

## Solicitation Questions and Answers

### SCVA Upgrade Building 51 HVAC Pre-Bid Questions

Due: 7/30/25

To: Dwayne.brauch@va.gov

Title: 656-19-324 Upgrade of the Physical Access Control Systems (PACS) Questions

#	SOW Reference	Question	Answer
1.	Spec 01 00 00 – 1.30	Can the Contractor QC manager serve as the photographer if they meet the requirement of having experience photographing construction projects? The term “Commercial Photographer” is vague, has no licensing requirements or any other information required.	Yes
2.		Is there a location for a laydown yard on this project?	No
3.	Spec 01 35 26 / 01 45 00	Please confirm if the Superintendent can have any shared duties as a QCM or SSHO.	Yes
4.	Spec 01 35 26 / 01 45 00	Please confirm if the SSHO can have any shared duties as a QCM or Superintendent.	Yes
5.	Spec 01 35 26 / 01 45 00	Please confirm if the QCM can have any shared duties as the SSHO or Superintendent.	Yes
6.		Can SSHO and QC be on any other projects during the construction of this project?	Whether that individual can serve as SSHO or QC on another project is dependent on that project’s specifications. The superintendent on this project may only act as superintendent on 1 project.
7.	Taxes	Will this project be tax exempt?	No
8.	GC101	Drawing GC101 shows a contractor staging area on the staging plan legend but it is not shown on the drawing. Please confirm if a staging area is provided, where it is located, and the size.	No staging area. 1 semi-trailer stall is allowed per drawing E-001
9.	Specs	Specs call out spec section 02 82 11 Traditional Asbestos Abatement and 02 83 33.13 lead-based paint removal and disposal. Are there any locations where abatement or lead paint removal will be required?	Specifications were provided in case hazardous materials were encountered during construction. There are no known conflicts with lead or asbestos. These will be treated as unforeseen conditions.
10.		Can the new cable for this project be run in the existing cable tray or does it need its own pathway?	Can use existing tray as long as proper separation of individual systems cables are maintained from each other and all existing cable.
11.		When painting the patch areas does the whole wall need to be painted or just the patch locations?	Paint enough of the wall to cover any construction and blend paint into existing wall.
12.		If a block wall is encountered, can the conduit be surface mounted on the secured side?	Only if the secure side is an unfinished space.

13.		If a block wall is encountered, can the card reader be surface mounted?	No
14.		Please confirm if a 3 <sup>rd</sup> party Firestop Assembly Inspector will be required for this project?	Not required
15.		Please confirm if any of the existing door frames are grouted?	Station standard is that all frames are grouted.
16.		Is any exterior work anticipated on this project?	Refer to drawings for exterior door locations.
17.		Is the pathway between Building 02 and the Biohazard Building existing? If not, please provide civil drawings.	Assume no existing pathway, provide 1-1/4" conduit, minimum 18" below grade. Refer to keynotes on plan for further direction. Existing site utility plan available for cross reference.
18.		Is the pathway between Building 14 and Building 69 Existing? If not, please provide civil drawings.	Assume no existing pathway, provide 1-1/4" conduit, minimum 18" below grade. Refer to keynotes on plan for further direction. Existing site utility plan available for cross reference.
19.		For restoration can the Contractor use seed?	Seed is acceptable if the same species as surrounding turf and hand watered daily to establishment.
20.		Please provide details for asphalt pavement and concrete sidewalks if any of this work is required on this project.	Refer to drawings, patch and repair pavement and sidewalks as needed for underground pathway construction. Match existing construction for thickness, color, etc. Detail provided.
21.		Are any ductbanks required in this project? If so please provide a detail.	None required.
22.		During construction do the card readers need to be active the whole time or is downtime allowed?	Coordinate with VA for minimal downtime.
23.		Is Avigilon the existing PACS system in the VA?	St. Cloud VAHC is currently using Avigilon for Lockout PACS.
24.		Will the sign-in sheet from site visit be available in addendum?	Yes
25.		Please clarify if a superintendent can be a dual hat to cover the requirements of SSHO?	Yes
26.		If no to the question above, will the SSHO need to be full-time for this project?	Already answered yes to question 25.
27.		Please clarify if a superintendent can be a dual hat to cover the requirements of QA/QC?	Yes
28.		If no to the question above, will the QA/QC need to be full time for this project?	Already answered yes to question 27.
29.		Can a superintendent be a triple hat to cover the requirements of SSHO and QA/QC?	No staging area. 1 semi-trailer stall is allowed per drawing E-001
30.		Please confirm if tax should be included in our proposal?	Yes, not a tax-free contract
31.		Please provide the latest wage determination for this project's county.	Please see attached

