



DEPARTMENT OF THE NAVY
NAVAL FACILITIES ENGINEERING COMAND, PACIFIC
258 MAKALAPA DR., STE. 100
PEARL HARBOR, HI 96860-3134

02 DEC 2015

N62742-16-R-1312

WON 1331645, N62742-16-R-1312, FY16 DEF (DHA), PROJECT 78150, MEDICAL/DENTAL CLINIC REPLACEMENT, MARINE CORPS BASE (MCB) HAWAII, KANEOHE BAY, HAWAII

NOTE: The following questions and answers are provided for INFORMATION ONLY. The RFP remains unchanged unless it is amended in writing on a Standard Form 30. Please be advised that questions asked 10 calendar days before the closing date may not be answered.

The site visit sign-in sheet is attached.

NOTICE NO. 1

1. Reference Section 03 45 33, "SYSTEM DESCRIPTION. The work includes the provision of precast, prestressed and non-prestressed concrete herein referred to as precast members. Precast members shall be the product of a single manufacturer specializing in the production of precast concrete members. The work consists of precast planks and supporting precast framework associated with the mansard structure at the perimeter of the building roof and window sills as indicated. Production of all precast members shall be accomplished at the manufacturer's plant, with the exception that the contractor has the option to cast the plank components on site so long as site-cast standards are held equivalent to in-plant standards."

Can the Precast Mansard Roof framing be changed to cast in place as constructors means and methods if requirements of 03 30 00 for the rest of the building are followed to alleviate introducing a construction system to the building? Likewise, can the building itself be constructed of all precast members as a contractor means and methods?

RESP: No, the roof mansard roof framing shall remain precast concrete and the building structure shall remain poured-in-place concrete as indicated.

2. Reference DWG S-526. Please size embed plates as well as shop and field welds of precast connections. Additionally, S-001 calls for all cast in place sleeves to be Stainless steel. Specification Section 03 45 33 calls for Precast embeds to be Galvanized metal. Please clarify if Precast embeds and connections plates are to be galvanized metal of Stainless steel.

RESP: See S-001, VIII.1. "connections shall be designed by fabricator's engineer".

See S-001, III. General Requirements 7. All vertical penetrations through floor or roof shall be formed with SS pipe. Precast connections (covered from weather by roofing system) may be galvanized. Roof penetrations including those through PC members shall be formed with S

3. Reference Section 03 45 33 - 2.3.4.1. This section calls for Unformed Surfaces to be provided a “floated finish”. Please provide PCI section or give reference to a criteria which outlines a “floated finish”.

RESP: From ACI Concrete Terminology: Float Finish — a rough, granular concrete surface texture obtained by finishing with a float.

4. Reference DWG A4/A-721, There appears to be a possible second concrete or grout placement indicated on the drawings at the jack-hole. Please provide an updated detail or notes as to what the drawings are trying to indicate at the jack-hole to slab connection.

RESP: The jack-hole to slab connection is described in Section 14 24 00 “Hydraulic Elevators,” Paragraph 2.4.5.6 “Seal Top of Well Casing.”

5. Reference DWG A3/A-723: Are elevator head and sill embeds required?

RESP: Elevator sill & head assembly shall be installed per manufacturer's recommendations.

6. Reference DWGs S102-S105 and detail B/S-504. Please clarify if a slab on grade or the addition of free draining material is required at the bottom of the sump pit shown in detail B/S504.

RESP: SOG and porous fill are not required at bottom of sumps as shown in B4/S504.

7. Reference Section 07 13 53, ELASTOMERIC SHEET WATERPROOFING. A3XX series drawings show waterproofing at the exterior crawl space walls but do not appear to reference details for the extend of the waterproofing scope. Please provide drawings that show extent of the work referenced in this specification including intersection, connection and termination details.

RESP: DWGs A-310 through A-318 will be reissued by future amendment with clarified extents for the Elastomeric Sheet Waterproofing.

