

FA301023R0008 Repair Student Dorm Smith
Pre-bid Questions and Answers

- 1) Will occupants of the building have a designated entrance and egress during construction, to isolate incoming and exiting materials and workforce personnel?
Q1 Answer: Yes, this information will be determined at the pre-construction conference.
- 2) Can elevators be used for moving furnishings, flooring, and other materials?
Q2 Answer: No, elevator shall not be used for moving furnishings, floorings and/or other materials.
- 3) Provide addendum for moving and storage of dorm furniture?
Q3 Answer: Refer to SOW 3.2.4.1 paragraph 5..." Contractor will be responsible for moving and storing all furniture as required to complete the repairs. Contractor to palletize both dorm furniture and furnishings-see attachment "Palletizing of Dorm Room Furniture." For specific palletizing of dorm room furniture instructions, refer to Attachment 6 of the solicitation.
- 4) Due to high costs of labor rates, storage costs and possible damage during stair carry would an alternate bid for new dorm furniture replacement be considered as an alternate?
Q4 Answer: Per the SOW, contractor is responsible for any damaged property. No alternate bid will be accepted.

Conflicting documentation found from Plans to SOW. Questions 5-13. What documentation are bids based on? **See questions 5-13.**

- 5) Are window treatments to be removed and reinstalled prior to painting or remain in place and painted around?
Q5 Answer: Window treatments to be removed prior to painting.
- 6) During the site visit, it was noticed ceiling tiles were damaged in hallways throughout both buildings, removal and replacement was not noted on plans and SOW. Are they to be replaced?
Q6 Answer: No, replacement of ceiling tiles with pre-existing damage is not within the scope of work.
- 7) Strip and clean tile floors, walls and grout were noted on Plans and omitted from SOW. Is the scope to be included?
Q7 Answer: Yes.
- 8) Seal tile floors, walls and grout including all new tile and grout was noted on Plans and omitted from SOW. Is the scope to be included?
Q8 Answer: Yes.

- 9) What action is to be taken in molded areas in the laundry to mid hall area?
Q9 Answer: The scope of work does not include mold remediation by the contractor. If contractor encounters mold during work, notify BOS CM.
- 10) Conflicting documentation of display cases from plans to Sow one states replace and the other says replace corkboard backing. Are they to be replaced? If so, provide the size, width, depth and height. metal or wood frame. Lighted or unlighted.
Q10 Answer: Refer to the keyed notes of the drawings for display cases to be removed /replaced (keyed note 18) and display cases to receive new corkboard backing/lining (keyed note 17).
- 11) Will Connex storage containers be allowed onsite? This connex would be used to store materials such as flooring, tile, cabinets, and anything else that will be installed in large quantities.
Q11 Answer: Yes. See SOW 3.5 -Jobsite maintenance and Storage Area.
- 12) Will floor protection be required after installation of new flooring? If so, what areas, and is paper satisfactory or corrugated required?
Q12 Answer: Yes, all where new flooring is required. Paper is satisfactory.
- 13) Flooring specifications were not included in the Sow. Please provide.
Q13 Answer: Refer to Attachment 2 – SPECS for flooring specifications.
- 14) Spec section 23 09 00 Instrumentation and Control for HVAC references spec section 01 1 00.15 10 Total Building Commissioning. Is the contractor responsible for commissioning on this project, and if so, can the referenced spec be provided?
Q14 Answer: Spec section 23 09 00 has been revised as follows; “Spec section 23 09 00 Instrumentation and Control for HVAC should reference the SOW Section 3.2.4.5, F. Test and Balance.”. See Addendum #1 for specification changes.
- 15) If a single contractor is awarded both projects (FA301023R0008 & FA301023R0009), will that contractor be required to provide a full-time superintendent for each project?
Q15 Answer: Yes, this is two separate projects.
- 16) Will there be a designated laydown area for each project?
Q16 Answer: Yes. See SOW 3.5-Jobsite maintenance and Storage Area. Laydown area will be discussed at the pre-construction conference.
- 17) Will the contractor be permitted to use an office trailer on site?
Q17 Answer: No.
- 18) Has a moisture test been done for the floors? Is one required by the contractor?
Q18 Answer: A moisture test has not been done. Refer to Specs for moisture testing requirements.

- 19) Please clarify the phasing process listed on note 4. Is the phase for the entire floor or entire wing to include the 3 floors?

