

Questions and Responses; Addendum 1 MAHG 111042 Repair Bryan Hall

GENERAL:

1. This Addenda provides clarifications based on questions received during the bidding period.

QUESTIONS:

1. See pages 10 through 39 for questions and responses.

CHANGES TO PROJECT MANUAL:

1. **01 45 00.00 20 Quality Control:** Add section in its entirety.
2. **01 35 26 Governmental Safety Requirements:** Add section in its entirety.
3. **02 41 00 – Demolition:**
 - a. Subpart 1.3.3 – Delete “a 3 foot high fence” and replace with “a 4 foot high fence”.
 - b. Add “Appendix C.1 – B6901 – Original Construction Documents” to the end of the section. Original scanned documents can be downloaded from:
<https://acrobat.adobe.com/link/review?uri=urn:aaid:scds:US:1187a98d-10ec-4e87-a936-c273ab53539b>
4. **02 82 16.00 20 – Engineering Control of Asbestos Containing Materials:**
 - a. Subpart 1.2.21: Delete “Florida” and replace with “Mississippi”.
 - b. Add “Appendix A.1 – KAFB Bryan Hall Asbestos Survey Report” to the end of the section.
5. **02 83 00 - Lead Remediation:** Add “Appendix B.1 – KAFB Bryan Hall LBP Survey Report” to the end of the section.
6. **03 92 50 – Repair Mortars:** Add section in its entirety.
7. **05 52 00 – Metal Railings:** Subpart 2.2.2 – Delete “color as indicated on drawings.” and replace with “color to be chosen by Contracting Officer from standard color options.”
8. **06 61 16 – Solid Surfacing Fabrications:**
 - a. Paragraph 1.3, Subpart SD-03 Product Data: Add “Quartz Agglomerate Material” at the end of the part.
 - b. Paragraph 2.1:
 - i. Add “and quartz agglomerate material” after “solid polymer material” in the first sentence.
 - ii. Add the following at the end of the last sentence, “for horizontal and 14” for vertical solid polymer material and 3 cm for quartz material.”
 - c. Add Paragraph 2.1.4 in its entirety:
“ 2.1.4 Quartz Agglomerate (or "Engineered Quartz") Solid Surfacing Material

Solid sheets consisting of quartz aggregates in an acrylic or polyester, or a combination of the two, resin binder (or matrix) that is solid and nonporous with

integral color.”

9. **07 52 00 – Modified Bituminous Membrane Roofing:** Subpart 2.1.e: Delete “SRI: 92” and replace with “SRI: 82”

10. **08 11 16 – Aluminum Doors and Frames:**
 - a. Paragraph 1.2.1.1: Delete Paragraph in its entirety.
 - b. Paragraph 1.3: Delete SD-05 in its entirety.
 - c. Paragraph 1.5.3: Delete Paragraphs 2 and 3 of their subpart in their entirety.
 - d. Paragraph 1.6 & 1.6.1: Delete section in its entirety.

11. **08 44 00 – Curtain Wall and Glazed Assemblies:** Add section in its entirety.

12. **08 71 10 – Door Hardware Sets:** Delete section in its entirety and replace with “08 71 10r”.

13. **09 30 00 – Ceramic Tile:** Subpart 1.3. SD-11: Delete both instances of “Include in LEED Documentation Notebook.”.

14. **09 51 00 – Acoustical Ceilings:** Subpart 1.2.1 – Delete “attenuation class (CAC) of 40 for ACT-1” and replace with “attenuation class (CAC) of 26 for ACT-1.”

15. **09 68 00 – Carpet:** Subpart 2.1.1.1.B: Delete “J+J Flooring’s Indew” and replace with “J+J Flooring’s Craftwork”

16. **10 14 02 – Interior Signage:** Subpart 2.2.1 – Delete “and shall conform to the following:
 - a. Frames shall be aluminum 1/4 inch wide.
 - b. End caps shall be molded acrylic with square style corners.”

17. **12 48 13 - Entrance Floor Mats and Frames:** Add section in its entirety.

18. **14 24 00 - Hydraulic Elevators:**
 - a. Paragraphs 1.5 Scheduling
 - i. Add “for the first two years,” after “...six months,”
 - ii. Delete the third sentence in its entirety.
 - b. Delete paragraphs 2.3.4 through 2.3.5.6 in their entirety and replace with:
“2.3.4 Hydraulic Elevator Type

Provide a holeless direct plunger type hydraulic elevator. Rope hydraulic elevator design is not acceptable and may not be used.

2.3.4.1 Jack

A jack unit shall be of sufficient size to lift the gross load the height specified. Factory test jack to ensure adequate strength and freedom from leakage. Brittle material, such as gray cast iron, is prohibited in the jack construction. Provide the following jack type: Twin post holeless telescopic 2-stage. Two jacks piped together, mounted one on each side of the car with each having two telescopic sections designed to extend in a synchronized manner when oil is pumped into

the Assembly. Each jack section will be guided from within the casing or the plunger assembly used to house the section. Each plunger shall have a high pressure sealing system which will not allow for seal movement or displacement during the course of operation. Each Jack Assembly shall have a check valve built into the assembly to allow for automatically re-syncing the two plunger sections by moving the jack to its fully contracted position. The jack shall be designed to be mounted on the pit floor or in a recess in the pit floor. Each jack section shall have a bleeder valve to discharge any air trapped in the section.

2.3.4.2 Automatic Self-Leveling

Provide elevator car with a self-leveling feature to automatically bring the car to the floor landings and correct for over travel or under travel. Self-leveling shall, within its zone, be automatic and independent of the operating device. The car shall be maintained approximately level with the landing irrespective of its load.

2.3.4.3 Wiring, Piping, and Oil

Provide all necessary hoistway wiring in accordance with the National Electrical Code. All necessary code compliant pipe and fittings shall be provided to connect the power unit to the jack unit. Provide proper grade inherently biodegradable oil as specified by the manufacturer of the power unit.

2.3.4.4 Sensor:

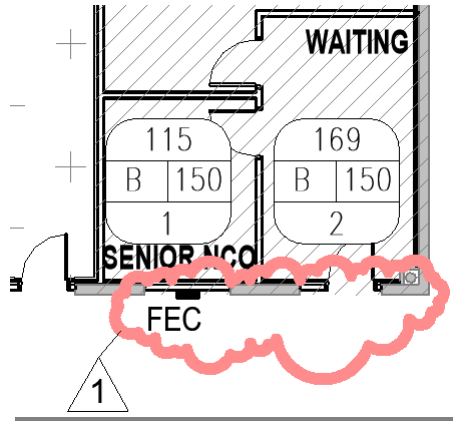
Pit moisture/water sensor located approximately 1 foot above the pit floor to be provided. Once activated, the elevator will perform "flooded pit operation", which will run the car up to the designated floor, cycle the doors and shut down and trip the circuit breaker shunt to remove 3 phase power from all equipment, including pit equipment."

- c. Paragraph 3.3: Change "5working days" to "1 working day, as coordinated with the Contracting Officer,"

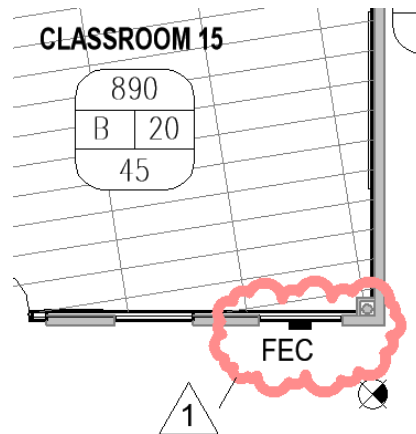
19. **21 13 13 – Wet Pipe Sprinkler Systems, Fire Protection:** Subpart 3.4.11, delete first paragraph in its entirety.
20. **22 00 00 – Plumbing, General Purpose:** Add Section "2.1.4 Tables" in its entirety after Paragraph 2.1.3.
21. **26 32 15.00 – Engine-Generator Set Stationary 15-2500 KW, With Auxiliaries:** Delete Paragraph and Schedule "2.1.1" in its entirety and replace with the revised paragraph and schedule "2.1.1.R".

CHANGES TO DRAWINGS:

1. **LS101 – 1st Floor Life Safety Plan:** Relocate FEC in Corridor 1-2 as shown below:



2. **LS102 – 2nd Floor Life Safety Plan:** Relocate FEC in Corridor 2-2 as shown below:

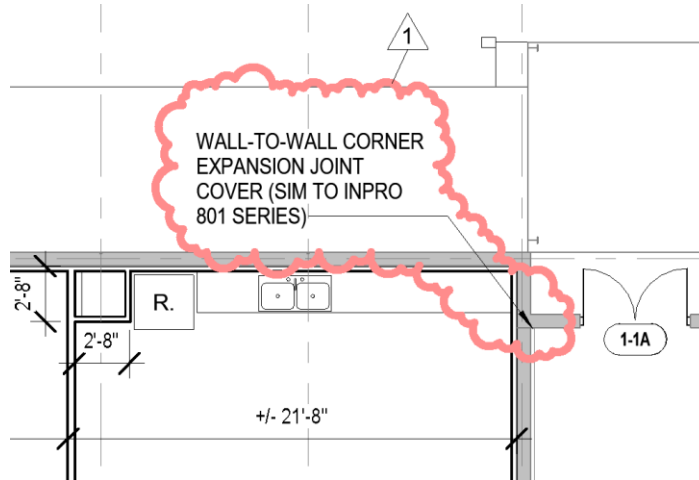


3. **AD101 – Demo 1st Floor – Overall:** Delete sheet in its entirety and replace with the attached sheet AD101r.
4. **AD104r – Demo 1st Floor – Part B:** Delete sheet in its entirety and replace with the attached sheet AD104r.
5. **AD105r – Demo 1st Floor – Part C:** Delete sheet in its entirety and replace with the attached sheet AD105r.
6. **AD106r – Demo 1st Floor – Part D:** Delete sheet in its entirety and replace with the attached sheet AD106r.
7. **AD200 – Demo Elevations:** Key Note D30: Add “1/2” Diameter” after “existing” and delete “and ‘bug holes””.
8. **A001 – New Site Plan:** Add sheet in its entirety.
9. **A002 – Site Details:** Add sheet in its entirety.
10. **A100 – Crawl Space Plan:** Add sheet in its entirety.
11. **A103r – 1st Floor – Part A:** Add the following to note A09: “See 5/I401 and 6/I401 for more

information.”

