<u>Questions and Answers</u>

07/13/2026

Project Title: Pryor Clinic Expansion Construction, BI21CR202C6
Solicitation #: 75H70126R00024

Below are the questions received in response to this solicitation and their respective answers:

1. I checked the page and noticed that the native CAD files aren't listed alongside the PDFs. Would it be unreasonable to ask the engineering team if those CAD files could be made available?
   - **Answer**: We do not have the CAD files.

2. Equipment and Parts Substitution Requests:
   - **Answer**: Refer to RFP Sections L.8. and Section M. Your proposal should explain how the proposed solution meets or exceeds the required specifications, how it affects short and long term costs, delivery details, etc. to better help the evaluators assess your proposal against the requirements and the other offers.

3. Elevator Specification Clarifications:
   a. The specifications indicate a 4'-6" wide elevator door for a 2,500-pound capacity elevator. Standard 2,500-pound elevator configurations typically utilize 3'-6" doors. Please confirm the intended door width.
      i. **Answer**: The reference to a 4’6” wide elevator door is correct. The drawings and specifications call out a **hydraulic** elevator indicating a 4’ **min.** elevator pit. The contractor is proposing a **traction** elevator which has a 5’ pit requirement. Also the traction elevator does not have a 4’ 6” wide door option. (Ref. Spec Section 14 24 00 Article 1.1 Elevator Schedule and Details 3 & 4 / A-18).

   b. For the proposed MRL traction elevator, a 5'-0" pit depth would be required rather than the specified 4'-0" pit depth. Is this acceptable?
      i. **Answer**: See response to Question 3 above. The specified elevator is not an MRL traction elevator. It is a holeless hydraulic elevator. Based on elevator basis of design manufacturer’s information, only a 4’-0” pit depth is required. A 5’-0” deep pit is not acceptable. (Ref. Spec Section 14 24 00 Article 1.1 Elevator Schedule).

   c. Section 1.10 references provisions for emergency generator operation. Will a standby generator be provided to support elevator operation during power outages?
      i. **Answer**: A standby generator exists on the clinic.

   d. Section 2.8 appears to require a dedicated on-site elevator monitoring system. Please confirm whether the Owner's intent can be satisfied through KONE's standard 24/7 Connectivity platform, which provides continuous remote monitoring, maintenance diagnostics, and owner access via web browser or mobile application.

i. **Answer**: This is acceptable.

e. Section 2.31 specifies hall lanterns. For a single elevator serving two floors, would a car-mounted riding lantern be acceptable in lieu of separate hall lanterns?
   i. **Answer**: Hall lanterns are required.

f. Sections 2.33(E), (H), (I), and (K) specify 14-gauge and 16-gauge steel components. Would 20-gauge steel components be acceptable where utilized in the manufacturer's standard design?
   i. **Answer**: This would not be acceptable.

g. Section 2.34 specifies roller guides. Would slide guides be acceptable? The proposed traction system utilizes slide guides and does not experience a reduction in performance or service life compared to roller guides.
   i. **Answer**: This would be acceptable.

h. Section 2.37 specifies 14-gauge cab shell construction and 12-gauge ceiling construction. Would the manufacturer's standard construction of 20-gauge cab shell panels and 16-gauge ceiling panels be acceptable?
   i. **Answer**: These would not be acceptable.

4. Sidewalk Cross Slope Exceeds ADA Maximum. Current design shows the sidewalk cross slope exceeding the ADA maximum of 2%. Please clarify the intended grading to ensure code compliance

- **Answer**: DT 6 shows ¼" per foot (1:48) or 2.08%. Consider this to be a max of 2.00%.

5. Existing Sanitary Line Clash with Elevator Pit Excavation. The existing sanitary sewer line appears to clash with the excavation required for the new elevator pit. Please provide a relocation plan or alternate routing.

- **Answer**: The sanitary piping goes out the back of the building and the elevator is in the front of the building.
  The only existing sanitary line leaves from the north side of the building- opposite the side of the elevator pit. Is this in reference to the storm drain that is to be installed? – SD— on page C-5? If so, that line only penetrates the stem walls for the landing at the top of the ramp, which would have to be installed after backfill for the elevator pit excavation so it doesn't appear to be a conflict.

6. Missing Electrical Power for Automatic Door Operators. The drawings for the new clinical spaces show automatic door operators, but no electrical power connections or circuiting are shown. Please provide electrical requirements and panel assignments.

