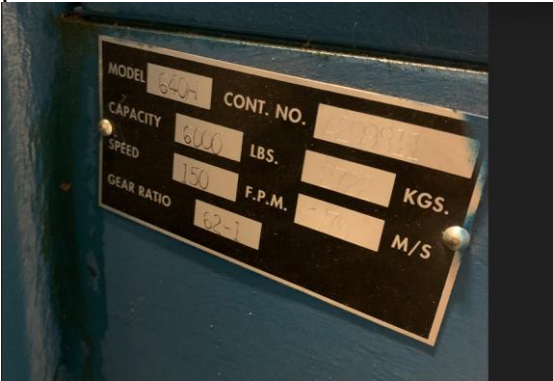


Solicitation Questions and Answers (updated 3-26-2024) for
 Refurbish Elevators and Replace Controls
 Project: 437-22-101, RFP: 36C26324R0021

#	Reference	Question	Answer
40.		Please confirm when the 546 day time period begins	The 546-calendar day Period of Performance will begin on the effective date of the NTP.
41.		Please confirm the elevator code year we are installing to at the facility as the specification seems to be dated 12-01-2020 and some of the information may be outdated	The project should be bid per the valid Code at the date as indicated on the specifications (12-02-2020).
42.		Please confirm if this project is tax exempt and if a tax exemption form will be issued to the General Contractor.	A tax exemption statement will not be issued for this project. The proposal price shall include all applicable Federal, State, and local taxes and duties.
43.		<p>Maintenance:</p> <p>A. When would interim maintenance of the elevators commence? In past projects it has extremely difficult to have multiple elevator companies maintaining elevators at the same site. It becomes difficult when elevators are out of service and service calls are placed.</p> <p>B. Would elevator interim maintenance continue until the last elevator is out of warranty?</p> <p>C. Will there be an option to provide a long-term maintenance pricing?</p>	<p>VA is responsible to conduct all maintenance on elevators that have not been turned over to the contractor for the construction project per the approved phasing plan.</p> <p>Once the Contractor has taken possession of an elevator, the contractor will be responsible for all interim maintenance on that elevator until the construction is complete and the warranty period has ended.</p>
44.		Elevator #3 Please have confirm what the existing loading class as there are no marking currently.	<p>6,000lbs as indicated on the Elevator Schedule on drawing sheet A1.00. See photo below.</p> 
45.	Section 2.3	If we are to reuse the existing wireway were possible, will we be required to change out EMT that is	Unless specifically noted on the drawings the reuse of existing equipment, conductors, wireways, or

		under .75" even if being reused?	devices is not intended. Contractor may reuse existing components if approved by the VA as long as existing components meet the requirements of the specs.
46.		Please confirm if a retrieval device will be required for the elevator personal working in the elevator pits?	VA to Reply per OSHA requirements: 1926.1211(c)(2) The other end of the retrieval line must be attached to a mechanical device or fixed point outside the permit space in such a manner that rescue can begin as soon as the rescuer becomes aware that rescue is necessary. A mechanical device must be available to retrieve personnel from vertical type permit spaces more than 5 feet (1.52 meters) deep. 1926.1211(c)(3) Equipment that is unsuitable for retrieval must not be used, including, but not limited to, retrieval lines that have a reasonable probability of becoming entangled with the retrieval lines used by other authorized entrants, or retrieval lines that will not work due to the internal configuration of the permit space.
47.	Section 2.43	As discussed during the walkthrough please confirm only the bottom rail (Car and CWT) is to be replaced and not the entire stack?	<i>Yes, only the bottom section of each rail as indicated on revised drawing sheet AD5.20 AD5.21, AND A5.20 A5.21 in Addendum #2.</i>
48.	Section 2.45	please confirm the required sub floor thickness and type for the elevator platforms. The specification says design for intended duty although in a setting such as this it is recommended but not required to use 2 layers of 3/4" marine grade plywood. How should we proceed?	<i>Proceed with the proposed recommendation of (2) layers of 3/4" marine grade plywood. See revised language in Specification Section 14 21 10 included in Addendum #2.</i>
49.	Section 2.47	please confirm that a GAL MOVFR II will meet the intent of the specification?	<i>Insufficient product information provided, not reviewed, AE has no comment.</i>
50.	Keyed access and card readers	Please confirm which elevators will require card readers i. Car ii. Hall Please confirm which elevators will require keyed access iii. Please confirm the elevator number and how many floors will need to be switched.	Refer to Questions #73 and #74