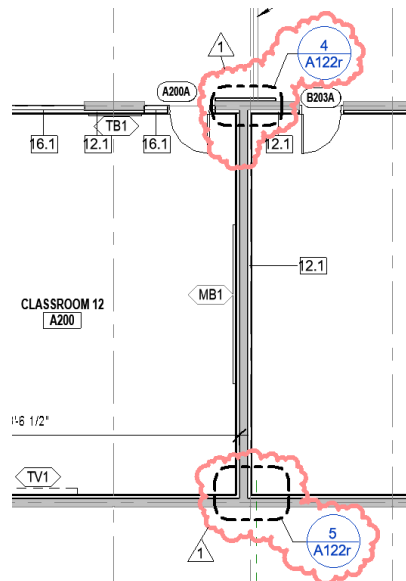
12. **A104 – 1st Floor – Part B:** Add label “B132A” to the door in room labeled “LAB 2 – B132”.

13. **A105 – 1st Floor – Part C:** Add the following note:



14. **A107 – 2nd Floor – Part A:**

- a. Add (1) “TB1” adjacent to door in Room A211.
- b. Add (1) “MB1” on east wall in Room A211.
- c. Add the references shown below:



15. **A108 – 2nd Floor – Part B:** Add (1) “TB1” adjacent to door in Rooms B201, B202, and B213.

16. **A110 – 2nd Floor – Part D:**

- a. **Renovation Keynotes:** Add the following note “A15 – Add 1-1/2” pipe to railing so that railing is 42” tall.”

- b. Detail 1 – Second Floor Plan – Part D: Add note “A15” to railing in Room D200.
- c. Detail 1 – Second Floor Plan – Part D: Remove label “D209” from door and replace with label “D210A”.
- d. Detail 1 – Second Floor Plan – Part D: Remove label “C215A” from door and replace with label “D215A”.
- e. Detail 1 – Second Floor Plan – Part D: Add (1) “TB1” adjacent to door in Rooms D201, D202, D206, D213, and D214.

17. **A122 – 1st Floor RCP – Part A**: Delete sheet “A122” in its entirety and replace it with attached sheet “A122r”.

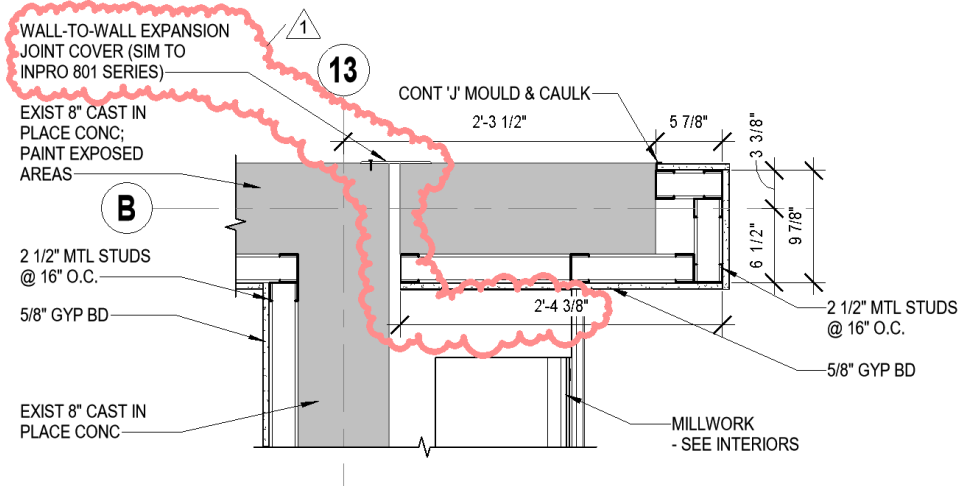
18. **A130 – Roof Plan**: Roof Plan Legend: Add “8” x 8” to the beginning of “Alum downspout...” note.

19. **A200 – Elevations**:

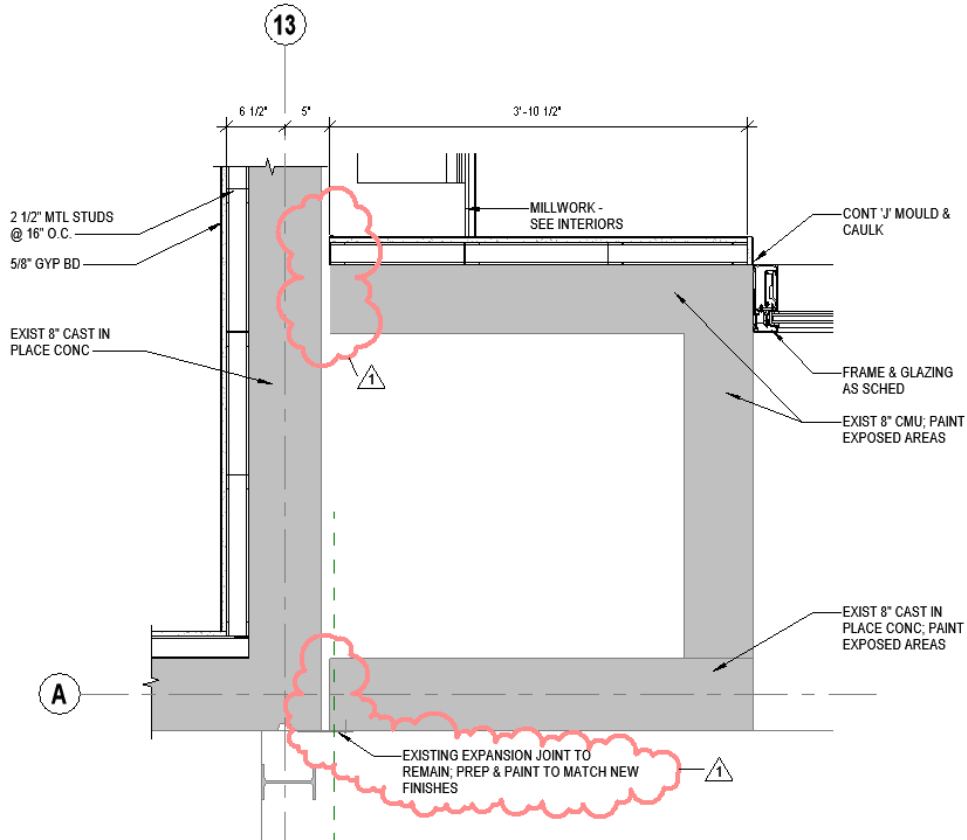
- a. Key Note A05:
 - i. Add “1/2” Diameter” after “existing”
 - ii. Delete “and ‘bug holes”
 - iii. Replace “concrete” in the last sentence with “finish”
- b. New Exterior Coating note on Elevations 1, 2, 3, & 5: replace the third word of the note “concrete” with “finish”.

20. **A401 – Plan Details**:

- a. Detail 1 – Main Lobby Plan Detail 1: Make the changes below:



- b. Detail 2 – Main Entry Plan Detail: Make the changes below:



21. A411 – Enlarged Stair Plans:

- a. Provide General Note box on the sheet with the following: “General Note: Exterior Stair Nosing to be Equal to Amstep 509ASR Anti-Slip Safety Stair Tread. Insert color to be chosen from Manufacturer’s Standard Color Line.”
- b. Detail 5 – Ext Stair 4 & 6 – 1st Floor:
 - i. Add reference to Section 7/A411 (Similar) to stair.
 - ii. Add the following note to exterior stair: “Existing conc stair treads, risers, & landings to remain & to receive new traffic coating & new nosings”.
- c. Detail 6 – Ext Stair 4 & 6 – 2nd Floor: Add reference to Section 7/A411 (Similar) to stair.

22. A601 – Crawl Space & 1st Floor Opening Schedule:

- a. Opening Schedule – Part B – 1st: Add the following:
 - i. Opening Number – B132A

Single/Pair – S	Door Width – 3’-0”	Door Height – 7’-0”
Door Material – WD	Door Type – 1	Door Glazing – ---
Frame Type – 1	Frame Material – HM	Frame Glazing – ---
Head Detail – 1/A603 Jamb Detail – 2/A603 Sill Detail - ---		

23. A602 – 2nd Floor Opening Schedule:

- a. Opening Schedule – Part C – 2nd: Remove opening “C215A”.
- b. Opening Schedule – Part D – 2nd:
 - i. Remove opening “D209”.
 - ii. Add the following:

Opening Number – D210A	Single/Pair – S	Door Width – 3’-0”	Door Height – 7’-0”
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Door Material – WD Door Type – 1 Door Glazing – ---
 Frame Type – 1 Frame Material – HM Frame Glazing – ---
 Head Detail – 9/A603 Jamb Detail – 9/A603 Sill Detail - ---

iii. Add the following:

Opening Number – D215A

Single/Pair – S Door Width – 3'-0" Door Height – 7'-0"

