Solicitation Questions and Answers
for
Refurbish Elevators and Replace Controls
Project: 437-22-101, RFP: 36C26324R0021
12/15/2024

#	Reference	Question	Answer
1.		What type of elevators are included in this project?	Two of the elevators are hydraulic elevators, the others are electric traction elevators.
2.		What is access like to the elevators?	Access to some of the elevator equipment rooms is tight/difficult and will require planning for movement of equipment in/out of the rooms.
3.	Sheet HA101 of the drawings & spec section 02 82 11	Is there asbestos in the project area?	An asbestos survey found small amounts of asbestos in the elevator 10 equipment room. This is on sheet HA101 of the drawings. Refer to specification section 02 82 11 for further information and requirements for asbestos abatement.
4.		Does the 546-day Period of Performance (PoP) include anticipated lead times for parts and materials?	Yes, the PoP was established with consideration of parts and material lead times.
5.		Will phasing be required for this project?	Yes. Phasing will be required as adequate elevator access will need to be available 100% of the time for use by patients and staff. A phasing plan is required from the contractor.
6.	Electrical Fixtures	Will the VA accept equals to the spec'd Lithonia fixtures?	Yes. Equal products will be reviewed and considered during the submittal process.
7.	Sheet P0.00	Sheet P0.00 plumbing notes states all waste and vent piping below grade is intended to be epoxy coated steel as specified. There is no mention of epoxy steel pipe in the spec book. Is the epoxy on the inside or the outside of the pipe?	Remove reference on cover sheet P0.0 for epoxy coated steel. Please refer to Addendum #1 (Addendum_001_2-12-24.pdf) attached.
8.	Storage Tanks	Do the storage tanks (T-1 & T-2) need provisions made to drain or pump out the tanks?	T-1 and T-2 as shown on storage tank schedule are specified by model number and include 1x 2" top draw connection and one manway. VA to adapt or use tank draw down or fluid removal as they see fit.
9.	Storage Tanks	Are spill containment bases needed for the storage tanks?	Tanks as specified are already dual contained. See Storage Tank Schedule on P5.00 for product basis of design.
10.	Demo	During the walk through the elevator contractor noted that there was numerous equipment, piping, and duct work in the way to bring in the elevator pump skids. There is nothing on the	Elevator Contractor shall be responsible for an all encompassing bid that includes physical delivery of new elevator equipment to the new elevators and existing elevator equipment rooms. Means and methods

		plans to indicate what needs to be removed. How will the VA incorporate these items into the Bid scope?	shall determine if new elevator equipment requires being broken down to a manageable size to navigate existing conditions. Construction Documents will not indicate this route nor the removal of existing conditions to accommodate the Contractors preferred route. Please refer to the first sentence in the attached revised Scope of Work (SOW R2) (2 - P01 - SOW R2 - 437-22-101 Refurbish Elevators and Controls.pdf)
11.	P2.00	Sheet P2.00 Plumbing Isometrics shows a discharge line coming from the sump pumps. If this line is carrying hydraulic oil, is a sand/oil interceptor needed prior to entering the sanitary sewer?	Pumps specified differentiate between oil and water discharge within their own package controls. No additional separation is required. See Pump Schedule on P5.00 for product basis of design.
12.	Hazardous Building Material Inspection Report	Ref drawing HA101 note 1- Will the Hazard Material Inspection Report be provided?	Please see attached "ASBESTOS SURVEY – 2022" reports, produced by Trine Environmental, Inc.: {2022} VAMC Fargo Bldg. 01 - Asbestos Survey.pdf {2022} VAMC Fargo Bldg. 09 - Asbestos Survey.pdf {2022} VAMC Fargo Bldg. 46 - Asbestos Survey.pdf
13.	Elevator Plan Floor Level Heights	To provide a better understanding of the floor levels would it be possible to provide an elevation view for each elevator shaft indicating the floor elevation heights. The electrical drawings show elevation view but do not indicate the floor elevation heights.	Existing floor to floor elevations are unknown at this time. Number of floors/stops are identified on drawing sheet A1.00. General Contractor shall field verify all floor to floor elevations prior to construction.
14.	Elevator Phasing	As per the pre-bid site visit walkthrough comments were made referencing the project phasing, Contractor would be responsible to provide phasing, but the drawings indicate a phasing plan can you provide clarification. Are we allowed to modify the phasing plan as the discussed in the prebid meeting.	Yes, in coordination with the COR and downtime for elevators as indicated on the Phasing Drawing Sheet. Construction Scheduling with the VA will continue to be required. See drawing sheet AD1.00 for current references to Phasing.
15.	Contract Duration	Due to elevator manufactures taking several weeks to provide submittals, owner approval and several weeks of manufacturing and material procurement lead times it would take	The Statement of Work for this project provides for a duration on 546 calendar days. This considerably long duration was established with consideration of manufacturing and material procurement