8. Respectfully, we request a 5 – 6 weeks of extension from the current proposal due date of December 9, 2015. The upcoming Thanksgiving, Christmas, and New Year’s holidays make it very difficult to obtain accurate and competitive estimates from our subcontractors for a complex and specialized project of this size (medical/dental clinic with ROM \$75-\$125M). Many of our subcontractors will be on leave and will not be available to provide competitive estimates for the project. In order to provide the Government the best pricing possible for this very important project, we respectfully request the 5 – 6 weeks of extension to ensure adequate response time from our subcontractors.

RESP: Proposal due date is extended to 06 January 2015. See Amendment 0002.

9. Site Utility & Demolition Note #6, on Sheet C-002, states to demolish and remove all underground utilities as shown on the plans. Utility Note #5, on Sheet C-003, states the abandoned utilities can be abandoned in place. Please confirm utilities shown to be demolished can be abandoned in place in accordance with Utility Note 5 on sheet C-003.

RESP: Utilities indicated to be demolished shall be demolished and removed. Utilities not indicated to be demolished can be abandoned in place. For example, if a section of pipe is indicated to be demolished while another section of the pipe is not, only the section indicated to be demolished has to be removed. The remaining section can be abandoned in place.

10. On DWGs A-136, A-138, A-156, and A-158 there is a note pointed at a wall that reads: "Blast Wall See spec section 08 56 54 for blast design requirements." Section 08 56 64 does not appear to provide the requirements for blast resistant metal stud walls. Please provide specific design details for this condition.

RESP: Section 08 56 54 will be reissued by [future amendment](#)

11. On DWG A-138, door 1F11A, and on DWG A-158, door 2E08, are in an interior blast resistant wall. Should these doors be blast resistant similar to the exterior doors?

RESP: No, the interior doors are not required to be blast resistant.

12. Details A1 and C1 on DWG A-176 have a note referring to "Aluminum Gutters." In all other locations the gutters are referenced as stainless steel. Please clarify.

RESP: Reference to aluminum will be revised to be stainless steel by [future amendment](#). All gutters are painted stainless steel

13. Section A1 on DWG A-314 appears to depict exterior finish system (EFS) applied to the underside of concrete slab and beams which is then concealed by a dropped ceiling with EFS. Please confirm that there is not a requirement to apply the EFS to concealed concrete.

RESP: Correct. The EFS system is applied to the underside of the concrete and behind the phenolic fascia panels at the canopies as shown on the details.

14. Section 01 33 00 paragraph 1.8.e states to allow a review period of 20 working days for approval by the Contracting Officer and Section 01 33 00 paragraph 1.9.1 states the Contracting Officer review will be completed within 21 calendar days. Please confirm that paragraph 1.8.e should be changed to 21 calendar days to match paragraph 1.9.1.

RESP: See [Amendment 0001](#).

15. Please clarify the specific requirements of the contractor related to Section 01 78 00, paragraph 1.3.1.5 and BIM. Many of the references including the requirements outlined in 0.1.3.1.5.b appear to be the responsibility of the designers of record, not the Contractor.

RESP: The specific requirements of the Contractor with respect to BIM include (1) completing the portions of the BIM Execution Plan outlined in paragraph 1.3.1.5.a and submitting this as a Preconstruction Submittal per paragraph 1.2; (2) developing the Project BIM Model to reflect as-built conditions as outlined in paragraph 1.3.1.5.b.1; and (3) developing the Project BIM Model to incorporate Facility Data as outlined in paragraph 1.3.1.5.b.2. Progress and final submittals for the BIM Record Model and BIM Facility Data described in items (2) and (3) above are outlined in paragraph 1.3.1.5.c and as Closeout Submittals per paragraph 1.2.

16. Section 01 78 00 paragraph 1.3.5 states "Furnish the final Real Property Equipment list 30 calendar days after transfer of the completed facility." Section 01 78 00 paragraph 1.11 states: "Near the completion of Project, but a minimum of 60 days prior to final acceptance of the work, complete and submit an accounting of all installed property with Interim Form DD1354 "Transfer and Acceptance of Military Real Property." Is "transfer of completed facility" synonymous with beneficial occupancy date? Is the period between beneficial occupancy date and final acceptance 30 calendar days?

