AMENDMENT OF SOLICITATION/MODIFICATION OF CONTRACT

BPA NO.	1. CONTRACT ID CODE	PAGE 1 OF PAGES 39

2. AMENDMENT/MODIFICATION NUMBER	3. EFFECTIVE DATE	4. REQUISITION/PURCHASE REQ. NUMBER	5. PROJECT NUMBER (if applicable)
0003			621-23-103

6. ISSUED BY	CODE	7. ADMINISTERED BY (If other than Item 6)	CODE 90C
Department of Veterans Affairs Network Contracting Office 9 (90C) ATTN: Lara Hampton 1639 Medical Center Parkway, Suite 204 Murfreesboro TN 37129		Network Contracting Office 9 Department of Veterans Affairs Network Contracting Office (90C) 1639 Medical Center Parkway Suite 204 Murfreesboro TN 37129	

8. NAME AND ADDRESS OF CONTRACTOR (Number, street, county, State and ZIP Code)	(X)	9A. AMENDMENT OF SOLICITATION NUMBER
To all Offerors/Bidders		36C24926R0055
	X	9B. DATED (SEE ITEM 11)
	☐	10A. MODIFICATION OF CONTRACT/ORDER NUMBER
		10B. DATED (SEE ITEM 13)
CODE / FACILITY CODE		

11. THIS ITEM ONLY APPLIES TO AMENDMENTS OF SOLICITATIONS

[X] The above numbered solicitation is amended as set forth in Item 14. The hour and date specified for receipt of Offers [X] is extended, [ ] is not extended.

Offers must acknowledge receipt of this amendment prior to the hour and date specified in the solicitation or as amended, by one of the following methods:

(a) By completing Items 8 and 15, and returning _____ copies of the amendment; (b) By acknowledging receipt of this amendment on each copy of the offer submitted; or (c) By separate letter or electronic communication which includes a reference to the solicitation and amendment numbers. FAILURE OF YOUR ACKNOWLEDGMENT TO BE RECEIVED AT THE PLACE DESIGNATED FOR THE RECEIPT OF OFFERS PRIOR TO THE HOUR AND DATE SPECIFIED MAY RESULT IN REJECTION OF YOUR OFFER. If by virtue of this amendment you desire to change an offer already submitted, such change may be made by letter or electronic communication, provided each letter or electronic communication makes reference to the solicitation and this amendment, and is received prior to the opening hour and date specified. ** HOUR & DATE for Receipt of Offers is EXTENDED to: 07-21-2026 1:00PM CDT

12. ACCOUNTING AND APPROPRIATION DATA (If required)

13. THIS ITEM APPLIES ONLY TO MODIFICATIONS OF CONTRACTS/ORDERS, IT MODIFIES THE CONTRACT/ORDER NO. AS DESCRIBED IN ITEM 14.

CHECK ONE	
☐	A. THIS CHANGE ORDER IS ISSUED PURSUANT TO: (Specify authority) THE CHANGES SET FORTH IN ITEM 14 ARE MADE IN THE CONTRACT ORDER NO. IN ITEM 10A.
☐	B. THE ABOVE NUMBERED CONTRACT/ORDER IS MODIFIED TO REFLECT THE ADMINISTRATIVE CHANGES (such as changes in paying office, appropriation date, etc.) SET FORTH IN ITEM 14, PURSUANT TO THE AUTHORITY OF FAR 43.103(b).
☐	C. THIS SUPPLEMENTAL AGREEMENT IS ENTERED INTO PURSUANT TO AUTHORITY OF:
☐	D. OTHER (Specify type of modification and authority)

E. IMPORTANT: Contractor [ ] is not, [ ] is required to sign this document and return _____ copies to the issuing office.

14. DESCRIPTION OF AMENDMENT/MODIFICATION (Organized by UCF section headings, including solicitation/contract subject matter where feasible.)

The purpose of this amendment is to provide responses to Requests of Information (RFI's) and extend the due date for proposals from 07/16/2026 to 07/21/2026 at 1:00PM CT.

See pages 2-39 for RFI responses
See Atachments 17-38 (22 Total)

Except as provided herein, all terms and conditions of the document referenced in Item 9A or 10A, as heretofore changed, remains unchanged and in full force and effect.

15A. NAME AND TITLE OF SIGNER (Type or print)		16A. NAME AND TITLE OF CONTRACTING OFFICER (Type or print)	
		John L. Mccomas Contracting Officer	
15B. CONTRACTOR/OFFEROR (Signature of person authorized to sign)	15C. DATE SIGNED	16B. UNITED STATES OF AMERICA (Signature of Contracting Officer)	16C. DATE SIGNED

RFI Questions & Responses:

1. **Question:** Solicitation Page 23 Factor 1, Requirement 1 states: "The offeror shall demonstrate completion of at least one (1) historic restoration construction project performed at a VA facility within the past three (5) years." The requirement appears to contain conflicting timeframes. Please clarify whether the intended requirement is three (3) years or five (5) years.
   Answer: The initial requirement specifies a minimum of three (3) years of prior experience; this will be amended to five (5) years. The experience need not be exclusively within the VA sector but must be concentrated in historic preservation projects environments, with an emphasis on venues possessing historical characteristics. Qualifying projects shall provide documented evidence of the venue listed on a state preservation list. See updated LPTA Factors

2. **Question:** Solicitation Page 25 Factor 3 defines Recent Past Performance as successful performance under similar contracts completed within the last five (3) years through the proposal due date. The requirement appears to contain conflicting timeframes. Please clarify whether the intended requirement is three (3) years or five (5) years.
   Answer: The initial requirement specifies a minimum of three (3) years of prior experience; this will be amended to five (5) years.

3. **Question A:** The solicitation requires offerors to demonstrate completion of specific project types within the past three to five years (period varies per requirement). Given the specialized nature of historic restoration projects, the limited number of VA historic theater restoration projects available to SDVOSB firms, and the Government's interest in maximizing competition among qualified offerors, please clarify whether the Government will consider relevant projects completed within the past ten (10) years where those projects demonstrate comparable size, scope, complexity, and technical challenges to the subject requirement.
   Answer A: The VA will increase the allowable timeframe from three (3) to five (5) years of concentrated historic preservation project types verses VA specific, with an emphasis on venues possessing historical characteristics. Qualifying projects must provide documented evidence that the venue is listed on a state preservation list.

   Question B: Limiting consideration to only the most recent three to five years may unnecessarily exclude otherwise highly qualified SDVOSB firms that possess extensive relevant experience but have not had the opportunity to perform a substantially similar project within the specified timeframe. Expanding the acceptable timeframe for relevant experience would increase competition while still allowing the Government to evaluate demonstrated capability and project success.
   Answer B: The objective is to systematically assess all relevant stakeholders—with particular focus on the competencies and experiential qualifications of project managers, superintendents, quality control personnel, and subcontractors—to verify they possess the requisite technical expertise to perform the scope of work in compliance with established industry standards. This project presents technical complexity due to its intrinsic characteristics; specifically, the building is classified as a historic structure, requiring specialized conservation and restoration expertise. Any surface damage could lead to irreversible deterioration, resulting in the irrevocable loss of a cultural heritage asset.

   Question C: Alternatively, please explain the basis for restricting consideration to the stated timeframe when evaluating highly specialized restoration experience.
   Answer C: See Answer 3B response.

4. **Question A:** Proposal Factor 1 Requirements 1, 2, and 4 through 8, along with Factor 2 Requirements 1 through 4, require highly specialized project experience including historic restoration, theater restoration, ornamental plaster restoration, decorative wood restoration, rigging systems, theater systems, and related specialty work.

   The solicitation expressly allows subcontractor experience to satisfy Factor 1 Requirement 3 but is silent regarding the remaining specialized experience requirements. Because much of this work is traditionally performed by specialty subcontractors rather than general contractors, and because a majority of the overall project scope consists of conventional construction activities, restricting

evaluation solely to prime contractor experience may unnecessarily limit competition among otherwise qualified SDVOSB offerors.

Answer A: The objective is to assess all involved stakeholders, with particular emphasis on the competencies and experiential qualifications of project managers, superintendents, quality control personnel, and subcontractors, ensuring they possess the requisite expertise to effectively execute the work in accordance with established standards. Additionally, the State Historic Preservation Office (SHPO) does not yet provide certifications for contractor performance tracking, however the contractor shall provide documented evidence of the venue listed on a state preservation list.

Question B: Please confirm whether the Government will allow offerors to utilize the demonstrated experience of proposed specialty subcontractors, restoration consultants, and key team members to satisfy the specialized experience requirements contained within Factors 1 and 2.

Answer B: See Question 4B Answer response.

Question C: If subcontractor experience will not be considered, please explain the rationale for requiring SDVOSB prime contractors to independently possess experience in all specialized restoration disciplines when the solicitation contemplates performance of those activities by specialty trade contractors.

Answer C: See Question 4B Answer response.

Question D: Such clarification is necessary because the current evaluation criteria appear substantially more restrictive than the actual construction scope and may unnecessarily reduce competition and increase costs to the Government.

Answer D: This project is technically intricate due to its inherent characteristics; as the building is a designated historic structure, the intervention necessitates specialized expertise. Any damage to its surfaces could cause irreversible harm, resulting in the permanent loss of a cultural heritage asset.

5. **Question:** Please confirm whether the Government intends to evaluate the qualifications and experience of the offeror's entire proposed project team, including specialty restoration subcontractors, theater systems subcontractors, rigging subcontractors, and key personnel, or whether evaluation will be limited solely to the prime contractor's corporate experience.

   Answer: The objective is to assess all stakeholders, with particular emphasis on the experience levels of project managers, superintendents, quality control personnel, and subcontractors, ensuring they possess the necessary expertise to accurately execute the scope of work. Individuals proposed for key roles are expected to demonstrate relevant expertise aligned with the project's scope and requirements.

6. **Question:** Solicitation section 2.3 Evaluation Factors, page 23-24 of 77 Factor 1, Requirements 1 through 8 state to demonstrate successful completion of projects. Would the VA please allow projects that are at least 80% complete to be acceptable for Factor 1 requirements? This has been acceptable on past projects.

   Answer: See updated Factor 1, requirement 1. The government chose 90% substantially complete due to the finishing work of the project being significant part of the project.

7. **Question:** Solicitation section 2.3 Evaluation Factors, page 23 of 77

   Factor 1, Requirement 1 requires a past historic renovation project performed at a VA facility within the past three (5) years. Would the VA please allow a past historic renovation project performed at a federal facility within the past five (5) years as acceptable for Factor 1, Requirement 1? This has been acceptable on past projects especially since there are limited historical VA projects.

   Answer: See Question 1 response, The government has amended to Five (5) years and not VA specific projects.

8. **Question:** Solicitation section 2.3 Evaluation Factors, page 24 of 77 Factor 2, Requirement 1 requires experience managing or supervising a restoration project at a VA facility. Would the VA allow experience managing or supervising a restoration project at a federal facility as acceptable for Factor

3, Requirement 1? This has been acceptable on past projects – especially since there are limited historical VA projects.

Answer: If the factors specify VA facility, then that is what it must meet.

9. **Question:** Five sheets listed on the G1000 Sheet Index seem to be missing from the issued drawings: FD901, FS100, FX101, FX102, FX103. Can you please provide these sheets or point us to where to find them?

   Answer: See attached documents
   - Atch 26 AMEND_3 _10.06_FS100 - SITE PLAN
   - Atch 27 AMEND_3_10.06_FS100 - FIRE SUPPRESSION SITE PLAN
   - Atch 28 AMEND_3 _ Q10.07_FX101 - BASEMENT -1st FLOOR
   - Atch 29 AMEND_3 _ 10.07_FX101 - BASEMENT- 1st FLOOR NEW WORK PLAN
   - Atch 30 AMEND_3 _ 10.08_FX102 - BALCONY 2nd FLOOR – CEILING
   - Atch 31 AMEND_3 _ 10.09_FX103 - AUDITORIUM ATTIC- STAGE NEW WORK
   - Atch 32 AMEND_3 _ 210.05_FD901-WET-PIPE FIRE SUPPRESSION ISOMETRIC

10. **Question:** Five specification sections are included in the Table of Contents but seem to be missing from the issued specifications. Can you please provide these specifications or point us to where to find them?
    - 09 01 90.52 Maintenance Repainting
    - 09 93 00 Staining and Transparent Finishing
    - 32 12 16 Asphalt Paving
    - 32 17 23 Pavement Markings
    - 32 90 00 Planting

    Answer: See attached documents:
    - Atch 20 AMEND_3 _ 09 01 90.52 - Maintenance Repainting
    - Atch 21 AMEND_3 _09 93 00 Staining - Transparent Finish
    - Atch 22 AMEND_3 _ 10_32 12 16 - ASPHALT PAVING
    - Atch 23 AMEND_3 _ 10_32 17 23 - PAVEMENT MARKINGS
    - Atch 24 AMEND_3 _ 10-10_32 90 00 PLANTING

11. **Question:** Sheet AE101 Drawing Note 12.01

    Please provide dimensions of existing theater seating.

    Answer: Use 24" x 24" for the bottom section and 24" x 28" for the backrest.

12. **Question:** Sheet AE101 Drawing Note 12.01

    Please provide specifications for reupholstering.

    Answer: See page 10 of the finishes review PDF for specifications regarding the colors and fabrics to be used

13. **Question:** A.3 Price/Cost Schedule Item Number 0003

    Please provide specifications and/or basis of design for replacement theater seating.

    Answer: It shall be the bidder's responsibility to submit a substitute that is consistent with the architecture and replicates the existing elements.

14. **Question:** Would the VA please allow questions to be submitted up to June 18th vs 12th to allow sufficient time for subcontractors to review plans and specifications after the site visit on June 9th?

    Answer: There is no more time for RFIs and responses
    - See Amendment 36C24926R0055 0001 for RFI extension
    - See Amendment 36C24926R0055 0002 for Proposal due date extension

15. **Question: Solicitation:** May the Offeror satisfy Factor 1 experience requirements through the experience of a proposed subcontractor, specialty trade contractor, teaming partner, or consultant that will perform the applicable scope of work under the contract?

    Answer: Yes, as long as the prime demonstrates either their capability or subcontractors capability to meet our SPECS & Drawing. Contractor is to provide a commitment letter signed by both prime and proposed subcontractor that they intend to use and have evaluated for Factor 1 experience.

16. **Question:** May the key personnel requirements under Factor 2 be satisfied through the experience of a proposed employee of a subcontractor, specialty trade contractor, or teaming partner who will be assigned to and actively participate in the project?
    Answer: No, project manager and site superintendent must be employees of prime contractor with relevant experience to satisfy Factor 2 qualifications.

17. **Question:** For purposes of the theater and auditorium experience requirements, will the Government consider performing arts centers, concert venues, church sanctuaries, lecture halls, conference centers, civic auditoriums, or similar assembly spaces acceptable if the project included theatrical lighting, stage systems, audiovisual systems, projection systems, auditorium seating, or similar theater-related infrastructure?
    Answer: See Revised Factor 1, Requirement 2

18. **Question:** For Factor 1 Requirement 8, does "within the past three (3) years" mean the project must have been completed within the last three years, or simply performed within the last three years?
    Answer: See Revised Factor 1, Requirement 8

19. **Question:** If the Offeror relies on subcontractor experience to satisfy Factor 1 requirements, is the subcontractor required to perform a specific percentage of the associated work scope after award? If so, what is the minimum participation requirement?
    Answer: The prime contractor is required to comply with the Limitations of Subcontracting. There is not a percentage of performance associated with subcontractors as long as the prime is in compliance.

