

SOLICITATION NO. FA441721R0008

PROJECT NO. CP 1032233

QUESTIONS – ANSWERS – 1 through 75

QUESTIONS:

Question 1: Is this project already funded?

Answer 1: As stated in Block 10 of the Solicitation. Funds are not presently available for this effort. Also see Clause 52.232-18.

Question 2: Equipment's, appliances and furniture should be moved-out by GC?

Answer 2: Existing equipment, appliances and furniture will be moved by the government prior to start of construction.

Question 3: Will the building be occupied during construction?

Answer 3: Yes, some areas of the building will remain occupied during construction, see drawing sheet G-003. These areas shall remain fully operational during construction.

Question 4: Is Davis bacon wage required?

Answer 4: Yes, see clause Solicitation Clause 52.222-6 Construction Wage Rate Requirements.

Question 5: What is the Certified Fire Alarm Company in charge of the building?

Answer 5: Fire alarm system is operated and maintained by the Base Alarm Shop.

Question 6: Where will the staging area be located?

Answer 6: Staging area will be as shown on drawing sheet G-003.

Question 7: What are of the hour operations?

Answer 7: The bldg. is operated 24 hours a day, 7 days a week. However, working hours for this contract are between 7 a.m. and 4 p.m. Monday through Friday as stated in paragraph 1.2.2, Section 01 14 00 of the specifications. Work outside of this period may be authorized by the Contracting Officer and must be requested 72 hours in advance.

Question 8: Please provide depth of proposed asphalt for bidding purposes.

Answer 8: Paving shall be 2" thick.

Question 9: Please provide specifications for asphalt.

Answer 9: Asphalt shall be SP 9.5

Question 10: Site plan list scale as 1"=200'. This scale appears to be wrong.

Answer 10: The scale for the site plan is not correct. See addendum #1 for revised drawings.

Question 11: Can the existing stone under the asphalt be reused as base material?

Answer 11: No.

Question 12: Will termite control be required for this project? If so, please specify termiticide and provide specifications.

Answer 12: Section 31 31 16 Termite Control has been added, see addendum #1

Question 13: General project note 3 states that an escort will be required and provided in controlled rooms. Please confirm that the Government will provide escorts and there will be no cost to the Contractor to provide escorts during the duration of the project.

Answer 13: Escorts will be provided by the government at no charge to the contractor as required.

Question 14: Please clarify how the Restroom Trailer will tie-into existing sewer manhole.

Answer 14: Existing lift station is fairly shallow so sewage will need to be pumped to the manhole and discharge through the manhole cover.

Question 15: Spec Section for toilet accessories calls out sanitary napkin disposer, towel pins and a mop and broom holder, none of these are shown on the accessory schedule on page A-601 of plans. Will these be needed? Please call out locations for towel pins.

Answer 15: Delete requirement for napkin disposal, mop and broom holders Section 10 28 13, paragraphs 2.2.4 and 2.2.13. Provide two (2) towel pins per shower per 2.2.9, located as directed in field.

Question 16: REFERENCE SOLICITATION: Page 50 of the Solicitation Paragraph 5.3 calls out to supply the 50 Division Construction Cost Estimate Worksheet in addition to the Section B pricing. Please consider extending the submission due date for the 50 Division Construction Cost Estimate Worksheet to a day or two after the bid due date, given this is a lump sum bid based on subcontractor quotes. The GC requests additional time to compile all sub backup information.

Answer 16: Yes, the Government will amend section L paragraph 5.3 to allow submission of 50 Division

worksheet No later than 48 hours after proposal submission. Amounts must match total price as submitted in Volume III Cost Proposal with variance authorized for rounding (does not have to be to the penny).

Question 17: REFERENCE SOLICITATION: Page 50 of the Solicitation Paragraph 5.3 calls out to supply the 50 Division Construction Cost Estimate Worksheet in addition to the Section B pricing. All subcontractors do not carry the same percentage for Overhead and Profit; how are we to handle different OH&P percentages when the Cost Estimate excel auto-fills each page to exactly match?

Answer 17: Adjust percentages or add separate division tabs to account for different subcontractor costs.

Question 18: REFERENCE SOLICITATION: Page 50 of the Solicitation Paragraph 5.3 calls out to supply the 50 Division Construction Cost Estimate Worksheet in addition to the Section B pricing. Can formulas be adjusted to add tabs to further breakdown Divisions that are bid across multiple subcontractors, ie Division 09 will comprise of multiple different subs for Drywall, Flooring, Ceiling, Paint?