Door Material – WD Door Type – 1 Door Glazing – ---

Frame Type – 1 Frame Material – HM Frame Glazing – ---

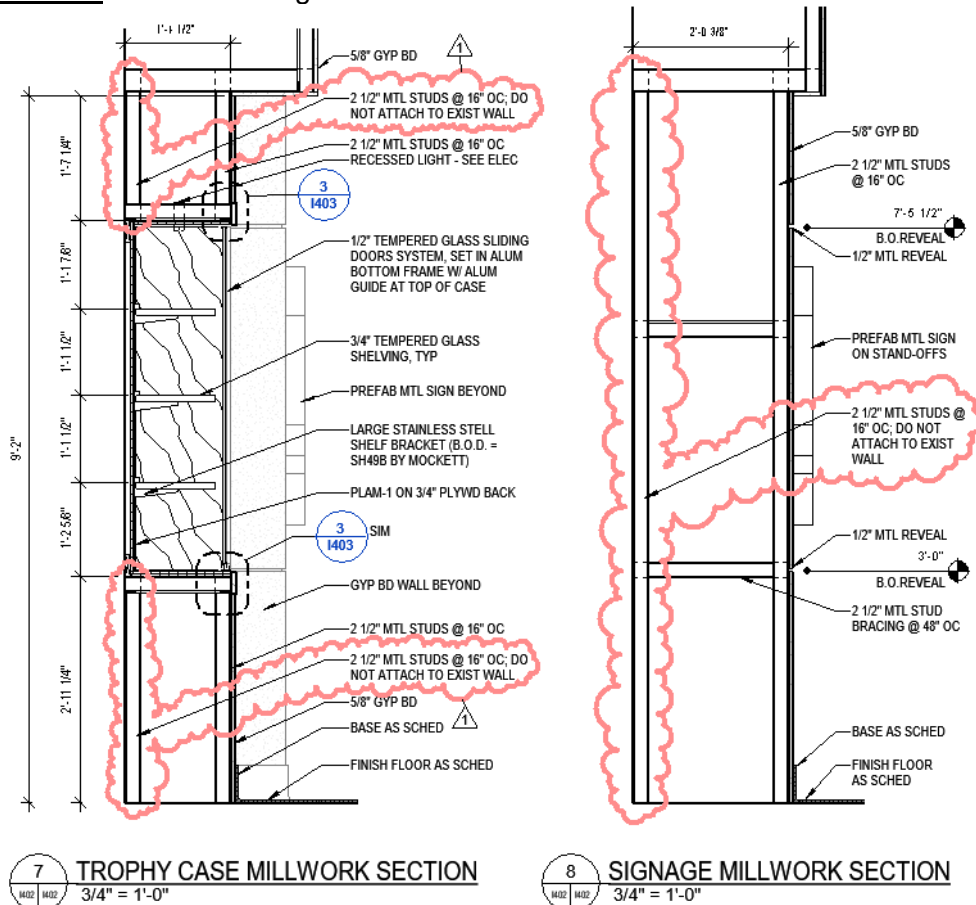
Head Detail – 1/A603 Jamb Detail – 2/A603 Sill Detail - ---

24. I401 – Enlarged Finish Floor Plans:

- a. Detail 5 – EJ Floor Cover Detail: Delete note “(CS Group PC-2G 100)” and replace with “(Sim to Inpro 801 Series)”.
- b. Detail 6 – EJ Floor/Wall Detail: Delete note “(CS Group PCW-2G 100)” and replace with “(Sim to Inpro 801 Series)”.

25. I402 – Enlarged Millwork Plans & Elevations:

- a. Details 7 & 8: Make the changes below:



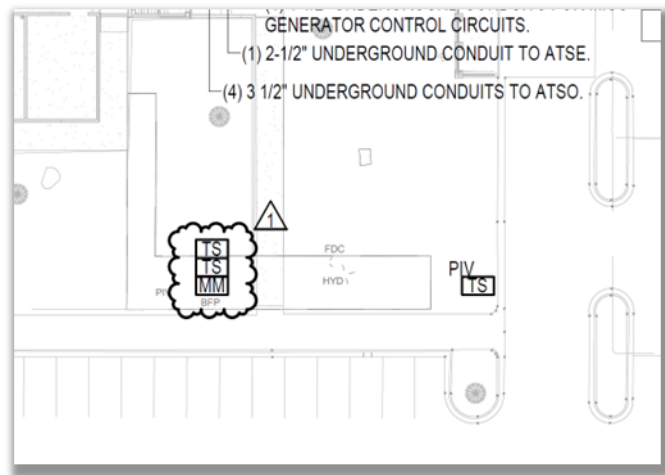
26. I410 – Enlarged Furniture Plans:

- a. Detail 5 – Typ. Classroom – Front Wall Elevation: Delete note “Projector Screen” and replace with “Projector Screen, 16:9 aspect ratio, approx.. 6'-0" H x 9'-8" W Pure White reflective surface, 137" dia. 180 degree viewing, provide 12" of screen drop, and tab tensioning system.”

27. **I601 – 2nd Floor Finish Schedule:**

- a. Finish Schedule – Part B – 2nd:
 - i. Remove note “QTZ-2” from Room B206 and replace with “QTZ-1”.
 - ii. Remove note “QTZ-2” from Room B207 and replace with “QTZ-1”.
- b. Finish Schedule – Part C – 2nd: Remove note “QTZ-2” from Room C200 and replace with “QTZ-1”.
- c. Finish Schedule – Part D – 2nd: Remove notes “QTZ-1” and “PLAM-1” from Room D203.

28. **E100 – Site Plan – Electrical:** Update Site plan with Partial Detail 1/E100 below showing requirements for Tamper Switches and Addressable Monitor Module at BFP.



END OF ADDENDUM 1

ADDENDUM NO. 1 – Questions & Responses

RE: **Repair Bryan Hall 6901**
MAHG 11-1042
Keesler Air Force Base
Biloxi, Mississippi
A/E Project No. 21-006

1. Discipline: Architectural
Sheet: A200
Detail: 1
Spec:

Question: South Elevation details on Sheet A200 of the contract drawings state “*New Handrail at Site Stairs – See 7/A002*”; however, there is not a Sheet A002 in the contract drawings for Volume 1. Will the Government please provide Sheet A002?

RESPONSE: See sheet A002 in this addendum.

2. Discipline: Architectural
Sheet: G001
Detail:
Spec:

Question: Drawing Index on Sheet G001 of the contract drawings indicates the Architectural drawings start with Sheet “*A001 New Site Plan*”; however, the project documents do not contain Sheet A001. Also, Sheet “*A002 Site Details*” and “*A100 Crawl Space Plan*” are not present in Volume 1 of the project documents. Will the Government please provide Volume 1, Sheet A001, A002, and A100?

RESPONSE: See sheets A001, A002, and A100 in this addendum.

3. Discipline: Plumbing
Sheet:
Detail:
Spec: Section 22 00 00

Question: Subpart 2.1 of Section 22 00 00 of the specifications states that the material for the various plumbing services shall be in accordance with Tables I and II. However, Tables I and II do not exist within the specification section. Please clarify what type of pipe and fittings are required for each plumbing service, i.e., drainage, waste, vent, condensate, pressure pipe, etc.

RESPONSE: See provided attached Table I & II.

4. Discipline: Architectural
Sheet:
Detail:
Spec: Section 08 11 16 Aluminum Doors & Frames

Question: Paragraph 1.2.1.1 Minimum Antiterrorism Performance Subparagraph a. Dynamic Design Analysis Method allows for design of the glazed openings and framing members using a design analysis to prove glazed openings provide performance equivalent to or better than a very low hazard rating, Paragraph 1.5.3 of Section 08 11 16 states in part, "...in lieu of a Design Analysis, submit results of standard blast testing, included in a test report, providing information I accordance with ASTM F2927, as prepared by the independent testing agency performing the test," and Paragraph 1.6.1 requires blast design calculation be performed by a registered engineer with 5 year experience.

Please clarify the requirements for this ATFP Compliant system as these seem contradictory to one another.

RESPONSE: UFC 04-010-01, Change 1 is the guiding document. A PVB interlayer is required, other blast requirements are not. See updated spec sections.

5. Discipline: Architectural
Sheet:
Detail:
Spec: Section 08 11 16 Aluminum Doors & Frames

Question: Specification Section 08 11 16 does not state a blast design rating or an ATFP performance rating for the aluminum doors and frames. Please advise if modifications or steel reinforcements are required for the exterior wall openings to accommodate any required blast design rating or ATFP performance rating for the aluminum doors and frames, and if so, what is required?

RESPONSE: Exterior wall structure does not need to be modified to support the new door systems.

6. Discipline: Hazardous Material Abatement
Sheet: G001, AD002
Detail:
Spec:

Question: General Notes 2 and 3 on Sheet G001 of the drawings states that asbestos material and lead based paint material is part of this project and that Contractors are to refer to the "Asbestos Report" and the "Lead Based Paint Report" for more information. The Asbestos Report and the Lead Based Paint Report do not exist within the specifications or on the drawings. Please provide the Asbestos Report and the Lead Based Paint Report.

RESPONSE: See report attached to this addendum.

7. Discipline: Existing FF&E
Sheet: AD111
Detail:
Spec:

Question: With regard to the existing furniture, fixtures, and equipment (existing FF&E) that exists within the building, please clarify the following:

A. Details 12 and 23 on Sheet AD111 state that the existing furniture will be removed by others. Is our interpretation correct that all existing FF&E will be removed by others, not just the classroom furniture?

RESPONSE: Correct.

B. Are there any other existing FF&E items that the Contractor is required to remove as part of the contract? If so, please provide a list.

RESPONSE: N/A

C. Will the existing FF&E be removed by others prior to the issuance of the Notice to Proceed or will this work be performed within the 730 day contract duration?

RESPONSE: Prior to Issuance.

D. If the Government is performing this existing FF&E removal work, how many calendar days duration will this work take?

RESPONSE: This work will occur prior to the NTP. No days will be added to the contract.

8. Discipline: As-Builts

Sheet:

Detail:

Spec:

Question: Will the Government please provide existing as-built drawings for this building

RESPONSE: Please see addendum for link to the existing drawings.

9. Discipline: Architectural

Sheet: A601 & A104

Detail: Opening Schedule & Floor Plan

Spec: 08 71 10 Hardware Sets

Question: Hardware Set 1.0 includes Opening B132A. Opening B132A does not appear on the Opening Schedule on Sheet A601. Sheet A104 appears to show an unlabeled door located in Room B132. Please clarify and provide the missing information for Opening B132A.

RESPONSE: See addendum for clarification.

10. Discipline: Architectural

Sheet: A602

Detail: Opening Schedule

Spec:

Question: Opening C215A appears on the door schedule two separate times. Please confirm our interpretation that there is only one (1) Opening C215A.

RESPONSE: See addendum for clarification.

11. Discipline: Architectural
Sheet:
Detail:
Spec: 08 71 10 Hardware Sets

Question: Section 08 71 10 Hardware Sets includes Opening A110A in Hardware Sets 3.0 and 3.1 and Opening B105A in Hardware Sets 4.0 and 4.2. Please clarify the correct hardware sets for Openings A110A and B105A.

