/S501
61	Please provide exterior site telecommunication layout for the new communication wiring, please include wire type and location of existing network equipment to connect to.	See attached
62	Please provide the site visit attendee list.	This was provided in Amendment 0001.
63	Is there a possibility of having another site visit?	No.
64	Is there a possibility of getting more time on the RFIs?	The bid opening date was extended to 8/5/2026 as part of Amendment 0008.
65	Please confirm the Superintendent can have any shared duties as a QCM.	Confirmed
66	Please confirm the QCM shall not have any shared duties as the SSHO.	We understand staff shortfalls and understand the proper qualified people can wear several hats on the jobsite.

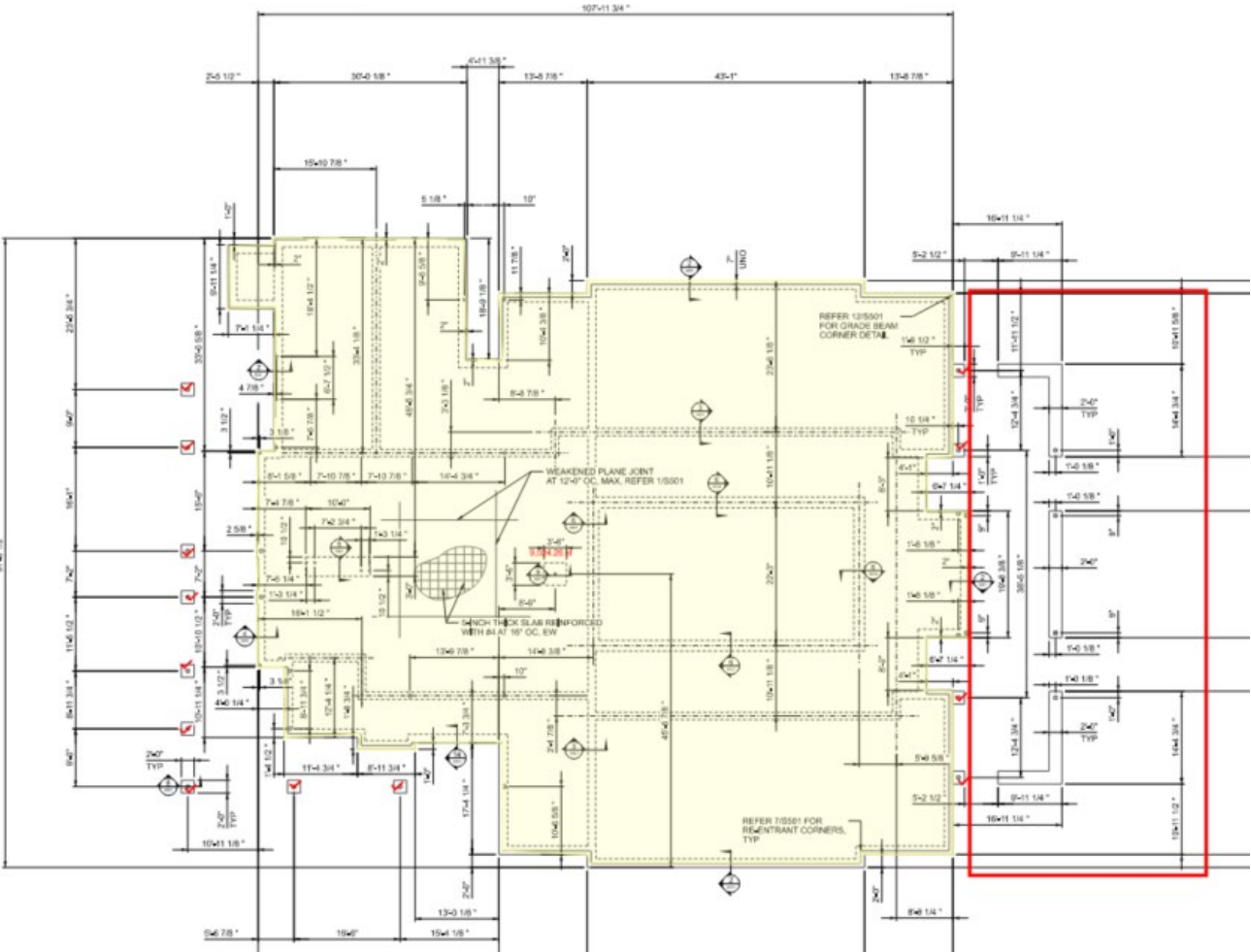
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67	Provide geotechnical report.	See answer to question 4.
68	Please confirm the Bid Items Plans shown on Drawing GI003 are deducts for each of the CLINs listed.	Yes, these are deductive alternates.
69	Can the AISC certification requirement be waived for this project, given the limited pool of qualified subs?	Contractors can provide training certs for equal qualification for VA review.
70	Since neither the solicitation nor the drawings address project phasing, will the General Contractor be responsible for determining the phasing of the work?	Phasing will be coordinated with the Government after award.
71	Will the work require any temp fencing? If so, what type and height?	As needed and to standard
72	Define construction access routes, staging areas, and any restrictions due to ongoing facility operations.	The construction access will be next to the worksite along with the staging area.
73	VA to provide parking areas for GC?	There is plenty of parking next to the work site.
74	Please provide the exact location, description, and datum verification for Benchmark #6.	Benchmark callout was slightly cut off. Exact label should be: Benchmark #6 "X" in Concrete N 6779296.7530 E 1048716.2440 Elev. 2588.00 Datum information included as note at top right of Drawings CS101.

