

DMVA PROJECT # 42200129
Building 12-07 Renovation
Pre-Bid RFIs

(Contracting)

Q: In reference to the bid docs to be submitted, must we include RECIPROCAL LIMITATIONS ACT REQUIREMENTS with the bid?

A: Yes, the form must be completed and returned with your bid.

Q: Do we need clearances and if so, which one(s)?

A: No PSP State Police clearances are needed unless you are the awarded contractor. As far as the Access Control to the base, the awarded vendor will need to have a valid driver's license and check in with the Visitors Center to obtain a badge. All this information will be discussed with the awarded vendor.

Q: Will the meeting minutes and the sign in sheets from the mandatory pre-bid be issued in an Addendum?

A: Yes.

(.1 GENERAL)

Q: Section 074113 Metal Roof Panels page 13, 3.6 Field-Assembled Panel Installation B calls for Metal Soffit Panels. Section 074600 Vinyl Siding & Soffit page 2 calls for Vinyl Soffit. Please clarify what type of soffit is to be installed.

A: Vinyl soffit panels should be used.

Q: Please clarify what thickness and type of metal is to be installed for the new roof panels.

A: Refer to revised specification section '074113 metal roof panels R2'

Q: Roof spec call for Z-shaped Furring for insulation. While Drawing A1.4 Details call for 1x3's. Please clarify what is to be installed.

A: Use 1x3s as called out on DWG. A.1.4 Roof Plan

Q: What thickness of insulation is to be installed overtop the existing asphalt shingles. Specs call for two different thicknesses and two different minimum R values. Please clarify.

A: No insulation to be placed over top of the existing shingles. See revised specification section '074113 metal roof panels R2'

Q: Is there a lead and asbestos report for this building?

A: The Building is to be inspected on Jan 25th, if there is detection of lead and or asbestos it will be removed prior to the NTP.

Q: At exit doors 001 and 003 the landings do not have a cut through them. Are they to be constructed per 7/A 4.1 with 2' turndown walls?

A: Yes.

Q: Should the detail 7/A 4.1 have 3' turndown walls to get below frost?

A: No.

Q: At exit door 002 there is an elevated landing, per detail 8/A 4.1 it is to have 2' wide footers 3' below grade with reinforced concrete walls. The same landing has a set of steps and an at grade pad, the detail for the steps and pad only shows a 2' turndown with only wwm at the horizontal surface, no reinforcing is shown in the vertical walls. Is this correct?

A: Refer to detail 8/A.4.1 to construct concrete stairs and top of stair landing. The bottom of stair landing should be constructed as a concrete pad (such as a sidewalk) attached to the stairs with (3) #4 x 12" dowels.

Q: The drawings indicate we are responsible for subsurface conditions. We recently completed a project close to this building and encountered very hard shale and sandstone during our excavation. Are we to figure rock excavation? Or will the Government add a unit price for rock removal if encountered?

A: Excavation is unclassified. Contractor to provide a unit price for rock excavation.

Q: There are 4 more parking blocks at the Northeast corner of the site than are shown on the drawings. Are these to be removed also?

A: Yes, remove all parking blocks on site.

Q: The VCT and carpet are called to be removed. There is luan under those materials that is in bad shape and removing the VCT will severely damage the luan. Please consider adding that the luan is to be removed and replaced to provide an acceptable substrate per the VCT manufactures approved substrate.

A: Any damaged substrate is to be removed and can be addressed once discovered. Per DWG. A.1.1 – CONSTRUCTION NOTE 15. "INSTALL 1/2" A/C PLYWOOD SHEATHING OVER EXIST. WOOD FLOOR SUBSTRATE. INSTALL 'A' SIDE FACING UP. APPLY WOOD PUDDY IN ALL SHEATHING JOINTS AND SAND SMOOTH IN PREPARATION FOR NEW FLOORING." This applies to all areas unless noted otherwise.

Q: Note 20 calls to have T&G plank subfloor and joist removed in the area hatched. That area has 5/4 T&G plank, 3/4" plywood, 1/2" plywood and 1/4" luan installed over the joist, I observed this condition at the pre-bid. Please acknowledge this condition so that everyone is bidding includes this additional work.

A: Revision to Demolition Note 20 (DWG A.1.0): "REMOVE FLOOR JOISTS AND FLOORING SUBSTRATE; 5/4 T&G PLANK, 3/4" PLYWOOD, 1/2" PLYWOOD and 1/4" LUAN (APPROX. 250SF)."

Q: The drawings call out for the framing that supports the skirt material to be repaired as needed. Observations at the walk through prove that the majority of the framing needs replaced. Please advise if you concur and that all the framing should be replaced.