RESP: Response is deferred.

17. Section 08 22 00 paragraph 1.2.1 states "Within 30 days of Contract Award, the Contracting Officer will schedule a Pre-Installation meeting." A requirement of that meeting is the submission of submittals. As depicted, the Contractor will not receive a Notice to Proceed until 30 days after award, so it is not possible to meet the requirements of Section 08 22 00 paragraph 1.2.1. Please modify the requirements to read that within 90 days after notice to proceed.

RESP: 90 days is acceptable. Section 08 22 00 will be revised as such in a future amendment

18. Section 23 11 25 paragraph 1.5.3 states: "Submit drawings for complete Gas Piping System, within 30 days of contract award, showing location, size and all branches of pipeline; location of all required shutoff valves; and instructions necessary for the installation of gas equipment connectors and supports. Include LP storage tank, pad, regulators, and mounting details." It is not reasonable to obtain all of this information within 30 days of Notice of Award. Please modify the requirement to read, "Submit drawings for complete Gas Piping System, within 90 days of Notice to Proceed, showing location, size and all branches of pipeline; location of all required shutoff valves; and instructions necessary for the installation of gas equipment connectors and supports. Include LP storage tank, pad, regulators, and mounting details."

RESP: 90 days is acceptable. Section 23 11 25 will be revised as such in a future amendment.

19. Section 101400.20 – Interior Signage (Part 2, 2.3.2) calls for dimensional building letters 229 mm high. However, DWG A-607 indicates 105 mm high letters (departmental signage) Which is correct?

RESP: Response is deferred.

20. Section 101401 – Exterior Signage (Part 2, 2.2) calls for dimensional building numbers. However, we could not find these on the drawings. Please provide locations.

RESP: Response is deferred.

21. Requesting the Government to accept other federal PPQs (ie. Veteran Affairs PPQ). I have requested one of my references to complete the USACE/NAVFAC PPQ and because of the holidays they are extremely busy.

RESP: The Navy will accept other PPQs as long as the information provided is the same or very similar and the project information is the same as that provided under Factor 1.

22. Section 01 20 00.00 20 paragraph 1.6.2 states: "Progress payments may be made to the contractor for materials delivered on the site, for materials stored off construction sites, or materials that are in transit to the construction sites under the following conditions:" Will payments be made for materials stored "off site" if the conditions identified are met or should the contractor and subcontractor include costs to finance the procurement of critical materials and equipment to support the project schedule?

RESP: Payments may be made for materials stored "off site" if the conditions identified are met. One of the conditions is that the Contractor must furnish satisfactory evidence that it has acquired title to such material (FAR 52.232-5).

23. Section 01 20 00.00 20 paragraph 1.6.2.f states: "Materials to be considered for progress payments prior to installation shall be stored either in Hawaii. Other locations are subject to written approval by the Contracting Officer. Should the word "either" be removed?"

RESP: Yes, see [Amendment 0001](#)

24. There are several different terms used in the Contract Documents to describe various milestones at the end of the project. Please clarify the expectation of each term and how it relates to the specified 780 calendar day complete and ready for use requirement in Section 00700 paragraph 1.25. The terms include:

"Final Acceptance"
"Contract Completion Date"
"Beneficial Occupancy Date"
"Substantial Completion Date"
"Transfer of Completed Facility"
"Completion of the Project"

RESP: Response is deferred.

25. A number of specification sections require a specified maintenance period after "substantial completion" of the project. Will the Government provide "final acceptance" of the work prior to the completion of the maintenance periods? Will the Government process the "final invoice" prior to the completion of these maintenance periods?

RESP: Response is deferred.

26. 1.26 FAR 52.211-12, LIQUIDATED DAMAGES—CONSTRUCTION (SEP 2000) (a) If the Contractor fails to complete the work within the time specified in the contract, the Contractor shall pay liquidated damages to the Government in the amount of \$53,300.00 for each calendar day of delay until the work is completed or accepted. Please clarify what is required for the work to be "completed" and what is required for the work to be "accepted."