20. **Question:** In the interest of level-setting the helical pile bids, would you consider establishing a bid depth for the piles?
    Answer: Base the quote on a 40-foot length and provide the cost per additional foot of installation, as well as the credit per foot of installation.

21. **Question:** If there is a Geotechnical Report for this project, could you please share that information?
    Answer: No report available

22. **Question:** Attachment 2: Building 35 Exterior Conditions Assessment and Report The solicitation includes the Building 35 Exterior Conditions Assessment and Report dated August 2024. Could the Government confirm whether this is the most current version available, or whether any subsequent assessments or supplemental reports?
    Answer: The last assessment was conducted during the project design phase, making it the most recent one.

23. **Question:** Attachments 6-9: Drawings There are inconsistencies between the drawing index and the drawings provided with the solicitation. Specifically, Drawings FS-100 and FX101 through FX103 (FD901, FS100, FX101, FX102, FX103) are listed in the (GI000 Sheet Index) drawing index but were not included in the solicitation package. Could the Government clarify the complete set of contract drawings applicable to this solicitation
    Answer: See attached documents:
    - Atch 26 AMEND_3 _10.06_FS100 - SITE PLAN
    - Atch 27 AMEND_3_10.06_FS100 - FIRE SUPPRESSION SITE PLAN
    - Atch 28 AMEND_3 _ Q10.07_FX101 - BASEMENT -1st FLOOR
    - Atch 29 AMEND_3 _ 10.07_FX101 - BASEMENT- 1st FLOOR NEW WORK PLAN
    - Atch 30 AMEND_3 _ 10.08_FX102 - BALCONY 2nd FLOOR – CEILING
    - Atch 31 AMEND_3 _ 10.09_FX103 - AUDITORIUM ATTIC- STAGE NEW WORK
    - Atch 32 AMEND_3 _ 210.05_FD901-WET-PIPE FIRE SUPPRESSION ISOMETRIC

24. Question: 2.3 Evaluation Factors (a) Factor 3 - Past Performance (Page 25) The Standard of Proof for past performance asks for submitted PPQs that the offeror received an overall rating of Satisfactory or higher. Could the Government clarify if there is a standard Past Performance

Questionnaire (PPQ) template for use in this solicitation, particularly for commercial projects where clients are not Government entities?

Answer: See attached Past Performance Questionnaire (PPQ)

- Atch 37 Past Performance Questionnaire -PPQ Template

25. Project Number Discrepancy on Mechanical Drawings

Reference: Specification Cover Sheet, Project #621-24-103; Specification Section 00 01 15 List of Drawing Sheets; Mechanical Drawings MD101, MD102, MD103, M101, M102, M103, and related mechanical title blocks.

Question: The specifications identify the project as VA Project No. 621-24-103. However, multiple mechanical drawing title blocks appear to identify the project as 621-24-403. Please confirm that all drawings and specifications issued with the solicitation are intended to apply to Project 621-24-103 and that references to 621-24-403 are typographical errors.

Answer: It is a typographical error.

26. SF1442 Project Number Discrepancy

Reference: SF1442 / Solicitation, Block 6; Statement of Work, Project 621-24-103; Specification Cover Sheet, Project #621-24-103.

Question: SF1442 Block 6 appears to list the project number as 621-23-103, while the Statement of Work and specifications identify the project as 621-24-103. Please confirm the correct VA project number for all proposal documents, bid bond documentation, subcontractor/supplier quotes, and post-award contract administration.

Answer: It is a typographical error. The correct number and name is 621-24-103 Restoration of Building #35 Theater. See attached solicitation.

- Atch 17 AMEND_3 Updated Solicitation 36C24926R0055

27. Building Area / Project Area Discrepancy

Reference: Statement of Work, Part A, Scope of Work; Terracon Limited Hazardous Materials Survey Report, Section 3.0 Building Description; Section 02 83 34 Microbial Remediation, Building Description.

Question: The Statement of Work identifies Building 35 as approximately 24,876 square feet of existing space on the first floor, second floor, basement, and crawl space with utilities. The Terracon Limited Hazardous Materials Survey Report and the Microbial Remediation specification describe Building 35 as approximately 16,600 square feet. Please confirm the correct project area for bidding purposes. Please also confirm whether the HazMat survey and microbial remediation scope cover the full area of work shown in the contract documents, including basement, crawlspace, attic, roof, stage, auditorium, back-of-house areas, exterior envelope, and all areas affected by demolition, restoration, and new work.

Answer: The building is approximately 24,876 sq. ft., but the remediation area is smaller.

28. Prior HazMat Reports Referenced but Not Included

Reference: Terracon Limited Hazardous Materials Survey Report, Section 2.0 Previous Report Review.

Question: The HazMat report references previous Terracon asbestos and lead-containing paint reports dated February 3, 2023 and states that the reader is assumed to have access to the full reports for additional reference. Please provide the referenced February 3, 2023 asbestos and lead-containing paint reports as solicitation documents, or confirm that offerors are to rely only on the July 24, 2024 Limited Hazardous Materials Survey Report included with the solicitation.

Answer: Provided with the amendment 0003

29. HazMat Survey Limitations / Bid Assumption for Unidentified Materials

Reference: Terracon Limited Hazardous Materials Survey Report, Sections 4.7, 5.3, 6.3, and 7.0 General Comments; Section 02 82 11 Traditional Asbestos Abatement.

Question: The HazMat report identifies known hazardous materials but also states that suspect materials other than those identified may exist within the structure. Please clarify the intended Base

Bid assumption for hazardous materials not identified or quantified in the HazMat report but encountered during performance. Should offerors include only the hazardous materials specifically identified in the report, specifications, and drawings, with additional unidentified hazardous materials treated as differing site conditions, or is the Base Bid expected to include additional investigation, sampling, abatement, or remediation beyond the documented materials?

Answer: It is only necessary to carry out the procedures that have already been reviewed, unless conditions different from those reported are encountered.

30. Asbestos Felt Paper Under Slate Roof / Base Bid vs. Alternate No. 1
Reference: Terracon Limited Hazardous Materials Survey Report, Table 1 Asbestos Results Sample Summary; Section 02 82 13.21 Asbestos Roofing Abatement; Section 01 00 00, Paragraph 1.3 Statement of Bid Items; Solicitation Price Schedule / CLIN 0002 Alternate No. 1; Section 07 31 26 Slate Shingles.
Question: The HazMat report identifies felt paper under the slate roof as assumed asbestos-containing material, with an estimated quantity of 5,770 SF. Section 01 00 00 describes Alternate No. 1 as replacing the entire slate tile roof with synthetic tile. Please clarify the asbestos roofing abatement scope to be included in the Base Bid versus Alternate No. 1. Specifically, should the Base Bid include removal/abatement of assumed asbestos-containing felt paper only at selective slate replacement areas, and should Alternate No. 1 include removal/abatement of all assumed asbestos-containing felt paper below the slate roof?

Answer: Assume there is no asbestos-containing material in the roof, as it has previously been repaired.

31. Asbestos-Containing Stage Lighting Wiring / Quantity and Limits
Reference: Terracon Limited Hazardous Materials Survey Report, Section 4.6 Findings and Table 1 Asbestos Results Sample Summary; Section 02 82 11 Traditional Asbestos Abatement; Division 11 Theater and Stage Lighting Equipment; AV/Theater/Electrical drawings.
Question: Section 02 82 11 lists removal, clean-up, and disposal of 18 LF of wiring jacket on stored stage lighting. The HazMat report also states that the survey was unable to assess all stage lighting used in the building and that all wiring associated with stage lighting should be assumed asbestos-containing. Please clarify whether the Base Bid asbestos abatement scope for stage lighting wiring is limited to the 18 LF listed in Section 02 82 11, or whether the Base Bid must include all existing stage-lighting wiring impacted by demolition, removal, salvage, or new theater systems work. If the latter, please provide quantities or limits of work for bidding purposes.

Answer: Assume that all cabling will need to be replaced for the purposes of the proposal; necessary adjustments will be made if the removal of the material proves unnecessary.

32. Lead Paint Scope and Waste Characterization
Reference: Terracon Limited Hazardous Materials Survey Report, Section 5.3 Findings and Recommendations; Table 2 Lead in Paint Sample Summary; Section 02 83 33.13 Lead-Containing Paint Removal and Disposal; Section 09 01 90.52 Maintenance Repainting
Question: The HazMat report identifies lead-based and lead-containing paint on multiple substrates and components throughout the building, including metal doors, fire doors, plaster walls, wood baseboards, wood beadboard ceiling, stair risers, exterior doors/frames, and other previously identified painted components. Please clarify whether the Base Bid requires full removal/abatement of lead-based and lead-containing paint from affected components, stabilization only at areas impacted by the work, or worker-protection controls during disturbance. Please also clarify whether TCLP testing and hazardous-waste characterization for generated paint debris is required to be included in the Base Bid.

Answer: Full remediation must be undertaken unless such action jeopardizes historical features; in such cases, stabilization should be implemented in lieu of complete removal.

33. Microbial Remediation Limits, Reconstruction, and Water-Intrusion Repairs
Reference: Terracon Limited Hazardous Materials Survey Report, Sections 6.1 through 6.3; Section 02 83 34 Microbial Remediation; architectural/demo drawings affecting Room 107 and crawlspace areas.

Section 02 83 34 provides the microbial remediation procedure to be followed where water-damaged or microbial-contaminated materials identified in the Terracon report will be impacted by the renovation work, and where hidden moisture or microbial conditions are discovered. The Terracon report identifies active mold growth at the Room 107 window frame and at crawlspace floor joists.
Question: Please clarify the required Base Bid limits of microbial remediation, including the quantity/area of affected materials to be remediated at Room 107 and the crawlspace floor joists.
Answer: Remediation must address all specified areas outlined in the report; any additional areas identified outside the scope of the report will be subject to subsequent assessment.

Question: Please also clarify whether the Base Bid includes only microbial remediation/cleaning, or whether removal, replacement, repair, or reconstruction of plaster, window components, floor joists, adjacent wood members, or related materials is required.
Answer: Remediation must address all specified areas outlined in the report; any additional areas identified outside the scope of the report will be subject to subsequent assessment.

Section 02 83 34 states that the work plan does not address design details or construction of replacement materials and does not address investigation or repair of the source of water intrusion.
Question: Please clarify whether correction of water-intrusion sources associated with the microbial conditions is included in the Base Bid and, if so, identify where those repairs are shown in the contract documents.
Answer: Remediation must address all specified areas outlined in the report; any additional areas identified outside the scope of the report will be subject to subsequent assessment.

34. Existing Fire Protection System / Unknown Existing Conditions
Reference: Section 01 00 00 General Requirements, Paragraphs 1.6 and 1.7; Section 01 35 26 Safety Requirements, Existing Fire Protection; Fire Suppression drawings FD101, FD102, FD103, FX101, FX102, FX103, FD901, and F201.

Fire suppression demolition drawings FD101, FD102, and FD103 state: “A thorough inspection of the existing sprinkler system is required. Not all sprinklers/piping/connections are shown.” The contract documents also require maintaining existing fire protection and alarm systems except where work is being performed, and the drawings include removal, modification, and new work involving existing fire suppression systems.
Question: Please provide existing fire protection as-built drawings, inspection reports, or other available information identifying existing sprinkler heads, piping, valves, standpipes, hose stations, fire department valves, and related components to be removed, modified, protected, or maintained. If no additional information is available, please confirm the intended Base Bid assumption for existing fire protection components not shown or not fully documented.
Answer: As indicated by its designation, a deductive alternative must be subtracted in accordance with the provisions specified within the SPECS and Drawing contractual documents.

35. Alternate No. 1 Pricing Clarification
Reference: Solicitation Price Schedule / CLIN 0002 Alternate No. 1; Section 01 00 00, Paragraph 1.3 Statement of Bid Items; Section 07 31 26 Slate Shingles.
The solicitation price schedule describes Alternate No. 1 as “Base Bid except in lieu of selective replacement of existing broken, cracked, or failing slate,” while Section 01 00 00 describes Alternate No. 1 as replacing the entire slate tile roof with synthetic tile. Section 07 31 26 also references synthetic slate shingles as part of “Deduct Alternate #1.”
Question: Please confirm the complete intended scope and naming of Alternate No. 1.
Answer: As indicated by its designation, a deductive alternative must be subtracted in accordance with the provisions specified within the SPECS and Drawing contractual documents.

Question: Please also confirm whether CLIN 0002 should be priced as a net additive/deductive change from the Base Bid or as a standalone alternate price.

Answer: As indicated by its designation, a deductive alternative must be subtracted in accordance with the provisions specified within the SPECS and Drawing contractual documents.

36. Deduct Alternate No. 2 Pricing Clarification

Reference: Solicitation Price Schedule / CLIN 0003 Deduct Alternate No. 2; Section 01 00 00, Paragraph 1.3 Statement of Bid Items; theater seating scope.

The solicitation describes Deduct Alternate No. 2 as full replacement of all theater seating in lieu of removing, reupholstering, and reinstalling existing theater seating. **Question:** Please confirm whether CLIN 0003 is intended to be priced as a deduct, an add alternate, or a standalone alternate price.

Answer: As indicated by its designation, a deductive alternative must be subtracted in accordance with the provisions specified within the SPECS and Drawing contractual documents.

Question: Please also confirm whether the amount entered for CLIN 0003 should be shown as a negative amount, positive amount, or total alternate amount.

Answer: As indicated by its designation, a deductive alternative must be subtracted in accordance with the provisions specified within the SPECS and Drawing contractual documents.

37. Site Logistics, Laydown, Storage, Parking, and Building Turnover

Reference: Section 01 00 00 General Requirements, Paragraph 1.5 Construction Security Requirements and Paragraph 1.6 Operations and Storage Areas; GI006 Site and Construction Laydown Plan.

Section 01 00 00 states that operations and storage areas on Government premises are limited to areas authorized or approved by the Contracting Officer, that working/storage space shall be determined by the COR, and that vehicle access and parking are restricted.

Question: Please confirm the available areas for construction fencing, staging, laydown, dumpsters, storage, trailers, deliveries, and contractor parking.

Answer: Refer to the SPECS and Drawing contractual documentation for the designated zones allocated to specific activities.

Question: Please also confirm whether Building 35 will be fully vacated and turned over to the Contractor for exclusive access at Notice to Proceed, or whether any VA personnel, equipment, storage, or operations will remain in the building during construction.

Answer: The building must be entirely unoccupied and remain vacant prior to and during the commencement of work.

38. Reference Standards / “Latest Revision” Requirements

Reference: Section 01 42 19 Reference Standards; Section 01 35 26 Safety Requirements; Section 02 82 13.21 Asbestos Roofing Abatement; all specification sections referencing “most recent edition,” “latest version,” “latest revision,” “current edition,” or similar language.

The specifications include numerous referenced standards, manuals, publications, codes, and regulations. Some specification sections identify dated standards, while other sections require compliance with the “most recent edition,” “latest version,” “current edition,” or similar language.

Question: Please confirm which edition/date of each referenced standard, code, manual, or publication offerors are required to use for bidding and pricing.

Answer: All provisions shall be subject to the contractual documents; any item not included within the contractual documents shall be disregarded.

Question: Please also clarify whether the Government will provide access to referenced standards not included in the solicitation documents, or whether offerors are responsible for obtaining all referenced standards independently prior to bid.

Answer: All provisions shall be subject to the SPECS and Drawing contractual documents; any item not included within the SPECS and Drawing contractual documents shall be disregarded.