Q19 Answer: Anticipated phasing is as follows: Utilizing one wing at a time, contractor would be completing the renovation work and the FA/MNS installation simultaneously on the same wing. Then move onto the next wing on that floor and then the last wing before moving to the next floor and continuing one wing at a time. The common areas can be completed at any point as long as the floor is completed before moving to the next floor. This will also be revisited at the Pre-Construction meeting.

- 20) Drawing A101, Sheet 3, Note 5 - Please specify what type of stone transition is to be used.

Q20 Answer: Carrara Marble transition or equal.

- 21) Are the drain lines for the showers, toilets, sinks and washing machines currently functioning? Are there any clogs or drainage issues?

Q21 Answer: Showers, toilets, and sinks are currently functional. Washing machine drain lines are outside the scope of this work

- 22) Is there additional VAV information for the project? No schedule provided and we were not able to look at them during the site visit. Can pictures be provided.

Q22 Answer: Please refer to Attachment 16 – VAV images.

- 23) What percentage of window sealant is damaged, reference para 3.2.4.2. Gen note 8 on the prints states all?

Q23 Answer: Refer to Addendum #1.

- 24) Is the fire alarm installation to be done in phases?

Q24 Answer: Refer to question 19 answer.

- 25) Ref, A100, Sheet 2, Note 16, Has the drain location for the mop sink been verified? The sink specified is currently larger than the current sink and doesn't seem like the drain location will match.

Q25 Answer: Contractor shall adjust drainpipe to accommodate new sink.

- 26) Will progress payments be issued for stored materials in an approved location? If so, where do the materials need to be stored for compliance purposes? Can they be stored at an offsite location?

Q26 Answer: Progress payments for materials will not be issued.

- 27) Can the dorm furniture be stored on base or in the dorms?

Q27 Answer: No, storage not authorized on base or dorm rooms. Storage to be selected in accordance with specifications detailed in Attachment 6 “Palletizing of Dorm Furniture” and approved by Contracting Officer.

- 28) Ref SOW, Para 3.2.4.2 (A) damaged metal studs. What formula was used to determine a 30% metal stud replacement? If the bottom track is damaged, it will most likely require all of the studs in that area to be replaced.

Q28 Answer: No formula was used, 30% is an estimate for bidding purposes.

- 29) Will one wing at a time be given to us to work and then turn over and then proceed to the other wing to complete or will the building be unoccupied for us to complete our work?

Q29 Answer: Building will remain occupied per SOW paragraph 3.2.4.1 Note 4

- 30) Some of the rooms (Dayroom, Offices, Vending for example) at one time had wallcovering. The wallcovering was removed and walls repainted; however, glue was not properly removed. This left a texture that can't be matched because it's not an actual texture. Some of these rooms need some repair work, how do you want us to handle the matching of the existing surface?

Also, if existing wall paper remains and is painted over, will the contractor be able to apply the proposed finish over the existing wall paper as well.

Q30 Answer: Repair wall as needed and paint per specifications.

- 31) Please confirm that the contractor will be able to phase the work by vacating all three floors of one wing at a time.

Q31 Answer: Please see question 19 answer.

- 32) During the pre-bid site visit there was standing water in some of the common areas. This appears to be an ongoing issue. Will this be corrected before the project begins? If not, how should the contractor mitigate potential damage to new work from the water?

Q32 Answer: A Government work order is in process. If the standing water issue persists during the POP, the contractor will not be held responsible for damages to new work due to this issue.

- 33) Will the Gov remove the washer & dryers from the laundry room for any work required in them?

Q33 Answer: Contractor is responsible for moving washers and dryers for any work required in the laundry room. Two weeks' notice is required prior to moving washers and dryers.

- 34) The drawings between Smith Manor and Davis Manor appear to be exactly the same, with the exception of the Mechanical drawings. The AHU schedule for both list the same AHU's, but they each list different CFM's etc. Are the AHU Schedules correct?

Q34 Answer: Yes.

- 35) It has been brought to my attention that the base is now using the Navy specification for all new Fire Alarm/Mass Notification systems. That would be a single visual notification appliance, clear lens with "Alert" markings. Additionally, "Textural Signs" are now being incorporated as well. Can you verify that this is correct? In regards to the signs, there isn't a symbol in the legend for them (there are actually many incorrect symbols as well) or location shown thereof.

Q35 Answer: FA/MNS Specialist will provide an updated code reference.

36) The mechanical drawing for Smith Manor do not provide a VAV schedule. Can one be provided?

Q36 Answer: See Attachment 18 – Smith Manor B7315 VAV Box Schedule