

24-DES-ITBPW-473 4th Floor Courthouse Building Renovation

Vendor Questions & Answers

Questions	Responses
1. What is the interior size of the “Freight Elevator” as we were not able to see inside the elevator during the walk-thru?	1. The size is approximately 5’-2” wide x 8’-2” long x 7’-6” high
2. What is the finish specification for the wood benches we are to refinish? Please provide Make and Color of Stain and if a Polyurethane is applied, please specify what brand and type of finish the benches should be?	The stain color should match existing bench stain. The products should comply with specification section 099300 Staining and Transparent Finishing.
3. Can you please be more specific about what you want done to the benches? Sanding the surface smooth and restain and finish? I didn’t see areas that required any type of wood filler, so I am not sure what “Patching” means in Note 02.13 on Drawing A101. Patching and Resizing”.	The bench lengths will need to be adjusted to meet the new lengths. This might require the benches to be shortened or lengthened. This is the ‘resizing’. They might also need to be ‘patched’ if there are any divots or joints that need to be patched. Then they will need to be sanded, stained, and refinished to match the existing.
4. Please provide more details on the resizing of the wood benches, Location, number of benches.	The existing benches, 17 total, are located in the Galleries of each existing courtrooms and waiting rooms. They need to be resized to provide the benches, 15 total, listed in the bench schedule on A201 for the new courtroom galleries and the two waiting rooms. The county also has some benches in the holding cells on the second floor that can also be used.
5. Can we remove another window on the 4th floor for the removal of large items and stocking the floor? We can secure the opening, so no one can get out when it’s not in use. The elevator may not be large enough to get benches out and building materials on to the 4th floor.	No, this is not permitted. Large courtroom benches can be refinished on-the 4 th floor in areas where there is minor construction work to be executed. We have determined that other large items can be moved out / in via the freight elevator.
6. Can you supply a drawing that shows the existing floor conditions in each room (Tile, Carpet, Concrete).	Yes, please see provided revised plan sheet. – A-101 DEMOLITION FLOOR PLAN
7. How many badged personnel will we require for the project? Going through the “Sulley Port Doors took a very long time” and since loud work is off hours, if we have multiple people badged, is there a way to have those doors open after hours and have a badged person at each area?	The County will only badge the PM, the Superintendent, assistant superintendent and foremen for each major trade. These badged personnel will be responsible for escorting all other laborers through the building. All laborers must have a background check. This building has 24 hours security. No exterior doors can be left open.

<p>8. Since demo is considered “Loud Work” and done off hours, can we bring the dumpster inside the loading dock if we remove it by 5 or 6am the next morning? This will cut down on the wait for the overhead door to open and close. It will speed up the demo process and save the county money.</p>	<p>No, all dumpster(s) must be located on Troy Street adjacent to the building. Please be reminded that the contractor is responsible for applying for a permit for dumpster placement on the street. No dumpster should block entryways or driveways.</p>
<p>9. Can you provide the PM who will run this project with the county’s name and contact info, or do all communications go through Mr. Gezachew?</p>	<p>The name of the PM will be provided at the time of contract execution. During the Bid period and contract execution, all communications must be through the Procurement officer – Sy Gezachew</p>
<p>10. What is the Deck Height in the Mechanical Room?</p>	<p>The original construction drawings show a 12’-6” floor to floor height for both the third and fourth floors, including the mechanical room on the third floor. This will need to be field verified.</p>
<p>11. What is the Deck Height on the 3rd floor?</p>	<p>The original construction drawings show a 12’-6” floor to floor height for both the third and fourth floors. This will need to be field verified.</p>
<p>12. What is the deck height on the 4th floor?</p>	<p>The original construction drawings show a 12’-6” floor to floor height for both the third and fourth floors. This will need to be field verified</p>
<p>13. The County will have everything except the benches removed from the 4th floor prior to the start of construction, correct?</p>	<p>All loose furniture, high-density shelves except the courtroom, visitors and Holding Cells benches will be remove prior to construction start</p>
<p>14. Can you provide a location where we can store the items the owner wants salvaged? Those Molding should remain in a conditioned space to prevent damage to them.</p>	<p>We have determined that there are areas on-the 4th floor where there is minor construction work; the contractor can use these areas to protectively store salvage items for re-use.</p>
<p>15. Since we can’t have “4” four dumpsters onsite at one time, for the required recycling program, what information is required and acceptable for this portion of work? Meaning we can provide a report that each dumpster was sorted off site and then recycled appropriately? Is this acceptable?</p>	<p>Yes, the contractor can provide signed report of recycled items sorted off-site</p>
<p>16. In the basement, when trash is removed and deliveries are received, the GC does not need to provide floor or wall protection from the basement elevator lobby to the Loading Dock, correct?</p>	<p>The contractor must provide continuous floor and occasionally wall protection (for transporting of both trash removal and new materials). Protection shall start from the Basement lobby of the Freight elevator to the start of the Sally-port entrance</p>
<p>17. Can you provide the existing ceiling tile and grid make and model number, so we can include a percentage if tiles and/or grid are damaged on the 3rd floor during the VAV Box Upgrades?</p>	<p>We believe that this is Armstrong Cirrus but it needs to be confirmed by the contractor during construction</p>