Answer 18: Yes, add additional worksheet or adjust formulas to account for different subcontractor costs

Question 19: REFERENCE SOLICITATION: Section B of the Solicitation calls out to supply our cost broken down across two separate CLINs. Page 50 of the Solicitation Paragraph 5.3 calls out to supply the 50 Division Construction Cost Estimate Worksheet in addition to the section B pricing. Please confirm all project costs can be combined on the Construction Cost Estimate, ie a breakdown of each CLIN separately is NOT required.

Answer 19: All project costs can be combined on one 50 Division worksheet. Contractor will not breakdown each CLIN separately.

Question 20: REFERENCE SOLICITATION: Page 50 of the Solicitation Paragraph 5.3 calls out to supply the 50 Division Construction Cost Estimate Worksheet in addition to the Section B pricing. Please confirm if the excel file must match the CLIN breakdown in Section B down to the penny.

Answer 20: See answer to question 16 above.

Question 21: REFERENCE Spec Appendix B Hazardous Materials Survey: ACM was detected at Tan floor tile and White Pipe Wrap on White Insulation. The Pipe Insulation does not provide an estimated quantity. For bidding purposes, please supply an estimated quantity of Pipe Insulation to abate under this project.

Answer 21: Estimated quantity of ACM pipe insulation on hot water piping is approximately 1,100 LF.

Question 22: REFERENCE Spec Appendix B Hazardous Materials Survey: ACM was detected at Tan floor tile and White Pipe Wrap on White Insulation. Page 2 of 3 of the report calls out that the materials are NOT required to be removed unless planned renovation will disturb the material. Please confirm abatement of both items are intended to be included within this project.

Answer 22: Abatement of ACM floor tile and pipe insulation is required under this contract.

Question 23: REFERENCE Spec Appendix B Hazardous Materials Survey: The included Hazardous Materials

Survey is from December 2011. Given the age of the survey, shall the contractor include cost to perform a new hazardous materials survey specific to this project?

Answer 23: Additional survey is not required.

Question 24: REFERENCE Spec 02 82 00: Paragraph 3.2.3 calls out that FF&E will be removed from the work area by the Government prior to work. Please confirm the contractor will NOT be required to remove, store or re-install any FF&E.

Answer 24: The government will remove, store and re-install existing FF&E.

Question 25: REFERENCE Spec 02 83 00: Please confirm whole piece removal of lead based paint containing items which are scheduled to be demolished within the project drawings will be acceptable, and the contractor is not expected to remediate any LBP on items to remain.

Answer 25: Correct, contractor is only required to remove whole piece lead based paint containing items scheduled for demolition. Remediation of LBP on items to remain is not required.

Question 26: REFERENCE Spec 02 41 00: Paragraph 3.2.2 provides direction regarding salvaged materials and equipment. Please confirm no additional materials beyond those listed on drawings (ie chiller, AHU) are to be salvaged and turned over to the government. If further items beyond the Chiller and AHU are to be salvaged, boxed, tagged and turned over to the government, please supply a full itemized list.

Answer 26: No additional items are to be salvaged and turned over to the government other than those items specifically listed on the drawings.

Question 27: REFERENCE S103: Please provide the assumed thickness of the Slab on Grade to be demolished.

Answer 27: Assume thickness of existing slab to be 7" thick.

Question 28: REFERENCE 05 12 00 para 1.3: Will any variations be entertained to the AISC Certified Structural Steel Fabricator requirement?

Answer 28: No.

Question 29: REFERENCE S001: General Note 8 defines the Specialty Engineer. Can the Specialty Engineer be comprised of multiple Professional Engineers, or is the designer's intent for a single PE to review and coordinate all Structural Submittals? Typically, the PE designing the roof trusses is employed by the truss manufacturer, as well as the structural steel detailer has their own PE stamp their drawings.

Answer 29: The specialty engineers can be multiple professional engineers.

Question 30: REFERENCE 05 12 00: Para 1.5.3 Delegated Connection Design calls out to "Design structural steel connection indicated in the contract documents per AISC 303, Option 3, using the connection loads indicated"; however there are no loads shown on the plans at each required connection. Please confirm the

connections have already been designed by a PE, and this paragraph can be deleted from the specification. Please note, this paragraph is pushed up to appear within paragraph 1.5.2.

Answer 30: Connections have been designed per S-500. Any additional connections required shall be designed to meet the load criteria shown on sheet S-001.