RESPONSE: See the revised Hardware Set in this addendum.

12. Discipline: Architectural
Sheet: A601
Detail: Opening Schedule
Spec: 08 71 10 Hardware Sets

Question: Section 08 71 10 Hardware Sets includes Opening B136A in Hardware Sets 4.1 and 6.1. Opening B136A is shown as an aluminum door on Sheet A601 and not a fire rated electrical room opening as the hardware sets indicate. Please confirm our interpretation that Opening B136A is to receive Hardware Set 6.1 and not Hardware Set 4.1.

RESPONSE: See the revised Hardware Set in this addendum.

13. Discipline: Architectural
Sheet: A601 & A602
Detail: Opening Schedules
Spec: 08 71 10 Door Hardware Sets

Question: Hardware Set 4.1 indicates the doors that receive this set are fire rated doors. However, not all of the openings included in this set are shown to receive fire rated doors on the opening schedules. Specifically, Openings A114A, C108A, A207A, B210A, and C208A. Please confirm if these openings are to receive fire rated doors or not as shown on the Opening Schedules on Sheets A601 & A602.

RESPONSE: See the revised Hardware Set in this addendum.

14. Discipline: Architectural
Sheet:
Detail:
Spec: 08 71 10 Door Hardware Sets

Question: Hardware Set 4.2 includes Opening D210A. Opening D210A does not appear on the Opening Schedule on Sheet A602 or on the Floor Plan on Sheet A110. Please clarify and provide the missing information for Opening D210A if required.

RESPONSE: See addendum for clarification.

15. Discipline: Architectural
Sheet: A601 & A602
Detail: Opening Schedules
Spec: 08 71 10 Door Hardware Sets

Question: Hardware Set 4.2 indicates all of the doors receiving this set are smoke rated doors. However, not all of these doors are indicated as such on the Opening Schedules on Sheet A601 and A602. Specifically, Openings A104A, A116A, B116A, C110A, D110A, A209A, B202.1A, B212A, C210A, C214A. Please clarify if these openings are to be provided as smoke rated doors.

RESPONSE: File room doors sets state “smoke” to provide the intent to the bidder of trying to limit the transfer of smoke to the best of our ability without a fully tested assembly since it is not required by code. Code required smoke and fire rated openings are shown on the opening schedule.

16. Discipline: Architectural
Sheet:
Detail:
Spec: 08 71 10 Door Hardware Sets

Question: There are several doors on the Opening Schedules shown on Sheets A601 and A602 that do not appear in the Door Hardware Sets. Specifically, Openings A110B, B115A, B119A, B120A, B136B, and D209. Please provide the applicable door hardware set for these doors.

RESPONSE: See the revised Hardware Set in this addendum.

17. Discipline: Architectural
Sheet: A200
Detail:
Spec:

Question: Renovation Keynote A05 on Sheet A200 of the drawings requires a new exterior concrete coating system to be applied to the exterior walls. What is the specification for the concrete coating system called for in this note?

RESPONSE: Exterior Wall Coating system to be finish coat specified in 07 24 00. Prepare surface per 07 24 00 and 09 90 00 requirements.

18. Discipline: Elevator
Sheet: A412
Detail:

Spec: Section 14 24 00 Hydraulic Elevators

Question: Subpart 2.3.4 – Hydraulic Elevator Type of Section 14 24 00 of the specifications states, “Provide a direct plunger type hydraulic elevator.” This type of elevator requires the installation of an in-ground cylinder well system (i.e., well casing, liner, etc.) and would require drilling and installing this well system within the existing elevator shaft from within the existing building.

The Ext Stair 5 – Section 4 on Drawing Number A412 does not appear to indicate any type of cylinder well system for the new hydraulic elevator.

Will the Government please confirm that the elevator must, in fact, be a direct plunger type hydraulic elevator with an in-ground well system?

RESPONSE: Twin Jack/Post Hole less hydraulic elevator is acceptable. See addendum for clarification.

19. Discipline: Elevator / Demolition

Sheet:

Detail:

Spec: Section 02 41 00 – Demolition

Question: What type of elevator is the existing elevator? If the existing elevator is a direct plunger type hydraulic elevator, can the Contractor abandon the existing in-ground cylinder well system in-place?

RESPONSE: Yes, existing is a direct plunger. The existing system can be abandoned and grouted.

20. Discipline: Elevator

Sheet:

Detail:

Spec: Section 14 24 00 Hydraulic Elevators

Question: Subpart 1.5 – Scheduling of Section 14 24 00 of the specifications states, “Every six months test systems for Firefighters’ Service. . . . For Firefighters’ Service, test monthly . . .”

Please confirm that the Contractor is required to test the Firefighters’ Service (after turnover of the project) and, if so, is the Contractor required to test “every six months” or required to test “monthly?”

RESPONSE: See addendum for clarification.

21. Discipline: Fire Protection

Sheet:

Detail:

Spec: Section 21 13 13 – Wet Pipe Sprinkler Systems, Fire Protection

Question: Subpart 3.4.8d of Section 21 13 13 of the specifications states, “All penetrations through the boundary of rooms/areas identified as secure space area must meet ICS 705-1.”

The contract drawings do not indicate any rooms/areas to be “secure space area.”

Please confirm that Subpart 3.4.8d is not applicable for this project.

RESPONSE: There are no secure space areas in this facility.

22. Discipline: Elevator

Sheet:

Detail:

Spec: Section 14 24 00 Hydraulic Elevators

Question: Subpart 3.3 – Operation and Maintenance Training of Section 14 24 00 of the specifications states that training is to be provided “for a period of not less than 5 working days.”

Please confirm that the Government did in fact intend on specifying “5 working days” for this training.

RESPONSE: See addendum for clarification.

23. Discipline: Fire Protection

Sheet:

Detail:

Spec: Section 21 13 13 – Wet Pipe Sprinkler Systems, Fire Protection

Question: Subpart 1.2 – System Description of Section 21 13 13 of the specification states, “Provide wet pipe sprinkler system in all areas of the building.” Subpart 1.2.2 – Sprinkler Coverage of Section 21 13 13 of the specifications states, “Provide coverage throughout 100 percent of the building.”

The “FP” contract drawings only indicate that the fire suppression system is to be provided within the first floor areas and the second floor area.

Please confirm that fire suppression is NOT required within the crawlspace area.

Please confirm that fire suppression is NOT required within the five existing exterior stairwells.

RESPONSE: Crawl space is not constructed of combustible material. Fire suppression is not required. Fire suppression is not required for five exterior stairwells.

24. Discipline: Fire Protection

Sheet:

Detail:

Spec: Section 21 13 13 – Wet Pipe Sprinkler Systems, Fire Protection

Question: Subpart 3.4.11 – Backflow Preventer of Section 21 13 13 of the specifications states, “Locate in a heated enclosure in locations subject to freezing. For heated enclosures, provide a low temperature supervisory alarm connected to this facility fire alarm system.”

Is the backflow preventer required to be located in an enclosure?

Is the backflow preventer required to be located in a HEATED enclosure?

RESPONSE: No enclosure nor heated enclosure is required per direction of Government. This portion of the spec is to be removed.

25. Discipline: Architectural

Sheet: I

Detail:

Spec: Section 09 51 00 – Acoustical Ceilings

Question: Subpart 1.2.1 – Ceiling Attenuation Class and Test of Section 09 51 00 of the specifications states, “Provide a ceiling system with an attenuation class (CAC) of 40 for ACT-1.

The Finish Key on Drawing Number I600 of the contract drawings indicates that ACT-1, Acoustical Ceiling Tile is “Armstrong, Optima, White, 24” x 24” with 15/16” White Prelude Grid.”

According to our review of the manufacturer’s product data for the Armstrong, Optima ceiling tile, there are a variety of different Item Numbers, varying in thickness from 1-inch-thick to 1.5-inch-thick; however, it does not appear that any of the ceiling tiles have a CAC of 40.

Will the Government please clarify which Armstrong, Optima Item Number is the basis of design that has a CAC of 40?

Additionally, is it the Government’s intent that the Contractor is required to furnish and install acoustical blanket insulation above the acoustical ceilings in order to achieve a CAC of 40? (No acoustical blanket insulation is indicated within the contract drawings.)

RESPONSE: See addendum for clarification.

26. Discipline: General

Sheet:

Detail:

Spec: Statement of Work

Question: Paragraph 3.2.2 of the Statement of Work states, “Utilities for the work will be provided by the Government unless otherwise noted.”

Is our interpretation of Paragraph 3.2.2 correct that the Contractor will not be charged for any usage/consumption and connection fees for use of the existing utilities (i.e., water, sanitary sewer, electric, natural gas, etc.) within the existing building and project site for performance of the work and for the Contractor’s on-site project site trailer during the performance of this contract?

RESPONSE: Correct. The Contractor will not be charged for any usage/consumption or connection fees for use of utilities. The Contractor will be responsible for cost required for utility connections. Coordinate electrical connections/disconnections with City Light and Power.

27. Discipline: Demolition
Sheet: AD101 to AD110
Detail:
Spec:

Question: Selective Demolition Keynote D05 on the "AD" sheets states, "Remove floor tile, grout bed & marble threshold down flush to structural slab."

These existing restrooms where the existing floor tile and grout bed are removed get renovated into mechanical rooms as part of this project.

Is the existing "grout bed" below the floor tile a mud (thick) set installation? If so, how thick is the existing mud set?

Also, if so, will the Contractor be required to place a topping slab on top of the existing structural slab in order to raise the finish floor elevation of the new mechanical rooms to match the building's finished floor elevations? If so, will the Government please provide a detail on how the topping slab is to be constructed?

RESPONSE: The existing tile is on a thick set grout bed however, this grout bed is on top of the existing slab. Preparation of the slab for new floor finishes is part of demolition means and methods.

28. Discipline: Civil
Sheet: C400
Detail:
Spec: 21 13 13

Question: Subpart 2.2.1 – Pipe of Section 21 13 13 of the specifications states "Minimum pipe size is 6 inches" for Underground Piping Components. However, on detail 1/ C400 Site Utility Plan on Sheet C400 indicates new 4-inch fire main for FDC. Please verify if the installation of 4-inch pipe for this connection is correct.