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75	There are no fence specifications or security fence details provided. Please refer to Detail Fence Callout on Sheet CS-505 for the Ameristar Montage II system and confirm the required number of rails (2, 3, or 4).	Utilize the drawings and details shown on CS-505 for fence and gates labeled "INDUSTRIAL STENGTH FENCE & GATE"
76	For the Ameristar Montage II pedestrian and vehicular gates, please confirm that all gates are manual and include padlockable latches. Additionally, are cane bolts required for the vehicular gates?	Gates are manual with Ped-lockable latches. Cane bolts are required.
77	On Sheet CS-201, Detail 1, please confirm that the proposed fence post pier (12" x 36") will clear the retaining wall footing.	Based upon Detail 1 / CS-201, we do not understand this question.
78	Please confirm that all firestopping must be either installed by an FM global approved contractor, or a UL qualified firestop contractor certified.	Either one is acceptable.
79	Please confirm that firestopping installers accredited by a firestopping product manufacturer will not be approved by the VA unless they meet the FM global or UL qualifications referenced in section 07 84 00.	See above #77
80	Please confirm if this project is tax exempt. If so, will the VA provide the documentation to the prime contractor after award?	See answer to question 22.
81	Please confirm that the telecommunications contractor must submit copies of system manufacturer certification for all technicians. The Contractor shall provide proof project superintendent with BICSI Certified Commercial Installer Level 1, Level 2, or Technician to provide oversight of the project.	As stated or equal training level cert. Telecommunication contractor must be qualified as per the specifications.

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82	Please confirm cable installer must have on staff a Registered Communication Distribution Designer (RCDD) certified by Building Industry Consulting Service International (BICSI).	Installer must be a qualified person Telecommunication contractor must be qualified as per the specifications.
83	Please confirm this project must meet the buy American act requirements.	Confirmed
84	Please confirm level 4 finish for all finished gypsum board including patches.	Yes.
85	Are we required to use plenum rated cabling for all areas? Can we use riser rated cabling in non plenum spaces?	Riser-rated cabling can be used in non-plenum spaces
86	Will the flexible metal conduit be allowed?	Flex conduit shall be limited to 6'
87	Is the contractor required to provide the licensing for the new SSTV system? Or will the VA be providing that?	Contractor to provide
88	Section 01 00 00 general requirements "the Contractor shall make a thorough survey with the COR and a representative of VA Supply Service, of areas of buildings in which alterations occur and areas which are anticipated routes of access, and furnish a report, signed by both, to the Contracting Officer." Please confirm that the VA staff will schedule and have the time to do these surveys without delaying the contractor as these thorough surveys are extremely time-consuming.	Confirmed
89	Can the contractor QC manager serve as the photographer if they meet the requirement of having experience photographing construction projects. The term "Commercial Photographer" is vague, has no licensing requirements or any other information required.	Yes
90	Can the QC manager serve as the photographer for the demonstration and training recordings? The term "Commercial Photographer" is vague, has no licensing requirements or any other information required.	Yes