39. Request for Bid Date Extension Due to Complex Existing Conditions and Site Walk Observations

Reference: Pre-Bid Site Walk; Section 01 00 00 General Requirements; Attachment 2 Existing Conditions; Attachment 3 Limited Hazardous Materials Survey Report; Attachment 4 Historic SHPO /

Section 106 correspondence; Historic Conditions Assessment; architectural existing conditions/photo sheets AE700, AE701, and AE702.

Following the pre-bid site walk and further review of the solicitation documents, the existing conditions appear to involve multiple complex and interrelated scope items, including historic restoration requirements, hazardous materials, existing building systems, roofing, plaster, wood elements, theater/auditorium features, site constraints, and VA campus access/security requirements.

Due to the complexity of the existing conditions observed during the site walk, the amount of coordination required to properly price the work, the specialized nature of the historic restoration scope, and the need for offerors to incorporate responses to pending RFIs, Valiant respectfully requests that the Government extend the bid due date.
Question: Please confirm whether the Government will issue a bid date extension to allow offerors adequate time to evaluate the existing conditions, incorporate RFI responses, complete pricing coordination, and submit complete and competitive proposals.

Answer: Extended through amendments

40. Request for Existing Conditions Data, 3D Scan/Matterport Data, CAD, Revit, and Native Model Files
Reference: Existing Conditions photo sheets AE700, AE701, and AE702; drawing title blocks referencing Autodesk Docs/Revit model files; Section 02 21 13 Site Surveys; VA CAD/BIM requirements referenced in the specifications.

The existing conditions/photo sheets indicate that extensive existing conditions documentation was developed for the project, and multiple drawing title blocks reference Autodesk Docs/Revit model files used to prepare the bid documents. Section 02 21 13 also references native CAD/BIM files, Revit files, LiDAR point clouds, drone image files, field survey points, and related survey/model data requirements.
Question: Please confirm whether the Government has Matterport data, 3D scan data, point cloud data, existing conditions photo documentation, CAD files, Revit models, or other native design/model files available for this project. If available, please provide these files to offerors for bidding purposes. If these files are not available or will not be provided, please confirm that offerors must rely solely on the PDF drawings, specifications, reports, and solicitation attachments issued with the bid documents.

Answer: Due to the large size of the files, access to them will be granted to the Bid winner.

41. Existing Fire Protection System / Incomplete Existing Conditions
Reference: Section 01 00 00 General Requirements, Paragraphs 1.6 and 1.7; Section 01 35 26 Safety Requirements, Existing Fire Protection; Fire Suppression drawings FD101, FD102, FD103, FX101, FX102, FX103, FD901, and F201.

Fire suppression demolition drawings FD101, FD102, and FD103 state: “A thorough inspection of the existing sprinkler system is required. Not all sprinklers/piping/connections are shown.” The contract documents also require maintaining existing fire protection and alarm systems except where work is being performed, and the drawings include removal, modification, and new work involving existing fire suppression systems.
Question: Please provide existing fire protection as-built drawings, inspection reports, or other available information identifying existing sprinkler heads, piping, valves, standpipes, hose stations, fire department valves, and related components to be removed, modified, protected, or maintained. If no additional information is available, please confirm the intended Base Bid assumption for existing fire protection components not shown or not fully documented.

Answer: All components slated for removal must be explicitly identified on the FD pages of the contract documents; failure to do so will result in the issue being addressed subsequently through the submission of a Request for Information (RFI).

42. Existing Structural Penetrations, Core Drilling, X-Ray/GPR, and Rebar Avoidance
Reference: MEP General Project Notes; Plumbing and Mechanical demolition/new work drawings; Section 01 00 00 General Requirements; structural drawings S-001 through S-505.

The MEP general notes require all core drills and pipe extensions through existing structural floor slabs or structural walls to be X-rayed to determine the exact location of reinforcing steel, and state not to cut lower/bottom reinforcing steel. The project includes new and modified plumbing, mechanical, fire protection, electrical, communications, security, AV, and theater systems that may require penetrations through existing structural elements.
Question: Please provide any available existing structural as-built drawings, prior GPR/x-ray scans, reinforcement information, or other existing-condition documentation for slabs, walls, beams, and structural members affected by new penetrations.
Answer: It constitutes a component of the construction means and methods; however, in my assessment, it is generally more efficient to disassemble sections of the wooden elements and reassemble them following completion of the work.
Question: Please also confirm whether the Base Bid is to include X-ray/GPR scanning for all new penetrations through existing structural slabs and walls, or only where specifically shown or directed.
Answer: It constitutes a component of the construction means and methods; however, in my assessment, it is generally more efficient to disassemble sections of the wooden elements and reassemble them following completion of the work.

43. Historic Character-Defining Features and New Systems Routing
Reference: Attachment 2 Existing Conditions / Historic Conditions Assessment; Attachment 4 Historic SHPO / Section 106 correspondence; architectural drawings AE101, AE102, AE201, AE202, AE410 through AE423; MEP, fire protection, AV, theater, electrical, technology, and security drawings.

The Historic Conditions Assessment identifies character-defining features including detailed plaster, wood trim and door surrounds, balcony features, brass handrails, original light fixtures, cherry staircases/balusters, terra cotta cartouches, limestone features, wood brackets, windows, doors, and other historic fabric. The SHPO correspondence states that the reviewed plans appear to follow the Secretary of the Interior's Standards and will not adversely affect Building 35.

The project also includes substantial new and modified fire protection, mechanical, electrical, plumbing, AV, theater, communications, and security systems within the existing historic building.
Question: Please confirm whether all required routing, penetrations, supports, access panels, device locations, and equipment locations have been coordinated with the preservation requirements and character-defining features shown in the contract documents. Where field conditions require routing, penetrations, access panels, equipment locations, or support modifications that affect historic fabric, please confirm the required approval process and whether such changes will be treated as design clarifications during construction.
Answer: Everything should be coordinated; however, if modifications to the routing of the various systems become necessary, all decisions will be made on-site and must be documented through the RFI and as-built processes. We do have all necessary approvals from the SHPO

44. Cemetery Plot Computer System / Data Cutover and Continuity Requirements
Reference: Technology drawings T001, TD101, T101, T102, T401, T601, T602, and T603; Division 27 Communications specifications; Section 01 00 00 General Requirements, utility interruption and coordination requirements.

The technology drawings include work associated with the data connection to the adjoining building for the cemetery plot computer system and indicate that the new telecommunications room must be operational before the existing data jack is decommissioned and re-terminated, with coordination required to minimize service disruption.
Question: Please provide existing telecom/as-built information for the cemetery plot computer system connection, including existing pathway, cabling type, origin/destination, equipment served, and any required continuity or temporary-service requirements.

Answer: All tasks shall be performed in accordance with the contractual specifications.

Question: Please also confirm the required outage window, notification period, allowable working hours, and whether after-hours cutover work is required to maintain continuity of service.

Answer: Any activities necessitating service interruptions must adhere to established regulations and operational procedures.

45. Theater, AV, Projection Screen, Rigging, Lighting, and Finish Sequencing
Reference: Division 11 Projection Screens and Theater and Stage Lighting Equipment; Division 27 Integrated Audio/Visual System; Theater drawings TE001 through TE404; AV drawings AV001 through AV502; electrical drawings E001 through E300; architectural finish drawings AE801 through AE803.

The project includes theater systems, AV systems, projection screen work, theatrical lighting, rigging, electrical coordination, and final architectural finishes within the auditorium and stage areas. The projection screen specification requires coordination with the theatrical rigging contractor and indicates that wet work, dust-producing work, and final finish conditions must be completed prior to installation of projection screen components.
Question: Please confirm whether the Government has a required installation, integration, commissioning, or turnover sequence for theater rigging, projection screens, AV, theatrical lighting, electrical systems, and final finishes. If no required sequence is available, please confirm that the Contractor is to develop the complete sequencing, integration, protection, testing, and commissioning plan after award based on the contract documents.

Answer: Everything will be provided as required by the SPECS and Drawing contract documents, including supply, installation, and training, as specified in the contract documents.

46. Solicitation 36C24926R0055, SF1442 Block 17 p. 1 (Award block) / p. 4–5
Question: Block 17 (offer guarantee), the offer-acceptance calendar-day field, and the Government Award block are shown as blank or 'TBD'. Please confirm: (a) is a bid bond/offer guarantee required and at what %, (b) the minimum number of calendar days the offer must remain open for Government acceptance, and (c) any other 'TBD' fields on the SF1442.

Answer: pg 1 blk 12 a – bonds are required, 12 b should be 10 days; all bonding information is provided within the solicitation (pg 17/18, etc).

47. Atch 5 — ENG Form 4288 Submittal Register Entire form (Atch 5_BID SPEC ENG_4288 SUBMITTAL REG.pdf)
Question: The Submittal Register issued with the solicitation is a BLANK ENG 4288 template — no specification sections, items, classifications, reviewer codes, or government action dates are populated. Will the Government publish a populated Submittal Register prior to bid? If not, please confirm bidders are to rely solely on the spec-level submittal lists in each Section 01 33 23 reference.

Answer: The Government confirms bidders are to rely solely on the spec-level submittal lists in each Section 01 33 23 reference. The submittal register must include all necessary elements to be used in the construction of the project

48. Solicitation §A.4 Statement of Work, Part C p. 9 — Scheduling
Question: SOW Part C §3 (Scheduling) states 'normal business hours Monday–Sunday, 7:00AM to 7:00PM, local time.' Please confirm: (a) work IS authorized 7 days a week, (b) whether weekend/Sunday work requires advance COR coordination beyond the stated 10-workday rule, and

(c) any additional noise/quiet-hour restrictions imposed by adjacent occupied buildings on the JHQ VAMC campus.

Answer: Coordination will be ongoing throughout the project duration, with periodic requirements to work overnight shifts and weekend hours. The project schedule will remain adaptable to accommodate these conditions.

49. Solicitation §A.4 Part B p. 7–9
Question: The SOW does NOT include a project phasing plan, milestone schedule, or interim turnover requirements. Building 35 is an isolated structure but sits on an active medical campus. Will the Government provide: (a) any required milestones (abatement complete, slate roof complete, dry-in, substantial completion), (b) campus access/laydown plan, and (c) any required coordination windows with adjacent buildings (emergency vehicle access, utility shut-downs)?

Answer: All relevant information must be included in the project schedule submission. The building will be unoccupied at the time of award. The primary requirement is to successfully complete and deliver the building within the specified contractual timeframe.

50. Solicitation §A.4 SOW p. 7 — Scope of Work
Question: SOW §A states the building is 'approximately 24,876 SF.' Atch 3 Hazmat Report §3.0 states the building is 'approximately 16,600 SF, two-story.' Existing Conditions report and floor plans should be referenced. Please clarify the controlling gross square footage for bidding purposes and provide a reconciled area takeoff (1st floor, 2nd floor, basement, crawlspace, attic).

Answer: See previous response No.27

51. Solicitation §SECURITY p. 10–11
Question: SOW specifies SAC ($30/ea) and NACI ($408/ea) costs are borne by Contractor with VA having the right to deduct. Please confirm: (a) the estimated number of badged personnel the Government anticipates for a 545-day project of this magnitude, and (b) the expected lead time for background-investigation results so we can build the mobilization schedule.

Answer: The response depends on the duration of personnel presence on-site. Only essential personnel are required to comply if their assignment exceeds one year.

52. Atch 12 Calc. of Self-Performed Work Atch 12.xlsx
Question: FAR 52.236-1 limits subcontracting on SDVOSB set-asides under VAAR 852.219-73. Please confirm the controlling self-performance percentage required for this project (≥15% per FAR 52.219-14 / VAAR 852.219-73 vs the percentage embedded in Atch 12) and whether trade-specific subcontracting limits apply.

Answer: Yes, this is under general construction NAICS 236220, therefore IAW RFO 19.108-8(3) the limit is 15%

53. Atch 14 GC Breakout & Atch 15 Price Breakout Atch 14.xlsx, Atch 15.xlsx
Question: Please confirm whether Atch 14 (General Conditions Breakout) and Atch 15 (Price Breakout Schedule) are mandatory submissions WITH the proposal, or are required only at award. If required pre-award, please confirm the level of detail (CSI division-level vs section-level) and whether GR&P, P&P bond, and CGL premiums should be carried in Atch 14 vs Atch 15.

Answer: Yes, your costs need to be broken IAW these forms

54. Solicitation §52.211-12 p. 6 (CLIN 0001) / clauses
Question: FAR 52.211-12 (Liquidated Damages — Construction) is referenced with a 'TABLE FOR' note suggesting per-day LD amounts. The dollar value of liquidated damages per calendar day was not located in the issued solicitation. Please publish the LD daily dollar amount(s).

Answer: Reference Section 4.4 52.211-12 of General Conditions page 39 of the posted solicitation for published daily dollar amount.

- See attached Solicitation.

55. Solicitation §SOW Bid Items p. 7 — Base/Alt #1/Deduct Alt #2
Question: Statement of Bid Items shows Alt #1 (selective slate replacement vs total) and Deduct Alt #2 (reupholster vs full replacement of theater seating). Please confirm: (a) basis for evaluation/award — Base only, Base + Alt #1, Base + Alt #1 + Deduct Alt #2 — and (b) whether seat-count and slate quantities cited in the specs are the controlling Government estimate.

Answer: All items are to be priced and award decision will be based on funds IAW the LPTA evaluation factors.

56. Atch 16 — Wage Determination TN20260191 Atch 16 (Wage Decision)
Question: Please confirm that Wage Determination TN20260191 dated 01.02.2026 is the controlling WD for the entire 545-day POP, and whether any modifications issued between solicitation date and bid due-date supersede it.
Answer: Yes, TN20260191 is the controlling WD, however the most currently dated will be included in the award of the contract.

57. Existing Conditions Report (Atch 2) §5.0 Atch 2, pp. 13–46
Question: Atch 2 is identified as a '15% deliverable' Exterior Conditions Assessment dated August 2, 2024. Drawings, on the other hand, are titled as construction documents for bid. Please confirm: (a) whether a 100% interior conditions assessment exists and will be released, (b) which document controls when the 15% report and the construction drawings disagree on existing-element condition, and (c) whether deficiencies catalogued in the report (cracked brick, mortar replacement, etc.) are all in the Base Bid scope or only those specifically called out on drawings.
Answer: This indicates that the document was submitted during the 15% review stage of the contract documentation process.

58. Drawings — Architectural set (A-, AE-, AD-, AI-) Drawing parts 1–6 of 6
Question: A consolidated Drawing Index / Sheet Index identifying every sheet, sheet number, sheet title, and revision date for the complete 6-part drawing set was not located. Please provide the full sheet index with revision register so bidders can verify completeness of the drawing package and identify any missing sheets.
Answer: Please ensure you have all the pages. If any are missing, kindly specify which one, and it will be provided to you.

