TECHNICAL QUESTIONS AND RESPONSES TRACKING SHEET

SOLICITATION #: 36C77626R0080

PROJECT TITLE: Consolidate ICU – Salem VAMC

#	CONTRACTOR QUESTION	VA RESPONSE
1	With the difficulty of the project and being a vertical addition, will the requirement for the positions of Superintendent, SSHO and QCM require there be 3 different individuals to fill those roles?	Confirming the specification requirement that the Contractor shall provide separate individuals to serve in the defined roles for Site Superintendent, for Site Safety and Health Officer (SSHO), and for Quality Control Manager (QCM).
2	Spec section 01 00 00 - 2 1.3 Statement of Bid Items shows Item 1 as Base Bid and Item B, Option #1. The Price Cost Schedule only has BASE BID listed. Which is correct and will the Cost Schedule be changed?	Base bid and Deduct Alternate have been clarified in the schedule and in Specification 01 00 00.
3	With the price range of the project being between 10 and 20 million, would the VA consider changing the Bid Schedule to have the ICU Addition listed as the BASE BID with the renovation of the existing ICU as Option #1 and the Ceiling Mounted Patient Lifts as Option #2?	Base bid and Deduct Alternate have been clarified in the schedule and in Specification 01 00 00.
4	Please confirm the requirement of a third party scheduler.	Confirming the Contractor is required to provide a third party scheduler per the requirement in specification 01 32 16.15.
5	Please confirm the required schedule will be Cost loaded.	Confirming that specification 01 32 16.15 requires the contractor to submit a cost loaded schedule.

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6	Please confirm that the photographer will be required to be a professional third party and not an employee of the Contractor.	Requirements for photography in specification 01 00 00 are confirmed.
7	In the Courtyard area, will the contractor be required to maintain the area such as grass cutting, or will the VA to continue to maintain the area?	Per specification 01 00 00 Contractor is required to provide maintenance including grass cutting for all areas used by the contractor on site.
8	Is the Commissioning Agent and Commissioning to be paid for by the VA or be a requirement for the contractor?	The Government expects to have a third party commissioning agent fulfil the prescribed roles for commissioning as detailed in specification 01 91 00 and in individual specifications that require commissioning. Contractor is to adhere to the requirements of these specifications regarding test results, performance, balancing, etc.
9	For the GFCI Equipment, can the VA state where the storge area will be for the equipment?	Once Government Furnished Items are provided for the Contractor to Install, the Contractor is responsible to store them within areas under their control on site, including securing, providing required environmental conditions and protection from the elements.
10	Can the contractor use the area in front of the VA to stage the crane for work on this project?	The Government will consider allowing staging including setting up the crane in alternate areas if proposed by the Contractor and if found to have a benefit to the Government.

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11	The site map in the RFP shows the contractor staging area to be to the North of the campus. Is this correct or can the contractor use the regular contracting staging area?	The site map provided with the solicitation is marked in the area used frequently by contractors for office trailers, storage boxes, and outdoor storage. The contractor shall follow the procedures in specification 01 00 00 in requesting, mobilizing, maintaining, demobilizing, and re-establishing landscaping in the area designated.
12	Can the contractor use a different Submittal Service other than Submittal Exchange?	The Government will consider systems other than Submittal Exchange if they are found to be equal or better in functionality and in the interest of the Government. Equivalent functionality is mandatory and Contractors are cautioned not to assume another system will be found equal or better and to use the submittal and RFI processes defined in the contract for proposing alternate submittal services.
13	Is there a Hazardous Material Survey?	Salem VAMC regularly surveys and maintains reports of currently known asbestos, lead paint, and other hazardous materials existing on campus. There are no known hazardous substances within the area of the project.
14	What is the timeframe the VA anticipates for the move from the existing ICU to the new addition and is this time period already figured into the 720 day period of construction? If this is an extended time frame, will the VA require the contractor to keep personnel on site or should the contractor demobilize and return when Phase 2 is ready? If the VA will require the staff to be onsite, the contractors need to know the anticipated time so the cost can be included in the bid pricing.	After Phase 1 is ready for Beneficial Occupancy including completion of work on all items except punchlist, and all warranties and as-built drawings have been provided for items in Phase 1, the VA will require a two week period of no activity by the Contractor to complete move out of the old ICU space and activation of the new Phase 1 space. This two week period will be incorporated in the contractor schedule and is part of the 720 day period of performance.