RESPONSE: 4" is correct for this connection to FDC.

29. Discipline: Architectural
Sheet:
Detail:
Spec: 07 24 00 Exterior Insulation and Finish System

Question: Subpart 1.2.1.3 of Section 07 24 00 of the specifications requires a 4' x 8' complete wall mockup be built to demonstrate the proposed EIFS installation. Since the EIFS work on this project is minor and consists primarily of finishing the infill at the new passenger elevator tower, will the Government consider eliminating the requirement for a separate complete wall mockup?

RESPONSE: This can be an in-place mockup. If accepted, it can remain as part of the project.

30. Discipline: Architectural
Sheet:
Detail:
Spec: 07 24 00 Exterior Insulation and Finish System

Question: Subparts 1.4.4 and 3.5.1 of Section 07 24 00 of the specifications requires full-time third party inspection of the EIFS installation by a certified Exterior Design Institute inspector. Since the EIFS work on this project is minor and consists primarily of finishing the infill at the new passenger elevator tower, will the Government consider eliminating the requirement for a full-time third party inspector, and allow the Contractor's quality control personnel to inspect the EIFS work?

RESPONSE: Bid per drawings and specifications.

31. Discipline: Architectural
Sheet: A410, A411, A412, I400, and I401
Detail: Aluminum Railings
Spec: 05 52 00 Metal Railings

Question: Section 05 52 00 of the specifications include details for aluminum and metal railings; however, the project drawings do not indicate where there is a metal railing. Will the Government please confirm there are no metal railing installations for this project?

RESPONSE: There are aluminum and metal railings on this project. See addendum for additional information.

32. Discipline: Fire Protection
Sheet:
Detail:
Spec: Section 21 13 13 – Wet Pipe Sprinkler Systems, Fire Protection

Question: Subpart 1.2 – System Description of Section 21 13 13 of the specification states, "Provide wet pipe sprinkler system in all areas of the building." Subpart 1.2.2 – Sprinkler Coverage of Section 21 13 13 of the specifications states, "Provide coverage throughout 100 percent of the building."

Please confirm that fire suppression is not required below the new raised access floor systems.

RESPONSE: No sprinklers are required below the raised access floors. Cabling below the raised access floors shall be plenum rated.

33. Discipline: Demolition
Sheet: AD101 to AD110
Detail:
Spec:

Question: Selective Demolition Keynote D04 on the “AD” sheets states, “Remove existing raised computer flooring system . . . Remove associated concrete fill sub-base (Typ. 2” F.V.) and hot-hopped felt layer beneath (typ).”

There are many areas where these existing raised computer flooring systems and associated 2-inch thick concrete fill sub-base are to be removed where the renovated areas are to receive new finished flooring such as resilient flooring or carpet tile.

Will the Contractor be required to place a topping slab on top of the existing structural slab in order to raise the finish floor elevation of these renovated areas to match the building’s finished floor elevations? If so, will the Government please provide a detail on how the topping slab is to be constructed?

RESPONSE: See addendum for additional information.

34. Discipline: Civil
Sheet:
Detail:
Spec: 32 17 23 Pavement Markings

Question: Specification Section 32 17 23 Pavement Markings was included in the Specifications for this project however no new pavement markings are indicated in the project documents. Please confirm our interpretation that this section is not required for this project.

RESPONSE: See sheet A001 for locations of striping in the mechanical yard.

35. Discipline: Architectural
Sheet: I402
Detail: 5
Spec:

Question: Detail 12 Walk Off Mat Detail on Drawing Number I402 shows a surface mounted walk off mat. Please provide the manufacturer, color, and product details.

RESPONSE: See addendum for added section. Basis of Design is C-S Group Pedimat M1 Surface Mounted Tapered Vinyl Frame with carpet insert.

36. Discipline: Architectural
Sheet: I410
Detail:
Spec: 10 10 00

Question: Detail 5 Typ. Classroom – Front Wall Elevation on Drawing Number I410 shows a projector screen. Please provide the height and width of the projector screen.

RESPONSE: See section 10 10 00 for projector screen specification. See addendum for dimensions.

37. Discipline: Architectural
Sheet: A122-A129
Detail:
Spec:

Question: Drawing Numbers A122-A129 show projector locations in several rooms. Please provide a manufacturer and model for these projectors.

RESPONSE: Projectors are government furnished, government installed pieces of equipment and not in the bidder's scope. It is shown for reference only.

38. Discipline: Architectural
Sheet: I104 and I105
Detail:
Spec: 10 14 02

Question: Subpart 2.2.1 Standard Room Signs reads a. Frames shall be aluminum ¼ inch wide and b. End caps shall be molded acrylic with square style corners. The Typical Interior Signage diagrams on Drawing Number I104 and I105 do not indicate which signs are framed and which have endcaps. Please clarify whether the signage is to have frames or endcaps.

RESPONSE: See addendum for clarification.

39. Discipline: Site
Sheet:
Detail:
Spec:

Question: Please provide information on the Project Identification and Project Safety Signs.

RESPONSE: See addendum specification Section 01 35 26 Governmental Safety Requirements

40. Discipline: Architectural
Sheet:
Detail:
Spec: 06 61 16

Question: The Finish Schedule on Drawing Number I601 indicates QTZ-2 is to be used. The Finish Key on Drawing Number I600 does not list QTZ-2. Please provide the material, manufacturer, series, color and size for this material.

RESPONSE: See addendum for clarification.

41. Discipline: Architectural
Sheet: I601
Detail:

Spec:

Question: The Finish Schedule – Part D – 2nd on Drawing Number I601 shows QTZ-1 and PLAM-1 in Room D203 Conference Room. Please provide a detail and location for the millwork in Room D203.

RESPONSE: See addendum for clarification.

42. Discipline: Architectural

Sheet:

Detail:

Spec: 06 61 16

Question: Subpart 2.3.4 Counter and Vanity Tops of Section 06 61 16 of the specification indicates solid surface, polymer counter top and vanity top components shall be fabricated from 1/2" thick material. The Finish Schedule on Drawing Numbers I600 and I601 Show QTZ-1 and QTZ-2 are to be used as the counter tops and vanity tops. Please clarify which material is to be used.

RESPONSE: See addendum for clarification.

43. Discipline: Architectural

Sheet: LS101, LS102, A600, A601, A602

Detail: Overall Life Safety Plans, Partition Types, and Opening Schedules

Spec: 08 71 10 Door Hardware Sets

Question: The partition types shown for the existing partitions around the mechanical rooms seems to indicate that we are to seal them in order to maintain fire/smoke ratings. None of the partitions surrounding the mechanical rooms are identified on Sheets LS101 & LS102 Life Safety Plans as fire or smoke rated partitions. Additionally, none of the doors leading into the mechanical rooms are identified on the Opening Schedules or the Door Hardware Sets as receiving fire rated doors or hardware. Please clarify.

RESPONSE: Fire and smoke ratings are required as shown on life safety sheets. Bid per drawings and specifications.

44. Discipline: Architectural

Sheet: A103, A105, A107, and A109

Detail: Keynote A09 – Expansion Joint Covers

Spec:

Question: The drawings indicate new expansion joint covers are to be provided at the floor-to-floor and floor-to-wall conditions; however, it is not clear whether new expansion joint covers are required for the wall-to-wall, ceiling-to-ceiling, and wall-to-ceiling conditions. Please clarify the extent of the interior new expansion joint covers.

RESPONSE: See addendum for additional information.

45. Discipline: Architectural

Sheet:
Detail:
Spec: 05 52 00

Question: Subpart 2.2.2 of Section 05 52 00 of the Project Specifications states the Contractor is to: *“Provide anodized aluminum railing, color as indicated on the drawings.”* Will the Government indicate where the aluminum railing color is described in the project drawings? If not, will the Government provide the color for the aluminum railing?

RESPONSE: See addendum for clarification.

46. Discipline: Architectural
Sheet: A411, A412
Detail:
Spec:

Question: Exterior stair towers 1 through 3 and 4 through 6 detailed on Sheet A411 of the contract drawings do not provide details for the alum railing systems. For bidding purposes, will the Government confirm the aluminum components for these stair towers will resemble the aluminum material dimensions listed on details 5, 6, and 7 on Sheet A412 of the contract drawings?

RESPONSE: See addendum for clarification.

47. Discipline: Architectural
Sheet: E173 & E174
Detail:
Spec:

Question: Sheet E173 & E174 show Knox Boxes are to be installed at the exterior of the building adjacent to Door Nos. 1-0A & 1-7A. However, there are no details regarding these Knox Boxes. Please provide the following information for each Knox Box:

a. Are they to be surface mounted or recessed mounted?

RESPONSE: Surface mounted

b. What color is required, dark bonze, black, or aluminum?

RESPONSE: Dark Bronze

c. Is integration with a fire alarm / panel or security alarm required?

RESPONSE: Yes

d. Are tamper switches required?

RESPONSE: Yes

48. In the specs, it lists a hot applied 3-ply modified. We're not huge fans of hot mop applications, can I bid a cold applied modified of similar performance instead?

RESPONSE: Provide as specified

49. Has training been provided for the fire alarm/mass notification systems once they are installed on base? According to specifications, the fire alarm vendor is responsible to provide training on the system. (George, please reach out to me if you have questions about this. I can provide more context.)

RESPONSE: Provide per drawings and specifications.

50. Discipline: Civil
Sheet: G002, G005, C400, C500
Detail:
Spec:

Question: Note 2 for the Tree Protection Detail 1 on Drawing Number C500 of the contract drawings states, "Protection zone shall be to the drip line of the tree."

Drawing Numbers G002 and G005 indicate that there is an existing 48" oak tree to the plan Southeast of the existing building. According to the Site Utility Plan 1 on Drawing Number C400, the new fire water service and fire department connection utility piping is to be installed within the drip line of the existing tree.

Please confirm that it will be acceptable for the Contractor to excavation for the new utility lines within the drip line of the existing 48" oak tree.