Question 31: Drawing E-202 indicates a 60A/3P disconnect provided for AHU-X. Drawing M-601 mechanical schedule shows AHU-X with a max overcurrent protection of 30A. Can a 250V 30A/3P fused at 30A be used instead of a 60A disconnect? Please advise.

Answer 31: Overcurrent protection shall be as recommended by the equipment manufacture for the equipment selected and approved.

Question 32: a) Keynote 12 implies more than (1) acceptable type of ladder cable tray. Please advise if Steel or Aluminum ladder cable tray is acceptable.
b) What are acceptable dimensions of ladder cable tray?

Answer 32: a) Aluminum is acceptable. Refer to spec 26 20 00 for additional tray info
b) 12"x4" is a typical size to use. The tray used shall have a 25% fill minimum. This will leave 25% spare.

Question 33: Will this be a complete demo by the EC or will EC be responsible for safe-off only and demolition to be done by others?

Answer 33: Needs to be coordinated with the general contractor (Prime Contractor).

Question 34: Riser diagram shows an existing feeder to a chiller being removed. Please provide location of existing chiller for purposes of demo'd conduit and wire requirements. Please provide disconnect information for demolition purposes.

Answer 34: Refer to Sheet M-101 for Chiller location. It's located in front of building where the new chiller will be installed. There is a 400 amp disconnect and associated wiring. The chiller nameplate shows a MOCP of 300 amps.

Question 35: Please confirm only demo and new work to be done for fire alarm system and NOT mass notification system.

Answer 35: It's anticipated that the existing Sigcom MNS panel would remain to serve the new MNS devices, but the Notifier be upgraded to allow additional devices with spare capacity. The contractor shall add an amplifier to the Sigcom system to account for the additional speakers. Power supplies will be added as required for the new amber and clear strobe devices.

Question 36: Will light fixtures in areas with wall mounted occupancy sensors require a dimmable power pack or are the fixtures provided on the schedule for these areas to be furnished with an integral dimming driver? Please advise.

Answer 36: Would recommend an internal dimming driver in the fixture.

Question 37: Will badging and/or certification of employees be required for performing work on this project? Please advise.

Answer 37: Employees will be vetted for access to the base. If allowed on base, there is no additional badging required.

Question 38: Will this project have a tax exempt status?

Answer 38: See Solicitation Clause 52.229-3 Federal, State, and Local Taxes.

Question 39: Sheet P-100 note 3 states that the contractor shall make payment to Okaloosa Gas District for all gas improvements/adjustments. Please provide a contact name and phone number so the contractor can call to obtain pricing prior to bid.

Answer 39: Phone number for Okaloosa Gas can be obtained from phone book or internet.

Question 40: Sheet G-003 note 3 states that escorts shall be required and provided in controlled rooms. Will the government provide the escorts and will there be a charge that the contractor needs to prepare for and carry in their pricing prior to bid?

Answer 40: Escorts will be provided by the government at no charge to the contractor as required.

Question 41: Sheet I-101 note 4 states that the user will be responsible for moving all of the existing FF and E from the construction area and into a designated area, such as the fenced area, and re-install items to be re-used. Does the contractor need to assist in any way and include costs for assistance?

Answer 41: The government will remove, store and re-install existing FF&E.

Question 42: Sheet P-100 note 1 states that the 2" water line is to be removed and replaced. Does the contractor need to contact anyone prior to performing this work? Please provide the name and contact number?

Answer 42: Contractor will be required to submit a digging permit prior to performing work. No other contact is required.

Question 43: Sheet P-106 – Gas meter detail – please confirm the existing gas meter is not to be replaced?

Answer 43: Per drawing P-103, the gas meter is to be new.

Question 44: Sheet M-602 has a note that states, This existing air handling unit schedule is provided for information only. This schedule is based on the As-built drawings from a previous project. The air cooled chiller ACC-1 (new) will serve AHU-5 (existing), AHU-6 (new), AHU-7 (Existing), and AHU-x (new). Can the government provide the existing As-built drawings for the mechanical and plumbing systems?

Answer 44: Schedule and note is provided for balancing hot and chilled water systems. Existing as-builts drawings will not be provided.

Question 45: Spec section 01 11 00 paragraph 1.2 Occupancy of premises – states that the building will be occupied during performance of work under this contract. Sheet M-102 Note 2 states that the contractor shall provide temporary cooling to electrical room A44 while chilled water system is being replaced. Since the mechanical scope of work includes taking down the Chiller, chiller piping and various other pieces of equipment, should the contractor plan to provide temporary cooling to the areas of the building that are to be occupied? Can the government provide a list of areas that will need additional temp. cooling outside of electrical room A44?