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15	With the difficulty of this project and some subcontractors waiting for RFI answers, can the VA give at least 15 days from the answering of RFI's till the bid submission date?	The submission date has been extended to 6/23/2026 4PM ET.
16	Is Jeron a requirement for the Nurse Call System?	Confirming the new Nurse Call system installed in this project must be compatible with the existing Jeron system.
17	Building controls and scheduling: Who is the DDC vendor?	The Building Automation and Control system in place is manufactured by Siemens. New Building Automation and Control system and components must be compatible with and fully functional as part of the existing system prior to acceptance and payment for the system by the Government.
18	Work hours and noise: Due to anticipated noise levels, please confirm whether structural concrete work may be performed on weekends.	See specification 01 00 00 for required work hours and noise performance requirements. The Government will consider and can support work hours after hours, on holidays and on weekends if it is found to be a benefit to the Government.
19	Owner-furnished equipment: Please confirm that the VA will remove all movable equipment before contractor work begins.	The site for construction of new work, and the site for reconstruction work, shall be provided to the Contractor without movable equipment remaining in the site.

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20	Demolition pricing: The demolition plans state that demolition is to be coordinated with “Bid Deductions.” Is the VA planning to revise the Price Schedule to include bid deductions for demolition?	The contractor is to provide pricing for all base bid items. Bid deduct pricing is to consider all requirements of the contract including any demolition that remains necessary to construct Phase 1 and the access paths shown in the phasing drawings. There is not a separate price schedule specifically for demolition work of the deduct alternate.
21	Stored materials: The plans and specifications reference storing materials that are to be saved for the VA. Will this be the contractor’s responsibility, and if so, where will the storage area be located?	When materials removed during demolition operations are required to be saved for potential salvage or re-use by the Government, a decision whether to keep or have contractor dispose of the material will be made within 15 to 30 days of Contractor notice of the availability of salvage material. During this period Contractor is required to store any such materials within the mobilization area or other areas under its control during construction.
22	Warranty start date: Will the warranty period for the addition begin once the VA occupies that space, separate from the warranty period for the renovation area?	See the response to the question above regarding phasing and a required activation period between Phase 1 and Phase 2 of base bid work.
23	Notice to Proceed: Please confirm that the 720-day construction period will begin only after shop drawings for structural steel and other required structural submittals have been approved.	Notice to Proceed (NTP) will be issued shortly after contract award and no work other than administrative and procedural efforts such as obtaining and providing bonds and insurance, or preliminary and administrative submittal preparation shall take place prior to NTP. Preliminary and administrative submittal preparation does not include preparation of material submittals such as shop drawings.

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24	Keynote number 7 on the Phasing Plan on sheet GI-102 calls out a temporary egress door but I'm not seeing a number 7 showing up anywhere on the sheet.	Keynote 7 was part of a previous phasing plan. The temporary doors have since been deleted from the current project phasing. Keynote #7 is VOID and should be omitted.
25	Will new steel be needed to support the existing concrete roof structure once the hole is cut for the new clearstory window assemble as part of the phase two work? Reference S101 and S 402.	No additional structural framing is required to support the opening in the concrete slab where the new clerestory pop-up is being installed.
26	Detail 1/AE 705 is showing the waterproof membrane covering the face of the new concrete footing, which will require wood forming of the footing. Need to confirm if this is going to be required or if the waterproofing can stop on top of the footing and not go down the face of the footing	Waterproofing membrane will be applied after the removal of footing form work.
27	What access will be provided to the west side of Phase Two for material delivery and construction activities?	After Phase 1 work and access pathways to Phase 2 are completed during the Phase 1 period of performance, there will only be limited access to Phase 2, along pathways and at times permitted by the Government. All such access is governed by the requirements of specification 01 00 00.