- **Answer**: Drawing E-8 shows door power supply pointing to Panel G ckt. 10. The panel schedule on drawing E-21 also confirms this. In addition, the new entrance sliding door is also automatic with its power coming from Panel D ckt. 34 as shown in drawing E-9 and confirmed in the panel schedule on drawing E-20.

7. Discrepancy Between Helical Piers and Micropiles for Elevator Pit Foundation. There is a discrepancy between the Structural plans (Micropiles) and the Foundation notes (Helical Piers) for the elevator pit. Please clarify which foundation type is required.

Answer: The intended foundation type is to be Micropiles. Helical pier note is a typo as each corresponding location.

8. SS-1 Breaker Size in Panel K Exceeds Equipment MOCP. The specified breaker size for SS-1 in Panel K exceeds the equipment's Maximum Overcurrent Protection (MOCP). Please clarify the correct breaker size to prevent equipment damage.

- **Answer**: Provide a 25 Amp, 240V, 2-pole circuit breaker for SS-1.

9. H.6. Key Personnel. Can the superintendent also be the safety officer and QC

- **Answer**: Refer to L.8. Tradeoff Evaluation Criteria, and M.3. Tradeoff Decision.

10. H.3 & 1 00 00 I (1) Work Hours. What parts of the building and medical departments will be operational inside the medical clinic during construction.

- **Answer**: All departments will stay open and will be phased into their new spaces as they become available. The Contractor shall provide a detailed phasing plan for IHS approval. The health center must remain operational at all times throughout the construction duration. Sheet G-5 provides general phasing notes. During phase 1, the entire first floor must remain operational while basement work is being performed. During phase 2, contractor must create a plan to minimize disruption. An outline of the sequence of work by zones has been provided on Sheet G-5.

11. Drawing S-1. Can we receive the Geotechnical recommendations referenced on drawing S-1. The document is noted as - PREPARED BY:TERRACON.

- **Answer**: Attached is Geotechnical Report.

12. What is the warranty period?

- **Answer**: Refer to H.47. Warranty of Construction, H.48. Closeout and Warranty, 52.246-21. Also perform a search for the term “warranty” in the specifications as there are too many to list here.

13. What is the Engineers Estimate?

- **Answer**: Refer to block 10 of the SF-1442.

14. Survey Staking is by whom?

- **Answer**: Contractor’s responsibility.

15. Testing by whom?

- **Answer**: Contractor’s responsibility.

16. How thick is the basement concrete slab?

- **Answer**: According to the existing structural drawings, the existing concrete slab-on-grade is 100mm thick (or approximately 4").

17. Are micropiles to be used at bottom of footing?
    - **Answer**: Yes, new micropiles are to be installed below the new footings. The new micropiles installed at the existing footings shall be installed to either the inside or outside face of the existing footings and attachment details shall be by micropile designer.

18. Is there a legal dumpsite in Pryor for site demolition, clear & grub?
    - **Answer**: Not that we know about.

19. Please confirm that all items in the basement of the building will be relocated prior to project start and not be the responsibility of the contactor.

    1. **Answer**: Confirmed. IHS will relocate all items in the basement prior to the project start

20. Due to phasing requirements there will need to be multiple connex storage boxes onsite. Due to the small size of the parking lot and the rear areas being off limits, where is the proposed staging area. IF no area onsite is capable, is there an offsite area for staging available?

    2. **Answer**: The east side of the front parking lot can be used for staging

21. The existing roof for the building is in bad shape, it is not advised to tie in new roofing to roofing in this poor of shape as it could negatively affect performance. Please advise.
    - **Answer**: Wholesale reroofing of the building is not part of the scope of this interior renovation project, and the reroofing area shown on the drawings is approximately 4% of the total roof area – not justifying total reroofing. However, to address the roof tie-in issues mentioned above, contractor shall extend reroofing to a new perimeter formed by the eaves, the rakes, and the two valleys intersecting the main roof. The expanded reroofing area construction shall match details 1 & 2 /A-33. The valley reroofing tie-in with the main roof shall be similar to detail 3/A-33. All other requirements remain the same.

22. Can we please get details on how the engineer would like the existing pit in the basement to be filled in.
    - **Answer**: As per notes on plan (Sheet S-6) and Section 9/S-11, existing pit shall be filled in w/ ¾" clean rock and capped with 5" concrete slab (reinforced with #4 rebar @ 16" on-center each way).