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91	Please consider waving the requirement for AISC certification for steel erection or steel fabrication. There is a very limited subcontractor pool who are both an AISC Steel Erector and Fabricator within the areas.	See # 69
92	Please confirm the General Contractor is to have two separate and direct contracts with the DDC Contractor and the Systems Integrator.	Confirmed
93	If system integration is required for this contract, please provide a set of specs for this scope of work.	VA unable to answer this based on the question being unclear.
94	Please confirm no advanced utility metering system is required for this scope of work.	Advanced utility metering not required.
95	Please confirm that the DDC Contractor is not a sole source vendor for the campus and this project.	Confirmed
96	Please provide all the sole source justification documentation (brand name justification) on this project as part of the contract documents.	J&A to be released in the next amendment.
97	Are there any preferred contractors or vendors for the following scopes? - o Patient lift - o Nurse call system - o Fire alarm/sprinkler system - o Roofing - o Coiling doors	J&A to be released in the next amendment. We do not have a list of preferred contractors.
98	Will permanent power be available during construction, or will temporary power be required?	Refer to question 6.
99	Will a geotechnical report be provided?	See answer to question 4.
100	We have discovered that the Specification Manual's included sections end at section 28 13 00 and do not include any of the sections in Divisions 31, 32, & 33 listed in the Table of Contents. Will the VA provide those sections in a forthcoming amendment?	Spec sections mistakenly cut off from PDF. Missing sections have been provided

#	CONTRACTOR QUESTION	VA RESPONSE
101	Can you please provide clarification on the desired gauge of standing seam roof panels? Edge metal and flashings are spec'd at 22ga but I've been unable to find a spec for the standing seam gauge.	24ga.
102	Please advise if the showers will be a pre-built unit or if they will be a shower pan with all walls tiled? Please provide elevation view, the specs mention waterproofing behind the shower but there is not clarification as to what type of shower unit will be installed. Please advise.	Showers are not pre-built units and tiled floor and wall are required as drawings on AS121 and 15, 16, 17 / AS400.

#	CONTRACTOR QUESTION	VA RESPONSE
103	Structural Drawing S101 shows the foundation plan. There are foundations indicated on the south side of the building (refer to the snapshot below, highlighted in red). However, no corresponding details are provided for these elements. Could you please confirm the required thickness of these foundations? 	Revised sheets S101 and S501 provided to address RFI
104	Drawing AS900 (Perspective Aerial View) appears to indicate a concrete roof deck at three locations. However, Drawing S401 does not show this for the northeast locations. Please confirm whether the concrete roof deck is also required at the northeast locations.	These images are conceptual design, not for construction. This note on AS900. Utilize the drawing on S401.

#	CONTRACTOR QUESTION	VA RESPONSE
105	DIV 11.73.00 calls for standard patient lifts to have a safe working load capacity of 550 lbs. The structure is inadequate to hold 550 lbs., only rated to hold 440 lbs. It is unclear whether the patient lift attachment is intended to be made directly to the double rafters or to an alternative method, such as upright supports or welded structural iron cage will be provided. <u>CITATIONS:</u> Sheets S401–S404 (Roof Framing Plans) “DOUBLE RAFTERS ABOVE PATIENT LIFT TRACK (440 LB MAX)” ▪ ▪ Intentionally reinforced structural members ▪ ▪ Placed specifically over lift track zones ▪ ▪ Designed to carry lift loads	There are no bariatric rated rooms. Track manufacturers are responsible for structural connection. Intent is to utilize the double rafters to carry weight. Note 11 on Sheets S401 through S404 requires contractor to submit shop drawings for patient lift track supports for review by structural engineer. According to manufacturers, 440-pound weight is acceptable. Disregard reference to 550-pound rating.