RESPONSE: It is acceptable, Bid per plans and specification.

51. Discipline: Architectural
Sheet: A411
Detail:
Spec:

Question: The Ext Stairs 1-3 - 1st Floor detail 1 and Ext Stairs 1-3 - 2nd Floor detail 2 on Drawing Number A411 of the contract drawings include a note that states, "Existing conc stair treads, riser, & landings to remain & to receive new traffic coating & new nosings."

Please provide a specification and/or basis of design for the new "traffic coating" and the new "nosings."

RESPONSE: Traffic coating to meet requirements of 03 92 50 per this addendum. Tread nosings are to be equal to Amstep Series 509ASR treads.

52. Discipline: Architectural
Sheet: A104, A601
Detail:
Spec:

Question: The door leading into the Lab 2 Room B132 on Drawing Number A104 is not labeled. Additionally, this unlabeled door is also not listed on the Opening Schedule - Part B - 1st on Drawing Number A601 of the contract drawings.

Please provide the door number and requirements for the referenced door (at the entrance to Lab 2 Room B132).

RESPONSE: See response for comment 9.

53. Discipline: Architectural
Sheet: A109, A110, A602
Detail:
Spec:

Question: Door "C215A" is indicated on Drawing Number A109 at the entrance to Classroom 25 Room C215. However, there is a second door mislabeled as "C215A" to the right side of the match line on A109 and A110 at the entrance to Classroom 26 Room D215. Additionally, the Opening Schedule - Part D - 2nd on Drawing Number A602 of the contract drawings does not list a door for Classroom 26 Room D215.

Please provide the door number and requirements for the referenced door (at the entrance to Classroom 26 Room D215).

RESPONSE: See response for comment 10.

54. Discipline: Architectural
Sheet: A103 to A110, I410
Detail:
Spec:

Question: The architectural floor plans indicate the locations of the MB1 (marker boards) and TB1 (tack boards).

The Typ. Enlarged Lab Plan 1 on Drawing Number I410 indicates that a "Tack Board" is to be installed adjacent to the entrance door to the room.

Not all "lab(s)" on the architectural floor plans indicate that a tack board is to be provided.

Is the Contractor required to provide a tack board (TB1) in every "lab," or only in the "lab(s)" where a tack board (TB1) is indicated on the architectural floor plans?

RESPONSE: See addendum for clarification.

55. Discipline: Architectural
Sheet: A103 to A110, I410
Detail:
Spec:

Question: The architectural floor plans indicate the locations of the MB1 (marker boards) and TB1 (tack boards).

The Enlarged Plan - Classroom C115 (and associated elevations) on Drawing Number I410 indicates that a "Tack Board" is to be installed adjacent to the entrance door to the room and the room is also to receive a "marker board."

Not all "classroom(s)" on the architectural floor plans indicate that a tack board and a marker board are to be provided.

Is the Contractor required to provide a tack board (TB1) and a marker board (MB1) in every "classroom," or only in the "classrooms(s)" where a tack board (TB1) and a marker board (MB1) are indicated on the architectural floor plans?

RESPONSE: See addendum for clarification.

56. Discipline: Architectural
Sheet: I410
Detail:
Spec:

Question: Please confirm that the "Movable White Board" indicated by the Typ. Enlarged Lab Plan 1 on Drawing Number I410 is to be Government-Furnished, Government-Installed as part of the furniture package.

RESPONSE: Movable White Boards are Government-Furnished and Government-Installed.

57. Discipline: General
Sheet:
Detail:
Spec: Solicitation

Question: Paragraph 3.6 "Supervision" contained within the Statement of Work states that "Contractors shall provide competent supervision familiar with the project and are on-site at all times when work is in progress." This requirement appears to be 'boilerplate' for smaller-magnitude construction, renovation, and repair projects.

Customarily, for a project of this magnitude and complexity, the Government typically requires the Contractor to provide dedicated Quality Control personnel, in addition to the Project Manager and Project Superintendent, to ensure the FAR requirements of Contractor Quality Control are satisfied. For a contract of this magnitude and complexity, this typically consists of a dedicated Quality Control Manager ("QCM") and a sufficient number of Quality Control personnel to assist the QCM with his/her duties.

The specifications include reference to the "Quality Control Manager (QCM);" however, do not provide the specific qualifications for the QCM.

Please clarify if the Contractor is required to provide a full-time Quality Control Manager ("QCM") and an adequate number of Quality Control personnel to assist the QCM with his/her responsibilities. Also, please clarify the specific qualifications for the QCM.

RESPONSE: See addendum for specification Section 01 45 00.00 20 Quality Control.

58. Discipline: Safety

Sheet:

Detail:

Spec: Solicitation

Question: The solicitation indicates that FAR Clause 52.236-13 Accident Prevention is a requirement of the contract. FAR Clause 52.236-13 states that the Contractor shall comply with the latest version of U.S. Army Corps of Engineers Safety and Health Requirements Manual, EM 385-1-1. Section 01.A.17 "Contractor Site Safety and Health Officer" of Section 1 Program Management of EM 385-1-1 states, "The Contractor shall employ at minimum of one CP at each project site to function as the SSHO (primary), depending on job complexity, size and any other pertinent factors. The SSHO shall: (1) Be a full-time responsibility. The SSHO shall be present at the project site, located so they have full mobility and reasonable access to all major work operations during the shift. (2) Be an employee other than the supervisor, unless specified differently in the contract and coordinated with the local SOH Office . . ."

Please confirm that the Contractor will be required to provide a dedicated, full-time Site Safety and Health Officer ("SSHO") for this contract which is typical for projects of this size and magnitude.

Additionally, please confirm that the SSHO will not be permitted to have any duties outside of safety.

RESPONSE: See addendum for specification Section 01 35 26 Governmental Safety Requirements.

59. Discipline: Electrical

Sheet:

Detail:

Spec: 26 32 15.00

Question: The "ENGINE-GENERATOR PARAMETER SCHEDULE" on page 15 of Section 26 32 15.00 is missing all data under "Engine-Generator Set Efficiencies" and "Engine-Generator Set Emissions Data." Please provide this information so it may be utilized in generator selection.

RESPONSE: See addendum for clarification.

60. Discipline: Electrical

Sheet:

Detail:

Spec: 26 32 15.00

Question: Paragraph 2.6.3.1, Capacity, states "Each tank must have capacity to supply fuel to the engine for an uninterrupted 72 period at 100 percent rated load without being refilled." Please confirm the intended duration was 72 "hours".

RESPONSE: Confirmed.

61. Discipline: Civil

Sheet: C500

Detail:

Spec: 02 41 00 Demolition

Question: Detail 1 on Sheet C500 indicates the use of 4' high barricade fencing used for protection of trees to remain during demolition or deconstruction. Paragraph 1.3.3 of Section 02 41 00 specifies the use of 3' high fencing for this same purpose. Please confirm the correct temporary fencing required for protection of trees during demolition or deconstruction.

RESPONSE: Fence shall be 4 feet tall. See addendum for clarification.

62. Discipline: Electrical

Sheet: E-001, E-100

Detail:

Spec:

Question: Sheet E-001 indicates that the transformer and sectionilizer will be by City Light and Power. Sheet E-100 indicates that the contractors are to "coordinate" requirements with City Light and Power. Please confirm that the Government will be contracting directly with City Light and Power to furnish and install the transformer and the sectionilizer and that the contractor is not required to include monies for payment to City Light and Power. Also, please confirm that the City Light and Power will be performing the below listed scope of work under contract with the Government.

1. Remove existing transformers
2. Install new transformer and sectionilizer pad (to include demolition of any existing surfaces necessary to install pad)
3. Furnish and install new transformer and sectionilizer
4. Furnish and install new primary wiring
5. Terminate primary wiring
6. Terminate secondary wiring at transformer
7. Any necessary testing of equipment and wiring installed by above items.

RESPONSE: Contractor to be responsible for the following: Installation of new transformer and sectionilizer pad, including the demolition of any existing surfaces necessary to install pads, and the termination of secondary wiring at transformer.

63. Discipline: Fire Protection / Life Safety

Sheet: LS101, LS102

Detail:

Spec: 10 44 16 Fire Extinguishers

Question: Subpart 2.4.2 of Section 10 44 16 states that the fire extinguisher cabinets (FEC) are to be semi-recessed type and Sheets LS101 and LS102 show the locations of these FECs. Most of the new locations are in the corridors where the existing walls are concrete or masonry. Would the Government consider modifying the specification to surface-mounted fire extinguisher cabinets to avoid cutting holes in the existing concrete or masonry load bearing walls?

RESPONSE: Fire extinguisher cabinets are to be installed in new metal stud walls. See addendum for clarification.

64. Discipline: Architectural

Sheet: A603, A604

Detail: Various

Spec:

Question: Based on the elevations of the exterior glass (which extends to a height of 22'-10") and the descriptions utilized on the head jamb, and sill details which include "CW" it appears the intent is for the exterior glass system to be a curtainwall system and not storefront. However, the specifications do not include UFGS 08 44 00 "CURTAIN WALL AND GLAZED ASSEMBLIES" which appears to be operative for the system depicted on the drawings. Please add this specification if deemed applicable.

RESPONSE: See addendum for updated specification section.

65. Discipline: Architectural
Sheet: A603
Detail:
Spec: 08 11 16 and 08 81 00

Question: With respect to exterior glazed systems and doors, there is reference throughout the drawings and specifications to "meeting the minimum antiterrorism performance" and "ATFP compliant", this can be found in Paragraph 1.2.1.1 of Section 08 11 16, Paragraph 2.4 of Section 08 81 00 and the glazing schedule on Sheet A603. We request that the Government confirm that the building is being designed in accordance with the current version of UFC 4-010-01, Change 1, 19 August 2020. This version of the UFC does not require openings and curtainwall systems to be designed for blast loads, per Section 3-11 of UFC 4-010-01 "Glazing that is in compliance with this standard is not required to be designed or constructed for blast resistance". The requirement in the current UFC with respect to exterior glazed systems and doors is limited to the glazing being laminated glass with a plastic interlayer and doors being outswing. Versions of UFC 4-010-01 after 9 February 2012 (Change 1, 1 October 2013) removed the requirement for performance-based blast analysis for openings (frames, glazing, anchorage). Please confirm this is correct and that any requirements current in the specification, such as Paragraph 1.2.1.1.a "Dynamic Design Analysis" under section "Minimum Antiterrorism Performance" are not applicable to this project.

