Solicitation # 36C24926R0073

Questions & Answers

Questions Regarding Plans and Specifications:

1. Will a generator docking station be added to project scope for room D003?

   Answer: No docking station is to be provided under this scope, only a breaker for future connection.

2. On Drawings E-606, E-607, and E-608, under copper conductor, Ground, & Conduit Schedule, all tags are assigned to various feeders located throughout the hospital. Please advise if these conduits need to feed all the way to the listed equipment or conductors are to be tied into existing conditions within the electrical room associated. If new feeders are to be pulled all the way to end device, please provide scaled drawings and detailing routes taken to end equipment.

   Answer: The design intent is for the Contractor to provide new conduit and conductors for the identified feeders. The Contractor shall provide complete feeder replacements from the source equipment to the respective load unless otherwise approved by the VA.

   Existing conduit routing is not intended to be prescriptive, and the A/E has not designed or specified the Contractor's conduit routing. Final routing of new raceways shall be determined by the Contractor based on field conditions and shall be considered part of the Contractor's means and methods. The Contractor shall coordinate all routing to avoid conflicts with existing utilities, building systems, and architectural features while maintaining compliance with applicable codes and project requirements.

   As an alternative, if approved by VA COR, the Contractor may submit a Value Engineering proposal for VA consideration to reuse existing conduits and/or conductors

where deemed acceptable. Any such proposal shall include comprehensive testing and documentation demonstrating that the existing raceways and conductors are suitable for continued service, including insulation resistance testing, continuity testing, physical inspection, verification of conductor ampacity and condition, conduit integrity, and confirmation that the existing installation complies with the project requirements. The Contractor shall provide a detailed summary of the findings together with an itemized credit to the VA reflecting the cost savings associated with the proposed reuse. Reuse of existing infrastructure shall not be permitted without written approval from the VA.

3. On DWG E-101, Keyed New Work Note 1, it calls for the contractor to retrofit existing ATS-Equip and ATS-Critical. Due to the dimensions on the Bypass Isolation switch on the ASCO Transfer unit, it is unlikely the entire transfer switch (including bypass isolation) will fit without significant removal of structural components in the existing cabinet.

3a. Will the customer allow the use of unused space at the end of SWBD SBH (I.E. demo & remove the unused PF correction cabinet for space requirements) for placement of one ATS in room B037B?

Answer: During design development, the A/E coordinated with the transfer switch manufacturer (ASCO as the basis of design), and it was determined that the existing ATS-Equipment and ATS-Critical enclosures were suitable for retrofit of the specified transfer switch assemblies.
The Contractor shall provide the specified retrofit installation in accordance with the contract documents. If, during detailed fabrication or field verification, the Contractor determines that an alternate configuration is necessary due to equipment dimensions or installation constraints, the Contractor may submit shop drawings for review in accordance with the contract documents. Shop drawings shall clearly identify the proposed configuration, required modifications, equipment clearances, and compliance with applicable codes, manufacturer installation requirements, and project performance criteria.

The proposed utilization of the unused power factor correction cabinet space within Switchboard SBH may be submitted as one potential configuration option; however, no deviation from the contract documents shall be implemented without review and written approval by the VA through the shop drawing and submittal process.

3b. Will the customer allow the relocation of existing electrical equipment as required in room B037 to make room for two ATS's cabinets (I.E. Relocate the Branch circuit panel/XFMR to the right of panel DPLS) for the placement of the new ATS-life safety, and relocate the (2) generator battery charges to make room for the 2nd ATS for room B037B?

Answer: If at no cost to the VA and all space tolerances are met the VA is to make the determination during shop drawings submittals.

3c. If this installation is not permitted, will the VA waive specification requirements such as UL approvals, warranty, and installation of a bypass isolation switch? Contractors, even with a good faith e□ort, cannot guarantee installation of ATS without waiving of listed requirements.

Answer: No

Note: change of this scope will reduce the likelihood of unexpected, long term outages during construction, and provide a full manufacturer warranty and UL listing to the VA, for associated transfer switches.

4. On Drawings ED-102, E-101, E-602, and E-605, specifically referring to T1-4 Low voltage Metal-Clad bus duct: Is the intent of the SOW to demo/remove and replace the existing low voltage metal-clad bus duct on the load side of T1/T2/T3/T4 Xfmrs. with all new conduit and wire prior to the cutover taking place?

Answer: No. Intent is to alter this busduct minimally or not at all. Busduct is existing to remain, secondary cabling from new disconnects is to refeed this busduct. Coordinate with COR to see if it is feasible/necessary to replace bus duct before outages.