#	CONTRACTOR QUESTION	VA RESPONSE
106	Fire Sprinkler Drawing FP101 indicates both grey shaded areas and diagonally shaded areas; however, a legend is not provided to clarify their meanings. Please confirm what each shading type represents. If these areas are intended to indicate locations for “upright type” sprinkler heads, please note that, according to Drawing AS141, only Mechanical Room 21 is designated as an “Open Ceiling.” And drawing FP101 multiple shaded areas.	RE: The “General Notes” numbers 6-7 explain the shaded versus non shaded areas. The diagonal hatching is part of the architectural background indicating areas not part of the project. <i>6. AREAS SHOWN SHADED SHALL BE DESIGNED FOR ORDINARY HAZARD GROUP II IN ACCORDANCE WITH NFPA 13. SPRINKLER SPACING NOT TO EXCEED 130 SQ FT.</i> <i>7. AREAS SHOWN NOT SHADED SHALL BE DESIGNED FOR LIGHT HAZARD OCCUPANCY IN ACCORDANCE WITH NFPA 13. SPRINKLERS SPACING NOT TO EXCEED 225 SQ FT.</i> Pendent sprinklers shall be installed as required based on the presence of a ceiling. Utilize upright sprinklers in the absence of a ceiling and install within 1” – 12” from deck.
107	Please provide specifications for Divisions 31, 32 and 33. They are not provided.	Revised spec package has been provided

#	CONTRACTOR QUESTION	VA RESPONSE
108	There is no spec for the aluminum windows. Please confirm if it will fall under the "08 41 13 Aluminum-Framed Entrances and Storefronts" spec.	Confirmed. All aluminum windows are part of the storefront system and are included in the provided storefront specification.
109	Headwalls are not currently identified in the Resident Rooms. Please include detailed specifications and locations for the headwalls.	There is no headwall. They are wood paneling. Refer to Detail 7 on Sheet AS422. See the attached revised interior elevation to show the location of the oxygen outlet with a flow meter.
110	Please provide the Basis of Design for the ceiling-mounted patient lift system, including manufacturer, model, performance criteria, and design assumptions.	See the attached cutsheet.
111	Please send the soil report in the forthcoming amendment.	See answer to question 4.
112	Please provide details for the MIOX equipment.	See response to #50 above.
113	On the drawings AS151 it states "edge of rigid roof insulation (aligns with face of exterior walls)". Please advise if this is correct. Typically the insulation would run to the eave or end of the roof. This looks like it stops short of the edge of the roof.	Rigid insulation stops at the exterior face, not at the roof edge. Refer to Details 4, 5, and 6 on Sheet AS521.
114	Could yall provide copies of addendum 1 and 2 for this project?	All amendments can be found on SAM.gov.
115	Please clarify the number of bariatric ceiling lifts needed on this project. The specifications stated both standard and bariatric ceiling lifts were to be quoted but did not specify the number of each.	There are no bariatric rated rooms. See the response to RFI #105.