51.	Section 2.8	<p>Will the hydraulic elevators require the same elevator monitor? There are space constraints in these areas Will there be a central monitor which shows all elevators? If so where will it be located in the building?</p>	As stated in specification sections 14 21 10 and 14 24 10 Provide elevator monitors for each elevator in their assigned machine room. There will not be a central elevator monitor.
52.	Section 2.15	Please clarify if a dry or submersible pumping unit is required as the specification is unclear?	See the pump schedule on drawing sheet P5.00.
53.	Section 3.5 painting and finishing	<p>Please confirm that all painted surfaces shall receive a new coat of paint including ones which already have a factory coat of paint or just areas where surfaces have been ground or refurbished.</p> <p>If we are to complete said painting in the field when will this work be require to be completed? EX (After hours or normal business hours)</p>	<p>Only areas where surfaces have been ground or refurbished.</p> <p>VA to response: Painting may be completed during normal business hours. Any painting outside of normal business hours must be coordinated with the COR.</p>
54.	Drawing AD5.20 Key note #12 metal ladders	<p>Per field measurements most ladders in the elevator pit do not meet current code.</p> <p>Are they to remain or be replaced to meet code?</p>	Existing pit ladders to remain. Review on a case-by-case basis will be conducted during construction.
55.	Drawing AD5.21 Key note #14	<p>Replace counterweight assemblies Per the drawings the full counterweights are to be replaced but it is not in the specifications. Which takes precedence?</p>	Note 7 on drawing sheet AD5.20 states that the existing counterweight assemblies are to remain.
56.	Drawing AD5.21 Key note #15	<p>Replacement of the rails on elevators 7&8: During the walkthrough is was discussed by all parties that there might be a revision to the specification to only replace the bottom rail in the car and counterweight stack since that was the only pieces affected by water. Will the specification be revised to include the bottom rail only? Please note removal of the rails will require the entire elevator to be disassembled and removed from the shaft and require and extended downtime.</p>	<i>See Response to Question #47</i>
57.	Drawing AD5.22 Key	Key note #1 VS 14 21 10-17 section 2.17	The Specification calls for the geared motor, see update to drawing sheet

	note #1	Please confirm if the elevator contractor is to install new gearless elevator hoist machines for elevator 1-8 or geared traction machines as the specifications and drawings conflict and there is a cost difference.	AD5.22 to make all drawing references calling for Geared Motor.
58.	Drawing A1.00 Elevator Schedule:	Can you please confirm the speed of the elevators as some of the stated speeds in the schedule are incorrect per the onsite visit?	All speeds have been reviewed against existing hoist way machines and match. No change.
59.	spec 2.43 A for Elevators 7 and 8	In the spec 2.43 A for Elevators 7 and 8 it is said to remove and replace both CWT and car rails. It is highly recommended to leave the rails and only replace the rusty rails. Suggestions below, <ul style="list-style-type: none"> • Replace starter rail (bottom rail) for CWT and car. • Cut out bottom section and weld in new piece. • Sand rusty section and repaint. 	<i>See Response to Question #47</i>
60.	2.17	2.17 - Elevator 10 does not need a casing since it is a twin post hydraulic elevator above ground. It is recommended that packing gets replaced in both jacks.	<i>Note 13/AD5.20 notes that the existing hydraulic piston is to be reused. Reuse existing hydraulic piston but replace packing in both jacks. See revised note 13/AD5.20 AND 17/A5.20.</i>
61.		Please add verbiage is added for a permanent means to get equipment in and out of elevators 4 and 5 machine rooms. Recommendation is installing permanent platforms with handrail along with 42" door min. for machine room equipment access. This adds safety for all personnel and price savings for future projects and repairs.	Permanent means for moving of equipment is not included in the scope of this project.
62.		Do we need a rescue crane to access the pit?	VA to Reply per OSHA requirements: 1926.1211(c)(2) The other end of the retrieval line must be attached to a mechanical device or fixed point outside the permit space in such a manner that rescue can begin as soon as the rescuer becomes aware that rescue is necessary. A mechanical device must be available to retrieve personnel from vertical type permit spaces more than 5 feet (1.52 meters) deep.