5. Drawing E-605, Keyed New Work Note 4, calls for the installation of a new HPCS on the secondary side of T1-4. Is there a basis of design or any information that can be provided by the AE on these switches?

Answer: BoD: ABB HPC. Intent is to provide an effective replacement for the existing network switches without requiring demolition of the existing busduct. Substitutions are acceptable provided drawing intent can be met. Device must physically fit in the space allotted and be capable of LSIG protection. Bussed or cable connections to transformer secondaries and/or busduct are acceptable.

5a. Due to the existing condition of the Network Protectors on T1-4, a new enclosure will likely be required. Is there a basis of design for a new enclosure?

Answer: No BoD. No requirements for enclosures except that they physically fit in the allotted space and allow for the operating of their device without opening. Reuse of existing enclosures is acceptable provided dimensions are acceptable for selected device. VA prefers square d enclosure.

Questions Regarding General Electrical Items:

6. Does the customer have the total weights on any of the existing electrical equipment being removed?

Answer: Information not available

7. What equipment is considered salvage when removed from service?

Answer: The contract documents do not identify specific equipment to be salvaged. Prior to demolition, the Contractor shall coordinate with the VA COR to determine whether any equipment removed from service is to be retained by the VA. Equipment identified by the VA as salvage shall remain the property of the VA and shall be delivered to a location designated by the VA COR. All remaining equipment not designated for salvage shall be removed and disposed of by the Contractor in accordance with the contract documents. VA needs weights of all equipment that was recycled and moved to landfill.

8. It is called out in the plans for the existing equipment pads to be removed. Can the existing equipment pads be added onto if required to accept the new electrical equipment as required?

Answer: Design intent is for replacement. If pad is in good condition and space allows contractor can reuse if coordinated with the COR beforehand. The VA reserves the right for a credit.

9. Will the customer allow alternate gear packages other than SQ D. as called out on the basis of design in the plans?

Answer: Schneider is used as basis of design – VA prefers square D.

10. On Chiller plant phasing, outage requests may be more highly dependent on weather. Can shorter outage requests than the 3 weeks prior be made if advantageous to both the VA and contractor?

Answer: Coordinate all outages with COR and VA will allow shorter timeframes if possible.

11. Will optional Power Quality equipment need to be provided for all transfer switches and what type of option is preferred?

Answer: Power quality equipment to be provided for transfer switches. Coordinate with vendor – pending final equipment selections per contract document requirements. Match existing VA to approve.

12. Will there be any required work to the existing generators or will they be reconnected as found?

Answer: The Contractor shall provide a complete and fully operational emergency power system at the completion of construction. Existing generators shall be reconnected and returned to service as required to support the completed installation. The Contractor shall coordinate all work affecting the existing generators with the VA COR, including required outages, testing, commissioning, and restoration of service. The Contractor shall also coordinate with the VA COR to maintain adequate fuel levels throughout construction and ensure the generators remain fully functional and capable of supporting the facility's emergency electrical system. Any work necessary to reconnect, test, configure, and commission the existing generators to achieve a complete and operational system shall be included in the Contractor's scope.

13. Will there be required grounding upgrades for MV equipment in the tower building?

Answer: No grounding upgrades to building system are required for Medium Voltage equipment. Grounding for the existing 12.47kV equipment in the Tower Building is sufficient and can be used for the new equipment. Maintain code requirements.

14. Can you provide existing grounding and bonding details for existing equipment?

Answer: Not available

15. Is there a basis of design for the new generator controller in Room D003?

Answer: EMCP 4.2 panel mounted on the generator doghouse with local annunciation and an e-stop is the basis of design. The Contractor shall provide a generator controller that is compatible with the existing generator, existing generator auxiliary equipment, and the existing emergency electrical distribution and control systems. The Contractor shall be responsible for verifying compatibility and providing all equipment, interface modules, wiring, programming, configuration, communications, testing, and commissioning required to achieve a complete, fully integrated, and operational emergency power system. Shop drawings shall clearly identify the proposed controller, associated interfaces, and integration methodology for review in accordance with the contract documents.

16. Can the main generator breaker and controller be located on the generator controller in Room D003?

Answer: Unsure if this is in reference to the switchboard main circuit breaker?

17. Can you provide details on the existing load on equipment for the proper sizing of the temporary service? Is there a minimum KW rating on the temporary generator?

Answer: Refer to the contract documents for the emergency distribution one-line diagrams, and equipment ratings. The Contractor shall field verify existing conditions. The temporary generator shall be capable of maintaining the required emergency system loads throughout the duration of the planned outage. Match existing generator sizing or greater. One generator per building.

18. Please provide the Wiley Wilson SKM raw data files with associated TCC's for the BOD Arc Flash Study to assist with Equipment selection.