A: All skirting substrate to be replaced with new.

Q: Will it be acceptable to install vinyl soffit for the skirting material? I have asked several siding suppliers and so far, none of them offer anything like the profile shown. I have found a 16" wide panel that is vented. Would that be acceptable?

A: Yes, vinyl soffit is acceptable to use for the skirting material. No vented panel.

Q: The plans and specs indicate that both metal roof panels and standing seam roofing are to be installed and the documents also call out for snow rail and snow guards. In conversations at the site, the

COR indicated that the 36" wide roof panels are to be used along with the snow guards that match the surrounding buildings in the area.

A: See revised specification section '074113 metal roof panels R2' to clarify roofing style and materials.

Q: The drawings indicate that the shingles are not to be removed and that hi temp ice and water guard is to be installed over the shingles with 1x3 furring over that then the metal roof. Is that correct?

A: Shingles are to remain. Install #30 roofing underlayment and 1x3 furring strips over existing shingles.

Q: If the above statement is correct is the existing framing sufficient to support the additional weight of the new roof system?

A: Yes.

Q: While on site several areas of rotten roof deck boards were observed. How will replacement of those areas be handled? Does the Government wish to add a square foot unit price to remove the rotten wood and replace it?

A: Contractor to provide a SF unit cost for rotten roof substrate and deck board replacement (approx. 160SF).

Q: There is a masonry spec included for this project. I have not found any masonry work on the documents. Please make note of this and that the Government is not entitled to a credit because the contractor did not bring this up pre-bid (yes this has happened multiple times)

A: '042000 Concrete Unit Masonry' spec does not apply to this project.

Q: Is the furniture in the building to be removed by the contractor? It is not noted to be removed.

A: The furniture will all be removed from the building prior to being handed over for renovations.

Q: Note 17 indicates fire extinguishers are to be removed, is that a general note? It is not on the floor plan.

A: Fire Extinguishers were not located on the demolition plan. All fire extinguishers remaining in the building are to be removed and salvaged for reinstallation.

Q: Spec 011200 Par 2.1A stated if there is a conflict with coordination of restoration the GC is responsible for restoration. Can the statement be added the GC is not responsible for neglect or carelessness of another prime contractor's workforce and that the responsible party will be made to pay for the repair of the damages that caused by means of deducting the costs from their contract.

A: No.

Q: Is each prime responsible for their own dumpsters?

A: The GC will provide dumpsters for the project.

Q: The specs indicate the GC is to provide an office trailer. Please provide a size for the trailer and if job meetings will be held bi-weekly in the trailer.

A: The project bi-weekly meetings will be held at the Training Center Engineer conference room, and if site visits are needed it will be onsite. It is the GC discretion on trailer size.

Q: Please confirm the GC will provide the mechanical concrete equipment pads outside the building.

A: Yes, the GC is responsible for providing the mechanical concrete equipment pads outside; refer to DWG. A.1.1.

(.2 MECHANICAL)

Q: The plans call for a fire damper at the return grilles. These would be ceiling radiation dampers. Are these required? They show flex duct for the supply diffusers which is misleading because if the returns need ceiling radiation dampers, I would assume the supply diffusers would need these as well. Typically, offices do not require ceiling radiation dampers. Please confirm if they are required for the grilles.

A: No fire dampers are required. Remove the fire damper reference at the return grilles.

Q: Can you provide fire protection drawings? (if ceiling radiation dampers are required)

A: There are no fire protection drawings.

Q: Please confirm the mechanical prime is removing all mechanical items including above ceiling items.

A: The mechanical contractor shall remove all items related to mechanical systems to be removed

Q: Please consider having the mechanical contractor responsible for temporary heat, The GC has no way of asking them to provide pricing on bid day.

A: The GC is responsible to provide temporary heat. Refer to specification section '011200 Coordination and Control'.

Q: M.1.1 Note 9 references seismic restraints. Past projects at Fort Indiantown Gap have not been seismic. Please confirm seismic restraints are not required and if required to what extent?

A: Seismic restraints are not required.

Q: Is the MC responsible for mechanical concrete equipment pads inside the building?

A: N/A

Q: Do the existing concrete condensing unit pads get removed by the MC?

A: Yes.

Q: Does the existing AHU have a concrete pad and if so, does the MC remove it?

A: Existing concrete pad is not to be removed.

Q: What type piping material is to be used for the condensate piping and what are the insulation requirements?

A: Use Schedule 40 PVC for the AC condensate piping. It does not require insulation.