23. Please provide current flow test for fire suppression system.

- **Answer**: Riser: size 1.25, Static pressure 110 psi, Residual pressure 100 psi, Pressure after 110 psi.

24. Can you provide current T&B reports for HVAC system. Is all system maintenance up to date to ensure new system functionality alongside modifications (i.e. flow)?
- **Answer**: No current T&B reports. Maintenance is current.

25. The spec names three different, incompatible systems for what's already in the building: a Radionics D7212 (1.1.F), Edwards EST3 devices (2.1.A), and a Simplex 4100ES control unit (2.3.A). From being on site, we can confirm there is no Simplex there. Please advise.
- **Answer**: Although it was the original intent of the IHS to reuse the existing fire alarm control unit (FACU), upon further review, a replacement is recommended. Jensen Hughes recommends replacing the existing Radionics D7212 FACU with a Bosch B9512G.
- The contractor shall replace all fire alarm devices, regardless of whether they are expressly depicted on the design drawings. The contractor should anticipate replacement or new installation of approximately 90 fire alarm devices. The contractor is responsible for the provision of a fully operating fire alarm system.

26. The existing panel is a Bosch/Radionics combination fire and intrusion unit. It's fully operational for the building's current needs, but it's obsolete and out of production, and it cannot be expanded to add devices or meet current code. The instruction to "expand the existing system" can't be built as written. Please advise.
- **Answer**: See above.

27. Will IHS accept a complete new standalone fire alarm system as the basis of design, confirmed by addendum?
- **Answer**: Yes. Although it was the original intent of the IHS to reuse the existing fire alarm control unit (FACU), upon further review, a replacement is recommended. Jensen Hughes Inc recommends replacing the existing Radionics D7212 FACU with a Bosch B9512G.
- The contractor shall replace all fire alarm devices, regardless of whether they are expressly depicted on the design drawings. The contractor should anticipate replacement or new installation of approximately 90 fire alarm devices. The contractor is responsible for the provision of a fully operating fire alarm system.

28. Is voice evacuation actually required, or will horn/strobe notification suffice? This is a significant cost driver.
- **Answer**: Voice notification is not required. Horn/strobes will be sufficient.

29. Drawing G5, Phasing Notes, Architectural, #3: says radiology equipment must be “approved by IHS, and procured and stored by Contractor” before Zone 2E. That conflicts with the OFOI tags. Is IHS procuring all medical equipment, or is the contractor?

3. **Answer**: IHS will be procuring all medical equipment

30. Is the current Phasing plan for upstairs set or is available to me modified (with approval) to create efficiencies and protect patient care areas from unnecessary traffic and noise.

- **Answer**: a modified phasing plan can be submitted and may be utilized upon approval

31. Is there a specific OFCI, OFOI, schedule/matrix available?

- **Answer**: There is no schedule/matrix for OFCI and OFOI items. However, below is a summary of where these items can be found on the drawings. This summary shall not be construed as a complete list of every item but intended to assist prospective bidders find the information they are looking for on the drawings. All these items are already clearly indicated as either OFCI or OFOI on the drawings.

  OFCI Items

  1. Medical supply cabinet (A-3, A-6)
  2. Dry erase boards (A-15, A-22, A-23)
  3. Script Pro (A-15, A-23)
  4. Refrigerators (A-15, A-22)

  OFOI Items

  1. Storage racks (A-5)
  2. Chairs, Lab Stool (A-15, A,-22, A-25)
  3. Paper towel dispensers (A-15, A-22, A-23, A-24, A-25)
  4. Waste baskets (A-15, A-22, A-23, A-24)
  5. Mirrors (A-15, A-22, A-23, A-2)
  6. Soap dispensers (A-15, A-22, A-23, A-24, A-25)
  7. Toilet paper dispensers (A-15, A-22, A-23, A-24)
  8. Radiology equipment (A-15, A-25)

32. Due to different security needs by different clinics, please confirm the badging/security check requirements for all workers

- **Answer**: Show up during regular business hours, check in with Security to get visitor badge.