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28	We believe it would be beneficial to provide a substructure below the main steel frame for attachment of the new dual-arm boom support frame, rather than using the arrangement currently shown in Detail B4/S402. This approach would help avoid disturbing the fireproofing during installation of the boom support structure. Is the VA willing to make this adjustment for pricing?	Proposed design change is rejected. Use the arrangement shown in the design
29	There will be a time when the temporary 1HR fire will be breached for the time it takes to tie in the new steel roof beams to the existing concrete columns. Reference D1/S401. Will this be acceptable to the VA or if not, what changes to this will be required for pricing?	VA COR will coordinate an Interim Life Safety Measure (ILSM) with our Safety Officer for the facility. The breach of the one hour barrier will be acceptable.
30	Note number 6 on Plumbing Sheet P001 indicates before submitting a proposal to have companies investigate the existing conditions. Can the bid date be extended to allow for subcontractors to visit the site?	A second site-visit was offered on 6/1/2026. The submission date has been extended to 6/23/2026 4PM ET. All bidders are required to investigate existing conditions. The provided bid due date permits adequate time for contractors and their subs to investigate the site. If there is a specific area the contractor needs to investigate itself or together with its subs, it must make a specific request for such inspection and extension.

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31	On the Civil drawings CS101 there are references to relocating telecommunications and chilled water lines “IF” they are in the way of new work. To price the project properly, we need to know where these lines are located and what the lines are made of. Such as is the telecommunications fiber optic?	Telecommunication lines, copper rather than fiber optic, as well as chilled water buried pipe, supply and return, exist in the footprint of new work for the stairwell. Contractor is required to coordinate an outage per specification 01 00 00, to build relocated lines, and to connect the re-routed utility services.
32	In the patient rooms the drawings show “booms” that hold bales such as communications and med gases. Are these the responsibility of the VA or the contractor. Also listed in spec section 10 25 17 Clinical Pendant System.	Reference sheets AE111B & AE112, Key note 4. “EQUIPMENT BOOMS CF/CI”…. (CF/CI = Contractor Furnished / Contractor Installed).
33	The lifting of the steel and other materials in Phase 1 will be above occupied areas below. How is the contractor to address this situation?	Contractor is required to follow the procedures for crane operations of US Army Corps of Engineers safety manual EM385, latest edition. Use any provisions relating to structural assessment of the roof, and strengthening of the roof as needed, to permit crane operations above occupied spaces. In general, this is a suggestion and is not mandatory. Construction means and methods, work hours, and hours of crane operations, are the responsibility of the Contractor.
34	Please confirm, do the positions of SSHO, QCM, and site superintendent need to be held by 3 separate individuals, or can one individual serve as two or three of these roles simultaneously?	See above response confirming the contract requirements for these three positions.

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35	Please confirm work hours for this project. Will all work be permitted to be performed during normal working hours? Are there any specific trades or phases that will be required to be performed during nights / weekends?	Work hours are as detailed in specification 01 00 00. Additional work hours for evening, overnight, holiday and weekend work may be requested by the contractor and are possible to support by the Government if it is found to be in the best interest of the Government. Contractor must be more specific in its question if specific trades or outages are involved in after hours work – they may be required to be performed on off hours on a per outage basis.
36	Is this project sales tax exempt?	It is not. Please see FAR 52.229-3 (DEVIATION SEP 2025)
37	Is the contractor to anticipate any asbestos or hazardous material to be abated as part of this project? If hazardous material is encountered during construction, will this be addressed via change order?	See above response regarding hazardous materials.
38	1. Will there be downtime between phases to allow for VA staff and equipment to be relocated? If so, how much time should the contractor anticipated as downtime between phases for projecting the work schedule?	See above response regarding an activation and moving period between Phase 1 and Phase 2 work.
39	1. Is the prime contractor required to hire the DDC controls contractor and/or integrator separately as a direct subcontractor, or can this be carried as a 2nd tier subcontractor under the HVAC contractor's responsibility?	The subcontract structure for this contract is not mandated in regard to the work on DDC controls.
40	1. Is there a proprietary fire alarm contractor at the facility? If so, please provide the company name and point of contact.	The new fire alarm equipment and fire suppression devices are required to be compatible with the existing fire alarm system at the facility. That system was manufactured by Johnson Controls.