Q: Is the ductwork to be located above or below the ceiling joists?

A: The duct is to be located above the bottom cord of ceiling joists, within the attic space.

Q: M.1.1 drawing note states that the return grilles are to have fire dampers. Do the supply diffusers and ceiling exhaust fans get fire dampers?

A: No fire dampers are required. Remove the fire damper reference at the return grilles.

Q: Please confirm that on M.1.1 the drawing note at the vent penetrating the mechanical room wall in regards to the concentric flue kit and acid neutralizer kit is actually for the AHU-1 gas furnace.

A: Yes the concentric flue is required based on the equipment selections provided in this RFI document.

Q: The AHU-1 gas furnace specifications state it is to be a condensing gas furnace but the Split System Air Handler Schedule on M.2.1 shows it to be non-condensing. Which is correct?

A: Provide the following equipment or approved equal:

- 1. Condensing Unit: YCG60B21S York Brand, 5 Ton, Split System Air Conditioner, R-410A Refrigerant, 16-17 SEER / 1-Stage, 208/230-1-60**
- 2. AC Coil: CM60DXA2 York Brand, 5 Ton, Multi-Position Cased, Coil, 24.5" Cabinet Width, MaxAlloy Flex Coils, Aluminum Tube**
- 3. Gas Furnace: YP9C120D20MP13C York Brand, Premium Tier, 98.0% AFUE, Modulating Gas Valve, ECM Motor, 120 MBH, 24.5" Width Cabinet, 2000 CFM Nominal, Multi-Position, 115-1-60**

Q: Furnaces 235400-2.4 describes Ultraviolet Germicidal Lights. Is this required?

A: If the AHU manufacturer does not provide a resource for a UV light, then provide an aftermarket UV light to be installed in the air handling unit. The aftermarket UV light shall be similar to HQTelecom 120V UV Lamp for HVAC Coil Systems (up to 5 tons) with 14" 14W Ultraviolet Bulb.

Q: Which prime is responsible for the exterior concrete pad(s) for the HVAC equipment?

A: The GC is responsible for exterior concrete pads.

(.3 PLUMBING)

Q: Please confirm the Plumbing contractor will be on site to remove their items in conjunction with the GC's demo activities.

A: The plumbing contractor shall remove all items related to plumbing systems to be removed.

Q: The gas piping is shown on the plumbing drawings but referenced in the mechanical specifications. Please confirm all gas piping is by the PC.

A: The gas piping is by the plumbing contractor. Final equipment connection to mechanical equipment is by mechanical contractor. Plumbing contractor shall coordinate piping with mechanical contractor.

Q: Will the PC be responsible for gas regulators at the mechanical equipment?

A: The gas pressure after the utility regulator will be in the range of 7" WC. No additional regulators will be required at the equipment.

(.4 ELECTRICAL)

Q: Will MC Cable be permitted for roughing in walls? (Concealed)

A: MC cable is allowed in exterior walls only. All homeruns and conduit in interior walls shall be EMT. FA rough-ins for future system shall have flexible metal raceway (greenfield- no conductors) in exterior walls only, all other FA conduit interior shall be EMT, painted red from factory.

Q: Please confirm the Electrical prime will be on site during the GC demo phase removing their items all wire, devices, lighting etc. along with above ceiling items.

A: The E.C. is required to be onsite and coordinate demo work with the G.C.

Q: Please consider having the Electrical prime provide adequate temporary lighting and power including a minimum of 6-20 amp outlets spaced equally around the perimeter of the outside walls. The GC has no way of asking them to provide pricing on bid day.

A: The E.C. shall provide temporary power as requested above. The existing electrical service shall be used to perform this function.

Q: Please confirm the Electrical prime is to run temp power to the office trailer, again we cannot ask them to carry this cost pre-bid only the Government can.

A: DIM will provide a temporary service drop to include disconnect on existing pole. The E.C. shall provide the final connection to trailer utilizing PVC conduit, covers, etc. The E.C. is required to coordinate with DIM for all temporary services.

Q: Please confirm the Government will pay for temporary power usage.

A: The government will pay for the temporary power usage for the duration of the project.

Q: The lighting fixture schedule on E.1.1 shows several fixtures listed in the schedule that are not shown on the floor plan. Do you require any types H1, J, J1, J2, J3, J4, K, or Exit signs, and battery packs?

A: Light fixture schedule note 7 indicates that these fixtures are not used this project. It is a master fixture schedule for uniformity. The E.C. shall provide 4 exit signs in the corridor, (1) at each exit door and (2) additional at the ends of the corridor pointing towards exit.