33. Section L.8 requires relevant projects submitted under Factor 1 to be at least 75% construction-progress complete. To promote robust competition, would the Government consider revising this requirement to allow offerors to submit up to two of the five relevant projects that are at least 50% construction-progress complete, provided the offeror demonstrates that the completed portion of the project includes work similar in size, scope, and complexity to this requirement and provides verifiable past performance information, such as CPARS, PPQs, or customer references?

- **Answer**: No.

34. Citations: Section L, Price (the “Construction by General Contractors” provision); FAR 52.219-14, Limitations on Subcontracting (Deviation Feb 2026); Attachment J05, Self-Performed Calculation Sheet.

Section L states that the concern will perform at least 15 percent of the cost of the contract, not including the cost of materials, with its own employees. FAR 52.219-14 and Attachment J05 apply the similarly situated entity framework, under which, for general construction, no more than 85 percent of the amount paid by the Government, excluding the cost of materials, may be paid to firms that are not similarly situated, and the 15 percent may be met by the prime contractor together with similarly situated entities.
(a) Please confirm whether the 15 percent must be performed by the prime contractor with its own employees only, or whether it may be satisfied by the prime contractor together with similarly situated entities under FAR 52.219-14.

- **Answer**: With similarly situated entities under FAR 52.219-14.

(b) Please confirm which standard governs completion of Attachment J05 and the price evaluation **if the provisions conflict**.

- **Answer**: Notice on "J05 Self Performed Calculation Sheet Pryor Clinic Constr" that items b and c deduct profit, fees, and cost of materials. The statement in Section L is a brief summary to call attention to the information on the form.

35, Citations: Section L, Price (bid bond requirement); FAR 52.228-1, Bid Guarantee; SF-1442, Block 13c.
Section L requires a bid bond in accordance with FAR 52.228-1. The required penal sum or percentage is not stated in the solicitation, and the offer guarantee selection in SF-1442 Block 13c is not legible in our copy.
(a) Please confirm whether a bid guarantee is required for this solicitation.

- **Answer**: 52.228-1 Bid Guarantee (Sept 1996) is added in full text as follows:

(a) Failure to furnish a bid guarantee in the proper form and amount, by the time set for opening of bids, may be cause for rejection of the bid.
(b) The bidder shall furnish a bid guarantee in the form of a firm commitment, e.g., bid bond supported by good and sufficient surety or sureties acceptable to the Government, postal money order, certified check, cashier's check, irrevocable letter of credit, or, under Treasury Department regulations, certain bonds or notes of the United States. The Contracting Officer will return bid guarantees, other than bid bonds-
(1) To unsuccessful bidders as soon as practicable after the opening of bids; and
(2) To the successful bidder upon execution of contractual documents and bonds (including any necessary coinsurance or reinsurance agreements), as required by the bid as accepted.
(c) The amount of the bid guarantee shall be _20%_ percent of the bid price or $3 million, whichever is less.
(d) If the successful bidder, upon acceptance of its bid by the Government within the period specified for acceptance, fails to execute all contractual documents or furnish executed bond(s) within 10 days after receipt of the forms by the bidder, the Contracting Officer may terminate the contract for default.
(e) In the event the contract is terminated for default, the bidder is liable for any cost of acquiring the work that exceeds the amount of its bid, and the bid guarantee is available to offset the difference.
(End of provision)

(b) If a bid guarantee is required, please state the required penal sum or percentage of the bid price and the acceptable forms of bid guarantee.

- **Answer**: The amount of the bid guarantee shall be _20%_ percent of the bid price or $3 million, whichever is less.

36. Please clarify whether the TERO fee is 1.5% or 4% for this contract.

- **Answer**: Refer to H.50 in the RFP. Contact the TERO office for those details.

37. Cost Proposal- Please clarify how the TERO fee should be shown in the cost proposal. (line item, not at all, etc.)

- **Answer**: Refer to L.2. The requested proposal type is firm-fixed-priced (FFP). Also refer to B.1 and B.2. The requested FFP proposal price is fully-burdened.

38. Is there a current Infection Control Plan? Please provide a copy.

- **Answer**: Not developed for this project yet.

39. Please provide contact information for current contractors performing HVAC, Fire Suppression/notification, electrical maintenance

- **Answer**: Fire: Ostlund Fire Protection Inc, 406-348-2621.

40. Due to infection control, are there any technical requirements for negative containment areas for the lab and pharmacy?

- **Answer**: Negative containment, for all construction areas.

41. A-9. See the attached A-9, Should there be additional headers to include to break up the ceiling grid at these locations.