32.		Please confirm if the current prevailing wages will be consistent for the life of the project with no escalation?	Yes firm fixed price contract
33.		Please confirm the current design documents meet current VA TIL guidelines.	Contract documents were completed to the VA TIL guidelines at the date the design contract was signed.
34.		<b>RFI #001 – Tax Exemption</b> Question: Is this project exempt from sales tax? If so, will the VA provide a tax exemption certificate for use in material purchases?	No.
35.		<b>RFI #002 – Submittal Platform</b> Question: Will the VA permit the use of Procore or an equivalent construction management software platform for submittals and project communications?	Yes, Procore is acceptable.
36.		<b>RFI #003 – Stored Material Payment</b> Question: Will payment applications be accepted for materials stored on-site or in a bonded off-site warehouse?	Yes
37.		Question: Will the Government consider including an Economic Price Adjustment (EPA) clause in the contract to address significant fluctuations in material pricing?	No, firm fixed price contract
38.		<b>RFI #005 – Contractor Badging Requirements and PIV Process</b> Question: Will the Government provide detailed written requirements for contractor badging? Please clarify the process for obtaining PIV badges, including required documentation, background checks, and estimated processing timeframes.	Plan on 90 calendar days. From date of badge application. Detailed procedures will be during the preconstruction conference.
39.		<b>RFI #006 – Notice to Proceed (NTP) Issuance</b> Question: How soon after contract award does the Government anticipate issuing the official Notice to Proceed (NTP)?	Notice to Proceed will be issued at the Preconference kick off meeting.
40.		<b>RFI #007 – SSHO, QCM, and Superintendent Roles (Triple Hatting)</b> Question: May one individual serve in dual or multiple roles (i.e., SSHO, QCM, and Superintendent) if they meet all qualification requirements? Clarification: If not, is it acceptable for the Superintendent to also serve as the SSHO?	Yes, one individual can serve as the Superintendent, SSHO, and QCM on this project.
41.		<b>RFI #008 – Temporary Facilities and Utilities</b> Question 1: Will the contractor be required to provide a	No and no

		temporary site office or trailer, or will space within the existing facility be made available? Question 2: Will the VA allow temporary connection to existing utility infrastructure, with the contractor responsible for metered usage?	
42.		<b>RFI #009 – Parking and Staging Areas</b> Question: Will there be designated parking and staging areas for contractor personnel and deliveries? Will the Government provide on-site storage containers or laydown space, or must these be arranged off-site?	The designated contractor parking is in gravel parking lot. No staging area, only 1 semi-trailer stall is allowed per drawing E-001
43.		<b>RFI #010 – Commissioning Agent Responsibility</b> Question: Please confirm whether the VA will provide and hire the commissioning agent for this project.	No commissioning agent.
44.		<b>RFI #011 – Infection Control Measures (ICRA)</b> Question: Are modular temporary wall systems such as STARC panels approved for meeting ICRA containment requirements?	STARC panels are acceptable for dust control purposes.
45		<b>RFI #012 – Hazardous Materials (Asbestos / Lead)</b> Question: Is abatement of asbestos-containing materials (ACM) or lead-containing materials (LCM) anticipated under this project? If so, will the VA provide recent asbestos and lead survey reports?	Specifications were provided in case hazardous materials were encountered during construction. There are no known conflicts with lead or asbestos. These will be treated as unforeseen conditions.
46		<b>RFI #013 – PACS System and Network Integration</b> Question 1: Is there any reuse of existing brand name equipment requiring a J&A? Question 2: Does the new PACS need to integrate with other security systems such as CCTV? Question 3: It appears the system is to reside on the VA Network—is this correct? Question 4: If the response to Question 4 is yes, is there a requirement for virtual servers or are standard servers permissible?	<ol style="list-style-type: none"> <li>1. Contractor to provide a fully functioning system per contract bid documents.</li> <li>2. PACS to be fully integrated with existing SMS.</li> <li>3. Yes</li> <li>4. Standard servers</li> </ol>
47		<b>RFI #014 – Electrical and Rough-in Requirements for PACS</b> Question 1: What are the rough-in requirements for new devices? For example, is new conduit required within wall cavities versus surface mounting? Question 2: Is the contractor required to provide and install	<ol style="list-style-type: none"> <li>1. Provide new conduit, concealed within finished surfaces. Surface mounting is only acceptable in unfinished spaces.</li> <li>2. Provide all requirements for fully functioning system.</li> </ol>