Answer 45: Room A44 is the only occupied area being cooled by this chilled water system that requires temporary cooling. All other occupied areas are being cooled from separate chilled water systems.

Question 46: Can the government provide the current Direct Digital Controls contractor for this building? Please provide a name, name of the company, (JCI, siemens, Honeywell, etc) and contact number.

Answer 46: Existing DDC control system was installed by Systems Specialists, Inc, Pensacola, FL. (850)432-0479.

Question 47: Can the superintendent serve as the QC manager and the SSHO for this project?

Answer 47: Yes, contractor discretion.

Question 48: Please provide a quality control specification for this contract.

Answer 48: No specified quality control, should follow contractors established quality control procedures.

Question 49: Will the contractor have to spray the dirt where the new concrete slab will be poured on the 1st floor? If so, does the base have an approved termite chemical that the contractor is to use?

Answer 49: Section 31 31 16 Termite Control has been added, see addendum #1

Question 50: Will there be any water, sanitary sewer or gas line tapping/connection fees to be paid by the contractor?

Answer 50: Contractor will need to check with Okaloosa Gas for any charges related to the natural gas installation. No other tapping/connection fees will be charged.

Question 51: Please provide contact names and numbers of sewer and water authorities to contact so contractor can obtain fees needed for tap/connection fees.

Answer 51: Water and sewer systems are owned by the government. There will be no tap/connection fees charged for water and sewer.

Question 52: Will a NPDES permit be needed for this project?

Answer 52: If there will be a dewatering discharge that can't be discharged to an upland location where it will infiltrate, then a dewatering permit (also considered an NPDES permit) under F.A.C. 62-621 will be required.

Question 53: Please confirm the temporary door requirements of a STC 55 Rated door assembly with CDX-10 and Card Reader/Keypad as shown on Detail 2/A-102. At the end of the project, will this door be turned over to the Gov't?

Answer 53: Note 12 on sheet D-101 and note 3 on A-102 have been revised. Door does not need to be turned over to government at the end of the project. See addendum #1 for revised drawings.

Question 54: Numerous rooms are missing the finished ceiling heights on Sheet A-111. Please provide these.

Answer 54: The sheet legend notes that the ceiling heights shall be 8'-0" AFF unless noted otherwise. After coordination review the ceiling height in LOBBY 100A shall be noted as 9'-0". See addendum #1 for revised drawing.

Question 55: Please identify the finished ceiling heights for the rooms shown on Sheet A-112.

Answer 55: The sheet legend notes that the ceiling heights shall be 8'-0" AFF unless noted otherwise.

Question 56: In accordance with Sheet A-111 of the Drawings, the finished ceiling height of Corridor 107 is 7'-6". However, on Sheet A-302 Detail A/A-302 shows a finished ceiling height of 8'. Please confirm the correct finished ceiling heights.

Answer 56: The ceiling height in Corridors 103 & 107 on sheet A302 shall be corrected to 7'-6". See addendum #1 for revised drawing.

Question 57: As many of the finished ceiling heights are missing, it may be in the best of interest to modify the Room Finish Schedule on Drawing I-601 to include the finished ceiling heights.

Answer 57: Ceiling heights will be added to A-111 Reflected Ceiling Plans. See addendum #1 for revised drawing.

Question 58: Located in the locker rooms shown on Sheet I-101 appears to be a locker room bench. Please confirm this is part of the GFGL FF&E Package and not the responsibility of the contractor.

Answer 58: The locker room benches are GFGL.

Question 59: Located in the locker rooms on Sheet A-601, there are several locker assemblies, however these are not included in the Toilet Accessory Schedule. Please confirm these are part of the GFGL FF&E package and are not the responsibility of the contractor.

Answer 59: The lockers in the locker rooms are GFGL. Sizes must be confirmed with the government for coordination of the concrete platform base as noted on sheet I-601 – Remark #6.

Question 60: In accordance with Spec Section 08.71.00 Paragraph 2.3.5; Please clarify who is responsible for furnishing the final cores. On previous projects, this has been furnished by the base locksmith.

Answer 60: Contractor is to provide final core as specified.

Question 61: In accordance with Spec Section 09.29.00 Paragraphs 3.4 and 3.4.1; please specify what level of gypsum finishing is required for the interior walls.

Answer 61: Per paragraph 3.4, Level 5 shall be provided unless otherwise specified

Question 62: Drawing Sheet A101 lists door #EA29 in what appears to be a cased opening with no door swing. Is Door #EA29 the door going into Room EA29 from Corridor 103?

