

FA2823-19-R-A012/FTFA 17-1100

Renovate Bldg. 886

Solicitation- Contractor Questions

ATTENTION ALL: To clear up previous confusion, each CLIN should have its own 50 Divisional Breakdown. CLIN 001 is for the overall renovation and repair of Bldg. 886. CLIN 002 is for the option bid of the construction of the south-side dock. CLIN 003 is for the new construction work of installing the HVAC system. They are funded individually, and therefore must have individual cost estimates for each.

1. During the site visit yesterday at Building 886, it was observed that there is a gap between the floor & interior wall of this facility of approximately 1/2" wide that's not on the drawing. Please advise what is to be done with this. **Please see various details pages S-5 and S-7 for information.**
2. The finish schedule shows that the floor in room 103 is to have the concrete sealed but there is paint that's partially worn through-out, please advise how we are to prep the floor for sealing it, bead blast, pressure wash etc. **Contractor should follow the concrete sealer manufacturer's instructions (after contract is awarded and appropriate material submittal is approved).**
3. **Reference detail 2/S-7. Where does this detail apply for this project? Is it intended for new concrete paving or new loading dock slabs? If applicable, then please allow the use of a standard dowel and basket system at construction joints in lieu of the 3/4" x 4 1/2" square diamond dowel system shown. For the purpose of bidding, please bid as shown. Alternatives are not considered for bidding purposes.**
4. Will the issued question and answers be a legally and binding part of the contract? Most of the responses have not been formally addressed into any amendments.  
**The questions and answers have either come from information already included in the contract or attached documents (Drawings, Specifications, Worksheets) and clarifications were made when needed or there has been an amendment made to the solicitation to make changes/adjust inaccuracies and then those questions were referred to an amendment. So all information is included and part of a legally binding contract.**
5. **After attending the site visit I noticed a large amount owner/user equipment inside the warehouse area. Is the owner responsible for removing this equipment? Also will the existing building be occupied during renovation? Once the contract is awarded, the owner/users will vacate the building of all effects not part of the renovation. Any items left behind, that are not**

part of the building, will become property of the contractor and may be legally disposed. The building will not be occupied during construction.

6. On page FA-002 your riser counts for the ceiling mount and wall mount horn strobes does not match the floor plan lay-out as shown on page FA-100. Please advise correct quantities. For the purpose of bidding, please bid as shown on FA-002. The final count will be per the shop drawings and calculations as determined by the Fire Alarm designer/subcontractor.
7. In Division 28- Electronic Safety and Security it mentions Mass Notification System, but this is not mentioned in the revised specifications dated 7/8/19 and it is also not shown on the drawings. Please advise if mass notification is required, if so we will need a floor plan and specifications for the system. Mass Notification is not required for this project; alarm reporting is to be per Fire Alarm Reporting IAW NFPA 72 and plans and specifications.
8. Section B – Supplies or Services and Prices/Cost: The cost sheet has three different cost prices; 0001 Base bid, 0002 Option 1, and 0003 Install HVAC. 0001 Base bid states mechanical system components and 0003 Install HVAC. Which portion of the project needs to be included in 0003 Install HVAC? All components of the HVAC installation needs to be included in CLIN 003, on its own 50 Divisional Breakdown Worksheet.
9. Section B – Supplies or Services and Prices/Cost: The cost sheet has three different cost prices; 0001 Base bid, 0002 Option 1, and 0003 Install HVAC. Does the mechanical portion need to be in both 0001 and 0002 price sections? All components of the HVAC installation needs to be included in CLIN 003, on its own 50 Divisional Breakdown Worksheet.
10. Section B – Supplies or Services and Prices/Cost: The cost sheet has three different cost prices; 0001 Base bid, 0002 Option 1, and 0003 Install HVAC. What section does the price for gas piping indicated on the mechanical drawings need to be in? All components of the HVAC installation needs to be included in CLIN 003, on its own 50 Divisional Breakdown Worksheet.
11. Sheet S-4, page 7 of 47, Bid Option – South Loading Dock. The slab is indicated at 8” slab, however, all other sheets indicate 7” slab. Which is correct? 7” is correct.
12. Sheet A102, page 12 of 47, Key Note 12. Want to clarify that all wood fascia boards will be removed and replaced under a different project. Confirmed-all wood fascia boards will be removed and replaced under a different project.
13. Sheet A202, page 15 of 47, Reflected Ceiling Plan. Indicates vented soffits no ridge vents for a portion of the building and vented soffits and ridge vents for the other part of the building. Are we to install vented soffits? There are no existing soffits and need to see a detail of the new soffits. Ridge vents and vented soffits are NOT part of this project.