		all new electrical requirements for new power supply locations?	
48		<b>RFI #015 – PACS Internet Connectivity and EHRM Integration</b> Question 1: Will the new PACS be connected to the internet for integration with the national database? Question 2: Is there new equipment being installed under the EHRM project that needs to remain in place and be integrated into the new system?	1. No 2. No
49		In accordance with OMB M-19-17 and the FICAM Playbooks, which mandate the use of FICAM-approved architectures and GSA APL 2.0-listed PACS components, will this procurement explicitly disqualify any vendor proposing non-APL-listed products or non-FICAM-compliant architectures? If not, how will the agency justify a deviation from federal policy and risk introducing non-compliant, insecure, or untested systems into the physical access control environment?	The system must be an approved FIPS 201 PACS topology.
50		Given the complexity and federal compliance requirements of HSPD-12 and GSA APL 2.0-compliant PACS deployments, does the Government require that vendors include at least one Certified System Engineer ICAM PACS (CSEIP) credentialed technician—who is trained to implement standards-based, interoperable PACS systems—on all projects, rather than relying solely on personnel with proprietary or vendor-specific training?	Not required per specifications.
51		If a vendor proposes a cloud-based Physical Access Control System (PACS), does the Government require that the hosting environment hold a current FedRAMP Authorization—at the appropriate impact level (e.g., Moderate or High)—to ensure compliance with FISMA, OMB Cloud Smart guidance, and zero trust architecture principles?	A cloud based system is not acceptable.
52	Attachment C 1.4.N.3.b Pg. 369	The Contractor is responsible for compiling the card access database for the VA employees, including programming reader configurations, access shifts, schedules, exceptions, card classes and card enrollment databases. How many active entities is the contractor expected to manage?	Contractor to provide specified training to key VA personnel. VA personnel will complete card access database for VA employees, shifts, etc.
53	Attachment C	The contractor is responsible for providing all system configuration and data entry for	The system shall be fully compatible with existing SMS. Programming specific functions such as camera call-up is not

	1.4.N.3.a Pg. 402	the SMS and subsystems (e.g., video matrix switch, intercom, digital video recorders, network video recorders). How many systems is the access control system to integrate with? Please define the manufacturer of each system.	required.
54	Attachment C 2.8.D Pg. 481	Alarm Annunciation Controller: How many of Annunciationators are required by the bidder?	Not required.
55	Attachment C 2.10.B Pg. 484	The required card reader response time states <.8 seconds. The PIV card requires powering and cert validation. This is not possible. Will the government require the reader to be on the GSA APL 2.0 list to ensure FIPS 201 compliancy.	Yes, readers are to be FIPS 201 compliant.
56	Attachment D 1A-EI001	The existing lockout system is located on the drawings. Is the new Access Control system required to integrate with the lockout system, If so, what is the make and model of the existing lockout system?	Existing lockout system is to be integrated with new system. Lockout system runs on Avigilon ACM.
57		Will a lay down area be provided? If so, what is the size and where on campus will it be located?	No staging area. 1 semi-trailer stall is allowed per drawing E-001
58		If not, will the station be providing interior space for materials storage for the project?	See answer to question 57
59		Will an area be provided for an office trailer?	See answer to question 57
60		If so, is there (electrical and water) services for its operation?	No electrical and water services will be provided by the VA.
61		If not, will the station be providing interior space for a contractor temporary office?	See answer to question 57
62		Please confirm if the site superintendent also be allowed to serve as the SSHO?	The superintendent on this project may only act as superintendent on 1 project. Whether that individual can serve as SSHO on another project is dependent on that project's specifications. However, the superintendent on this project may act as SSHO on this project.
63		Please confirm if the site superintendent also be allowed to oversee QC for onsite activities?	The superintendent on this project may only act as superintendent on 1 project. Whether that individual can serve as QC on another project is dependent on that project's specifications. However, the superintendent on this project may act as QC on this project.
64		Please confirm if the site superintendent also be allowed to oversee QC for onsite activities?	The superintendent on this project may only act as superintendent on 1 project. Whether that individual can serve as QC

			on another project is dependent on that project's specifications. However, the superintendent on this project may act as QC on this project.
65		Will the station consider supporting evening shifts (not overnight) to minimize disturbance to client and staff?	Some off shift work will be required based upon impact to normal to normal VA operation. Coordinate with COR.
66		How many locations can work be performed in simultaneously?	No restrictions. No work in a finished space may be left in an unfinished condition for more than 1 week.
67		Is there a limit on number of areas that can be worked concurrently?	No.
68		Will the VA accept fire retardant plastic for ICRA containment walls and doors given the highly transitive nature of the work on this project?	Yes, this is acceptable for dust control purposes.
69		Is the VA open to the utilization of the project management software Procore for the documentation, meeting minutes and approval processes on this project?	Yes, Procore is acceptable.
70		Is there any outside boring required for this project?	Boring is permitted in lieu of trenching where feasible.
71		Have all the complications associated with getting wire to building 6 been resolved? If not, please provide details as to the current existing conditions related to this issue and it's impacts on this project.	Building 6 is not in project scope.
72		Can communication wiring be run through the existing tunnels?	Yes
73		Do the tunnels have existing wiring trays?	Most do. Not all.
74		What is the level of finish required for restoration of areas affected by the installation of the new PACs?	Level of finish to match adjacent areas. Final appearance of all areas to be approved by VA.
75		Does the VA expect the entire wall to receive a new coating of paint or is there a standard distance away from the newly installed equipment that finishing will be required? Example- a new PAC install in a 60-foot hallway, how far does the finish work have to cover?	See previous answer.
76		Will ICRA containment be allowed to remain in work areas from one day to the next as the project proceeds?	No. 1 business shift.
77		Given the age of the buildings at this station, Can the VA provide a rough estimate of what percentage of the total	All installation locations were available for bidders to view during the pre bid site walk.

[illegible]