59. Spec 09 91 00 Painting / 09 93 00 Staining Missing Spec Section Body
Question: Section 09 93 00 Staining and Transparent Finishes is listed in the TOC but the section body could not be located in Atch 1 BID SPECIFICATIONS. Please publish Section 09 93 00 in full, including products, application requirements for historic wood elements (cherry staircase, balusters, beadboard ceiling, baseboards), and required submittals/samples.
Answer: See attached documents:
- Atch 5 AMEND_3 _ 09 01 90.52 - Maintenance Repainting
- Atch 6 AMEND_3 _09 93 00 Staining - Transparent Finish
- Atch 2 AMEND_3 _ 00 01 10 - SPECS - Table Of Contents

60. Spec 09 01 90.52 TOC p. 00 01 10-2
Question: Section 09 01 90.52 (Historic Treatment / Maintenance) is listed in the TOC but the section body could not be located in the issued specifications. Given the SHPO concurrence is conditioned on adherence to the Secretary of the Interior's Standards, please publish Section 09 01 90.52 in full.
Answer: See attached documents:
- Atch 2 AMEND_3 _ 00 01 10 - SPECS - Table Of Contents

61. Spec / Drawings — Plaster Existing Conditions Atch 2 §5.0 (Figures 39–44)
Question: Atch 2 documents detailed plaster work on the proscenium, plaster columns, balcony faces, and auditorium ceiling, with widespread moisture damage and finish-coat failure. The specs reference plaster repair generally but do not identify quantities (LF of cornice, SF of flat plaster, SF of ornamental). Please publish a plaster repair schedule (location, condition rating, repair vs replace, ornamental cast restoration scope) so bidders can carry consistent quantities.
Answer: The figure of 7,890 square feet is subject to adjustment upon completion of the work; please provide pricing for cases where the actual quantity exceeds or falls short of this amount.

62. Spec 02 41 20 Selective Demolition TOC p. 00 01 10-1
Question: Section 02 41 20 Selective Demolition is listed in the TOC but the section body was not located. Selective demo scope is non-trivial on a historic building. Please publish the full section, with

particular attention to: (a) protection of character-defining features, (b) salvage requirements (cherry staircase, decorative plaster, original doors/hardware), and (c) coordination with abatement.

Answer: All components designated for salvage are documented within the construction drawings.

63. Drawings — Door/Window/Hardware/Finish Schedules Drawing set
Question: Door Schedule, Window Schedule, Hardware Schedule, Room Finish Schedule, and Equipment Schedule were not located on identifiable sheets in the drawing index. Please confirm sheet numbers, or publish missing schedules. For historic windows, please specifically confirm whether restoration-in-place, replacement-in-kind, or new code-compliant units are required, and whether any windows are designated character-defining and must be retained.

Answer: See the SPECS and Drawing construction documents, sheet AE 601, Door Schedule.

64. Atch 4 — SHPO concurrence letter, 2024-12-03 Atch 4 (SHPO0005814)
Question: TN SHPO concurrence is based on revised plans submitted to SHPO and explicitly states 'please send us the plans as they are developed.' Please confirm: (a) the version of plans SHPO reviewed matches the bid drawings, (b) any subsequent SHPO submissions and responses (if any), and (c) the contractor's responsibility for ongoing SHPO coordination during construction (Section 106 chain of custody).

Answer: All documents have been reviewed by the SHPO, and a visit from them is expected during the course of the project.

65. Atch 4 SHPO letter Atch 4
Question: Please confirm whether any character-defining feature documented in Atch 2 §4.2 (cherry staircase, decorative plaster, terra cotta cartouche, limestone brackets, slate roofing, wood brackets/details) requires a Historic Structures Report-level treatment plan, mockup approval, and/or pre-installation review by VA Historic Preservation Officer prior to execution.

Answer: A detailed plan outlining the methodology for executing the work must be submitted prior to commencement. This plan shall include documentation demonstrating that personnel with the requisite qualifications are available to perform the tasks, and these individuals must by provided for review and assessment.

66. Atch 3 — Terracon Hazmat Survey Atch 3 §4.6 / §7.0
Question: Terracon explicitly identifies two materials as INACCESSIBLE and ASSUMED ACM: (1) emergency fire curtain above the stage, and (2) felt paper under slate roofing. The report's General Comments §7.0 also state 'this report is not a bidding document' and that 'suspect ACM other than those identified… should be assumed to be asbestos-containing until sampling demonstrates otherwise.' Please confirm: (a) bidders are to carry abatement and disposal of BOTH assumed-ACM materials at 100% of quantity, (b) the VA's allowance/protocol for newly discovered ACM during construction (change-order vs unit-price), and (c) any quantity allowances the Government has computed for unforeseen ACM.

Answer: Treat all contract assumptions as correct; if any proof incorrect, a credit will be requested for them, whereas if they prove correct, they will be covered under the contract.

67. Atch 3 §4.6 Findings Atch 3 p. 5
Question: Atch 3 §4.6 identifies confirmed-ACM in (a) stage fire-door insulation (60% chrysotile), (b) wood-window glazing compound throughout (2% chrysotile), (c) stage-light wiring jackets (50% chrysotile), (d) roof-entry door mastic/flashing (30% chrysotile), and (e) silver/black coating on roof ventilator/plumbing vents/stage attic wall (4% chrysotile). However, quantities (SF, LF, count) are not provided per material. Please publish Table 1 with quantities for each homogeneous area so bidders can carry consistent abatement scope.

Answer: All dimensions are included in the contract documents; please refer to the drawing in the contract documents.

68. Atch 3 §5.3 Lead Paint Findings Atch 3 pp. 8–9
Question: Atch 3 §5.3 identifies 10 lead-based paint coatings >0.5% by weight plus an additional 25+ coatings identified by prior XRF/chip analysis as lead-containing. (a) Please publish Table 2 with quantities and substrate detail for each LBP component. (b) Please clarify whether disturbance methods drive the required abatement protocol (intact-paint disposal vs RCRA hazardous-waste

TCLP) and whether the VA will fund a TCLP allowance. (c) For the auditorium men's restroom, fire-escape door, etc., confirm whether full-component removal (door+frame) is required or paint-only stabilization is permitted.

Answer: If the surface will be impacted by demolition activities, complete removal of the affected material is required; otherwise, only stabilization of the existing material is necessary.

69. Atch 3 §6.3 Mold Findings Atch 3 p. 11
Question: Mold growth confirmed at (a) Room 107 window frame and (b) crawlspace floor joist NE corner. Recommendations cite ANSI/IICRC S520. Please confirm: (a) mold remediation is to be performed by a separately qualified IICRC firm (S520-compliant) and not by the abatement subcontractor under the same containment, (b) whether any spec section governs mold remediation (not located in TOC), and (c) the source of water intrusion will be remediated under base bid (roof, gutters, downspouts) prior to mold remediation.

Answer: All instances of water intrusion have been identified and incorporated into the scope of work to be performed.

70. Atch 3 §4.7 Atch 3 p. 6
Question: TDEC-DAPC NESHAP notification requires 10 working days minimum before abatement begins. Please confirm: (a) the contractor (not the VA) is responsible for filing the NESHAP notification and paying any associated fees, and (b) the 10-day notification window is included in the Period of Performance with no time extension.

Answer: The contractor is responsible for securing all permits required for the execution of activities outlined in the construction contract. All procedures, including inspections, notifications, testing, and related tasks, must be coordinated between the General Contractor (GC) and subcontractors and integrated into the project schedule.

71. Drawings — Structural (S-, SD-) Drawing set
Question: The drawing index extracted from parts 1–6 of the drawing set shows minimal structural sheets identified. Please confirm: (a) the complete list of structural sheets (S-001 through S-XXX), (b) the existing-conditions structural framing survey was performed (wood-timber framing with brick veneer, attic + crawlspace + partial basement), and (c) any required temporary shoring during slate-roof and stage-area work is shown or is delegated design.

Answer: A.) Refer to the sheet index to identify the total number of structural sheets; if any are absent, submit a formal request specifying the specific sheets(s) needed. B.) The spaces were thoroughly reviewed during the project design phase. C.) The determination of appropriate measures must by made by the general contractor, considering the safety of personnel and preservation of property.

72. Existing Conditions Atch 2 §5.0 (Figures 33–36) Atch 2 figures
Question: Atch 2 documents (a) moisture damage on exterior basement walls, (b) damaged/water-stained parapet walls (north façade), and (c) damaged wood brackets/details (SE corner east façade). Specs do not appear to identify required structural repairs to these items. Please confirm: (a) whether brick reanchorage to wood framing is required at parapets, (b) whether parapet reconstruction is in Base Bid, and (c) whether the wood brackets are to be epoxy-consolidated, dutchman-repaired, or replaced in-kind.

Answer: The contractual documents stipulate provisions for addressing and rectifying all instances of water infiltration or other damage.

73. Hazmat Atch 3 §3.0 Building Description Atch 3 p. 2
Question: Building described as 'wooden timber framing with brick veneer' with 'attic throughout, dugout crawlspace under auditorium, partial basement under stage.' Please confirm whether a current geotechnical/structural assessment exists for the crawlspace and basement (load-bearing capacity, moisture barrier condition, joist conditions) given the documented water damage and mold on crawlspace joists.

Answer: The contractual documents stipulate provisions for addressing and rectifying all instances of water infiltration or other damage.

74. Spec Section 14 42 16 Vertical Platform Wheelchair Lift Atch 1 Section 14 42 16

Question: Section 14 42 16 specifies a vertical platform wheelchair lift but the structural scope to receive the lift (pit, hoistway shaft, head structure, cast-in-place concrete per Section 03 30 53, blocking per Section 06 10 00, GWB enclosure per Section 09 29 00) is not clearly identified in the structural drawings. Please confirm: (a) sheet number for lift pit + shaft details, and (b) whether the lift is a delegated-design (manufacturer-supplied) or fully detailed in the documents.

Answer: Refer to construction drawing sheet S-102 for location and detail references, as well as the electrical sheets for equipment connections.

75. Spec 32 12 16 Asphalt Paving TOC p. 00 01 10-5

Question: Section 32 12 16 Asphalt Paving is listed in the TOC but the body was not located. Please confirm: (a) the section body will be published, (b) the scope and limits of new paving (drives, walks, ADA accessible route to north entrance, contractor staging restoration), and (c) whether any of the C-series drawings call for full-depth replacement vs mill-and-overlay.

Answer: Div 32 Asphalt Paving specification is not required for this job and the Div 32 Plantings (seed and sod) are covered in the Earthwork spec. Reference the attached revised Table of Content.

- Atch 19 AMEND_3 _ 00 01 10 - SPECS - Table Of Contents
- Atch 22 AMEND_3 _ 10_32 12 16 - ASPHALT PAVING

76. Spec 31 20 11 Earthwork (Short Form) Atch 1 Section 31 20 11

Question: Section is the 'Short Form' Earthwork spec. Please confirm: (a) no detailed earthwork (excavation, structural fill, retaining) is anticipated beyond utility trenching and lift pit, and (b) any unsuitable-soils condition discovered drives a unit-price provision or change order.

Answer: Any condition not explicitly detailed in the construction documents will be assessed on a case-by-case basis, and the necessary corrective measures, such as issuance of a change order, will be implemented accordingly.

77. Drawings — Civil/Landscape C-, L-, CD- sheets

Question: Drawing index shows civil sheets C-1 through C-8 and landscape L-1 through L-21. Please confirm: (a) limits of work on site, (b) whether any utility tie-ins (storm, sanitary, water, gas) under streets are in Base Bid, and (c) tree-protection requirements and SHPO/Historic landscape constraints if any.

Answer: The layout specified in the construction documents must be adhered to; any unforeseen issues will be assessed as they occur.

78. Drawings — Mechanical (M-, MD-, MP-) Drawing set

Question: From the extracted drawing index the only M-series sheets identified are M-11/12/13 and M-301 — appears incomplete for a full mechanical scope on a 24,876 SF historic theater. Please publish the complete mechanical sheet list including: equipment schedule (AHUs, RTUs, FCUs, decentralized units), control schematic, sequence of operations, riser diagrams, and HVAC demo plans. Also confirm location of MEP coordination drawings.

Answer: Refer to the construction drawing M 600 for location and other requirements.

79. Spec 23 08 00 Commissioning of HVAC Systems Atch 1 Section 23 08 00

Question: Section 23 05 93 (TAB) §3.14 references Section 23 08 00 for commissioning. Please confirm: (a) commissioning is performed by an independent CxA (Government-furnished) or by the Contractor, (b) the scope of systems requiring functional performance tests, and (c) whether Section 01 91 00 General Commissioning Requirements (listed in TOC, body not located) will be published.

Answer: If necessary, it will be provided by the government.

80. Spec 23 21 13 / 23 23 00 / 23 81 00 TOC p. 00 01 10-3 to -4

Question: TOC indexes Sections 23 21 13 (Hydronic Piping), 23 23 00 (Refrigerant Piping), and 23 81 00 (Decentralized Unitary HVAC Equipment) across multiple pages but body parses as single sections. Please confirm: (a) the issued bodies are complete and cover all stated systems, and (b) sequence of operations for any decentralized split or VRF system is included.

Answer: Please refer to pages M-101 through M-600 of the construction drawings

81. Spec 23 09 23 (DDC) / 25 (Integrated Automation) TOC

Question: Spec 23 09 23 is listed in TOC but Division 25 — Integrated Automation has only a heading (no section bodies). Please confirm: (a) the building automation/DDC scope is governed solely by Section 23 09 23, (b) whether tie-in to the JHQ campus BAS (front-end, naming convention, graphics) is required, and (c) NAC/network integration requirements.

Answer: Please refer to pages M-101 through M-600 of the construction drawings

82. Solicitation SOW §A p. 7

Question: SOW lists 'chilled water, heating hot water/steam' systems. Please confirm: (a) whether B35 is served by central campus chilled water and/or steam from a central plant (and is the tie-in in the Base Bid), or (b) the building has standalone equipment, and (c) any temporary heat/cooling during construction is by Contractor (which fuel/utility).

Answer: Please refer to pages M-101 through M-600 of the construction drawings

83. Drawings — Plumbing (P-, PD-) Drawing set

Question: The drawing index shows ~50 P-series sheets identified across parts 1–6 (P-1 through P-42, P-105/106, P-202, P-414/418, P-502/528, P-604/608, P-801). This sheet count is large for a 24,876 SF building. Please confirm: (a) the plumbing sheet numbering scheme, (b) which sheets are demo (PD-) vs new vs schedules vs details, and (c) whether the medical-grade / lab plumbing scope (if any) is in this set.

Answer:. There is no need for medical- or lab-grade plumbing.

- **(a)** The plumbing drawings are marked as follows: PD###, PS### or P###.
- **(b)** PD### refers to the sheets containing the demolition details.
- **(c)** There is nothing medical-grade or laboratory-grade

84. Spec 22 13 00 Facility Sanitary Sewerage / 22 11 00 Water Atch 1 Sections 22 11 00, 22 13 00

Question: Please confirm: (a) point of connection for new domestic water and sanitary sewer (existing service or new tap), (b) any required backflow prevention upgrades, (c) gas service requirements (if any) for the boiler/water heater scope, and (d) whether the existing basement plumbing identified in Atch 2/3 is to be removed in entirety or selectively retained.

Answer:

- **(a)** See page PS 100 of the project construction drawings.
- **(b)** See page PP101 of the project construction drawings.
- **(c)** & **(d)** See page PP101 of the project construction drawings.

85. Drawings — Electrical (E-, EP-, ED-, EL-, ES-) Drawing set

Question: Only a handful of E-series sheets were identified in the drawing index (E-100, E-2, E-300, EP-102). For a 24,876 SF restoration with new power, lighting, generator (26 32 13), ATS (26 36 23), lightning protection (26 41 00), and exterior lighting (26 56 00), substantially more sheets are expected. Please publish the complete electrical drawing index including: single-line diagram, panel schedules, lighting plans, demo plans, generator pad/site plan, and feeder schedule.

Answer: See page E002 of the project construction drawings.