Answer: These can be provided following contract award.

19. Upon startup of new equipment will the VA provide maintenance personnel to

ensure proper phase rotation and startup of all connected equipment.

Answer: No, contractor to check before and after working on equipment.

20. Will the VA provide maintenance personnel during shutdowns to power down equipment?

Answer: Yes the VA will have staff on site during shutdowns.

21. Will the VA provide adequate personnel upon startup of new equipment to ensure all connected loads are operating properly?

Answer: Contractor to coordinate with VA when bringing up new equipment. Contractor to verify operational, VA to support as needed.

22. Please provide drawings and details of existing fire pump connections to distribution equipment.

Answer: See one lines diagrams. Contractor to field verify prior to commencement of construction.

23. Will a housekeeping pad be required under ATS- Life Safety in Room B037?

Answer: Yes, unless otherwise directed by VA COR.

24. If ATS location in room B037B is permitted to be moved, will housekeeping pads be required at new ATS locations?

Answer: Yes, unless otherwise directed by VA COR.

Questions Regarding Mechanical Items:

25. Dwg M-101, Keyed Demolition Note 1, calls for the demolition of the existing control damper in room D003. Are the existing louvers required to be replaced?

Answer: Yes

26. If the louvers are not scheduled for replacement, can they be removed for the removal and installation of electrical equipment?

Answer: Contractor shall ensure building envelope is secure at all times during construction.

Questions Regarding Job Phasing:

27. Outside of the distribution SWBD gear replacement work which requires night shift or weekends work only. Can the other work be completed during normal business hours 1st shift during the weekday.

Answer: All planned outages shall be scheduled during nights and weekends and shall be coordinated in advance with the VA COR. Construction activities that do not adversely impact hospital operations, patient care, or facility services may be performed during normal weekday first-shift hours, subject to the prior review and approval of the VA COR.

28. Can work outside the mechanical/electrical rooms be performed during normal business hours?

Answer: Construction activities that do not adversely impact hospital operations, patient care, or facility services may be performed during normal weekday first-shift hours, subject to the prior review and approval of the VA COR.

29. For the safety of the workers and space constraints, can the T-7 / T-8 / main tie main setup in building #4 be accomplished at the same time and run concurrently. This being with the understanding the successful bidder will be allowed to temporally feed circuits Chiller #1 / Chiller #2 / Panel HSB1 switchboard from the spare breakers located in the upper Sg D. Chiller unit substation #2

Answer: Additional information required. Can submit formal RFI during CPS. Additional verification and review required prior to formal response.

30. With the unknown new gear design/layout/measurements of the potential gear designs, will the customer provide a bid extension to allow respondents to bring in factory reps to measure enabling the team to generate a design plan for the electrical gear upgrade and to ensure proper fit up for the new gear layout with the space provided?

Answer: TBD.

31. Due to long lead times of equipment, substantial required outages, and lead times for commissioning and testing systems, can the project duration be extended?

Answer: This can be discussed following contract award.

32. What will be the duration of total outage time provided for each phase of the project during the gear upgrade replacement?

Answer: Outages are to be minimized per phasing requirements within contract documents to ensure hospital operations are maintained. The Contractor shall plan and sequence all work to minimize the number, duration, and impact of outages in accordance with the approved phasing requirements. Outages shall be limited to the minimum time

necessary to complete the required work while maintaining continuous hospital operations, patient care activities, and critical facility services.

33. When are the outages allowed to take place? Will it be required to take place on a three day holiday weekend or will any weekend being requested be an available time frame to perform the outages on weekends when approved by the customer?

Answer: Outages will be allowed during night/weekend/holiday with approval by VA COR.

34. What are the available locations for staging the temporary generator during power cutovers, at the tower, the bldg. 1 ground level and Chiller bldg. 4?

Answer: Coordinate location with COR.

35. Can the duration of the project be extended due to unforeseen circumstances, outside of the contractors control?

Answer: Will be discussed and addressed on a case-by-case basis.

Questions Regarding Architectural Items:

36. Will the customer allow the removal of the double doors frames/block/brick in building #4 as required to remove/install the equipment as required for the project?
o If this is approved, are there structural guidelines or references that need to be adhered to?

Answer: Coordinate with COR. COR will confirm with structural engineer.

37. A-103 calls for a new roof for building 4, and A-501 shows details. Will roof specifications be provided, or just the information on the drawings?

Answer: See specifications

Questions Regarding General Project Items:

38. With the complex nature of several of these RFI's, would the VA be willing to extend the due date of the bid to ensure adequate time for accurate pricing?