<p>18. During the 3rd floor VAV Box Upgrades, computers and other personal items will be removed from desks prior to us completing any work in any one area, correct? The GC should not be responsible for Broken items due to the person occupying the space did not secure their effects to include computers, screens, printers, and screens.</p>	<p>Personal items such as computers, monitors, printers etc., will not be removed during the installation of the VAV devices and associated ducts / pipes. It is the responsibility of the contractor to protect floors, walls, furniture and any items located on the furniture, on the walls or floors, by carefully removing and replacing these mechanical devices</p>
<p>19. Will all sub-contractors have to put all their employees through the background process or just those who are badged?</p>	<p>All employees must have a background check</p>
<p>20. Does security badging cost the GC or Sub-contractor any type of fees to obtain the badge?</p>	<p>The County will provide the security badges to the Contractor at no cost. However, if these badges are misplaced or lost, the cost for replacement badges is the responsibility of the contractor.</p>
<p>21. Do any suppliers of any project materials need to be badged?</p>	<p>No, see response to question # 7</p>
<p>22. Please supply the contact's name of anyone who has an existing contract that the GC MUST USE for the project. We need to get the pricing from, say, McDean for their work, but we need a POC for the pricing information. We require this information for anyone that a GC MUST USE because the county is already under contract with that company.</p>	<p>See attached 'ADDED – SPECIAL CONDITIONS - document</p>
<p>23. The award of the contract will be start to mid-March 24, with an award to follow. Mobilization on either 22 or 24 May 2024 and the 520 days will start from the mobilization date provided by the county, correct?</p>	<p>Mobilization should start after May 24, 2024. Award of contract will occur after the County Board approval. Contract award date is dependent on the signed agreements of both the County and the Contractor's lawyers. The period between 'Contract award date' and 'Mobilization date' should be utilized by the contractor to send all required submittals for approvals.</p>
<p>24. When would we start the "Background Check Process for everyone being badged? Will badging be completed by the mobilization date?</p>	<p>As soon as the contract is awarded, the County will send 'background check' forms to the contractor for filling out.</p>
<p>25. If Badging is not completed and the GC needs to mobilize to stay on schedule, will the county provide all badged escorts for the hours the GC establishes as working hours?</p>	<p>We believe that the period provide for background check and badging will be sufficient. However, if it is not, a county employee will provide escort until badging is completed. On the other hand, if this delay of background check and badging is the fault of the Contractor not submitting the background checks forms back to the County in the timeframe specified, then any delay of the construction scheduled start will be</p>