RESP: The work shall be completed or accepted within the stated number of calendar days after notice to proceed. The time for completion includes final cleanup of the project site.

27. Please provide As-Built drawings of existing structures to be demolished. We need to determine existing materials, size and depth of footings, slab-on-grade, exterior and interior walls, etc.

RESP: As-built drawings were provided in Amendment 0001 however, since some drawings were unreadable, copies of the as-built drawings will be provided on CD-Rom. You may either pick up a CD from Building 62 or request to have it mailed to your office via US Postal Service.

28. Section 14 24 00 Hydraulic Elevators calls for a direct plunger type hydraulic elevator. Will the Government accept a Machine-room-less (MRL) traction elevator in-lieu-of the specified elevator?

RESP: Response is deferred.

29. Detail A1/A172 references the plumbing drawings for piping of the roof drains but the plumbing drawings do not indicate the piping. Please provide a layout of the required roof d

RESP: Response is deferred.

30. Scupper drains are referenced in Section 07 52 00, page 19, paragraph 3.3.6.2 to be specified in Section 22 00 70. Section 22 00 70 does not specify the overflow drains, scupper drains and/or roof drains please provide.

RESP: Response is deferred.

31. Note 7 under III. GENERAL REQUIREMENTS on sheet S-001 states “ALL VERTICAL PIPE AND CONDUIT PENETRATIONS THROUGH SUSPENDED FLOOR AND ROOF STRUCTURE SHALL BE FORMED WITH CAST-IN STAINLESS STEEL SLEEVES.” Section 22 00 70, paragraph 3.6.1 states “Sleeves in bearing walls and concrete slab on grade floors shall be steel pipe or cast-iron pipe. Sleeves in nonbearing walls or ceilings may be steel pipe, cast-iron pipe, galvanized sheet metal with lock-type longitudinal seam, or plastic.” Which is correct?

RESP: Response is deferred.

32. Section 01 45 00, para 1.5.7 and 1.5.8 requires each submittal to be reviewed by a registered architect or professional engineer. Please confirm that it is required only for the specified trades by the section, which is fire protection, Division 22, and Division 23.

RESP: Response is deferred.

33. The current performance period is 780 days. Considering the magnitude of the project including deep foundation and extensive concrete building structures, the current duration is too short. We respectfully request that the Gov allow for additional 180 days of the performance period.

RESP: Response is deferred.

34. Section 07 27 27, para 1.5.1 indicates that the installer of fluid-applied membrane vapor/moisture barriers shall be licensed by ABAA. According to ABAA’s website, there seem no Hawaii local subcontractors that can meet this requirement. We request the Government to waive the requirement so that Hawaii local subcontractors can participate in this project and provide competitive price.

RESP: Response is deferred.

35. Regarding Precast driven piles, we have the following questions.

(a) Section 31 62 13.20 page 18 – section 3.4.1 – Tests Piles indicates to order 35 piles as test piles and can be as production piles. Please confirm that test piles will be paid under Pay Item No. 0002 & 0003.

(b) Please confirm that only one load test pile is required.

(c) What’s the anticipated average length of production piles?

(d) Is it required to perform PDA monitoring on every pile?

(e) Is it required to cement grout annular space between piles and drilled hole after pile driving?

RESP: Response is deferred.

36. Due to the complexity of the project and also Thanksgiving holiday season, a lot of subcontractors and suppliers are requesting for more time to prepare for the bid. The extension

will allow bidders and their subcontractors to more thoroughly review the project requirement and submit more competitive and better value proposal. We respectfully request for two weeks of due date extension.

RESP: The RFP closing date is extended to January 06, 2016. See [Amendment 0002](#).

37. Please reference Specification Section 01 45 00.00 20 Paragraph 1.5.8. The Second paragraph states: "Each submittal must be reviewed by a registered architect or professional engineer." Please confirm that this refers only to submittals related to Divisions 22 and 23; and not to all submittals on the project. Otherwise, the cost to hire registered architects and professional engineers to review every submittal of the project will be extremely expensive.