86. Spec 26 32 13 Engine Generators / 26 36 23 ATS Atch 1 Sections 26 32 13, 26 36 23

Question: Please confirm: (a) generator size (kW), fuel type (diesel/natural gas), and required runtime, (b) whether NFPA 110 Level 1 (life safety) or Level 2 (optional standby) applies, (c) ATS configuration (open/closed/delayed transition), (d) location of generator (interior room with louvers, exterior pad, sound enclosure) — none clearly identified in the architectural set extracted, and (e) campus-utility coordination required for service upgrade.

Answer: See pages E002 and E100 of the project construction drawings.

87. Spec 26 41 00 Facility Lightning Protection Atch 1 Section 26 41 00

Question: Existing Conditions Atch 2 §5.0 Figure 17 documents copper-grounding-wire staining on the NW corner of the western façade — implying an existing lightning protection system. Please confirm: (a) Base Bid includes complete removal and replacement of LPS, (b) UL Master Label is required, and (c) routing of conductors on the historic envelope is coordinated with SHPO requirements (concealed where feasible).

Answer: Refer to the construction drawing for location and other requirements.

- **(a)** Roof replacement requires removal.
- **(b) & (c)** yes.

88. Spec 26 51 00 Interior Lighting Atch 1 Section 26 51 00
Question: Please confirm: (a) whether historic-style fixtures (chandeliers, sconces, footlights, marquee/exterior signage) are restoration-in-place or replacement-in-kind, (b) the controls scope per Section 26 09 23 (whether DLM/0-10V/DALI), and (c) emergency lighting layout drives Section 26 32 13/26 36 23 sizing.

Answer:

(a) See revised finishes attachment: Atch 18 AMEND_3 FINISH REVISIONS_ Rev 2 06-30-2026
(b) See page E002 of the project construction drawings.
(c) See pages E200 and E300 of the project construction drawings.

89. Spec 21 12 00 Fire Suppression Standpipe / 21 13 16 Atch 1 Sections 21 12 00, 21 13 16
Question: Please confirm: (a) the system is wet-pipe, dry, pre-action, or hybrid (theater stage area typically requires deluge or pre-action), (b) the controlling NFPA edition (NFPA 13, NFPA 24 underground, NFPA 14 standpipe), (c) hazard classification (Light/Ordinary Group I/II) by area, and (d) whether the stage area, fly loft, and crawlspace/basement areas have specific design density requirements.

Answer:

(a) See pages FX 101 of the project construction drawings.
(b) See pages FX 101 of the project construction drawings
(c) See pages FX 101 of the project construction drawings
(d) See pages FX 101, 102, 103, 201 of the project construction drawings.

90. SOW §A & Spec — Stage Fire Curtain Atch 3 §4.6
Question: Atch 3 identifies the emergency fire curtain above the stage as inaccessible and assumed-ACM. Please confirm: (a) the existing curtain is to be removed and a new code-compliant stage fire curtain installed per NFPA 80 / IBC 410, (b) the specification governing the new curtain (spec section not located in TOC), and (c) coordination with the deluge protection above the stage if applicable.

Answer:

(a) That is correct; the existing fire curtain must be removed, and if it contains ACM.
(b) See revised finishes attachment: Atch 18 AMEND_3 FINISH REVISIONS_ Rev 2 06-30-2026

91. Spec 28 31 00 Fire Detection and Alarm Atch 1 Section 28 31 00
Question: Please confirm: (a) tie-in to the JHQ campus head-end fire alarm system (manufacturer, addressable protocol), (b) mass-notification scope (in/out-of-building), (c) whether smoke control is required for the stage/auditorium and is in scope, and (d) acceptable detector spacing for the high-ceiling auditorium volume.

Answer:

(a) See pages FX 101, 102, 103, 201 of the project construction drawings.
(b) See pages FX 101, 102, 103, 201 of the project construction drawings.
(c) See pages FX 101, 102, 103, 201 of the project construction drawings.
(d) See pages FX 101, 102, 103, 201 of the project construction drawings.

92. Spec 27-series structured cabling Atch 1 Sections 27 05 11, 27 10 00, 27 11 00, 27 13 xx, 27 15 13, 27 16 19, 27 41 16
Question: Please confirm: (a) controlling VA OIT requirements (VA Telecom Design Manual edition, OI&T design guide), (b) backbone fiber type/count to the JHQ MDF, (c) horizontal cabling Cat 6A or Cat 6, (d) racks/cabinets per 27 11 16 are SDVOSB-eligible / GSA-acceptable, and (e) whether IDF rooms in B35 require independent HVAC (cooling load + redundancy).

Answer: The wiring must be 6A and comply with new OIT requirements; refer to the contract documents for HVAC requirements.

(a) Yes
(b) CAT 6A
(c) CAT 6A
(d) See pages T 001, 101, 102, 401 of the project construction drawings.

(e) See pages T 001, 101, 102, 401 of the project construction drawings.

93. Spec 27 41 16 Integrated A/V System Atch 1 Section 27 41 16
Question: Drawings AV-002, AV-01, AV-301, AV-302, AV-401, AV-402, AV-404 were identified. The theater A/V scope (projection, sound reinforcement, assistive listening, stage lighting control DMX, cinema-grade projection?) is non-trivial. Please confirm: (a) intended use of restored theater (cinema, live performance, conference, mixed), (b) whether stage lighting (lekos, par cans, control booth) is in scope, and (c) acoustic treatment scope and which spec governs (09 84 33 acoustic panels?).
Answer: The intended use of the space is for mixed use. Refer to the construction drawing for location and other requirements.

94. Spec 28 13 00 PACS / 28 23 00 Video Surveillance Atch 1 Sections 28 13 00, 28 23 00
Question: Please confirm: (a) tie-in to the JHQ campus PACS head-end (manufacturer/version), (b) camera count and type (fixed/PTZ), (c) IT-VLAN coordination through 27-series infrastructure, and (d) whether emergency-call/intercom stations are required at exterior doors.
Answer: Refer to the construction drawing for location and other requirements.

95. Spec 11 52 13 Projection Screens TOC p. 00 01 10-3
Question: Section 11 52 13 (Projection Screens) is listed in the TOC but body was not located. Please publish full spec including: screen size, gain, viewing angle, motorized vs fixed, masking, and AV-system interface.
Answer: Refer to the construction drawing for location and other requirements.

96. Solicitation SOW Alt #2 / Spec 12 32 00 / 12 36 00 Solicitation p. 6–7; Spec sections in TOC
Question: Deduct Alt #2 covers 'remove, reupholster, reinstall existing theater seating' vs 'full replacement.' Please confirm: (a) seat count being carried for both options, (b) for the reupholster path — whether ALL hardware (standards, hinges) is reused or selectively replaced, and (c) for full replacement — required seat type (push-back, traditional), ADA compliant seat counts (companion + wheelchair locations), and aisle width compliance with current IBC.
Answer: Please refer to the contract documents for quantitates and requirements.

97. Spec 10 14 00 / 10 21 13 / 10 28 00 / 10 44 13 Atch 1 Sections 10 14 00 etc.
Question: Please confirm: (a) signage scope (interior wayfinding, exterior building ID, ADA tactile), (b) toilet compartment manufacturer/quality tier, (c) toilet/bath accessory schedule, and (d) fire extinguishers / FEC count + locations per the egress drawings (Life Safety sheet not clearly identified).
Answer: Review contract documents and finish updates provided in the addendum.

98. Spec 01 91 00 General Commissioning TOC p. 00 01 10-1
Question: Section 01 91 00 is listed in the TOC but body was not located. Please publish full commissioning requirements: (a) systems requiring Cx (HVAC, controls, fire alarm, lighting controls, emergency power, plumbing systems), (b) CxA role (Contractor-furnished vs Government-furnished vs Owner's CxA), (c) deliverables (Cx Plan, FPTs, OPR/BoD, Systems Manual), and (d) training hours by system.
Answer: If necessary, the VA will handle the commissioning process.

99. Spec 01 78 23 / 01 74 19 Atch 1 Section 01 74 19
Question: Please confirm Closeout submittal requirements: O&M manuals (binder count, electronic format), as-builts, training, attic-stock quantities, and warranty start date (substantial completion vs final acceptance).
Answer: Electronic documents are preferred, and training sessions will be scheduled at the appropriate time toward the end of the project; the start dates for the warranty period, substantial completion, and final acceptance will be determined in accordance with the contract.

100. Spec 07 51 13.13 / 07 52 16.11 Roofing TOC p. 00 01 10-2
Question: Sections 07 51 13.13 (Built-Up Asphalt Roofing) and 07 52 16.11 (SBS Modified Bituminous Roofing) are listed in the TOC but bodies were not located. Atch 3 §3.0 describes the existing flat roof as rubber membrane over polyiso. Please confirm: (a) which roofing system is the

Base Bid for the flat roof areas, (b) warranty tier (10/15/20 year NDL), and (c) interface with slate roofing on adjacent surfaces. Reference: this is critical to Alt #1 evaluation (slate replacement).

Answer: See Sheet AE-501 for roof details; the expected warranty must be 15 years or longer.

101. Generator Load Bank Testing

Question: Please clarify whether load bank testing is required as part of the project. If required, specify duration, loading percentages, party responsible for furnishing the load bank, and required documentation.

Answer: All tests must comply with applicable standards and laws.

102. Existing Switchboard Modifications

Question: The drawings indicate installation of a new 400A breaker and utilization of existing breakers within SWB-35-SB-A. Please confirm if existing hardware is in place in switchboard for mounting of new breaker and that sufficient space exists to fit the 400A breaker.

Answer: The equipment is existing, and there must be sufficient space for the installation of the new equipment.

103. Existing Switchboard Short Circuit Rating

Question: Please provide documentation confirming the existing switchboard short circuit rating and available fault current values used in design.

Answer: The equipment is existing, and there must be sufficient space for the installation of the new equipment.

104. Overcurrent Coordination Study

Question: Specification Section 26 05 73 is included. Please clarify whether the contractor is responsible for providing a complete short-circuit, coordination, and arc flash study or only modifications to existing studies.

Answer: All tests must comply with applicable standards and regulation.

105. Theater Systems Responsibility

Question: Please clarify the division of responsibility between Division 11 Theater Systems and Division 26 Electrical for furnishing, installation, wiring, raceways, controls, and commissioning of theater lighting systems.

Answer: Everything indicated in the construction documents must be provided, with the exception of commissioning, which—if required—must be performed by a third party.

106. Dimmer Rack Scope

Question: Please clarify who furnishes, installs, wires, programs, and commissions the dimmer rack and associated control systems.

Answer: Everything indicated in the construction documents must be provided, with the exception of commissioning, which—if required—must be performed by a third party.

107. Historic Lighting Fixtures

Question: Please clarify whether restoration, repair, rewiring, cleaning, lamp replacement, and testing of historic fixtures is required. Existing fixtures are unlikely to have parts available if required or if fixture is damaged.

Answer: Refer to construction documents for the information provided.

108. Hazardous Materials Impact

Question: Please identify all known asbestos-containing materials, lead-containing materials, and other hazardous materials that may be encountered during electrical demolition; and the plan for removal of same.

Answer: Refer to construction documents for the information provided.

109. Existing Underground Utility Information

Question: Please provide available utility locates, as-built utility drawings, or utility survey information in the vicinity of the proposed generator installation and duct bank routing.

Answer: Refer to construction documents for the information provided.

110. Grounding System Requirements
Question: Please clarify whether testing and certification of the grounding electrode system is required and provide acceptable testing criteria.
Answer: Yes, it is required.

111. On page 132 of 1895, the Special Inspection spec starts (01 45 35, page 4 of spec section), the two items below are embedded in the PDF. However, we cannot open either of the two embedded documents.

- Section 01 45 35 Schedule of SI Tem
- Section 01 45 35 Statement of SI Tem

Question: Can you please post these documents?
Answer: See attached documents

- Atch 34 AMEND_3 Section 01 45 35 Schedule of Special Inspections
- Atch 35 AMEND_3 Worksheet - S ENG AUTOCAD AUTOCADPUBLIC PD&C PROJ 7

112. Concealed Conditions
Question: Please clarify how concealed deteriorated conditions, including rot, deterioration, or damage to framing, sheathing, substrates, or other concealed building components discovered behind plaster, trim, soffits, flooring, roofing, or wall assemblies, will be addressed. Will such conditions be handled as a differing site condition?
Answer: This refers to concealed conditions that are not visible to the naked eye and will be documented and treated as a differing site condition.

113. Unknown Historic Conditions
Question: Should bidders include any contingency or allowance for concealed historic restoration conditions that cannot reasonably be quantified from the contract documents, or should such conditions be excluded from the base bid and addressed after discovery?
Answer: Hidden conditions that cannot be seen with the naked eye must be documented and treated as differing site conditions.

114. Limestone Restoration
Question: Please confirm whether all existing limestone joints are to be removed and repointed/resealed, or only those joints exhibiting deterioration, failure, or other deficiencies.
Answer: All areas must be completed to achieve a uniform finish.

115. Historic Restoration Authority
Question: Please identify the individual or entity with final approval authority for historic preservation and restoration decisions, including acceptance of restoration methods, repair approaches, material substitutions, and finished work.
Answer: COR In collaboration with the SHPO

116. Historic Preservation Oversight
Question: Please confirm whether a historic preservation representative (SHPO representative, preservation consultant, architect, or similar authority) will participate in site reviews, mockup evaluations, and restoration acceptance inspections during construction.
Answer: COR In collaboration with the SHPO

117. Mockups
Question: Please identify all required restoration mockups, including the specific scope of each mockup, required dimensions, review process, and acceptance criteria.
Answer: The minimum requirement is shop drawings, and parts that are reproductions must be submitted at full scale.

118. Restoration vs. Replacement Criteria
Question: Please clarify the criteria that will be used to determine when historic elements are to be restored versus replaced, including but not limited to:

- Historic wood doors and frames

- Wood flooring and stage flooring
- Plaster walls, ceilings, and ornamental plaster
- Historic light fixtures and decorative elements
- Brass railings and hardware
- Other character-defining historic features

Answer: All listed above should Reference updated Finish Revision attachment

- Atch 18 AMEND_3 FINISH REVISIONS_6.30.2026

119. Hoist Substitution/ "Or Equal" Status

Section 2.23.B.13.f states that hoist systems which do not neutralize hoist-generated lateral forces on the building "shall not be accepted for this project," and the surrounding terminology (Powerhead, Compression Tube, Right Angle Cable Adjuster/RACA) closely matches a specific manufacturer's patented hoist system. Unlike Part 1.8 (Equipment Substitution), which establishes a documented "or equal" review path for "Basis of Design" lighting equipment, no comparable substitution path appears available for the hoist hardware given this absolute exclusionary language.

Question: Please confirm: (a) whether hoist systems using a head block mounted directly to building structure - the configuration used by most theatrical rigging manufacturers, including manual counterweight systems-will be considered for an "or equal" substitution, and (b) what performance criteria, rather than a specific mechanical solution, would need to be met for such a substitution to be accepted.

Answer: (a) It may be something equal to or better than—but not of a lower grade than—what was specified in the design basis.

Answer: (b) Equal to or exceeding the specifications outlined in the design basis.

120. Structural Steel Designed for Single Manufacturer's Attachment Geometry

The Sections (Drawing TE303) and Channel Grid Theater Plan (TE104) show new structural steel - including a new channel grid and "rigging beams for powerhead attachments" - being installed specifically to support the rigging system described in Section 11 6100.

Question: Please confirm whether this new structural steel and its attachment point geometry were designed to accommodate any ETCP/ANSI-compliant motorized hoist or counterweight arbor system meeting the stated load and safety factor requirements, or whether the structural design is specific to the mounting configuration of a single named hoist product. If the latter, please confirm whether the structural engineer of record can issue an alternate attachment configuration compatible with other manufacturers' hoist systems to support a competitive bid process.