14. Sheet A202, page 15 of 47, Reflected Ceiling Plan. Indicates vented soffits no ridge vents for a portion of the building and vented soffits and ridge vents for the other part of the building. Are we to install ridge vents to the existing roof? **Ridge vents and vented soffits are NOT part of this project.**
15. I don't see any clouds on the drawings showing changes. Please ask the design team to add the clouds. **Contractor is responsible for ensuring their understanding of the contract documents before bid.**
16. Can we get a copy of the As Built drawings or at least a cut sheet/ section of the walls, roof and slab construction? **No as-builts are available for pre-bid. Please bid according to contract documents.**
- a. Will the Superintendent be allowed to act as the QA/ QC on site? **Yes.**
  - b. Can the superintendent also act as the SSHO on Site? **No, but can be an alternate.**
  - c. **Because of questions a and b how many "hats"/ personnel are needed on site during construction at all times if the superintendent cannot be the QA/ QC or SSHO? See a and b. above.**
17. Can you define extent of EIFS repairs for this building? Is it only where the concrete and other features are removed/replaced? **This building has extensive EIFS issues and just about everywhere is cracked/damaged. There is no EIFS on this project. Cement Stucco repair is required per the plans and specifications 09 24 23.**
- a. Is it preferred for concrete to be sawcut away from the building or can it be broken up and rebar cut with a torch? **Sawcut per plans and specifications.**
  - b. What is the preferred site location for a site office trailer? **There is sufficient area next to the building for site office trailer and laydown area. The exact location will be determined after contract award.**
  - c. Will temporary utilities be available (water, electric, sewer) and if so will they need to be metered and is there a cost? . **Utilities are available on the base. Please refer to Spec. Section 01 50 00 3.3 para 1-5 for information on metering, utilities, and payment. (The previous answer to this question, dated June 21 and July 16 is incorrect. This answer supersedes that one.)**

- d. Are there any recycling requirements for this project and if so what are they? **All disposal actions should be safe and legal. No recycling requirements required above that included in the plans and specifications, specifically 01 35 26 and 02 41 00. Other specification sections may indicate other recycling requirements and it is the contractor's responsibility to ensure their understanding of such requirements.**
- e. Is it the contractor's responsibility to remove and/or store any equipment/furnishings? **Once the contract is awarded, the owner/users will vacate the building of all effects not part of the renovation.**
- f. Is there any equipment/furnishings that need to be turned over to the GOV? **None unless noted otherwise in the plans and specifications.**
- g. Is there any GFGI or GFCI items that will be done during the construction period? **None unless noted otherwise in the plans and specifications.**
- h. Is there a hazardous materials report available? Does the contractor need to account for possibility of encountering hazardous materials (LBP, asbestos, etc.)? **No hazardous materials/assets are stored in this building. All ACM and hazardous materials were abated in 2017. It is understood no ACM or hazardous building materials remain, but if any are discovered during demolition or construction, specification section 01 35 26 para. 3.1.2 and para. 3.1.3 apply.**

18. Will the owner confirm the maximum height of the racks that be located in Work Room 102 and Storage Room 103? The rack height is important for the fire alarm and sprinkler design.

- a. The alarm matrix on drawing sheet 21 of 47 has a column listed as "Gen. Evac Message Throughout." The "message" would indicate a voice fire alarm system. The fire alarm symbol legend on drawing page 20 of 47 shows horn strobes ceiling and horn strobes wall type. The fire alarm specification Section 2.9.1 – Alarm Horns indicate that vibrating horns should be provided. Will the owner clarify if the fire alarm system is horn strobes or speaker/strobes? **For the purpose of bidding, provide for horn strobes.**
- b. Will the owner clarify if the Transceiver needs to be compatible for a Mass Notification Voice System or just the standard non-Mass Notification Compatible transmitter? **The Transceiver shall be compatible with the standard non-Mass Notification Compatible transmitter.**
- c. Will the owner provide how many zones we need to furnish for the Monaco Transceiver? **The base system is provided with Four Zones. Use four zones for bidding purposes.**

- d. Will the owner provide a copy of ASA S3.41? Contractor is advised to find ASA S3.41 at <http://asa.aip.org> or in the public record. The Contractor is responsible for ensuring their understanding before bidding.
19. Section 2.3.4.2 states, the CPARS hardcopy shall be submitted no later than the official closing date and time of the solicitation. Will the government accept an electronic copy of the CPARS in place of the hardcopy? Per the contract, please submit hardcopies of the CPARS to the person/address designated.
- a. Does the government want the CPARS sent ahead of time to the proposal or should the CPARS be attached with the emailed proposal? Contractor's preference, must be on or before proposal due date of 1 August 2019.
- b. Section 3.1.2, sub factor 2 states to include the 50 division cost estimate worksheet. It states no pricing is to be included in the technical section. Are we to submit the 50 division cost estimate worksheet without pricing for this factor? The technical evaluation section will be evaluated based on your technical understanding of the project, the divisional breakdowns, and components. Price will not be evaluated under the technical evaluation, so this section does not require it and prices can be redacted. However, it CAN be there with the understanding that it will be evaluated under the Price Evaluation section and must be included in that section.
- c. Section 3.3 factor 3. Are we to include the 50 division cost estimate sheet with pricing for this factor? See Above.
20. The elevation plans note stucco to be patched at specified existing locations but fail to address the patching after the dock has been removed, especially in locations where the dock will no longer exist. Please verify this CMU patch and stucco patch will be the responsibility of the contractor after dock demolition. Confirmed- CMU patch and stucco patch is the contractor's responsibility after demolition or appropriate construction schedule activity.
21. Please clarify that Volume I-Subfactor 2 (50 Division Cost Estimate Worksheet) is going to be evaluated ONLY from its placement in VOL III Price? Or do you wish for us to make a statement response in our proposal at Vol I, Subfactor 2 as "See 50 Division Cost Estimate Worksheet included in Volume III- Price" or include a copy of the complete 50 Division Cost Estimate Worksheet that we place in Price Volume III with prices redacted?
- The technical evaluation section will be evaluated based on your technical understanding of the project, the divisional breakdowns, and components. Price will not be evaluated under the technical evaluation, so this section does not require it and prices can be redacted. However, it CAN be there with the understanding that it will be evaluated under the Price Evaluation section and must be included in that section.