#	CONTRACTOR QUESTION	VA RESPONSE
116	Sheet AS902, Perspective #1 appears to depict a patient headwall. A search of the rest of the drawings finds no reference to patient headwalls. Will the VA clarify if headwalls will be a scope for this project? If so, will the VA clarify whether the headwalls will be supplied/installed by the Va or the Contractor? If by the Contractor, will the VA depict these headwalls and provide a Specification?	There is no headwall. They are wood paneling. Refer to Detail 7 on Sheet AS422. See the attached revised interior elevation to show the location of the oxygen outlet with a flow meter.
117	Sheet AS303 and numerous other sheets depict a fireplace in the lobby area. Will the VA provide a Specification for this Electric Fireplace?	See the attached cutsheet. See the attached drawings.
118	Related to the Access Control scope: Current video management manufacturer, model, license information.	Avigilon NVR6-PRM-FIPS-FORM-D-C-TB
119	Related to the Access Control scope: Customer specified make/model cameras.	2.0C-H6A-D1-IR & 15C-H5A-3MH
120	Related to the Access Control scope: Will storage be needed for video surveillance? If so, need make/model of existing storage for continuity, if necessary.	VA has determined there is sufficient storage at this time.
121	Related to the Access Control scope: Are licenses needed for video surveillance?	All Avigilon cameras require a license
122	Related to the Access Control scope: Preferred camera locations and/or desired coverage for video surveillance.	Common areas/hallways and the perimeter
123	Related to the Access Control scope: Any specifications on cabling, storage, etc.	Provide the cable required by manufacturer for Avigilon products – usually CAT6 at a minimum.
124	Related to the Access Control scope: Make/manufacturer for card access system.	Avigilon UA-APP-ENT-7

#	CONTRACTOR QUESTION	VA RESPONSE
125	Related to the Access Control scope: Existing license information for card access system.	For purposes of bid, Contractor shall assume new licenses are required for access control scope.
126	Related to the Access Control scope: Specifications for HID card access readers/cards in use at adjacent facilities (since HID was specified in Bid documents).	Must be PIV readers – FIPS12 and HSPD-12 compliant.
127	The Specifications reference Section 09 06 00 – Finish Schedule; however, this schedule is not included in the issued documents. Please confirm whether this will be issued by addendum or advise how finishes should be determined for pricing.	See the drawings for the finish schedule.
128	Please confirm if there is a basis-of-design manufacturer specified for the EIFS system.	No basis-of-design manufacturer is specified for the EIFS system. The Contractor shall select a standard EIFS manufacturer and system that complies with the project specifications and submit it for review in accordance with the submittal requirements.
129	Fireproofing is referenced in the Specifications; however, it is not indicated on the drawings. Please confirm whether fireproofing is required for this project and, if so, identify the applicable areas and extent.	No fireproofing required.
130	On Sheet AS600 – Door Schedule, Door Types, & Frame Types: Openings 39A, 39B, 39C, 39D, 39E, 39G, and 39H list ICC 500 / FEMA requirements in the Comments column, while the Door Type is indicated as wood. ICC 500 / FEMA certification requires hollow metal doors. Please clarify the required door construction for these openings and how you would like to proceed.	Refer to the Door Schedule on Sheet AS600. They are Hollow Metal doors with a wood-look plastic laminate to match other interior wood doors. See the attached revised AS600 sheet.

#	CONTRACTOR QUESTION	VA RESPONSE
131	Are there any landscaping sheets/specifications available.	No landscaping sheets or specifications are part of this package. All required site development efforts are included in the civil package.
132	On Mechanical Drawing MH101, General Note 1 refers to Specification 20 07 00. This is not included in the provided project manual. Would you be able to provide this specification?	Improper reference. Should have been a reference to Section 23 07 11. That section has been included in project manual.
133	RFI 61 asked for exterior site telecommunication layout for the new communication wiring. Response stated, "See attached." No attachment provided in Amendment 11 has this information. Additionally, RFI 23 response says a duct bank is required for telecom since this is a new build. Please provide extent of scope required for telecom interconnection to existing. Previous responses inadequate for bidding purposes. No drawing seems to show location, length, depth, conduits, inner duct, conductors, or encasement to be able to price this extensive work. CU-102 indicated "underground electric conduit" and provides no detail and state to refer to E801. E801 provides not further information, instruction, or details. E801 shows only a schematic/diagrammatic interconnection for power, not for telecom.	Running a direct bury from building 24 to the new building is a better route. The building will be close enough to not need a duct bank and could be a home run from building to building. We can focus on the needed duct bank for the other cottages when they come.
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#	CONTRACTOR QUESTION	VA RESPONSE
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