Answer: Everything has been designed in accordance with codes and regulations; please note that shop drawings for each element to be installed must be submitted for approval by the COR and review by the project's engineers of record

121. Combined Lighting/Rigging Contractor Qualifications

Sections 1.5 and 1.7 require a single Contractor to maintain both an ETCP-certified rigging technician and a network specialist certified by the manufacturer of the theatrical lighting system, with qualification language referencing "theater systems and equipment similar to those described" across both trades.

Question: Please confirm whether the rigging/drapery scope and theatrical lighting scope may be bid and qualified separately by trade-specific firms, as is standard industry practice, with each bidder responsible only for demonstrating qualifications relevant to its own scope.

Answer: Everything contained in the drawings falls within the scope of work, unless otherwise noted on the drawings. Furthermore, all personnel must meet the qualifications relevant to the work they will be performing.

122. Manufacturer-Neutral Specification

Section 2.17 specifies "ColorSource Spot V" and "ColorSource Spot VXT" by name, and Section 2.16.D.21 requires console compatibility with "Eos" show files- both proprietary product names of a single lighting manufacturer.

Question: Please confirm that substitutions from other manufacturers meeting the stated performance criteria will be given full and fair consideration, and clarify the substitution submission process and timeline relative to the proposal due date.

Answer: There is no brand name specific requirement for this project. All submittals will be reviewed and approved IAW specifications.

123. Bid Schedule
Question: Given the above, and given that this is a federally funded project where full and open competition is required, please advise whether an extension to the proposal due date will be considered to allow theatrical equipment manufacturers adequate time to review the specification, prepare substitution requests where applicable, and submit complete, competitive pricing.
Answer: Proposal due date has been extended due to RFIs and answers.

124. **Question:** Please provide the current Autodesk Revit model, including all linked design discipline models (architectural, structural, mechanical, electrical, plumbing, and any other consultant models), for coordination and constructability review. Please confirm that the files provided reflect the latest issued design documents.
Answer: Due to the volume of the requested information, it will only be provided upon contract award.

125. **Question:** Other than the exterior panel or small opening in the closet/bath, will proper access be provided to the crawl space / confined space areas?
Answer: Refer to the contract documents regarding new openings for space access. See sheet AE201, note 8.07, for opening dimensions.

126. **Question:** Will scaffolding be provided by the GC?
Answer: This refers to the means and methods involving the subcontractors and the GC.

127. **Question:** Is the crawl space required to be protected with a new sprinkler system?
Answer: yes, reference FX101.

128. **Question:** Will a fire watch be provided by others, or will it be required of our scope while the sprinkler system is out of service?
Answer: This refers to the means and methods involving the subcontractors and the GC.

129. **Question:** Pertaining to the sprinkler systems corrosive inhibitor - In lieu of Nitrogen, is the Vapor Pipe Shield(VPS) system by General Air Products acceptable alternative?
Answer: It must be submitted for analysis and consideration.

130. **Question:** We are not locating some of the fire protection drawings. Can you please check and see if these are available or where they are located?

- FD 901 WET-PIPE FIRE SUPPRESSION ISOMETRIC
- FS100 FIRE SUPPRESSION SITE PLAN
- FX101 BASEMENT AND FIRST FLOOR NEW WORK PLANS
- FX102 BALCONY, SECOND FLOOR AND CEILING NEW WORK PLANS
- FX103 AUDITORIUM ATTIC AND STAGE ATTIC NEW WORK PLAN

Answer: See attached documents.

- Atch 26 AMEND_2_QUES-133_10.06_FS100 - SITE PLAN
- Atch 27 AMEND_3_10.06_FS100 - FIRE SUPPRESSION SITE PLAN
- Atch 28 AMEND_2_QUES-133_ Q10.07_FX101 - BASEMENT -1st FLOOR
- Atch 29 AMEND_3 _ 10.07_FX101 - BASEMENT- 1st FLOOR NEW WORK PLAN
- Atch 30 AMEND_2_QUES-133_ 10.08_FX102 - BALCONY 2nd FLOOR – CEILING
- Atch 31 AMEND_2_QUES-133_ 10.09_FX103 - AUDITORIUM ATTIC - STAGE ATTIC
- Atch 32 AMEND_2_QUES-133_ 10.05_FD901 - WET-PIPE FIRE SUPPRESSION

131. **Question:** Bid Extension Request - We believe it would be in the best interest of the VA to postpone the project bid date by 3 weeks. This extra time would simply allow A/E to respond to RFIs and allow subcontractors adequate time to produce competitive bid proposals for your project, resulting in a more competitively bid project overall. Please advise at your earliest convenience so potential subs can schedule accordingly.

Answer: The Government has granted extension of proposals. See amendments posted on SAM.gov.

132. **Question:** With the nature of historical renovation and amount of work to be performed on this project, we believe adding another 90 days to the period of performance would be appropriate.
Answer: The schedule has been structured to account for the specific nature of the work. It may be evaluated during the course of the project, provided that documentation is submitted proving the delay was caused by unforeseen conditions.

133. **01 35 26 1.14 Pre-Construction Risk Assessment**
Question: Please confirm Infection Prevention and Control measures are not required for this project, as there are no patients present.
Answer: Minimal considerations are required due to the absence of patients in this area; however, imperative safety protocols must be implemented to ensure the protection of construction personnel.

134. **Question:** Please advise if the window and door sealants were tested for hazardous materials.
Answer: yes, See the attached report in the Bid solicitation.

135. **Question:** Please advise if any of the wood glazing stops were removed to see if the "hot" glazing compound was used as a setting bed for the glazing on the units to be restored.
Answer: yes, See the attached report in the Bid solicitation.

136. **Question:** AE603 & AE604 indicate applying UV resistant film to existing glass panes to be re-used. Please advise what type of UV film is desired for the restored door and window lights.
Answer: Please see New Finish Revisions 06/30/26

137. **Question:** It appears existing window and door lites already have a film on them (e.g. 200C appears to have some). What is the desired course of action on these windows and doors?
Answer: Remove the existing material and install the new film to be selected.

138. **Question:** It appears that the Type M door units received a surface applied wood veneer on the exterior that may not be original. If so, is it acceptable to remove the veneer to check the condition of material underneath as well as help determine if it should go back on or not? If not, what it the desired course of action?
Answer: See following responses below

139. **Question:** The East elevation type A window unit may have modern built inset panels as evidenced by: glazing sheen contrast, color contrast of exposed wood, rot patterns of mutins / rails, & lack of cracks on the finish paint when compared to adjacent conditions. If so, should contractors mill and fabricate new replica panels to match original?
Answer: Any necessary replacement must strictly match the existing profiles on both doors and windows.

140. 088000 2.2. Historic Restoration glass is included in the specification, however it is not indicated where to use it.
Question: Please clarify if restoration glass is intended to be used for any broken glass encountered in the course of re-glazing historic windows with original glass.
Answer: No, the design intention is for it to possess impact-resistant properties.

141. 088000 2.3.A. Insulating Glass Units
Question: Please clarify the meaning of this sentence, "The exterior glass unit shall be fully tempered and the inner glass unit shall be laminated annealed at a minimum for all blast resistant glazing." Is it intended to make all IGU's blast resistant or is this only to apply where windows are scheduled for blast resistance glazing? Please clarify where blast resistant glazing is required.
Answer: No, the design intention is for it to possess impact-resistant properties.

142. 088000 3.8 Re-glazing Historic Framing

Question: Where historic frames are scheduled to be re-glazed with existing glass, is the intent to remove existing glass, clean glazing shelves, re-bed glass, install glazing points, and then to face glaze or only to remove existing face glaze and re-glaze? Additionally is it acceptable to use a traditional glazing putty or compound consistent with Window Preservation industry standards?

Answer: The intention within the historic frames is to re-glaze using the existing glass. The specified process includes removing the current glass, cleaning the glazing shelves, re-setting the glass, installing glazing points, and finally applying a face glaze.

143. **Question:** Will a specification be issued for the replacement windows? Has retrofitting existing windows to receive IGU's been considered?

Answer: The aim is to replicate the existing elements and reuse those that are in a condition to be reused; this is part of the building's restoration effort.

144. **Question:** It appears that the Type M units received a surface applied wood veneer on the exterior that may not be original. If so, we suggest this veneer be removed to check condition of material underneath as well as help determine if it should go back on or not. Will this be acceptable?

Answer: We can consider this option; a complete plan will need to be submitted.

Question: If not, what it the desired course of action?

Answer: It will be evaluated according to the submitted plan.

145. **Question:** The East elevation type A window unit may have modern built inset panels as evidenced by: glazing sheen contrast, color contrast of exposed wood, rot patterns of mutins / rails, & lack of cracks on the finish paint when compared to adjacent conditions. If so, will contractor have the option to mill and fabricate new panels to match original?

Answer: yes, everything must be submitted for evaluation as part of the submittal process.

146. **Question:** Is the crawl space required to be protected with a new sprinkler system?

Answer: Yes, See previous response.

147. **Question:** 01 35 26, 1.16, M. requires a fire watch for existing fire protection impairments more than 4 hours in a 24-hour period. We believe the fire sprinkler system will be down for an extended period of time (potentially months). Will a fire watch person be required while the existing sprinkler system is out of service?

Answer: A fire watch shall not be required while the fire alarm system remains operational; however, a fire watch shall be mandated during or following activities that pose a fire initiation risk, such as metal cutting.

148. **Question:** Pertaining to the sprinkler systems corrosive inhibitor - In lieu of Nitrogen, is the Vapor Pipe Shield (VPS) system by General Air Products an acceptable alternative?

Answer: Alternatives will be evaluated solely if they conform to the project specification requirements; submission for consideration must be made during the prescribed submittal process.

149. **Question:** IN-01.31 Fire Equipment sign is indicated on 5/AE803 but not shown on AE801 or AE802. Please confirm sign type IN-01.31 is to be installed at all fire extinguisher cabinet locations.

Answer: Installation will be conducted in accordance with the cabinet locations depicted approximately on sheets AE101 and AE102. The definitive positioning of all signage shall be coordinated with the interior designer.

150. **Question:** IN-09.08 Symbol Message 'S' sign is indicated on 17/AE803 but not shown on AE801 or AE802. Please provide locations/quantity of IN-09.08. Is this sign required at top, middle, and bottom of all indoor flights of stairs

Answer: The final location for the four "S" signs will be coordinated with the interior designer.

Question: Do the outdoor stairs require signs?

Answer: Yes.

151. **Question:** AE801 Signage Please provide characteristics for sign types T, U, V, W (e.g. interior/exterior, size, material, mounting, etc.) for bidding purposes.

Answer: Refer to the interior design details provided in the preceding addendum concerning the design basis.

152. **Question:** AE801 Signage

Please provide characteristics for sign types T, U, V, W (e.g. interior/exterior, size, material, mounting, etc.) for bidding purposes.

Answer: See revised finishes attachment

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153. **Question:** Sheet CS101 states "See Architectural for ramp, stair, and planter bed details". AE321 Drawing Note 3.07 states "Concrete Planter – See Civil Drawings". Please provide concrete planter bed details.

Answer: See sheet S-505 detail 4 typical foundation detail.

154. **Question:** 3/AD102 Attic and Catwalk Demolition Plan There is a symbol over the orchestra pit region with note 2.48 Remove existing base and wall cabinets and plumbing fixtures. There are no existing cabinets or plumbing fixtures at this location. Please clarify what, if any, work is to be done at this location.

Answer: It refers to all the fire-protection piping located on the premises.

155. **Question:** AE101 Notes 9.47 and 9.64 state to match existing hardwood flooring size and species. Hardwood flooring specification does not exist. Please provide existing hardwood flooring size and species.

Answer: The contractor shall be responsible for providing lumber of identical species and dimensions or for reusing lumber removed from designated areas for the repairs.

156. 2.3 Evaluation Factors (a)

Factor 2 - Key Personnel Experience (Page 24)

Question: Solicitation instructions require Offerors to provide documentation showing that the proposed Project Manager and/or Site Superintendent assigned to this project meet Requirements 1-4. While requirements 1, 2 and 4 require at least one of the proposed key personnel to have specific experience managing or supervising VA restoration projects, theatre project and a historic building restoration project, Requirement 3 is ambiguous and does not ask for either one or both key personnel to have crane operations coordination experience.

To ensure consistent understanding of the qualification requirements and compliance, could the Government please clarify whether all requirements may be satisfied collectively by the proposed key personnel or whether each proposed individual is required to independently satisfy all four requirements?

Answer: Provide documentation demonstrating the proposed Project Manager and/or Site Superintendent can collectively meet the requirements; a single individual is not required to meet all requirements.

157. **Question:** The 125 Kw generator is it furnished by the VA or the Contractor?

Answer: Everything indicated in the construction documents must be provided.

158. **Question:** Can bid be placed with bond percentage added to bid as separate item? Where as the percentage of bid bond will be paid on first payment draw?

Answer: It must be submitted via Detail SOV and approved; yes, it can be submitted with the appropriate evidence for payment.

159. **Question:** Stage floor would you prefer removal and new wood considering lead base paint issues and seams in flooring will show the paint?

Answer: Please refer to the contract documents and the finishes review dated July 1, 2026.

160. **Question:** At walk through someone asked about the asbestos. Will the VA be removing or just advising locations to be removed?

Answer: Please refer to the contract documents. The intention that it be part of the contract.

161. **Question:** On the restoration of the existing theater seating would you prefer backs, sides, and bottoms (metal portions) be painted or powder coated?

Answer: Reference updated Finish Revision attachment

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162. Generator Load Bank Testing Requirements

Reference: Division 26 Electrical specifications; Section 26 32 13 Engine Generators; electrical drawings and generator-related details/schedules.

Question: Please clarify whether generator load bank testing is required as part of the project. If load bank testing is required, please identify the required test duration, loading percentages/steps, whether the load bank is to be furnished by the Contractor or by the Government, whether temporary cabling/fuel/support equipment is required, and what test documentation or reports are required for closeout.

Answer: Please refer to the SPECS and Drawing contract documents.

163. Existing Switchboard Modifications / 400A Breaker Installation

Reference: Electrical single-line diagram; electrical drawings showing SWB-35-SB-A; Section 26 24 16 Panelboards; Section 26 29 21 Enclosed Switches and Circuit Breakers.

Question: The electrical drawings indicate installation of a new 400A breaker and utilization of existing breakers within existing switchboard SWB-35-SB-A. Please confirm whether the existing switchboard includes the required spare space, bus provisions, mounting hardware, breaker cubicle/provisions, and manufacturer-compatible components necessary to install the new 400A breaker as shown. If the existing switchboard does not include the required provisions, please clarify the required Base Bid scope for modifications, replacement parts, retrofit kits, shutdowns, testing, or switchboard replacement.

Answer: Please refer to the SPECS and Drawing contract documents.

164. Existing Switchboard Short-Circuit Rating and Available Fault Current

Reference: Electrical single-line diagram; Section 26 05 73 Overcurrent Protective Device Coordination Study; electrical drawings and panel/switchboard schedules.

Question: Please provide documentation confirming the existing switchboard short-circuit rating and the available fault current values used as the basis of design. Please also confirm whether the existing switchboard and existing breakers are adequately rated for the available fault current after the proposed modifications.

Answer: Please refer to the SPECS and Drawing contract documents.

