

Hospital Corporation of America
Kingwood Medical - FSER
CLEVELAND, TEXAS

06/29/2018

07/09/2018

Bidder Clarification Questions

| Item | Question | Responsible Party | Response |
|------|--|-------------------|---|
| 1 | Please confirm product specification for wall protection WP4 shown on sheets AF002 and AF102. | Devenney | Refer to sheet AF002, F: Wall Protection, Sheet Wall Protection |
| 2 | Specification section 01 50 00 Temporary Facilities indicates that Owner will provide electrical power and metering and water supply, consisting of connection to existing facilities. Does this apply to this project being that it will be a new facility? | Sevalus | Does not apply. All utilities will be put in the owner's name, but will be the responsibility of the awarded GC until the time of turn-over. |
| 3 | Specification section 01 74 19 Construction Waste Management, Part 2.1, A, 1 is asking for a Waste Management Plan "Form A" to be submitted with the proposal. Where can we locate this form? Part 2.2, A of this specification section refers you to Appendix A to find these forms, however, this is the geotechnical report and no WMP-Form A can be located here | Sevalus | Does not apply. |
| 4 | Please confirm if commissioning will be provided by Contractor. Spec section for Project Management and Coordination 01 31 00 , Part 1.2, C, 5 mentions coordinating work with "Owner's Commissioning Authority"; Spec Section 23 05 93 - Testing, Adjusting and Balancing notes that Owner will hire an Independent Commissioning Agent to commission only mechanical and controls, but no mention of Electrical or Plumbing. | Sevalus | Yes, the contractor shall perform its own commissioning of the MEP systems following completion of work. The Owner's Commissioning Agent (Kent Matthews, Inc.) will go through the systems with the GC & trades to verify only. Technicians must be present during the commissioning testing. T&B, Functional test strip (Roof Top Units), 24 hr. Trends for Foof top unit, 12 hr. VAV box trends, HW reheat 24 hr. trending should be completed prior to owner Cx agent arrives. |
| 5 | Page 1 of the Summary Specification Section 011000, sub-section 1.3C, indicates some OFCI items. Low voltage is noted to be provided by owner. Please indicate how much cable the owner will provide and how will additional cable be addressed if needed during construction? | Sevalus | Owner's vendor provides only the cable for nurse call. GC's low voltage sub shall provide and install all other structured cable in the project. See spec section 271500 for details and provide the included Attachment A for cable amounts with bid |
| 6 | The bid form calls out the Building Permit as an Allowance. Please provide the Allowance amount to carry on the bid form. | Sevalus | GC to calculate the cost of the building permit and include as an allowance. |
| 7 | Re Signage: Per spec Section the exterior signs are included in the allowance of \$50,000, excluding the 'Emergency Ambulance' lettering. | Devenney | The "Ambulance" and "Emergency" letters are to be include as part of GCs base bid. The \$50,000 allowance is for the monumnet and facility logo signage. |
| a. | Spec is calling for these letters to be 'back lit' and mounted to raceways. The drawing show the them to be mounted above the roof line. | Devenney | Refer to details 6&7 on sheet A505 |
| b. | If these letters are truly back lit – then they would need a background for the light to bounce off (typically an 1/8" piece of aluminum 3" bigger than the lettering on all sides), then mounted to a raceway. | Devenney | Refer to details 6&7 on sheet A505 |
| c. | If they are to be mounted above the roof, then they would be face-lit and bottom mounted. The spec states 'Raceway mount to side of canopies'. Please provide clarification on design intent for both sets of letters. | Devenney | Refer to details 6&7 on sheet A505 |
| 8 | Detail 3 on Sheet A-106 indicates epoxy paint on the roof screen structure. Please confirm this is required as the steel will be hot-dipped galvanized. | Devenney | Yes this is required. Refer to Specification 09 91 00 (3.2) |