RESP: See response to Question No. 32.

38. Please confirm that the intent of Specification Sections 01 78 00/1.3.1.4 and 1.3.1.5 is for the Contractor to provide As-Builts in CAD format and to update the BIM Model with the As-Built conditions.

RESP: Response is deferred.

39. Document 00600/1.9 shows a Photovoltaic Devices Certificate. However, the Contract Documents do not show any photovoltaic devices. Please advise

RESP: Photovoltaic devices are not required for this project. See [Amendment 0002](#).

40. In specification section 23 00 00 page 40 paragraphs 3.9 and 3.10 discuss leak tests for ductwork. Both paragraphs are titled the same but paragraph 3.9 indicates all ductwork is to be tested and 3.10 indicates only 25% of certain ductwork is to be tested. Please clarify.

RESP: Response is deferred.

41. Section 23 00 00 page 23 paragraph 2.9.13 indicates ductwork for radon gas. This ductwork is not indicated in the contract drawings. Please clarify.

RESP: Response is deferred.

42. Please verify that the gas (Dental and Medical) and vacuum (Dental and Medical) systems are to be verified and inspected by a ASSE 6000 inspector and will be a first tier subcontractor to the General Contractor. (Ref. 22 60 70 page 5 Paragraph 1.4.1)

RESP: Response is deferred.

43. Please verify that even though not shown on the contract documents per specification Section 22 00 70, page 41, paragraph 3.4.1.d drips pans are required in critical areas as indicated in this specification.

RESP: Response is deferred.

44. The stainless steel hood in area 2K grid 6/ H and in section M-701 is to be fabricated by the mechanical subcontractor and not the equipment supplier. Also can a more detailed section of the hood be provided?

RESP: Response is deferred.

45. Please provide dimensions and material requirements for the exhaust hood in area 2G grid 6/G. (Ref. sheet M-130)

RESP: Response is deferred.

46. Please verify that the Fire Protection Engineer as specified in section 21 13 13.00 20 paragraph 1.5.1 can be an employee or hired as a consultant of the Fire Protection Subcontractor.

RESP: Response is deferred.

47. Document 00100, Page 1 and 2 of 15, c. Subcontracting Plan/Subcontracting Breakdown, Solicitation Submission Requirements. The referenced Attachment A and Attachment B are not included in the front-end RFP document. Please issue the attachments in an amendment.
Attachment A – Small Business Subcontracting Plan (for a large business)
Attachment B – Small Business Offeror Small Business Participation Breakdown

RESP: See [Amendment 0001](#).

48. Section 31 31 16.19 Mesh Termite Control Barrier System. Please provide locations for installation of the mesh termite control barrier system.

RESP: Response is deferred.

49. Front End. Please confirm the contract award date we should use. The front end documents require a 150 calendar day evaluation period of the proposal. This would make the contract award date 05/06/16 (12/9/15 + 150cd). Factor 4 states that we are to assume a contract award date of 04/01/16 (document 00202 pg 06)

RESP: The assumed contract award date of 04/01/16 is for proposal evaluation purposes only and does not affect the actual contract award date or the time for completion. The contractor will still be required to comply with Section 01 32 17.00 20, Cost-Loaded Network Analysis Schedules (NAS) after contract award.

50. DWG EL201. The Light Fixture Schedule (EL201) identifies a Surgical Fixture S1, but there are none shown on the Electrical plans. Where are these required?

RESP: Response is deferred.

51. Section 01 35 40.00 20. Paragraph 1.5 - Contractor's Designated On Site Environmental Manager - Please confirm if these duties can be handled by existing qualified, on site personnel (i.e. a Superintendent or QC Manager) or is this required to be a separate, dedicated position?

RESP: Response is deferred.

52. Front End. Respectfully request an extension of the proposal due date to ensure full participation from the subcontractor market and to allow for the most competitive price possible.

RESP: See [Amendment 0002](#).

53. Are expansion joints required for this building? If required, please indicate type and fire rating.

RESP: Response is deferred.

End of Document