165. Short-Circuit, Coordination, and Arc Flash Study Scope

Reference: Section 26 05 73 Overcurrent Protective Device Coordination Study; electrical single-line diagram; electrical power distribution drawings and schedules.

Question: Contractor to provide a complete new short-circuit, selective coordination, and arc flash study for the entire affected electrical distribution system, or only updates/modifications to existing studies for equipment impacted by this project. If existing studies are to be updated, please provide the existing studies and available source data for bidding purposes.

Answer: Please refer to the SPECS and Drawing contract documents**.**

166. Division 11 Theater Systems vs. Division 26 Electrical Responsibilities

Reference: Division 11 Theater and Stage Lighting Equipment; Division 26 Electrical; theater drawings TE001 through TE404; electrical drawings E001 through E300; AV drawings AV001 through AV502.

Question: Please clarify the division of responsibility between Division 11 Theater Systems and Division 26 Electrical for theater lighting systems, including furnishing, installation, raceways, wiring, terminations, controls, control wiring, power distribution, supports, programming, testing, commissioning, and integration with AV/theater systems. Please confirm whether all raceways,

cabling, power connections, control wiring, and final terminations required for a complete and operational theater lighting system are included in the Base Bid.

Answer: Please refer to the SPECS and Drawing contract documents.

167. Dimmer Rack Furnishing, Installation, Wiring, Programming, and Commissioning

Reference: Division 11 Theater and Stage Lighting Equipment; Division 26 Electrical; theater power/control distribution drawings; theater systems schedules.

Question: Please clarify the required Base Bid scope for the dimmer rack and associated control systems. Specifically, please confirm who is responsible under the contract documents for furnishing, installing, wiring, terminating, programming, testing, commissioning, and integrating the dimmer rack and related controls. Please also clarify whether any owner-furnished equipment is anticipated for the dimmer rack or theater lighting control system.

Answer: Please refer to the SPECS and Drawing contract documents.

168. Historic Lighting Fixture Restoration / Rewiring / Repair Scope

Reference: Existing Conditions / Historic Conditions Assessment; architectural existing conditions/photo sheets AE700, AE701, and AE702; Division 26 Electrical; lighting fixture schedules; historic preservation requirements.

Question: Please clarify whether the Base Bid requires restoration, repair, rewiring, cleaning, lamp replacement, relamping, testing, or reinstallation of existing historic lighting fixtures. If existing historic fixtures are to be restored or reused, please provide the fixture inventory, required treatment, performance criteria, replacement-part expectations, and acceptance/testing requirements. Please also clarify how bidders should carry repair scope where existing historic fixture components are damaged, missing, obsolete, or unavailable.

Answer: Please refer to the SPECS and Drawing contract documents.

169. Hazardous Materials Impact on Electrical Demolition

Reference: Terracon Limited Hazardous Materials Survey Report; Section 02 82 11 Traditional Asbestos Abatement; Section 02 83 33.13 Lead-Containing Paint Removal and Disposal; electrical demolition drawings ED101 and related electrical renovation drawings.

Question: Electrical demolition and renovation work may impact existing materials identified or suspected to contain asbestos, lead-containing paint, or other hazardous materials. Please identify the known hazardous materials that are anticipated to be encountered during electrical demolition and electrical renovation work, including but not limited to existing wiring, stage lighting wiring, equipment, panels, raceways, fixtures, supports, painted components, and associated substrates. Please clarify the required Base Bid assumption for abatement, handling, removal, disposal, and worker protection where electrical work disturbs hazardous or suspect materials.

Answer: Please refer to the SPECS and Drawing contract documents.

170. Existing Underground Utility Information at Generator and Duct Bank Work.

Reference: Electrical site plan; generator installation drawings/details; duct bank routing drawings/details; civil existing conditions and site demolition drawings; Section 01 00 00 General Requirements.

Question: Please provide available utility locates, as-built utility drawings, existing underground utility surveys, or other documentation identifying underground utilities in the vicinity of the proposed generator installation, duct bank routing, electrical service work, and associated site/civil work. If no additional underground utility information is available, please confirm the intended Base Bid assumption for utility locating, potholing, hand excavation, unknown utilities, and conflicts encountered during construction.

Answer: Please refer to the SPECS and Drawing contract documents.

171. Grounding Electrode System Testing and Certification

Reference: Section 26 05 26 Grounding and Bonding for Electrical Systems; electrical grounding details; generator and

Question: Please clarify whether testing and certification of the grounding electrode system is required as part of the Base Bid. If required, please identify the required testing method, acceptable

resistance criteria, documentation requirements, and whether testing applies only to new grounding work or also to existing grounding systems modified, reused, or connected to as part of this project.

Answer: Please refer to the SPECS and Drawing contract documents.

172. Vertical Platform Lift Access Ramp / Base Mounting / Pit Requirement

Reference: Section 14 42 16 Vertical Platform Wheelchair Lift, Paragraphs 2.2.G.4 and 2.2.H; Drawings AE101, AE402, and AE405.

Question: Section 14 42 16 appears to include conflicting requirements for the vertical platform lift access ramp and base mounting. Paragraph 2.2.G.4 references a platform access ramp and appears to include both stationary and automatic folding ramp options. Paragraph 2.2.H appears to include both floor-mounted and pit-mounted lift options. Drawing AE405 Note 14.01 states "Wheelchair lift to stage – Secure to new concrete pad," and AE405 Detail 1 appears to show a ramp with no pit.

Please confirm the required Base Bid configuration for the vertical platform lift, including whether the lift is to be floor-mounted on the lower landing with a ramp, or pit-mounted. Please also confirm whether the required platform access ramp is to be stationary or automatic folding.

Answer: Please refer to the SPECS and Drawing contract documents.

173. Vertical Platform Lift Outdoor Rating Requirement

Reference: Section 14 42 16 Vertical Platform Wheelchair Lift, Paragraph 2.2.G.6; Drawings AE101 and AE402.

Question: Section 14 42 16 Paragraph 2.2.G.6 includes requirements related to outdoor protection. Drawings AE101 and AE402 appear to locate the vertical platform lift indoors. Please confirm whether the vertical platform lift is required to be rated for outdoor climate/exterior exposure. If an outdoor-rated lift is required, please confirm the reason for the requirement and identify any related environmental, finish, enclosure, drainage, or protection requirements to be included in the Base Bid.

Answer: Please refer to the SPECS and Drawing contract documents.

174. Vertical Platform Lift Electrical Power Requirement

Reference: Section 14 42 16 Vertical Platform Wheelchair Lift, Paragraph 2.2.I.7; Electrical drawings and schedules serving the vertical platform lift.

Question: Section 14 42 16 Paragraph 2.2.I.7 appears to include conflicting power supply requirements, including 120 VAC single-phase, 60 Hz and 208/240 VAC single-phase, 50 Hz. Please confirm the required electrical power supply for the vertical platform lift for bidding and coordination purposes. Please also confirm that the electrical drawings provide the correct circuiting, voltage, phase, disconnecting means, and power requirements for the lift selected by the Government's basis of design.

Answer: Please refer to the SPECS and Drawing contract documents.

175. Vertical Platform Lift Platform Controls and Call Station Controls

Reference: Section 14 42 16 Vertical Platform Wheelchair Lift, Paragraphs 2.2.J and 2.2.K.

Question: Section 14 42 16 appears to include conflicting options for platform controls and call station controls. Paragraph 2.2.J appears to include both continuous-pressure rocker switch controls and illuminated tactile continuous-pressure elevator-style buttons. Paragraph 2.2.J also appears to include both keyless operation and keyed operation. Paragraph 2.2.K appears to include similar conflicting options for call station controls, including rocker switch versus illuminated tactile elevator-style buttons, and keyless versus keyed operation.

Please confirm the required Base Bid control configuration for the vertical platform lift, including platform control type, call station control type, whether operation is keyed or keyless, and whether illuminated tactile elevator-style buttons and courtesy/safety lights are required.

Answer: Please refer to the SPECS and Drawing contract documents.

176. Vertical Platform Lift Upper Call Station Mounting

Reference: Section 14 42 16 Vertical Platform Wheelchair Lift, Paragraph 2.2.K.4; Section 14 42 16, Paragraph 2.2.F; Drawings AE101, AE402, and AE405.

Question: Section 14 42 16 Paragraph 2.2.K.4 appears to reference frame-mounted upper call station mounting. However, if the upper gate is powered as indicated by Paragraph 2.2.F, frame mounting may not be applicable and the upper call station may need to be wall-mounted.

Please confirm the required upper call station mounting configuration for the vertical platform lift, including whether the upper call station is to be frame-mounted or wall-mounted, and whether the contract documents require any backing, blocking, conduit, junction boxes, or finish coordination at the call station location.

Answer: Please refer to the SPECS and Drawing contract documents.

177. Vertical Platform Lift Finish / Color Selection

Reference: Section 14 42 16 Vertical Platform Wheelchair Lift, Paragraph 2.2.M.

Question: Section 14 42 16 Paragraph 2.2.M appears to include multiple finish requirements, including standard semi-matte Silver Moon / RAL #7047 powder coat finish for extruded aluminum and ferrous components, as well as optional RAL color selection by the Architect from the manufacturer's optional RAL color chart.

Please confirm the required Base Bid finish and color for the vertical platform lift. If the standard Silver Moon / RAL #7047 finish is required, please confirm. If an optional/custom RAL color is required, please identify the required color or confirm that bidders shall include an allowance or alternate for custom color selection. Please also confirm whether the selected finish applies to the entire lift assembly, including extruded aluminum structural components and ferrous panels, excluding stainless steel fixture plates, hinges, and similar small components.

Answer: Please refer to the SPECS and Drawing contract documents.

178. **Queston: I**n the specifications on pages 1526-1527, it references that the speaker pattern for the Main Left & Right speakers will be 90 x 40 degrees. However, on drawing AV401, it shows the speakers connected to S-11 and S-13 as having a 90x60 pattern. Which pattern is correct?

Answer: Please use drawing AV401; if necessary, adjustments will be made during system commissioning and sound testing.

179. **Question:** In any other similar discrepancies, should the bid specifications take priority over the drawings, or should the drawings take priority over the specifications?

Answer: The specifications take precedence over the drawings.

180. **Question:** Can you provide a Basis of Design parts list for the integrated audio visual system? Especially for all of the speakers. I have compared spec's from a few vendors, and I am not finding a speaker that meets all of the spec's exactly (frequency response, dispersion pattern, etc) for the Main Left & Right speakers, for example. The closest I found met all of the spec's but had a 90x50 dispersion pattern.

Answer: Please refer to the SPECS and Drawing contract documents.

181. **Question:** Can you provide an exact number of intercom systems needed?

Answer: Please refer to the contract documents for quantities.

182. **Question:** Can you provide the basis of bid part number you used for the projection screen?

Answer: Please refer to the SPECS and Drawing contract documents.

183. **Question:** Can you please provide the geotechnical report?

Answer: There is no geotechnical report.

184. **Question:** Can you please advise the required pile depth for bidding purposes?

Answer: Please refer to the SPECS and Drawing contract documents.

185. **Question:** The basement foundation plan (S-101) calls for helical piles under two new column footings. Due to basement access being restricted to staircases as well as overhead clearance, sufficient equipment to install helical piles is incredibly difficult and or not feasible to use in this location. Would an alternative deep foundation option be considered such as hollow bar piles or compaction grout injections in lieu of helical piles? Additionally, is there any plans for a geotechnical exploration at this project site before deep foundation installation is to begin?

Answer: The structural engineering review confirms that adequate clearance is available for the installation of helical piles, representing the most straightforward solution for satisfying the project specifications.

186. **Question:** Please reference the attached image. Can the wall below the indicated window well be removed to create temporary construction access to the basement? This access would facilitate the removal of demolition debris and the delivery of new materials by all subcontractors. Upon completion of the work, the wall would be restored to its original condition. Please confirm whether this approach is acceptable

See referenced attachment:

- Atch 33 AMEND_3 QUES 186 _doc11604520260625102926

Answer: Submission of a comprehensive and technically detailed plan is required, accompanied by assurances that the completed work will exhibit no perceptible visual disparities between the opening and the adjacent wall surfaces.

187. **Question:** We respectfully request a second, brief, opportunity to visit the interior of the B35 Theater building. Many subcontractors were not able to attend the first visit and are hesitant to submit quotes without a visit. We believe this would benefit the government with more competitive numbers. We request just a courtesy 1 hour informal inspection at a specific date and time.

Answer: The Government will not grant additional site visits

188. **Question:** S-101 Note 2 Helical Piles. Since no geotechnical was performed and instructions are to drive until refusal, we are unsure how to bid this activity. Can the VA please provide an allowance so all contractors are bidding accordingly?

Answer: As previously specified, a pile depth of 50 feet has been established. Please provide the incremental cost per additional foot beyond this depth, as well as the applicable credit if the final installed depth does not reach 50 feet.

189. **Question:** E300 Note 18 Contractor to include $10,000 material allowance for custom designed historic luminaire selected by VA during construction. Include installation and wiring.

a. Please confirm this allowance includes all types and quantities of fixtures marked with note 18 on the fixture schedule.

   Answer: Only those designated as historic, unless stated otherwise.

b. Please confirm that should the cost of custom designed historic luminaires associated with note 18 exceed the allowance, the increased cost will be handled as a change order.

   Answer: Only items designated as historic are permitted unless explicitly specified otherwise. The allowance must adequately cover the costs unless it is conclusively demonstrated beyond a reasonable doubt that the actual expenses exceed the specified amount.

190. **Question:** MEP as built documentation requirements vary in each of the MEP specifications, from “maintain a separate drawing set to mark up with as built conditions during construction and turn the set over upon completion” to “Provide hand-marked drawings, and AutoCAD drawings, and BIM drawings”. Please clarify if AutoCAD and/or BIM as builts are required for this project.

Answer: yes.

191. **Question:** Would recycled asphalt pavement that meets TDOT specifications be acceptable for stone base and backfill where applicable?

Answer: Yes, provided it is free from any contaminants.

192. **Question:** 14 42 16 Vertical Platform Wheelchair Lift
Section 2 contains several conflicting specifications, e.g. listing both keyed and keyless. Please clarify desired configuration for the following:

2.2.G.4 - Platform Access Ramp
Answer: It should be used.

2.2.H - Base Mounting at Lower Landing
Answer: It should be used.

2.2.I.7 - Power Supply
Answer: It should be used.

2.2.J - Platform Controls
Answer: It should be used.

2.2.K - Call Station Controls
Answer: It will not be used unless it is incorporated into the presented option.

193. **Question:** 14 42 16 Vertical Platform Wheelchair Lift 2.2.G.6 Outdoor Protection
Per project plans AE101 & AE402 the lift will be located indoors. Does the lift need to be rated for outdoor climate? If so, why?
Answer: No, because, as the question states, it will be located inside the building.

194. **Question:** We received a hard copy of Finish Revisions 1/28/2026 at the site visit. Please confirm this document is to be incorporated into the contract documents and we are to bid based on these revisions. Please issue an electronic copy as an amendment that is clearly readable. If possible, please issue full size scalable revised AE601 and AE801 sheets.
Answer: Please see the attached document, revised today.