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41	1. The drawings reference bid deduct options but these are not reflected in the solicitation Line Item schedule. Please clarify if bids are to include deduct options as referenced in the drawings, (example, GI-102).	Bid Deduct and Base Bid work has been clarified.
42	1. Infection control specifications are not included. Please clarify infection control requirements.	Contractors are required to be familiar with Infection Control Risk Assessment (ICRA) and mitigation of ICRA risks per the regulations and standards of the VA. This project will be ICRA Class IV requiring outside ventilation, filtering, portals at access points, hard walls and hard doors, HEPA standards for filters and cleanliness of filter medium, blocking of return ducts to limit the spread of dust, and many other applicable issues, none of which are unique or altered for this specific project. Refer to TJC Standard here https://vaww.hefp.va.gov/resources/pre-construction-risk-assessment-pcraicra-guidance and Infection Control blank permit here https://vaww.hefp.va.gov/resources/vha-icra-template-form-pdf-fillable .
43	1. Is it required that phase 1 be completed in entirety prior to beginning phase 2, or can phases overlap in schedule if logistically feasible?	It is required that Phase 1 be substantially complete, ready for beneficial occupancy, prior to beginning Phase 2. See above for coordination and the Activation and Moving period between phases.
44	1. Is the contractor responsible for structural shoring during demolition of existing façade as depicted on AD101A? Will there be structural shoring required associated with the demolition of exterior walls?	Contractor is required to maintain existing structural integrity of the building by providing any and all required shoring during demolition and new construction.
45	1. Please provide landscaping / planting specifications for work associated with lawn and planting bed restoration.	Reference Civil drawings CS101 Erosion Control Plan; CS502 and CS503 Erosion Control Notes and Details 1 & 2.

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46	1. In grass areas disturbed by construction, is the contractor responsible for replacing grass with seed or sod?	Specification 01 00 00 states requirements for returning disturbed areas to the Government. It will be necessary to level the ground and provide a successful re-growth of grass and of any other landscape features disturbed by the project itself, in the Contractor Mobilization Area, and any other areas in Contractor control during the project.
47	1. Is the contractor responsible for watering and maintenance of restored grass areas for a predetermined establishment period? If so, please provide the duration of this establishment period after approval.	See response to Question 46 above.
48	1. Are the finish products listed on IN501 sole source requirements, or would “or equal” products suffice if they meet the specifications?	The products listed are the Basis of Design and may be replaced by equal or better products at the request of the Contractor. Contractor is not to assume that any product will be approved as beneficial to the Government.
49	1. Please confirm, is AISC certification required for both steel fabricators and erectors?	Yes. Reference specification section 05 12 00, 1.5 Quality Assurance
50	1. Is there a basis of design for the dual arm booms?	As further clarification, the Amico Ice Series Booms that replaced the Spectra, meet all the specs of the Spectra and include additional improvements towards ease of maintenance and service. Potential offerors are advised that the Government will accept as BOD the Amico Ice Series Booms as meeting contract requirements.
51	1. Elevation detail for door type WD2 is shown on AE601 but not listed in the door schedule. Please confirm there are no new doors of type WD2 to be provided as part of this contract?	WD2 door not used