		the majority if not all of the contract days leaving a very short window of installation days. Would it be possible to provide an administration notice to proceed and then a construction notice to proceed once we receive the elevator materials along with extended contract duration days to complete work.	lead times. Any consideration of extending the duration would be closely evaluated and would require accurate documentation and timelines from the contractor and from the equipment manufacturer.
16.	Fire Seal Penetrations	Is there a defined number of penetrations that are existing. Can you provide clarification on the scope of the existing penetrations.	Electrical penetrations will be required for new homeruns shown on the electrical floorplans along with a penetration detail on sheet E-004. It will be the Contractor responsibility to provide new holes through existing structure and finishing details consistent with plans and specifications. As shown on plumbing sheets, AE made attempt to alert contractor of new holes through existing walls (penetrations) along with a finishing detail. This is a guide for contractor to use and does not account for other trades type penetrations. It will be the Contractor responsibility to provide new holes through existing structure and finishing details consistent with plans and specifications requirements for all trades. If existing penetrations are identified during construction, alert the COR and the COR will make determination to have VA staff correct the penetration or will request that the General Contractor provide a proposal to complete the work. *See Detail 2/P5.00.*
17.	Project Schedule software - Specification Section 01 32 16.15	Will Microsoft project be acceptable for project schedule?	Yes
18.	Quality Control Organization - Specification Section 01 45 00	Quality Control Organization - Specification Section 01 45 00. Will the superintendent be able to perform the Superintendent, QCC System Manager, Safety and Health Manager functions.	VA Reply: No. The duties of the Superintendent are further identified in Specification Section 01 35 26. The prime contractor will have a superintendent on site during all times that any work on this project is taking place.

			Due to the specialized safety requirements and quality control requirements for elevators systems, it is required that a competent person with specialized knowledge and practical experience with elevator systems be on site at all times during work that is being conducted in the elevator, pits, shafts and equipment rooms. As noted in Specification section 01 45 00 – 3.2, B.1: the CQC System Manager reports to the project superintendent. The Safety and Health Manager is a personnel member of the CQC organization and must be knowledgeable and competent to ensure safety and Contract compliance. The qualifications of all contractor and sub-contractor personnel (Superintendent, CQC System Meanager and Safety and Health Manager) are to be included in the resumes that are submitted for these personnel.
19.	Elevator Qualifications - Specification Section 14 21 10 1.3 and 14 24 10 1.3	Are we able to acquire pre-approvals for the elevator manufactures and installers prior to submitting our proposal.	Pre-Approvals will not be reviewed prior to proposal submission. Products and manufactures will be reviewed for compliance with the contract specifications as part of the submittal review process.
20.	Fire Suppression Qualifications & Quality Assurance	Request to remove Oklahoma requirement.	Please remove reference to the word "Oklahoma" in specification section 21 13 13 – 1.5.A. Please refer to attached Addendum #1 (Addendum 001 2-12-24.pdf).
21.	Elevator shaft rating	Can you provide the 2-hour UL assembly required for any barriers if required.	No. It would be the responsibility of the contractor to provide and install all construction barriers that are needed complete work and maintain the proper elevator shaft rating during the construction. Contractor to submit fire and smoke rated barrier assemblies intended to be installed as part of the shop drawing process. Please refer to the additional verbiage included on page 1, paragraph 2 of the revised attached SOW R2 (2 - P01 - SOW R2 - 437-22-101 Refurbish Elevators and Controls.pdf): The construction contractor