Answer: TBD

39. Can the new electrical equipment be staged in the work areas during normal working hours in preparation for the cutovers?

Answer: Coordinate with COR depending on the area.

40. If architectural/mechanical modifications are required and approved for project scope completion, i.e. removal of louvers, removal of block in building #4, what is the security protocol during the time of construction?

Answer: Coordinate all louvers, doors or any modification to building envelope with COR. Lockable chain link fence with a gate will be required.

41. There is no staging area provided in the drawings, but the specs reference fencing as shown in the drawings for temporary power. Can we assume that this will be handled with the COR and that the contractor will have sufficient space to conduct all work and prevent access where work is being carried out?

Answer: See answer to question #42

42. Please provide locations for contractor laydown

Answer: None at troy bowling campus. Can coordinate with COR for a laydown at Sousley campus.

43. Please provide locations and quantity of parking passes for contractor parking

Answer: two parking passes

44. Will there be available space for equipment storage outside of contractor laydown area?

Answer: No

45. Will the contractor have access to the VA loading dock for offloading of equipment?

Answer: Yes, Coordinate with COR

46. Can the contractors commissioning manager position be filled by a superintendent?

Answer: No

47. Can the SSHO and QAQC dualhat?

Answer: No

Other General Questions

48. Please verify the (2) conduits between BLDG #1 and BLDG #4 are 2-3" in concrete. Reference TY-100 and TY-501.

Answer: Conduits shall be a minimum of 2" for associated communications installations.

49. Please provide a drawing or drawings showing the continuation of the (2) conduits between buildings #1 and #4 to their final termination spots.

Answer: See drawings, contractor to coordinate final penetration/termination location.

50. Please verify that the pull boxes on TY-100 are inside the building not outside the building.

Answer: Pullboxes are exterior and adjacent finishes are to be patched and restored to match adjacent finishes unless otherwise required by VA COR (RFI during construction is acceptable).

51. Please verify cameras and card readers are to be in full conduit to head end controllers.

Answer: Provide a complete raceway system for all security system wiring associated with cameras, card readers, and other security devices. Raceways shall be installed from the field device to the associated telecommunications room, control panel, or head-end equipment as required by the contract documents. Contractor shall provide all conduit, fittings, pull boxes, supports, and associated materials necessary to provide a complete, code-compliant, and operational security system.

52. Please provide plan view room locations for rooms D007, D007D, B046, and B046A. These room numbers are indicated on TY-502. We cannot locate them on any plans.

Answer: See attached life safety plans "VAMC_LEX_Bowling"

53. Please verify the metering is not monitored on E-608 and does not require data or BAS wiring.

Answer: Network switches in the new switchgear must have ports for data connections, external metering data connections are being performed as part of this project. Metering needs to be brought online to current building automation system, JCI Metasys.

54. Per the site photos taken, please verify that the primary feeds for T-2 and T-3 are on the opposite sides of what is shown on E-101.

Answer: Confirmed. See attached sketch SK_TB MV_01.pdf for updated orientations. Network protectors are back to back between T-1 T-2, and T-3 T-4.

55. Please provide a primary enclosure and cable termination detail for transformers T-1, T-2, T-3, and T-4.

Answer: Primary connection to these transformers is direct bussed air terminal chamber, cables to be connected via standard terminations per specs. No requirements for enclosure beyond that it meet drawing intent. Reuse or alteration of existing enclosure is permitted provided the existing primary switching device can be removed.

56. Please verify that the secondary feeds from T-1 and T-4 feed a common 3000A busway.

Answer: Correct, T-1 and T-4 feed one networked busway.

57. Please verify that the secondary feeds from T-2 and T-3 feed a common 3000A busway.

Answer: Correct, T-2 and T-3 feed one networked busway.

58. Please verify the ampacity of the bus taps from disconnects T1S, T2S, T3S, and TS4.

Answer: Bus taps are believed to be 3000A rated to match the busway, field verify.

59. Please verify that door openings will be expanded to accommodate demolition and new installation of distribution. Existing door openings are currently not adequate for demo or new installation.

Answer: The Contractor shall include in the bid all labor, materials, equipment, temporary protections, and incidental field modifications required to facilitate the removal of the existing distribution equipment and the installation of the new equipment. The Contractor shall field verify existing access conditions, equipment dimensions, and installation requirements prior to commencing the Work. If modifications to existing door openings, walls, or other building components are determined to be necessary to accommodate equipment removal or installation, the Contractor shall submit the proposed modifications to the VA for review and approval prior to implementation. The final means and methods for equipment removal and installation shall remain the responsibility of the Contractor.