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52	1. Is the lower level at the stairway brick or stone to match the existing material? Elevation 4/AE201 shows exposed CMU.	Use contrasting brick as Catawba Stone is no longer available to match. Brick must match existing brick on the building, same as the brick on the new ICU exterior walls.
53	1. 01 32 16.15 paragraph 1.2 “Designate a qualified 3rd-party scheduling consultant”. Can a scheduler with the same experience requirements be employed by the GC?	Confirming the Contractor is required to provide a third party scheduler per the requirement in specification 01 32 16.15.
54	When looking at page 32 it says that the existing ICU will remain operational and has a big X marked through that section, but on page 34 it shows work and equipment that will be done. Just clarifying that the only stipulation is that the existing ICU will not be worked on during phase 1 and once phase 1 is complete then the existing ICU will be renovated?	Correct
55	Will the Government provide detailed written requirements for contractor badging? Please clarify the process for obtaining PIV badges, including required documentation, background checks, and estimated processing timeframes.	Regardless of affiliation, everyone working within VA facilities or requiring access to VA information systems requires a VA PIV Card. PIV badging requirements can be found at https://www.osp.va.gov/How_To_Get_A_VA_ID_Badge.asp Immediately after the bonds are provided to the Government, the contractor shall immediately start working with the identified COR at the site to commence the VA PIV process for all known contractor personnel that will be working the project. All contractors must have a PIV Card in order to work on site.
56	Please provide information where the Lead Lined Gypsum Board is located. Please provide a physicist report stating thickness requirements for the lead.	Wall sections shown on AE801 are typical. Only walls tagged wih "LL" require Lead Lining. Lead Lined walls are not required for this project.

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57	Specifications include a section for "Decorative Film" - but no indications or notes could be found on the drawings that show the locations for this film. Please clarify if Decorative Films are required, and if so - please clearly indicate all locations where this occurs.	Decorative Film reference can be ignored. NO decorative film used on this project.
58	Is this detail used on this project? We do not see where it would be needed on the M301 or M302.	Individual pipe supports can be used for this project, however multi-pipe racks are preferred.
59	Can we get more information on the pieces required for the Pipe Saddle Support? Is this a structure assembled using Unistrut Channels & Fittings or a custom fabricated piece? If custom, can we get more details?	The intent is for these supports to be a delegated designed system using Unistrut or similar type assemblies and coordinated with the structure of the building.
60	Where are these Anchors required? If so, where would they be located?	Reference keyed notes 8,9 & 10 on M301
61	We can't find any concrete Equipment bases for Mechanical Equipment. Are any required and where?	Concrete equipment pads are not required on this project.
62	Section 1.25- F : indicates assembly and installation required for Government furnish equipment (GFE). Please confirm installation of casework or permanently anchored FF&E noted as VV in the construction documents are not installed by the contractor.	Reference AE104A & AE104B Legend & General Notes. Shaded equipment shown is "VV" (VA provided VA installed) ***OR*** "OF OI" (Owner Furnished Owner Installed).
63	Are any Record drawings available for review and coordination? If available we request permission to review and share with the appropriate trades.	Record drawings will be provided after award for installation. Contractor is to estimate conditions conservatively for preparation of bid pricing.

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64	Confirm that the concrete beam shown extends the length of the stair tower North Wall. For clarity, could you add lines showing the existing connecting corridor that the new stair tower butts up to on the North wall.	Yes, concrete beam runs full length of stair tower North Wall.
65	Do the W8x10 beams supporting the Roof Deck of the Stair Tower sit on bearing plates in masonry Beam Pockets?	Yes
67	At the Stair Tower Roof level, there is an L4x4x1/4 bolted to the CMU walls on 3 sides, N,E & S. On the Plan West side does the Roof Deck bear on the new CMU wall?	Yes
68	Confirm new 7'-6" x 6'-2" roof slab cut out for new clerestory does not require any added steel beam support around the perimeter of the opening	Previous response: No additional structural framing is required to support the opening in the concrete slab where the new clerestory pop-up is being installed.
69	This spec calls for recessed in concrete Frames for Entrance Flooring Systems. Where are these located on the Drawings?	Location not shown on drawings. Mats to be located at Exterior entrances only (@ Doors 0006, 6079A, 6082)
70	Section 3.5 - A: Field Testing performed by testing laboratory specified in Section 01 45 29. Referenced section does not include a section for required window testing. Please confirm the requirements for field testing of window system, and clarify who is responsible for conducting and paying for the testing.	The testing is required to be provided by the Contractor.
71	Details on AE702 - show a Center-Set Aluminum Storefront framing system. Details on AE704 show a front-set fixed window system. The specifications do not include a section for Aluminum Storefront systems. Please clarify what system is to be used for the windows, provide additional or updated specifications if required, provide window elevations and types, and provide locations of windows on the floor plans.	The system described in the details on sheet AE704 are specified in Section 07 04 00 “Roofing and Siding Panels”