			will be responsible to maintain the proper evacuation routes for life safety and ensure that any necessary construction barriers will be constructed to meet the required fire-rating for the corridor or exit path construct.
22.	Existing Elevator Equipment	The existing elevator equipment to be removed and disposed of, does the facility want to salvage any equipment?	None of the existing elevator equipment that is to be demolished will be salvaged by the VA. Remove all demolished equipment to an off-site location. Please refer to the corrected verbiage (the word "not" has been removed) on page 1, paragraph 3 (1) of the revised attached SOW R2 (2 - P01 - SOW R2 - 437-22-101 Refurbish Elevators and Controls.pdf): No on-site disposal will ~~not~~ be supplied by the VA and contractor shall remove all demolished materials and packaging for new materials.
23.	Asbestos Removal	If work will be required after hours, can you provide security requirements, restricted work areas locations where we cannot be working in, Work hour schedule, what hours can we work after normal working hours.	The VA will work with the contractor to establish the necessary schedule and secured work zone areas as required for ACM removal. Please refer to the verbiage as included on page 2, paragraph 5 in the revised attached SOW R2 (2 - P01 - SOW R2 - 437-22-101 Refurbish Elevators and Controls.pdf): To negate any interruptions of patient services, the contractor or sub-contractors may be required to work outside these hours for certain tasks that cannot take place during regular patient services hours. Any work scheduled on site outside of normal working hours must be scheduled with the VA COR.
24.	Elevator Doors - Specification Section 14 21 10 2.42	As per Sheet keynotes and specifications above clean and refurbish frames and thresholds, intent is that no cladding or painting is required. Provide clarification of scope.	That is correct, no replacement of the frames and thresholds is required. Do not paint, only clean and remove any construction material after completion of the project.
25.	Floor Finishes at elevator 12	a. Can you provide the required finish floor details that we would need to replace and define quantity of area to be repaired, ie the whole room or just the replaced area. b. The open area "storage area" any equipment, boxes materials etc. clarify who is responsible to relocate	Sealed Concrete present at both Elevator Mech BD-86 and room between Elevator 12 and Elevator Mech BD-86. Place infill concrete and finish in a manner consistent with adjacent sealed concrete appearance.

		to provide workers with a clear access for the plumbing work. c. Provide the finish requirements for the walls in storage area at the plumbing work repair.	
26.	Floor Demolition at Elevator 10	a. There is no indication of the floor area to be demolished for floor drain, as per the plumbing plan please provide note and hatched area required. b. The scope is to remove floor for plumbing work, can you provide the required finish floor details that we would need to replace and define quantity of area to be repaired, ie the whole room or just the replaced area. c. Is their some overstock material of this flooring that the VA has on hand that the contractor can reinstall in front of elevator 10?"	See revised Drawing Sheets AD5.21 and A5.21 for the inclusion of floor demolition in Elevator #10 Vestibule to support the installation of underfloor plumbing and A5.21 for the patch, repair and new flooring for the Elevator #10 Vestibule. Please refer to attached Addendum #1 (Addendum_001_2-12-24.pdf).
27.	Mechanical Louver & HVAC Demolition Elevators 4,5,6	b. At elevator 4 penthouse it appears there is not a smoke / fire damper at ductwork in the corner of the room. Clarify requirements to remove entirely and cap / seal wall. c. At elevator 6 ductwork in corner, as per the scope the louver is to be capped but clarify if ductwork is to be removed also and the floor penetration capped and sealed. Also provide capping and sealing details if the removal is required.	The intent of the plans is to remove ducting, any backdraft dampers (motorized or other), and/or fire dampers from back side of existing louver, retain existing louver in place, add painted weather rated insulation behind existing louver, seal/cap insulation with sheetmetal cap from interior. Floor Penetration to be capped and sealed. *See detail 7/M1.00*
28.	Roof Assembly at Elevator 10 & 12 Sheet P5.00 Detail 5	Provide as built roof system material assembly and thickness for elevator 10 and 12.	Provide bid based on assembly shown on 5/P5.00. Assume core drill through concrete deck and flashing collar as needed to seal to adjacent existing membrane.
29.	Elevator Plans at floor levels	Drawings indicate the demolition and new work for the pits, mechanical rooms, penthouse rooms. The plans do not indicate the work at the individual floor levels. Please provide demolition and new work plans for the floors. Can you provide elevation view of each shaft.	See AD5.21 for typical demolition at each floor and A5.21 for typical new construction at each floor. See drawing sheet A1.00 for number of floors and propose on/bid work shown on AD5.21 and A5.21 for each floor. Please refer to attached Addendum #1 (Addendum_001_2-12-24.pdf).
30.	Existing Equipment at Elevator Shaft 4	At elevator 4 shaft there is an existing antenna as per elevator code no other electrical equipment, wiring, raceways can be installed in elevator space unless directly related to the elevator. Provide	Contractor did not provide a specific code reference in relation to this question, however, A/E assumes contractor is referring to ASME A17.1-2022 Section 2.8.1 which is referring to new installations. As