Answer 62: Yes, EA29 is the door going into room EA29 from Corridor 103.

Question 63: Drawing Sheet A701 lists door type A210A with a STC55 rating and to be 1-3/4" thick. Most STC55 assemblies will be greater than 1-3/4" thick. Overly Door Company's only STC55 assembly is 3" thick. Please confirm a thicker door will be allowed?

Answer 63: Door schedule shall be updated to indicate door thickness and frame configuration shall be per manufacturer's standard. See addendum #1 for revised drawing.

Question 64: Drawing Sheet A701 and Spec. Section 08.71.00 hardware Set 1 list door #100A with an Exit Only Function but leads into a Lobby. Please confirm this door is an emergency exit only.

Answer 64: Door #100A is an emergency exit only.

Question 65: Drawing Sheet A701 and Spec. Section 08.71.00 hardware Set 8 lists a mortise lockset, CDX-10 lock and a LKM7000. The LKM7000 has been superseded by the LKM10K. Please confirm the LKM10K is acceptable.

Answer 65: This is acceptable.

Question 66: Drawing Sheet A701 and Spec. Section 08.71.00 hardware Set 8 lists a mortise lockset, CDX-10 lock and a LKM7000. The LKM10K incorporates a CDX-10 into the LKM10K to meet Federal Specification FF-L-2890. Please confirm this is the design intent.

Answer 66: Yes, this is the design intent.

Question 67: Drawing Sheet A701 and Spec. Section 08.71.00 hardware Set 8 lists a mortise lockset, CDX-10 lock and a LKM7000. If a FF-L02890 lock is the design intent, a separate mortise lockset would not be needed. This would add a second motion to egress the room. Please confirm only the LKM10K is to be furnished and installed.

Answer 67: Do not provide a separate mortise lockset.

Question 68: Section 08.71.00 hardware Set 11 is exterior opening #108. Wind rated exterior opening require surface bolts. Please confirm surface bolts is acceptable.

Answer 68: Surface bolts are acceptable.

Question 69: Is there any Asbestos or Led Paint Abatement required?

Answer 69: Yes, see Appendix B of the specification for location and quantity.

Question 70: Is there any deflection in the steel beams accounted for in the design or camber to counter-act?

Answer 70: Steel beams have been designed for composite maximum deflection of L/480. Beams may be cambered ¼” to resist dead load.

Question 71: The Drawings show the monorail system being removed in only a portion of the space, but they extend will into east side of the building and is not shown to be removed. Please advise if this mono rail system is to be removed entirely throughout or if the rails will need to be cut and stops added to allow the portion of it on the east side of the building to remain operational.

Answer 71: The monorail system will remain on the opposite side of the space being reconfigured. Cut monorail and add stops to allow the portion of it on the east side of the building to remain operational.

Question 72: Will a fire watch be conducted to allow for removal of the Fire Suppression system and Fire Alarm system during construction or will these utilities have to remain operational during construction?

Answer 72: Contractor shall perform work to minimize disruption of the fire suppression and alarm systems but the government shall conduct fire watches as required when system need to be disrupted.

Question 73: Please advise if the 50 Div. Breakdown may be submitted up to 48 hours after the proposal due date/time. On competitive jobs, we often do not receive sub pricing until the very end making it almost impossible in incorporate them into the 50 div. breakdown on time.

Answer 73: See answer to question 16.

Question 74: Due to the complexity of this project, please consider extending the due date 2 weeks from 6/11.

Answer 74: See revised proposal due date in Solicitation Amendment 01.

Question 75: Per Section L, paragraph 4.1.3 concerning Past/Present Performance Questionnaire: The paragraph states "In lieu of a Past/Present Performance Questionnaire, if a project is currently available in the Contractor Performance Assessment Reporting System (CPARS), the contractor should attach the evaluation to the questionnaire with the relevant solicitation number and submit directly to the 1st Special

Operations Contracting Squadron office before the official closing date and time".

Can you please clarify this statement? If a past project has been rated in CPARS, then we are to attach the official evaluation and submit it directly to 1st Special Operations Contracting Squadron office?

Answer 75: Past Performance Questionnaires for relevant requirements should be submitted for project not in CPARS. Any project that has an existing CPARS will override any information provided in the Past Performance Questionnaire. Providing just a CPARS is acceptable, and yes, it will have to be delivered electronically with the proposal and inclusion of the relevant solicitation number, IAW Section L.

End of questions