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72	Detail B4/S402 calls for HSS 2 Diagonal Each side, what is the size of the HSS being used for these pieces?	HSS2x2x1/4
73	AE111A and AE112 show patient Lift Tracks connecting from Transverse Lift to Toilet Rooms. S102 does not show any added Steel Reinforcement for support of this additional Lift Track. Please provide the missing information.	Refer to detail C4/S402. Additional reinforcement in existing concrete slab is not required.
74	Where Fixed rails of the Patient Lifts run parallel with the Structural Beams, added steel supports will be needed between the Structural Beams to support the Unistrut supporting the fixed rails. Please provide sizes for the additional cross supports.	Unistrut framing should be used to span between structural steel beams.
75	Hollow Metal Frame types show frame types "AL3" "AL4" - these occur at 7/AE403, 8/AE403. Please confirm if these frames are HOLLOW METAL or if they are ALUMINUM.	The frames AL3 and AL4 shown on AE601 and referenced on AE803 are ALUMINUM.
76	Do the (3) smaller, new roof slab openings called out by Note 2 require any additional reinforcing around their perimeters?	No, additional reinforcement is not required at the (3) smaller roof slab openings.
77	Confirm new C.I.P. Curb/Wall shown in Detail D2/S401 only extends from CL 9 to 2'-6" past CL 11.3 and stops at that point.	Statement is confirmed.
78	Are the W18 Roof Beams to have their flanges notched so the MC6x18 vertical members sandwich the web of the beams?	Yes
79	Confirm that the HSS6x6x5/16" w/ PL 3/8" x 1'-3 1/4" runs continuous from CL 9 to 2'6" past CL 11.3.	HSS to stop 1" short of Edge of Slab as shown in detail F6/S402

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80	Several References are made to "obtaining Loading Information from Medical Equipment Supplier" and "Basis of Design provided in Vendor Drawings". Is any of this information available for us to share with Unistrut for pricing and engineering?	AE603 & AE604 are only for references to equipment information. GC should contact Vendor for additional structural information.
81	Specifications reference Ballistic-Resistant / Bullet-Resistance Glass. No Bullet resistant glazing can be found on the drawings. Please clarify if this material is required on this project.	Project records do not support a need for ballistic/bullet-resistant glass. The specification requirement for ballistic/bullet-resistant glass can be disregarded.
82	The specifications list several different types of glazing, but do not clearly identify specific materials, manufacturers. The drawings do not indicate the locations of glazing types. Please confirm glazing types and locations for each type.	The products are specified prescriptively or by performance. The contractor is to select conforming products. Manufacturers are not specified. Materials have been clearly identified.
83	Please confirm the patient lifts for phase 2 locations are to excluded as part of Bid Deduct #1	Confirming no patient lifts are required for the Phase 2 area if bid deduct is selected at award. Patient lifts in Phase 2 are necessary if the base bid is awarded.
84	Please confirm the dual arm booms for phase 2 locations are to excluded as part of Bid Deduct #1	Confirming no dual arm booms are required for the Phase 2 area if bid deduct is selected at award. Dual arm booms in Phase 2 are necessary if the base bid is awarded.
85	Please Confirm that if Item 0002(Deduct 1) is taken that the KTR is to provide a 1 hour rated Fire Wall enclosing the entire Phase 2 area.	Rated fire walls are outlined in Bid Deduct #1 notes on GI-102- 'ENCLOSURE WALLS AT SHELL SPACES MUST BE UPGRADED TO 1 HOUR FIRE RATED DUE TO THEM EXCEEDING 100SF. PER OWNER'S DISCRETION, EXTRAINEOUS DOORS MAY BE FULLY REMOVED AND REPLACED WITH 1 HOUR WALL CONSTRUCTION.'