60. TY-500 Detail #1 – Please verify if door latching is accomplished by mag locks or power transfer hinge.

Answer: Change to electrified door strike. To be installed per manufacturer installation instructions. Construction RFI can address what exactly the VA needs.

61. Please provide a card access detail for a single door. Specifically, if the latching mechanism is a magnetic lock or electrified lockset.

Answer: To be installed per manufacturer installation instructions.

62. Please verify that no in-ground pull boxes are required.

Answer: In ground pull boxes are required, see drawings.

63. Drawings E-102, E-605, and E-607 – Please verify the build of Chiller Unit Substation #1. Drawing E-102 indicates a substation build with transformers and (1) disconnect in a line up. Building #4 risers could indicate a different methodology.

Answer: No conflicts between drawings. T-8 disconnect is in the substation lineup. T-7 disconnect is in a separate enclosure located adjacent to the substation lineup, T-7 primary will be cabled over from this disconnect. Intention of E-605 is only to cover 480V distribution; 480V switchboard is close-coupled to transformers T-7 and T-8 in one lineup.

64. Drawing E-102 – Please provide conduit and cabling requirement for the primary conduit from Disc T-7 to Xfmr T-7.

Answer: (3) #1/0 CU 15kV 133% in 4" RGS C.

65. Drawing E-606 – Please provide locations on dimensioned plans for all panels and transformers requiring new feeds. There are (10) panels and (1) transformer. We need this to understand routing and length of feeders.

Answer: Routing and length are to be evaluated by contractor.

66. Drawing E-606 – Please verify that nothing beyond lugs in ESB3 is required for the provision for temporary/generator load bank.

Answer: Contractor to provide a circuit breaker for future installation of a connection to the future temporary generator/load bank.

67. Drawing E-606 – Please the internal building routing for the normal feeds for ATS-2 and ATS-3. Please confirm we can route through the parking garage.

Answer: Coordinate routing with COR.

68. Drawing E-102 and E-607 – Please provide the location of feeder connection to existing chiller #2 1100HP.

Answer: Refer to the contract documents for the intended point of connection. The Contractor shall field verify the final physical point of connection and existing site conditions prior to commencing work.

69. Please verify that all feeder and branch conduit are rigid as portions of each of the runs will be exposed.

Answer: RGS required

70. Please provide fire alarm tie in points for all access control points. Do we need a control module at each door, or can we have one control module per power circuit?

Answer: Install per manufacturer's instructions and provide connection to overall control module.

71. GI-001 – Please clarify the base bid and alternates and their scopes. Base bid states to demo and replace lower-level chiller substation. Add alternate #2 states that lower-level substation to be part of alternate #2. Where do we list the replacement of the lower-level chiller substation?

Answer: Base bid should only include Building #1 work and nothing in the chiller plant building #4. Add alternates #1 and #2 read correctly according to the plans.

72. Factor 1: Relevant Construction Experience – Requirement 1

Our Offeror is a newly formed SBA Mentor-Protégé Joint Venture established approximately one year ago. The Mentor has more than 30 years of experience successfully performing complex renovation and construction projects of similar size, scope, and complexity; however, the Mentor

has not performed a general renovation construction project at a Department of Veterans Affairs (VA) facility within the past three (3) years. Will the Government consider the Mentor's equivalent construction experience on similar state, municipal, or commercial renovation projects to satisfy Factor 1, Requirement 1, or is prior experience at a VA facility within the past three (3) years strictly required?

Answer: Yes, granted it's a properly registered JV.

73. Factor 1: Relevant Construction Experience – Requirement 1

If the answer to Question 1 is no, may the Joint Venture satisfy Factor 1, Requirement 1 by using the experience of a proposed key subcontractor that will perform a significant portion of the work and has successfully completed qualifying renovation projects at VA facilities?

Answer: See answer to question 72.

74. Factor 3: Past Performance – Requirement 1 (PPQs)

If the Government permits the use of the key subcontractor's experience to satisfy Factor 1, Requirement 1, may the Joint Venture also submit the Past Performance Questionnaires (PPQs) for those same projects to satisfy Factor 3, Requirement 1, or must the PPQs be from projects performed by the Offeror?

Answer: If the JV is properly registered, the PPQ's can be submitted for that JV.

75. Factor 3: Past Performance – Requirement 2 (CPARS)

If the Government permits the use of the key subcontractor's experience to satisfy Factor 1, Requirement 1, may the Joint Venture also submit the CPARS for those same projects to satisfy Factor 3, Requirement 2, or must the CPARS be from contracts performed by the Offeror?

Answer: If the JV is properly registered, the CPARS can be submitted for that JV.

END QUESTIONS AND ANSWERS