RESPONSE: Correct. UFC 04-010-01, Change 1 is the guiding document. A PVB interlayer is required, other blast requirements are not. See updated specification sections.

66. Discipline: Electrical
Sheet: E504
Detail: 2
Spec: 28 31 76

Question: Detail 2 on Sheet E504 indicates the fire alarm control panel as "Siemens Model Fire Finder FMNP". A review of section 28 31 76, Section 01 of the specification, and the solicitation does not identify that "Siemens" is a sole sourced product for the fire alarm / mass notification system. Please identify if Siemens shall be utilized for the FACP and all other fire alarm / mass notification components or if any manufacturer is acceptable that complies with Section 28 31 76 of the specifications.

RESPONSE: Provide per drawings and specifications.

67. Discipline: Electrical
Sheet: E507
Detail:
Spec:

Question: Sheet E507 depicts a four phased approach to incremental demolition of existing transformers and generator and installation of new so as to maintain utility and emergency power to Panel 2C1E to maintain power for network equipment and HVAC to Room D104 during renovation. Is it acceptable for the contractor to provide a temporary feed from another nearby transformer and a standalone backup generator to power Panel 2C1E? This would provide utility and generator backup power to Room D104 during the renovation. Based on the loads depicted for Panel 2C1E it will be much more economical and safer to deenergize all electrical in and around the existing generator and demolish.

RESPONSE: Provide per drawings and specifications.

68. Discipline: Architectural
Sheet: I410
Detail:
Spec: 10 10 00

Question: Part 2.4 Projection Screen of Section 10 00 00 of the specification indicates a recessed mount projection screen. Detail 5 Typ. Classroom – Front Wall Elevation on Drawing Number I410 does not clearly indicate how the projector screen is to be mounted. Please provide a detail for the recessed mount projector screen.

RESPONSE: Recessed projection screen in tile ceiling. Utilize trim flange for clean ceiling installation. Support from structure above or off adjacent wall (contractor's option) per manufacturer's recommendation.

69. Discipline: Architectural
Sheet: A130
Detail:
Spec:

Question: Please provide the size of the new downspouts ("DS").

RESPONSE: See addendum for additional information.

70. Discipline: Architectural
Sheet: I600, I601
Detail:
Spec:

Question: The Finish Schedule indicates that LVT-1, LVT-2, LVT-3, and LVT-4 are to be field-applied on top of the raised access floor systems in certain locations; for example, Corridor 2-5.

LVT-1, LVT-2, LVT-3, and LVT-4 are indicated to be 18" x 18", while the raised access floor panels are specified to be 24" x 24." By installing the 18" x 18" LVT on top of the 24" x 24" raised access floor panels, the locations of the joints between each LVT will not match the locations of the joints between the raised access floor panels. This will prohibit the raised access floor panels from being removed and will result in reflection of the raised access floor panel joints through the LVT finish.

Please confirm that it is the Government's intent that the 18" x 18" LVT is to be installed on top of the 24" x 24" raised access floor panels with the conditions described above.

RESPONSE: Install per drawings and specifications.

71. Discipline: Architectural
Sheet: A411
Detail:
Spec:

Question: Detail 5 Ext Stairs 4 & 6 – 1st Floor and Detail 6 Ext Stairs 4 & 6 – 2nd Floor shows the stairs are to receive new stair nosing however Detail 3 Stair 5 – Enlarged 1st Floor does not indicate whether these exterior stairs are to receive new nosing. Please confirm our interpretation that the stair nosing are not required at Stair 5.

RESPONSE: See addendum for clarification.

72. Can the conduit in the crawl space for communication be EMT conduit?

RESPONSE: EMT is acceptable for the crawl space.

73. The drawing shows 3/8" flex for lighting whips. Can MC cable be used instead for the light whips as long as it does not exceed 6 feet?

RESPONSE: Provide FMC per sheet E505, detail 4.

74. Can we get clarification on the scheduled "Total & Sensible" effectiveness? We are able to meet the ERV Entering & Leaving air temperatures at a total and sensible effectiveness less than what is scheduled. If we meet entering and leaving conditions, are we okay to provide?

RESPONSE: Check that temperatures, dry bulb and wet bulb, mass flow rates, and resulting enthalpies and specific heats are the same as the basis of design. If all these parameters are met, total and sensible effectiveness is considered to be the same.

75. The OAU ERV units are scheduled with a horizontal energy wheel from Daikin. Most manufacturers, including Trane, do not provide this as an option and instead use a stacked ERV unit. If we fit within the room dimensions shown on the plans, can we provide a stacked unit in lieu of a horizontal? If we are to provide a vertical ERV then our dimensions will differ from the scheduled physical dimensions. Are we okay to bid this per question above?

RESPONSE: As long as service clearances and means of access are maintained for each serviceable device in the mechanical room, it is acceptable to provide vertical units in lieu of horizontal ones.

76. 4.3.1 Damage to located underground utilities will be repaired at the Contractor's expense. Repairs shall replace the damaged section "in kind" for storm, sanitary, gas, and water; or replace the entire run to the current standard in the case of communication or electrical.

Question/Clarification:

How are the bidders to address the statement "replace the entire run to the current standard in the case of communication or electrical". Will the Govt be providing an allowance for this requirement?

This would enable all the bidders to provide the same pricing for this item, otherwise there is no way to correctly determine quantities and material to be allocated to cover this requirement. If the govt is not providing an allowance, then all bidders should be required to specifically exclude this from their proposal or the Govt shall allow "repairs shall replace the damaged section "in kind" for communication and electrical and no allowance would be needed.

RESPONSE: Contractors are to take appropriate care not to damage known existing infrastructure. If infrastructure is damaged it is the Contractor's responsibility to remedy the issue and repair the infrastructure back up to existing conditions at no additional cost to the Government.

77. Discipline: Electrical
Sheet: ED101, ED102, E133-E140
Detail:
Spec:
Author: CH

Question: The drawings indicate that portions of existing walls in corridors (concrete walls) are to remain, the electrical demo drawings indicate to remove all electrical devices, wire, and conduit in these areas. The electrical drawings for new work indicate new receptables and switches throughout the corridor and do not denote if they are re-use of existing boxes and raceway. Please confirm the intent is for the contractor to select the nearest existing box and conduit to the location depicted for new devices and intercept conduit above ceiling and utilize for the indicated new receptacle or switch. Also, please confirm that existing boxes that are not re-used are to be blanked off and painted as part of re-painting of walls.

RESPONSE: Reusing existing conduit is acceptable where new devices are within 10' of shown. Existing boxes shall be provided with cover plates per specifications.

78. Discipline: Electrical
Sheet: T-100
Detail:
Spec:
Author: CH

Question: Can the Government provide as-built information on existing manholes MH-16B, MH-131, and HH-16 that the contractor is required to tie-in to.

RESPONSE: No as-built information exists of the manholes.

79. Discipline: Electrical
Sheet: E601
Detail:
Spec: 26 20 00
Author: CH

Question: Paragraph 2.3 of Section 26 20 00, "Busway", of the specification states that busways shall include "50-percent ground bus". Keynotes 5 and 6 on the Single Line Diagram Notes on Sheet E-601 states that the busbar shall have 100% ground. Please indicate which requirement is correct.

RESPONSE: Provide 100% rated ground per Sheet E601.

80. Discipline: Electrical
Sheet: E601
Detail:
Spec:
Author: CH

Question: Please indicate if the busbar feeder flange that is called out for the transformer that will be supplied by City Light and Power that is called out by keynote 5 on sheet E601 will be factory installed or will be required to be provided and field installed by the Contractor.

RESPONSE: The busbar feeder will be supplied by City Light and Power and field installed by the Contractor.

81. Can the Superintendent perform a dual role? For example, can the Superintendent also be the SSHO?

RESPONSE: Yes. See addendum Section 01 35 26, 1.6.1.1.1.

82. Can the QC Manager perform a dual role? E.g. QC/Superintendent or QC/SSHO.

RESPONSE: No. See addendum Section 01 35 26, 1.6.1.1.1.

83. Will the government require the contractor provide an onsite office trailer? Or is it at the contractor's discretion?

RESPONSE: Contractor's discretion.

84. Please indicate acceptable laydown/staging areas?

RESPONSE: See sheet AD001.

85. Please indicate acceptable haul routes.

RESPONSE: See sheet G001.

86. Will onsite stockpiling be allowed?

RESPONSE: Bid per specification 02 41 00.

87. Please provide any available boring logs or Geotech reports for the project.

RESPONSE: Geotech information is not available. Sandy soil will support minimal construction effort of contract.

88. Will KTR be required to do confirmation sampling for areas included in the RFP Provided Hazmat report?

RESPONSE: No.

89. Please confirm that off-island disposal for any hazardous/contaminated waste is not anticipated and if encountered will be a modification to the contract.

RESPONSE: Hazardous and contaminated waste shall be removed to a certified landfill off-base within the scope of the project per specifications.

90. Please advise whether a Storm Water Pollution Prevention Plan will be required for this project.

RESPONSE: Land disturbance is under one acre, a SWPPP is not required. Best Management Practices are to be followed.

91. Will any of the work areas on this project require escorts for access?

RESPONSE: No.

92. Will the government provide escorts for any restricted areas?

RESPONSE: N/A

93. Please advise if there are any costs for government provided escorts.

RESPONSE: N/A

94. Please provide a full set of as-builts for the project.

RESPONSE: See response to comment 8.

95. Will the KTR be responsible for all utility costs if temporary utilities are required?

RESPONSE: No

96. Please provide the going rates for temporary utilities.

RESPONSE: N/A

97. Will KTR be responsible for any costs associated with base facilities support where and when required for the project?

RESPONSE: No, except the Contractor may incur expenses with City Light and Power. Contractor shall verify/coordinate with City Light and Power.