	charged to the Contractor, and no county employee escort will be provided.
26. Can the GC submit a change order for any time the GC, or its subs, are left waiting to start work, because a badged county person is not present, and backgrounds are not completed?	See response to question #25. Also, schedule extension change can be submitted
27. The County is supplying the Construction Permit for the project?	The County will provide the building permit for the construction, however, all other permits including trade permits are the Contractor's responsibility to apply and pay for such permits. See requirement notes in the 'Special Conditions' document
28. Will the county provide a dumpster permit for the duration of the project, since we can't keep the dumpster in the loading dock?	No, see response to question #8
29. If the GC is responsible for the dumpster permit, what does that cost per month for a 30-yard dumpster?	It is the Contractor's responsibility to apply and pay for all additional permits ; contact the Permit Office . Go to website: <u>Permits – Official Website of Arlington County Virginia Government (arlingtonva.us)</u>
30. There is no refinishing of the "Holding Cell Benches" correct? We are just relocating the existing benches.	Per keynote 06.18 on A201, 'Bolt Salvaged Benches to the Floor. Refinish Wood top and repaint metal legs.'
31. Since the site is so compact and tight, can we maintain a meeting room on the 4th floor, where we can have progress meetings, if not, where shall we place a work trailer?	Yes, a site office can be maintained on the 4 th floor. Also, use of the 4th floor Restrooms is available to the contractor.
32. For the Third-floor work, do we need to supply flooring protecting, if we start on a Friday Night and end on a Monday Morning before normal hours?	Yes, Floor protection and in some cases wall protection must be provided during the work on the 3 rd floor. Also, see requirement notes in 'Special Conditions' document and mechanical plan sheets.
33. Will we be able to gain access to the 3rd floor ceiling the weekend before we start in any given section, so we can make sure we have everything ordered that we need for that section?	Yes, we can arrange for this to occur after the contractor has been background check and badged.
34. The instructions are requiring resumes for the following two specialties: Designated Interior Gypsum wallboard and Finishes contractor(s) and Designated Mechanical Sub-contractor. Very often, specialty trades do not have resumes, but may have company bios. Do these two positions need to be included in the proposal, and if so, are bios allowed? Can we submit qualifications for them after award?	The County will accept bios only for the two trades you have listed (Mechanical sub-contractor and Drywall sub-contractor); all other designated key personnel stated must show a resume. Additionally, the bios provided must include their years of experience, all relevant (technician, trade) certifications, list projects of similar type and size completed within the last five years.
35. The Access Control/CCTV and AV drawings notes denote that all components are county-	AV drawings are provided for general contractor coordination with owner installed systems. Refer

<p>provided and installed. However General notes stipulate that the Contractor is responsible. Are these systems owner-provided and installed and not priced or are we to price them accordingly?</p>	<p>to AV 001, 1.B for General Contractor scope to be provided.</p>
<p>36. Question concerning the door schedule and the door and frame types and details: The doors with a note "existing door to remain": are these Doors existing "B" type doors already refurbished with safety glazing type "G4", or the existing doors type "B" that require new glazing as specified?</p>	<p>The existing to remain doors are existing to remain and do not require new glazing</p>
<p>37. Per the demo plan, we are not removing any GWB or wall system to include wood paneling, along the exterior wall of the 4th floor, correct? If it is not correct, please provide demo details for the exterior walls of the 4th floor, where we could not go during our walk. Is the exterior wall all glass? If not, what is the height and type of material, and we will be required to paint the exterior wall above or below windows?</p>	<p>None of the exterior walls have wood paneling. They are glazing and gypsum wallboard. Contractor to patch and repair GWB damaged during demolition. Full extent of all walls are to be painted.</p>
<p>38. Please explain Keynote 02.16 on Drawing A101? It states to "Salvage existing Form/Brochure Holder to be reused. Carefully remove taking care to not damage the item. Clean, Repair and Prepare for reinstallation". Please explain what "Repair and Prepare" means. What repairs are required that we could not see during the walk thru?</p>	<p>Existing condition is acceptable. Contractor to reinstall and if any damage occurs during removal, contractor to repair condition prior to construction.</p>
<p>39. Please explain Keynote 02.17 on Drawing A101? It states to "Salvage existing Display Case to be reused. Remove Carefully so as not to damage item. Clean, Repair and Prepare for reinstallation. Please explain what "Repair and Prepare" means. What repairs are required that we could not see during the walk thru?</p>	<p>Existing condition is acceptable. Contractor to reinstall and if any damage occurs during removal, contractor to repair condition prior to construction.</p>
<p>40 What is meant by "Prepare" for Keynotes 02.16 & 02.17, on drawing A101?</p>	<p>Existing condition is acceptable. Contractor to reinstall and if any damage occurs during removal, contractor to repair condition prior to construction.</p>
<p>41. On Drawing A101, Keynote 02.12, are these just floor cabinets and countertops? The drawings don't depict any "Upper Cabinets", is this correct, that there are no upper cabinets?</p>	<p>There are no upper cabinets in any location where keynote 02.12 is shown. There are shelves for microwaves that will need to be removed in Clerical 04325, Coffee 04108, and Break 04212 but they would be removed under general note 13.</p>