195. Finish Revisions 1/28/2026

1) P.3 and P.4 What is the width of the stair runners?
Answer: Reference updated Finish Revision attachment
- Atch 18 AMEND_3 FINISH REVISIONS_6.30.2026

2) Revision AE802 P.4 notes ramped transition at carpet. What manufacturer and style of transition here? No transition at carpet needed.
Answer: Reference updated Finish Revision attachment
- Atch 18 AMEND_3 FINISH REVISIONS_6.30.2026

3) Restroom Floor Plan Revisions to AE601, AE801 P.5 shows basis of design Schluter Jolly at the base of perimeter walls. Jolly is typically used at an exposed wall tile edge or vertical tile to tile locations. If the government is referring to where the wall tile meets the floor tile, typically Schluter Dilex is used here. Please clarify. Please use Dilex.
Answer: Reference updated Finish Revision attachment
- Atch 18 AMEND_3 FINISH REVISIONS_6.30.2026

4) P.5 notes Jet Black grout. P.6 notes FX Bronze grout. Please clarify if both colors are to be used, and where. Jet Black grout as floor tile grout. FX Bronze grout as wall tile grout.
Answer: Reference updated Finish Revision attachment
- Atch 18 AMEND_3 FINISH REVISIONS_6.30.2026

5) Elvari Napkin Disposal shows a photo of a gold/brass unit, but the color is noted to be brushed black. Please clarify desired color. Brass.
Answer: Reference updated Finish Revision attachment
- Atch 18 AMEND_3 FINISH REVISIONS_6.30.2026

6) Elvari Shelf, Surface Mounted w/ Hooks is not shown on the plans. Please provide location(s) and mounting elevations for this shelf. Change shelf to hook.

Answer: Reference updated Finish Revision attachment

- Atch 18 AMEND_3 FINISH REVISIONS_6.30.2026

7) Please issue specifications for Refinish Existing Terrazzo.

Answer: Reference updated Finish Revision attachment

- Atch 18 AMEND_3 FINISH REVISIONS_6.30.2026

8) Room Finish Schedule notes for rooms 105, 106, 107, 205, 206 are not legible on the printout. Please clarify.

Answer: Reference revised Finish Revisions attachment

- Atch 18 AMEND_3 FINISH REVISIONS_6.30.2026

196. **Question:** AE401 Men's 110 and Woman's 111 Bathrooms, 4/AE410
The soap dispenser appears to be counter mounted at these locations, while a wall mounted dispenser is indicated at all other locations. Please clarify if a counter mounted soap dispenser is desired in Men's 110 and Woman's 111 and provide Basis of Design if so.

Answer: Reference revised Finish Revisions attachment

- Atch 18 AMEND_3 FINISH REVISIONS_6.30.2026

197. AE401, AE402, AE410 Notes 22.11 and 22.17; P601 Fixture Schedule, details C and D; Finish Revisions 1/28/2026 Restroom Finishes P.7
Question: The drawings depict only single sinks and several are integral to countertop. The finish revisions include double and single console sinks. Please clarify where double and single console sinks shown on the finish revisions are to be installed and if they are to be integral to countertop.

Answer: Reference revised Finish Revisions attachment

- Atch 18 AMEND_3 FINISH REVISIONS_6.30.2026

198. **Question:** Section 410.2.4 of the 2024 IBC states "where the stage height is greater than 50 feet, all portions of the stage shall be completely separated from the seating area by a proscenium wall with not less than a 2-hour fire-resistance rating extending continuously from the foundation to the roof." Section 410.2.5 states "Where a proscenium wall is required to have a fire-resistance rating, the stage opening shall be provided with a fire curtain complying with NFPA 80." (Chapter 21 in NFPA 80 is where you find the requirements for fabric fire safety curtains.) Will this project require a fire safety curtain? If so, can you please provide the specifications for this?

Answer: Reference revised Finish Revisions attachment

- Atch 18 AMEND_3 FINISH REVISIONS_6.30.2026

199. **Question:** Can you please provide an equipment schedule for the audio/visual system?

Answer: See pages AV 401, 402, 403, 404, 405, 406 and AV 501 of the project construction drawings.

200. Helical Micropile Bid Depth / Subsurface Design Basis

Reference: Structural General Notes S-003; Basement Foundation Plan S-101; Stair Column Foundation Section 7/S-502; Section 31 20 11 Earthwork.

Structural General Notes state that no geotechnical or subsurface investigation has been performed for this project and require the Contractor to retain a qualified geotechnical engineer. The foundation drawings require pile caps supported on four 15-ton helical

micropiles extended to refusal, and the helical pile design, layout, and connections are identified as Contractor / helical pile supplier responsibilities.

Question: Please identify the required Base Bid assumption for the helical micropiles, including assumed pile depth or length, refusal / termination criteria, minimum design loads, required load testing or proof testing, and how bidders should carry additional pile length, obstructions, rock, unsuitable soils, redesign, or other subsurface conditions encountered after award. Please also provide any available Government subsurface information, boring logs, historic foundation information, or existing geotechnical data for the project area, or confirm that no such information will be issued before bid.

Answer: The design for the micropiles must be submitted, specifying the particular type of micropile to be used for a total length of 160 linear feet of 15-ton helical micropiles. The proposal should include the unit cost per additional foot beyond the initial 160 linear feet and the credit value per linear foot for any unused length based on the specified 160 linear feet. See attached geotechnical report for reference.

- Atch 38 AMEND_3 VA Mtn Home El Walkway_Geotech Rpt

201. 2.3 Evaluation Factors (a)Factor 1 - Relevant Construction Experience (Page 23) AND 2.3 Evaluation Factors (a)Factor 3 - Past Performance (Page 25)

Question: The solicitation identifies required documentation as standard of proof for Factor 1: Relevant Construction Experience and Factor 3: Past Performance. This documentation is mostly applicable to construction projects performed for Government Clients.

For private commercial projects, could the Government clarify whether professional peer recognition (such as industry awards, professional association recognition, published commendations, or similar third-party professional acknowledgments) may be submitted to satisfy proof of project execution in Factor 1 and Factor 3?

Answer: For Factor 1 “Documentation may include but not limited to” – please provide whatever information you can that clearly addresses the requirement. For Factor 3 the PPQ can be submitted by any previous client – this is not government specific. For CPARS, you will need to have a previous government contract for it.

202. 2.3 Evaluation Factors (a), Page 22)

Question: The solicitation instructions for proposal submission require all pages containing text to use a Times New Roman 12-point font. Could the Government clarify if Offerors can use a Times New Roman 10-point font for tables, graphics, and captions?

Answer: Yes

203. **Question:** On sheet E300 SEF-1 & SEF-2 show as DIV 26 to provide and are shown as 30 HP load. NEMA size 1 will only handle 7.5 HP and will cause a large price increase to go up to handle the 30 hp shown. Can we get some clarification of the needs?

Answer: *Looking at the mechanical schedule, it is listed as 30hp. This matches the electrical schedule. A 30HP, 208V motor would require a NEMA Size 3. This does indeed look to be a typo.*

FACTOR 1 – Relevant Construction Experience

NOTE: Failure to provide proof for any of the below Requirements 1-8 shall result in your proposal being deemed technically unacceptable and ineligible for award. The Government reserves the right to verify the information provided through available records or by contacting the listed contracting activity or project owner.

Standard of proof (ALL Requirements under Factor 1): To substantiate the requirements for this factor, the Offeror shall submit documentation identifying the project, including the project title, location, description of the work performed, contract number (if applicable), period of performance, and contract value. Documentation may include but not limited to copy of contract award, task order, CPARS report, drawings, specifications, and/or statement of work or other verifiable project documentation for the government to determine the acceptable or unacceptable basis. If Offeror is relying on a subcontractor for experience, a subcontractor capability statement demonstrating the required qualifications may be submitted. Please highlight the applicable areas within the submitted documentation.

Requirement 1: The offeror shall demonstrate completion of at least one (1) historic restoration construction project performed at a historic preservation venue ~~VA facility~~ within the past ~~three~~ five (5) years. The government will accept projects substantially 90% complete or more for this evaluation factor. Contractor shall provide proof of percentage complete.

Acceptable ___ Unacceptable ___

Requirement 2: The offeror shall demonstrate successful completion of at least one (1) audiovisual theater project involving installation or integration of audiovisual systems within a theater, auditorium, or similar performance venue. Qualifying projects shall involve systems commonly associated with theatrical performance spaces such as stage audio systems, theatrical lighting, projection systems, stage control systems, or integrated audiovisual infrastructure.

Acceptable ___ Unacceptable ___

Requirement 3: The Offeror shall demonstrate successful completion of at least one (1) project involving Venetian plaster restoration or repair. Qualifying projects shall include the restoration, repair, or preservation of Venetian plaster or similar decorative plaster finishes within an existing structure. The offeror may satisfy this requirement through its own corporate experience or through the experience of a proposed subcontractor, provided the subcontractor demonstrates the necessary qualifications.

Acceptable ___ Unacceptable ___

Requirement 4: The Offeror shall demonstrate successful completion of at least one (1) project within the past ~~(3)~~ five (5) years involving the restoration or repair of wood architectural elements, including wood doors and wood windows. Qualifying projects shall involve restoration, repair, or preservation of existing wood components rather than full replacement with new materials.

Acceptable ___ Unacceptable ___

Requirement 5: The Offeror shall demonstrate successful completion of at least one (1) construction project requiring coordination with the property owner for crane operations associated with the installation, removal, or placement of building materials or equipment.

Acceptable ___ Unacceptable ___

Requirement 6: The Offeror shall demonstrate successful completion of at least one (1) construction project requiring coordination with a mechanical contractor to modify, alter, or integrate existing mechanical equipment or systems within an existing facility. Qualifying projects shall involve coordination associated with the installation, alteration, relocation, or modification of mechanical equipment such as HVAC systems, mechanical units, or related infrastructure.

Acceptable ___ Unacceptable ___

Requirement 7: The Offeror shall demonstrate successful completion of at least one (1) construction project involving the replacement of roofing systems on buildings with multiple roofing types. Qualifying projects shall include work involving more than one roofing system type (e.g. membrane roofing, metal roofing, shingle roofing, or similar systems).

Acceptable ___ Unacceptable ___

Requirement 8: The Offeror shall demonstrate successful completion of at least one (1) theater or auditorium restoration project within the past ~~three (3)~~ five (5) years. Qualifying projects shall involve restoration, renovation, or rehabilitation work performed within a theater, auditorium, or similar performance venue.

Acceptable ___ Unacceptable ___

FACTOR 2 – Key Personnel Experience

The offeror must provide documentation showing that the **Project Manager** and/or **Site Superintendent** assigned to this project meet the requirements below.

NOTE: Failure to provide proof for any of the below Requirements 1-4 shall result in your proposal being deemed technically unacceptable and ineligible for award. The Government reserves the right to verify the information provided through available records or by contacting the listed contracting activity or project owner.

Standard of proof: To substantiate this requirement, the Offeror shall submit documentation such as a resume demonstrating the individual's role and responsibilities on the identified project to include key details such as project name, facility, location, and dollar amount. Please highlight applicable area.

Requirement 1: The Offeror shall demonstrate that at least one proposed key personnel member has experience managing or supervising a restoration project at Department of Veterans Affairs (VA) facility.

Acceptable ___ Unacceptable ___

Requirement 2: The Offeror shall demonstrate that at least one proposed key personnel member has experience managing a historical preservation ~~theater~~ project with multiple specialty trades to include audiovisual, theater lighting, mechanical and electrical with a value of at least $1,000,000.

Acceptable ___ Unacceptable ___

Requirement 3: The Offeror shall demonstrate that key personnel have experience managing or supervising a construction project requiring coordination for crane operations associated with the installation, removal, or placement of building materials or equipment.

Acceptable ___ Unacceptable ___

Requirement 4: The Offeror shall demonstrate that at least one proposed key personnel member has experience managing or supervising a historic building restoration project, including work involving historic materials for architectural finishes, including wood elements, wood doors, wood windows, plaster, and painted finishes within an existing structure.

Acceptable ___ Unacceptable ___

FACTOR 3 - Past Performance:

The government reserves the right to use CPARS and/or other techniques to validate contractor past performance and to assist with contractor responsibility determination.

NOTE: Failure to provide proof for any of the below Requirements 1-2 shall result in your proposal being deemed technically unacceptable and ineligible for award. The Government reserves the right to verify the information provided through available records or by contacting the listed contracting activity or project owner.

Standard of proof: Acceptable evidence of past performance must verify through submitted PPQs that the offeror received an overall rating of Satisfactory or higher on at least one relevant contract. Please highlight applicable area.

Requirement 1: PPQ's and/or CPARS received with satisfactory or better rating in all evaluated areas.

Acceptable ___ Unacceptable ___

Requirement 2: PPQ's and/or CPARS received with satisfactory or better rating in all evaluated areas.

Acceptable ___ Unacceptable ___

NOTE: The past performance evaluation results is an assessment of the Offeror's probability of meeting the minimum past performance solicitation requirements. This assessment is based on the Offeror's record of relevant and recent past performance information that pertain to the products and/or services outlined in the solicitation requirements. The government may also obtain past performance information through the Past Performance Information Retrieval System (PPIRS) other sources known to the Government.

RELEVANT:	The Government will perform an independent determination of data relevancy, provided or obtained. The main assessment of relevancy shall focus on capability. Capability assesses whether the work being performed in the reference is like the work in the requirement
RECENT:	Recent past performance shall be defined as successful performance under contracts similar in scope to the subject requirement completed within the last five (5) ~~(3)~~ years through proposal due date

END OF EVALUATION FACTORS DOCUMENT

See attached document: Atch 17 AMEND_3 Updated Solicitation 36C24926R0055.

See attached document: Atch 18 AMEND_3 FINISH REVISIONS_ Rev 2 06-30-2026.

See attached document: Atch 19 AMEND_3 _ 00 01 10 - SPECS - Table Of Contents.

See attached document: Atch 20 AMEND_3 _ 09 01 90.52 - Maintenance Repainting.

See attached document: Atch 21 AMEND_3 _09 93 00 Staining - Transparent Finish.

See attached document: Atch 22 AMEND_3 _ 10_32 12 16 - ASPHALT PAVING.

See attached document: Atch 23 AMEND_3 _ 10_32 17 23 - PAVEMENT MARKINGS.

See attached document: Atch 24 AMEND_3 _ 10-10_32 90 00 PLANTING.

See attached document: Atch 25 AMEND_3 _ Limited HazMat Report.

See attached document: Atch 26 AMEND_3 _10.06_FS100 - SITE PLAN.

See attached document: Atch 27 AMEND_3_10.06_FS100 - FIRE SUPPRESSION SITE PLAN.

See attached document: Atch 28 AMEND_3 _ Q10.07_FX101 - BASEMENT -1st FLOOR.

See attached document: Atch 29 AMEND_3 _ 10.07_FX101 - BASEMENT- 1st FLOOR NEW WORK PLAN.

See attached document: Atch 30 AMEND_3 _ 10.08_FX102 - BALCONY 2nd FLOOR - CEILING.

See attached document: Atch 31 AMEND_3 _ 10.09_FX103 - AUDITORIUM ATTIC-STAGE NEW WORK.

See attached document: Atch 32 AMEND_3 _ 210.05_FD901-WET-PIPE FIRE SUPPRESSION ISOMETRIC.

See attached document: Atch 33 AMEND_3 QUES 186 _doc11604520260625102926.

See attached document: Atch 34 AMEND_3 Section 01 45 35 Schedule of Special Inspections.

See attached document: Atch 35 AMEND_3 Worksheet - S ENG AUTOCAD AUTOCADPUBLIC PDC PROJ 7.

See attached document: Atch 36 AMEND_3 Section 01 45 00 Quality Control 02.

See attached document: Atch 37 AMEND_3 Past Performance Questionnaire -PPQ Template.

See attached document: Atch 38 AMEND_3 VA Mtn Home El Walkway_Geotech Rpt.