98. Please provide rates for government utility support workers and crew makeup for shutoffs, outages etc.

RESPONSE: N/A

99. Please confirm BIM is required for this project.

RESPONSE: Coordination drawings are to be provided. Contractor's option to utilize 2D or 3D software.

100. If BIM is required - please clarify the extents of the modeling required. Will KTR be required to model the entire building or is the BIM scope limited to areas where KTR work will take place? Please advise.

RESPONSE: Entire building is in contractor's scope.

101. The lightning protection spec states the system must be inspected to NFPA 780 and AFI 32-1065. AFI 32-1065 eliminates the use of adhesive fasteners on the roof to fasten the lightning protection system to the roof. If AFI 32-1065 is the desired standard to be inspected what is an approved method for attaching the lightning protection system on the mid-roof runs?

RESPONSE: Provide per drawings, specifications, and manufacturer recommendations. ATUs shall be mechanically fastened to the roof. Coordinate with roofer to ensure warranted system.

102. Please confirm that the interior concrete load-bearing walls are sealed to the concrete roofing deck and that no fire caulking will be needed at this location.

RESPONSE: All penetrations and joints to be sealed under this contract.

103. Section 07 52 00 2.1 e. indicates cap sheet to have an SRI of 92. The highest SRI on a granulated cap sheet we can find is 86. Will SRI 86 be acceptable? If not, please direct us to a granulated cap with SRI 92 as specified.

RESPONSE: See addendum for clarification.

104. Will the pitting on the exterior concrete tilt up panels need to be patched before receiving the proposed finish?

RESPONSE: The existing pitting that occurred during the original concrete pour and setting of the exterior panels does not need to be patched.

105. Is the government going to want the existing generator to be moved to a storage area on the base or removed to offsite?

RESPONSE: Contractor shall relocate generator to BOS storage.

106. Is the government going to remove the fuel from the existing generator sub bas fuel tank? If not how many gallons of diesel fuel is currently in the sub base fuel tank that need to be removed and disposed?

RESPONSE: No. The Contractor is responsible for removing and disposing the fuel according to Keesler AFB regulations.

107. Drawing E507 in phase one is calling for a temporary generator to be installed for this project. Depend on when the project is awarded there is the possible the temporary generator will be installed during hurricane. What is the run time required for the temporary generator?

RESPONSE: Standby power shall be continuous to support the Bryan Hall ITN. Contractor shall be responsible for selecting on-site fuel storage size and for refueling generator as required to provide continuous power.

108. While the temporary generator is the installed is the contractor or the government going to be responsible for fueling the generator in the event of a hurricane?

RESPONSE: Contractor shall be responsible for refueling generator.

109. If the contractor responsible for the fueling the generator and the base is closed how is the contractor going to gain access to the base for refueling in the event of before and after a hurricane?

RESPONSE: KTR is responsible for fueling at all times. In the event of a storm KTR to coordinate with Contracting Officer fueling responsibilities and base access.

110. Does the government have the weight of the existing generator and sub base fuel tank?

RESPONSE: No

111. The currently lead for most of the electrical switchboard , bus type breaker , panelboards and transformer can have a lead time of up to 64 weeks to get after approved submittals are received. Can duration of the project be extended for extend lead times on electrical equipment?

RESPONSE: Bid per drawings and specifications.

112. Do you have the blast information wind loads, stand off distance, and explosive weight for this project?

RESPONSE: Wind Loading can be found on Sheet S001. In general for ATFP requirements – UFC 04-010-01, Change 1 is the guiding document. Chapter 3, 3-2 exception allows stand-off

to not be considered. Chapter 3, 3-11 allows windows and doors to not be considered blast resistant as long as an interlayer is provided in the glazing assembly.

113. Please confirm all furniture and equipment will be removed from the building prior to the start of the project.

RESPONSE: All furniture and equipment will be removed prior to project.

114. Please confirm that the Qualified Person (QP) 02 82 16.00 20 page 4 and the Private Qualified Person (PQP) 02 82 16.00 20 page 7 are required to be licensed in the state of Florida.

RESPONSE: See addendum for clarification.

115. Please provide further detail on the LEED Documentation Notebook (09 30 00 page 3)

RESPONSE: See addendum for clarification.

116. Drawings E601 note (6) indicates that the busway is to have a 100% rated ground bus. However, the specification 26 20 00 2.3b indicates 50% rated ground bus. Is 50% rated copper or aluminum ground bus acceptable?

RESPONSE: Refer to comment 79 response.

117. Drawings E601 call for new pad mounted liquid filled transformer to be provided by City Light and Power coordinated requirements. This is requiring a flange kit installed per E601 note (5) will this be factory installed or filled installed?

RESPONSE: Refer to comment 80 response.

118. Will the government please extend the bid deadline by a minimum of two weeks? There are several projects bidding in this area at this time and our subcontractors and vendors have requested additional time to provide accurate and competitive proposals.

RESPONSE: Yes, the Government extended the proposal due date to 21 March 2023.

119. The Period of Performance is not long enough for review and approval of government required submittals, procurement of long lead materials and equipment and or onsite construction. Can the Period of Performance be extended?

RESPONSE: Long lead times are acceptable delays and requests for time extensions will be considered on a case-by-case basis with proper documentation.

120. Due to the current economic environment and the impacts of inflation, we Propose a Modified FAR 52.216-4 Economic Price Adjustment-Labor and Material. In accordance with and supported by Department of Defense Memorandum, Subject: Guidance on Inflation and Economic Price Adjustments, Issued by John M. Tenaglia (Principal Director, Defense Pricing and Contracting), signed, 05.25.2022, we propose an appropriate Economic Price Adjustment Clause (EPA), changing the 10% not to exceed ceiling on the original unit price in 52.216-4(c)(4), to a modified

EPA clause: i) allowing for both upward and downward revision of the stated contract price upon the occurrence of the specified contingencies stated in the clause; ii) use the same index to establish the negotiated price and to adjust the negotiated price under the terms of the clause; and 3) incorporate a ceiling and a floor on adjustments that are of the same magnitude. Please advise.

RESPONSE: This is a firm fixed price requirement

121. Due to the unknown effects of the COVID-19 pandemic the country is currently facing, contractors are often seeing prime contractors and subcontractors incorporating additional cost in the form of contingency to attempt to manage this unknown risk. As a result, overall pricing may be artificially inflated without being directly tied to an appropriately quantifiable, known risk.

In order to keep bid costs down and within budgets and to better manage and allocate this risk, will the government consider adding provisions or language to the RFP allowing for the potential recovery for cost and schedule impact arising or related to the COVID-19 pandemic and outside the control of the contractor?

The recovery could be via requests for equitable adjustment or issued as a modification to the contract which will allow for negotiated costs and time impacts after award regarding COVID-19 pandemic impact. These modifications would be based upon actual, reasonably incurred costs to ensure the government is only subject to actual impacts instead of unknown impacts in the form of an inflated bid price.

RESPONSE: See response to question #120

122. Will the government confirm that the inclusion of a FAR 16.203 Economic Price Adjustment type provision or other such similar provision to accommodate cost that may arise due to excused schedule delays or market pricing due to the COVID-19 Pandemic will be afforded to the KTR should this issue be realized? Please advise. Contractor recognizes that the Economic Price Adjustment provisions under 16.203 should be modified to better accommodate the risks being addressed to include establishing thresholds and limits, and costs associated by delay and associated “ready state” costs contemplated by recent federal legislation.

RESPONSE: See response to question #120

123. KTR intends to include the exception listed below with price proposal. Will this exception be acceptable to the government OR will KTR proposal that includes such language be considered non-responsive. The following exception is provided below for your consideration.

RESPONSE: See response to question #120.

Requirement/Portion	Rationale
Contractor respectfully requests inclusion of a FAR 16.203 Economic Price Adjustment type provision or other such similar provision to accommodate cost that may arise due to excused schedule delays or market pricing due	A fixed-price contract with a modified economic price adjustment is requested to protect the contractor (as well as the Government), against cost contingencies that cannot reasonably be estimated from significant potential delays and

to the COVID-19 Pandemic. Contractor recognizes that the Economic Price Adjustment provisions under 16.203 should be modified to better accommodate the risks being addressed to include establishing thresholds and limits, and costs associated by delay and associated “ready state” costs contemplated by recent federal legislation.

the increases and fluctuations in the cost of necessary labor and material associated with industry-wide contingencies beyond the contractor (and government) control, arising from, or related to, the COVID-19 pandemic. Although the future is uncertain, the impact of the COVID-19 pandemic will certainly exist during an extended period of performance of this contract. This request is made as a proactive measure to avoid potentially unwarranted contingencies in our proposed price and schedule, and provides for contract price adjustments arising from or related to unknown schedule delay costs and fluctuations in labor and material costs associated with the COVID-19 pandemic.

124. Due to the commodity and building materials pricing volatility and supply chain shortages because of the pandemic, is FAR Clause 52.216-4 Economic Price Adjustment-Labor and Material in effect for this project? FAR 16.203-3 Limitations

RESPONSE: See response to question #120.

125. FAR 52.225 shows both -11 alt 1 and -11 without the alt 1. The alternate 1 would require assembly in the USA, which is not available at this time with the products we would have on this quote. Can you tell me whether the base 52.225-11 or the alternate 1 version is the correct one?

RESPONSE: FAR 52.225-11 without the alternate is the appropriate clause and is documented in Amendment 1.

126. Will the Contractor and subcontractors be required to make payment for access badges (passes) in order to timely access Keesler Air Force Base on a daily basis?

RESPONSE: No.

127. Does the architect have an estimated cost for the project other than what is mentioned in the solicitation (over \$10M)? Yes, the Government has an ICE for all of their construction requirements.

RESPONSE: Yes, according to FAR 36.204 advance notices and solicitations shall state the magnitude of the requirement in terms of physical characteristics and estimated price range. In no event shall the statement of magnitude disclose the Government’s estimate. Furthermore, FAR 36.204(h) states more than \$10,000,000.00.

128. The lead time on new generator can be 50 to 52 weeks after approved submitted are received. Is the government ok with this lead time to receive new generator? Can duration of the project be extended for extend lead times on generator?

RESPONSE: See response to question #119.