			<p>1926.1211(c)(3) Equipment that is unsuitable for retrieval must not be used, including, but not limited to, retrieval lines that have a reasonable probability of becoming entangled with the retrieval lines used by other authorized entrants, or retrieval lines that will not work due to the internal configuration of the permit space.</p>
63.	2.46. J.1.	<p>2.46. J.1. Ceilings are called out as stainless-steel T-frame, T-frame ceilings are always aluminum as the weight of stainless steel is too heavy for this application...existing ceilings at the VA are aluminum T-frames. Round handrails in the passenger cars or flatbar as the spec states for the service cabs?</p>	<p><i>Both of these questions were answered as part of the Addendum #1 package.</i></p>
64.		<p>Spec numbers 2.45/2.37 change verbiage from construct to retain platforms. Platforms meet all requirements needed for forces and loading conditions.</p>	<p>No change will be made.</p>
65.		<p>Confirm confined spaced area and safety requirements for pit and shaft area, retrieval devices required, Rescue Crane</p>	<p>VA to Reply per OSHA requirements: 1926.1211(c)(2) The other end of the retrieval line must be attached to a mechanical device or fixed point outside the permit space in such a manner that rescue can begin as soon as the rescuer becomes aware that rescue is necessary. A mechanical device must be available to retrieve personnel from vertical type permit spaces more than 5 feet (1.52 meters) deep. 1926.1211(c)(3) Equipment that is unsuitable for retrieval must not be used, including, but not limited to, retrieval lines that have a reasonable probability of becoming entangled with the retrieval lines used by other authorized entrants, or retrieval lines that will not work due to the internal configuration of the permit space.</p>
66.	14 21 10 2.42	<p>Are we allowed to provide cladding around existing elevator door frames in lieu of refurbishing.</p>	<p><i>Yes, the existing elevator jambs/frames shall be re-clad as indicated on revised specification section 142110 AND 142410 and drawing sheets AD5.20, AD5.21 and A5.20, A5.21, A5.30 as shown in addendum #2.</i></p>
67.		<p>Can you provide 4th floor live load</p>	<p>No. Existing conditions will need to be</p>

		weight design details to verify point loads for new elevator equipment.	verified.
68.		Confirm interim maintenance of existing elevators. When is the transition from old to new maintenance	Refer to Questions #43
69.		Elevator #3 Can you confirm what the existing loading class as there are no marking currently on the equipment	See Response to Question #44.
70.	14 21 10 2.3	Section 2.3 If we are to reuse the existing wireway were possible will we be required to change out EMT that is under .75" even if being reused?	See response to Question #45.
71.	14 21 10 2.45	Section 2.45 Platforms meet all requirements needed for forces and loading conditions confirm replacement. If replaced confirm the required sub floor thickness and type for the elevator platforms. The specification says design for intended duty although in a setting such as this it is recommended but not required to use 2 layers of 3/4" marine grade plywood. How should we proceed?	See response to Question #48.
72.	14 21 10 2.47	Section 2.47 please confirm that a GAL MOVFR II will meet the intent of the specifications	See response to Question #49.
73.		Card readers confirm which elevators will require card readers	No Card readers will be utilized.
74.		Confirm which elevators will require keyed access. Provide the elevator number and how many floors will need to be switched	Refer to addendum #2
75.		Will the hydraulic elevators require the same elevator monitor?	<i>See Response to Question #51</i>
76.		Will there be a central monitor which shows all elevators?, If so where will it be located in the building?	<i>See Response to Question #51</i>
77.		Drawing AD5.20 Key note #12 metal ladders: Per field measurements most ladders in the elevator pit do not meet current code. Are they to remain or be replaced to meet code?	<i>See Response to Question #54</i>
78.		Drawing AD5.21 Key note #14 Replace counterweight assemblies: Per the drawings the full counterweights are to be replaced but it is not in the specifications. Which	<i>See Response to Question #55</i>