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| 9 | Please provide Light Pole Base details for the Site Lights shown on ES01. | SDG | Pole Base will be provided in revision. |
| 10 | Specification 09 29 00 (3.8) calls for applying a textured finish on gypsum board. Specification 09 91 00 , interior painting schedule, also mentions "IPS-14 Spray-Textured Ceiling Substrates." Please indicate <u>where IPS-14 is required.</u> | Devenney | IPS-14 is not required for this project |
| 11 | Please confirm if on-site parking and laydown area will be available to the General Contractor. | Sevalus | On-site parking and staging areas are allowed. However, if you need additional parking, staging off-site please include that extra cost in <u>your bid.</u> |
| 12 | Section 09 21 16 - Gypsum Board Shaft Wall Assemblies Part 1.1A refers to BLOX Modular Component Assemblies. Please confirm that this system is not applicable to this project? | Devenney | Confirmed |
| 13 | Specification section 07 84 00 - Firestopping calls for a single source firestop specialty subcontractor, could it be allowed for each trade to perform their own penetration firestopping if they have <u>manufacturer training?</u> | Sevalus | Yes. |
| 14 | Who is providing the water meter and the irrigation meter? Is it purchased through the owner's contract with the utility company and provided to the contractor to install? Or is it purchased and <u>installed by the contractor?</u> | Sevalus | By GC. |
| 15 | Please provide a structural plan with dimensions and details necessary for the underground propane <u>tank slab.</u> | Devenney | DETAIL PROVIDED IN PLUMBING DRAWINGS. FINAL DESIGN BY LOCAL VENDOR |
| 16 | Are other manufacturers for the Rooftop Air Handling Unit besides York? | Sevalus | Use York for your base bid. Include a voluntary alternate if you have <u>another more competitive solution.</u> |
| 17 | Is NEBB certification an acceptable certification for Test and Balance subcontractors? | PMC | Yes |
| 18 | What kind of communication wire tray will be required at the TR/MDF above the racks, basket or <u>ladder tray?</u> | PMC | 18" ladder tray. See T301. |
| 19 | Please confirm that the items listed in specification 011000 Summary are the only Owner Furnished, <u>Contractor Install items on this project.</u> | Devenney | Refer to the Equipment Legend and Equipment Schedule on sheet <u>A103 for additional items to be coordinated with owner.</u> |
| 20 | Specification Section 01 10 00 indicates that Tele/Data racks and Equipment, as well as Low Voltage Cabling will be provided by Owner. Spec Section 27 15 00 - Structured Voice and Data Cabling calls for Contract to supply and install a complete structured cabling system, including equipment racks & cabinets (Part 1.1). Spec Section 27 37 00 - Low Voltage Rough-In call for provision and installation of all low voltage cabling. Please clarify if any low voltage cable will be provided by Owner, if so, please <u>identify quantities and category.</u> | PMC | All low-voltage cable and racks is to be furnished and installed by the Contractor. |
| 21 | Please indicate size of storage containers required to be provided by Contractor, per Instructions To Bidders Item 3.4. Please confirm the duration of this storage container. This will depend on when the Owner is providing the Owner Furnished Equipment. | Sevalus | The OFE delivery schedule will be based on the GCs construction schedule. This will drive your duration for the conex storage containers. Typically we see no more than 4 months duration for <u>these</u> |
| 22 | Will a dedicated laydown area be provided on site? If yes, please specify where. | Sevalus | That will be determined by the successful GC and coordinated with <u>their work.</u> |

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| 23 | Please confirm that specification 01 35 28 IBC 2012 Seismic Requirements for Non-Structural Components does not apply to this project. | SDG | The project specification does apply. The project has a seismic design category of C which will require some components to be braced for seismic resistance. See MFP specs. |
| 24 | There is a matrix shown on sheet A103 labeled OFE. Please confirm which items are to be Owner installed vs Contractor installed. | Devenney | Refer to Equipment Legend on A103. GC is to coordinate responsibilities with owner. |
| 25 | Please confirm that for the base bid of the underground propane tank is only the point to point connection by the General Contractor. | Devenney | Only if propane tank is provide by gas provider. |
| 26 | Please confirm that the location of the underground propane tank is to match the location show on C7.0. | Devenney | Confirmed |
| 27 | Please confirm that the Alternate for the underground propane tank is to include the furnish and install of the underground propane tank, the excavation, and the underground concrete slab. | Devenney | Confirmed |
| 28 | Detail 1/P004 calls out reinforcement requirements for the slab underneath the underground propane tank. Please confirm the dimensions of this underground slab. | Devenney | See note 3, detail 1/P004 |
| 29 | Current Bid Form does not have a space for Alternate 1 pricing, please advise on how you would like this provided. | Sevalus | Insert any Alternates at bottom of page 11 (after notary). |
| 30 | Please provide a model number or specifications for OFE number 100248 Exam Light (Ceiling Mounted) and number 727953 Surgical Lights (Ceiling Mounted). This is required to determine which detail on S305 will be needed for the installation of this product. | Sevalus | Model numbers are provided with the OFE brochure located in the Public eBuilder folder. |
| 31 | The preferred vender list only lists out Besam and Stanley as approved sources but the ICU Door specifications also include Horton Automatics. Please confirm that Horton Automatics will also be an approved vendor per the specifications. | Sevalus | Yes, we will entertain auto doors from Horton. |
| 32 | The Structured Voice and Data Cabling specifications only pre-qualified bidders are allowed to submit a bid for this scope of work. The specifications does not list these pre-qualified bidders. Please confirm that the Voice and Data Cabling scope of work is open to all bidders that meet the rest of the specifications. | Sevalus | Yes, if they are a Belden Certified Installer. |
| 33 | Please confirm that all millwork and countertops are to be Herman Miller furniture furnished & installed by vendor. | Sevalus | Correct, furnish and install is by Herman Miller. |
| 34 | Will the contractor be responsible for furnishing & installing all sinks located inside Herman Miller furniture? | Sevalus | Yes |
| 35 | From Sheet T000, is the cabling contractor responsible for terminating all cables for the Hill Rom Legend? If so, what terminating devices should be used (i.e. jacks, modular plugs, phoenix connectors, etc) | Sevalus | See Matrix on T000. Owner's Nurse Call vendor will terminate and install devices. Also, Owner's TV vendor will terminate and install devices and TVs. |
| 36 | From Sheet T000, is the cabling contractor responsible for terminating all cables for the HCA Legend? If so, what terminating devices should be used (i.e. jacks, modular plugs, phoenix connectors, etc) | Sevalus | See Matrix on T000. Owner's Nurse Call vendor will terminate and install devices. Also, Owner's TV vendor will terminate and install devices and TVs. |

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| 37 | From Drawings T000 and T201, Does the cabling contractor cable the Rom Hill devices shown on Drawing T201? | PMC | The contractor furnishes and installs the nursecall/code blue cable. |
| 38 | From Drawings T000 and T201, Does the cabling contractor cable the TYPICAL ROOM Rom Hill devices shown on Drawing T000? | Sevalus | See Matrix on T000. The GCs cabling contractor to provide and install cable. Owner's NC vendor will terminate and install devices. |