- **Answer**: Headers are not needed at the two referenced locations. Contractor may, at no additional cost to the Government, add headers for their convenience at these two locations as long as exposed header surfaces are finished with gypsum board painted to match the ceiling color and flush with the bottom of ceiling in order avoid impacting airflow within the corridor.

43. Fire Alarm Spec Section 28 31 00. One problem must be resolved with the fire alarm system as designed. The spec names three different, incompatible systems for what's already in the building: a Radionics D7212 (1.1.F), Edwards EST3 devices (2.1.A), and a Simplex 4100ES control unit (2.3.A). From being on site, we can confirm there is no Simplex there. The existing panel is a Bosch/Radionics combination fire and intrusion unit. It's fully operational for the building's current needs, but it's obsolete and out of production, and it cannot be expanded to add devices or meet current code. The instruction to "expand the existing system" can't be built as written.

43.a. Will IHS accept a complete new standalone fire alarm system as the basis of design, confirmed by addendum?

- **Answer**: Although it was the original intent of the IHS to reuse the existing fire alarm control unit (FACU), upon further review, a replacement is recommended. Jensen Hughes recommends replacing the existing Radionics D7212 FACU with a Bosch B9512G.
  The contractor shall replace all fire alarm devices, regardless of whether they are expressly depicted on the design drawings. The contractor should anticipate replacement or new installation of approximately 90 fire alarm devices. The contractor is responsible for the provision of a fully operating fire alarm system.

43.b. Is voice evacuation required, or will horn/strobe notification suffice? This is a significant cost driver.

- **Answer**: Voice notification is not required. Horn/strobes will be sufficient.

44. Bullet Resistant Walls, Doors, and Windows (see attached BR Drawings). See the attached drawing A-6, Please confirm areas highlighted in red are bullet resistant paneling. Refer to drawing A-20.1 details 1 thru 3. Please confirm details match intent of bullet resistant paneling as shown on A-6. Specifically detail 2 note 6 at the counter windows.

- **Answer**:
  1. The walls highlighted in red in the attachment are UL752 Level 3 bullet resistant walls (Ref. Plan 1/A-6).
  2. Windows type A, C, D, and E highlighted in yellow in the attachment are UL752 Level 3 bullet resistant windows (Ref. Plan 1/A-6).
  3. Detail 1/A-20.1 orientation is correctly shown on A-6 with bullet resistant panel installed on the waiting room side of the wall.
  4. Detail 2/A-20.1 orientation is correctly shown on plan 4/A-15 with bullet resistant panel installed on the passage side of the wall. Note 6 on detail 2/A-20.1 refers to the full height security mesh that must be installed all around on the pharmacy room side of the wall (Ref. plan 4/A-15 sheet note 34 and detail 5/A-20.1).
  5. Detail 3/A-20.1 orientation is correctly shown on plan 4/A-20.1 with the bullet resistant panel installed on the consult room side of the wall.
  6. Detail 6/A-20.1 orientation is correctly shown with on plan A-6 with bullet resistant window on the waiting side of the wall. Disregard note 6 on this detail only. All other scope of work remains the same.
  7. Detail 2/A-38 orientation is correctly shown on plan 1/A-6 with bullet resistant panel installed on the waiting side of the wall.

45. Bullet Resistant Walls, Doors, and Windows (see attached BR Drawings). Refer to drawing A-6, Vestibule room 101. Drawing A-31 Door Schedule door 102. The door 102 is surrounded by bullet resistant materials. Should this door be bullet resistant. A besides door 101, should any other door require the 15-minute forced entry resistance. For example, doors 102 or existing doors.

- **Answer**:

1. Door No. 2 IS NOT a bullet resistant door (Ref. Spec Section 08 41 13 and Door schedule on sheet A-31). The wall segment supporting door No. 2 shall remain as a bullet resistant wall.
    a. Please note the following typos regarding door No. 2:
        i. Section 08 41 13 paragraph 2.3.A.1 shall read “3000 Series” instead of “7000TL Series”.
        ii. Plan 1/A-6 and door schedule on A-31 should indicate door package unit width as 8’-0” instead of 8’-8”.
        iii. All other scope of work shall remain the same.
2. The doors requiring a 15-minute forced entry resistance are doors No. 1 and No. 78 (Ref. Door Schedule Remark No. 9 on sheet A-31).