		clarification.	this installation is an alteration of existing elevator installation A/E believes that ASME A17.1-2022 section 8.7.2.8 is more applicable which states that the installation of any new, or the alteration of existing, electrical equipment, wiring, raceways, cables, pipes, or ducts shall conform to the applicable requirements of section 2.8. The existing Antenna is not intended to be altered in accordance with this project and therefore does not need to meet the requirements of section 2.8.
31.	Electrical receptacles	As per NEC 620.6 Any 15 or 20 amp receptacle in hoist way, pit, car, machine room/space must be GFCI. Provide clarification for receptacles at the penthouses and equipment rooms as no work is defined on plans.	Existing receptacles in the penthouses and equipment rooms are currently GFI. No work is intended for the existing GFI receptacles.
32.	Elevator Lighting at elevator 12	From drawing A1.00 indicates that elevator 12 has three floors basement, level 1, level 2. The details indicate additional levels 3 and 4. Confirm there are only 3 levels and there would not be any lighting on these levels.	Elevator 12 has 3 Levels as indicated on Drawing Sheet A1.00
33.	Car and Counterweight Guides / Rails - Specifications 14 21 10 – Paragraph 2.43	a. Request to retain all the rails for cars 7&8. b. Clean the bottom rails of both cars 7&8 or replace the bottom set of rails only for cars 7&8. Clarify what would be acceptable.	Remove and Replace rails for Elevators 7 & 8 as indicated in note 15 on AD5.20 and 15 on A5.20.
34.	Elevator Cab Ceilings - Specifications 14 21 10 – Paragraph 2.46 Paragraph J.1 1.	Ceilings are called out as stainless-steel T-frame, T-frame ceilings are usually 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 flat bar as the spec states for the service cabs? Clarify requirements.	Provide Stainless Steel as indicated in 14-21-10 2.46 F -- This spec calls for 12-gauge product that we feel is appropriate weight for this application. Provide round at passenger elevators and flat bar for all service elevators.
35.	Hydraulic Elevator Casings - Specifications 14 24 10 – Paragraph 2.17 B	a. Elevator # 10 is a twin post so there are no casings. b. Elevator # 12 is only 6 years old and currently has a brand-new casing. c. Clarify if we are required to install new casings in both hydraulic elevators	Field verify if Elevator #10 does have casings. If so then Replace twin post casings in Elevator #10. Casing in Elevator #12 to remain. If this response is not clear provide follow up question to further support a response.
36.	Elevator Cab	Clarify that the new cabs to be #4	Brushed stainless steel as indicated in the

	Finish - Specifications 14 24 10 – Paragraph 2.17 3.5 H	brushed stainless shells as the existing cabs are 5WL stainless steel.	construction documents, per finish schedule 09 60 00.
37.	Elevator 10 equipment room	Room is very small and does not appear to be the current elevator code. Since this room is an existing space would the new code requirements be waived due to existing conditions?	Due to the physical space restrictions the existing room cannot be expanded. The VA would request that the code requirements be waived and the existing elevator equipment room be re-utilized. Please refer to the verbiage as included on page 1, paragraph 1 of the revised SOW R2 (2 - P01 - SOW R2 - 437-22-101 Refurbish Elevators and Controls.pdf): If there are conflicts between the codes, contact the VA CO and the VA COR for resolution.
38.	Electrical Study - Specifications 26 05 73 1.1 B	a. Will the VA provide all the information to do this study? We are going to need to know the utility transformers fault current feeding the switchgear that the equipment is being fed out of. We are also going to need to know wire length, material of conductors, how many per phase, if they are in metallic or non metallic conduit. b. Also are we allowed to do these calculations in house or do these need to be done by an engineering company?	a. A/E understands that VA would provide current Arc Flash study to the contractor which would provide this information and the contractor would be required to verify the information provided. The VA will provide the entire Arc Flash Study to the firm awarded the task order. b. Study to be prepared by the equipment manufacturer's licensed electrical engineer as required in specification section 26 05 73 1.3 B.
39.	Existing Walls next to Elevator Doors	a. Can we paint over existing wallpaper due to matching existing. b. Old Stainless Steel control plates, are we able to paint over plates and leave existing? Provide clarification on intent. c. Existing clay tile masonry intent is to leave existing finishes clarify	Limit demo by any means necessary. New control plates shall be sized to conceal any demo'ed surface left by removal of old control plates.