		takes precedence?	
79.		Drawing AD5.22 Key note #1 VS 14 21 10-17 section 2.17 confirm if the elevator contractor is to install new gearless elevator hoist machines for elevator 1-8 or geared traction machines as the specifications and drawings conflict and there is a cost difference.	<i>See Response to Question #57</i>
80.		Drawing A1.00 Elevator Schedule: Can you please confirm the speed of the elevators as some of the stated speeds in the schedule are incorrect per the onsite visit?	See response to Question #58
81.		Confirm the elevator code year we are installing to at the facility as the specification seems to be dated 12-01-2020 and some of the information may be outdated.	The project should be bid per the valid Code at the date as indicated on the specifications (12-02-2020).
82.	14 21 10	Please clarify if a dry or submersible pumping unit is required as the specification is unclear?	See response to Question #52.
83.	14 21 10 3.5	3.5 confirm that all painted surfaces shall receive a new coat of paint including ones which already have a factory coat of paint or just areas where surfaces have been ground or refurbished.	<i>See Response to Question #53</i>
84.		2.17 - Elevator 10 does not need a casing since it is a twin post hydraulic elevator above ground. It is recommended that packing gets replaced in both jacks.	<i>See Response to Question #60</i>
85.		Can the VA provide scope and details for permanent means to get equipment in and out of elevators 4 and 5 machine rooms. Recommendation is installing permanent platforms with handrail along with 42" door min. at exterior wall for machine room equipment access. This adds safety for all personnel and price savings for future projects and repairs.	<i>See Response to Question #61</i>
86.		Drawing AD5.21 Key note #15 Replacement of the rails on elevators 7&8: During the walkthrough it was discussed by all parties that there might be a revision to the specification to only replace the bottom rail in the car and	<i>See Response to Question #47</i>

		counterweight stack since that was the only pieces affected by water. Will the specification be revised to include the bottom rail only? Please note removal of the rails will require the entire elevator to be disassembled and removed from the shaft and require and extended downtime	
87.	Spec 2.43a	<p>1. In the spec 2.43 A for Elevators 7 and 8 it is said to remove and replace both CWT and car rails. It is highly recommended to leave the rails and only replace the rusty rails. Suggestions:</p> <ol style="list-style-type: none"> a. Replace starter rail (bottom rail) for CWT and car. b. Cut out bottom section and weld in new piece c. Sand rusty section and repaint 	<i>See Response to Question #47</i>
88.	2.17	Elevator 10 does not need a casing since it is a twin post hydraulic elevator above ground. It is recommended that packing gets replaced in both jacks. Please advise.	<i>See Response to Question #60</i>
89.		Can the VA add verbiage for a permanent means to get equipment in and out of elevators 4 and 5 machine rooms. Recommendation is installing permanent platforms with handrail along with 42" door min. for machine room equipment access. This adds safety for all personnel and price savings for future projects and repairs. Please advise	<i>See Response to Question #61</i>
90.		Do we need a rescue crane to access the pit?	<p>VA to Reply per OSHA requirements: 1926.1211(c)(2)</p> <p>The other end of the retrieval line must be attached to a mechanical device or fixed point outside the permit space in such a manner that rescue can begin as soon as the rescuer becomes aware that rescue is necessary. A mechanical device must be available to retrieve personnel from vertical type permit spaces more than 5 feet (1.52 meters) deep.</p> <p>1926.1211(c)(3)</p>

			Equipment that is unsuitable for retrieval must not be used, including, but not limited to, retrieval lines that have a reasonable probability of becoming entangled with the retrieval lines used by other authorized entrants, or retrieval lines that will not work due to the internal configuration of the permit space.
91.	2.46J.1.	Ceilings are called out as stainless-steel T-frame, T-frame ceilings are always aluminum as the weight of stainless steel is too heavy for this application...existing ceilings at the VA are aluminum T-frames. Round handrails in the passenger cars or flatbar as the spec states for the service cabs?	See Response to Question #63.
92.	2.45/2.37	1. Can the VA change verbiage from construct to retain platforms. Platforms meet all requirements needed for forces and loading conditions. Please advise.	See Response to Question #64
93.	Drawing A5.30 Keynote 10	When wall finishes need to be replaced/repared, will it be acceptable to paint instead of wallpaper, or does VA have leftover stock on wallpaper? If new wallpaper needed, please provide spec of existing.	VA Will provide matching wallcovering stock if they have it available. If matching wall covering is not available, then matching painting will be required.
94.		Are victaulic fittings allowed?	Yes
95.		Are all sheaves/deflector sheaves to be replaced?	Yes, per 2.18 in section 14 21 10.
96.		Do we need the retrieval device, which is not industry standard?	VA to Reply per OSHA requirements: 1926.1211(c)(2) The other end of the retrieval line must be attached to a mechanical device or fixed point outside the permit space in such a manner that rescue can begin as soon as the rescuer becomes aware that rescue is necessary. A mechanical device must be available to retrieve personnel from vertical type permit spaces more than 5 feet (1.52 meters) deep. 1926.1211(c)(3) Equipment that is unsuitable for retrieval must not be used, including, but not limited to, retrieval lines that have a reasonable probability of becoming

			entangled with the retrieval lines used by other authorized entrants, or retrieval lines that will not work due to the internal configuration of the permit space.
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