<p>42. Drawing A101, JDR Courtroom/4B, as you look at the drawing, the right-side wall of the court room, that door 04327C is set in, is that a "CMU Block Wall" or a "Chase Wall"? Can you please tell us the width of this section of wall?</p>	<p>This wall is a double stud wall for sound isolation.</p>
<p>43. Specification section 013100 - Project Management & Coordination requires the following personnel to part of the Contractor's staff: Project Coordinator, Safety & Health Officer, Waste Management Coordinator, MEP Coordinator, Commissioning Coordinator, Systems/IT Coordinator. Can the assigned Project Manager, Project Engineer, or Superintendent for this project fill these roles as well?</p>	<p>Yes, the assigned Project Manager, Project Engineer or Superintendent can fill these roles</p>
<p>44. Will an exterior trash chute be allowed? Will multiple dumpsters be allowed?</p>	<p><u>No</u> trash chutes are allowed. Dumpsters must use Troy Street, which is at the rear of the building. This street can only accommodate up to two dumpsters, hence this amount will be allowed. For additional info, see response to question #8.</p>
<p>45. Confirm that the work to be preformed by the security door sub and fire alarm sub are to be excluded from our bid, performed by the County under a separate contract.</p>	<p>The security door work will be performed by the County's Security contractor. The General Contractor must coordinate with this contractor for security installation. Fire Alarm work will be the responsibility of the General Contractor. The GC must contract with the Fire Alarm sub-contractor that the County has approved. See 'ADDED – SPECIAL CONDITIONS' document for additional notes concerning the Fire Alarm system and the contact information of the County approved Fire Alarm sub-contractor.</p>
<p>46. Please provide specifications or model number of new Appliances reference Drawing A601 - A1-A2-A3</p>	<p>A1, provide GE: GTE22JSNRSS. A2: provide Bosch: SGX78C55UC. A3, provide GE: JES2051SNSS.</p>
<p>47. Please provide specifications of ADA Lift/Platform Elevator reference Drawing A501</p>	<p>Provide Freedom Lift Systems by Accessibility Professionals, Model #APEB28STRCOMLAR or approved equivalent.</p>
<p>48. Please provide specification on Moss Wall reference Drawing A601 Note 09.39</p>	<p>See vegetative wall specification on A731, in the Interior Finish Materials Schedule</p>
<p>49. Elevations and Window Types don't match for GL5 (Drawing A711) and Drawing A601 Elevation 2</p>	<p>Drawing 601, Elevation 2 should reference IW2 with GL3 glazing. GL5 is referenced to Drawings 601, Elevation 14</p>
<p>50. Please provide East Wall Elevation of Section 4 on Drawing A731. Is there a transaction window next to Door 4013?</p>	<p>The frame type 3, noted in the Door Schedule, shows the required glazing. There is no transaction window in the holding cells.</p>

<p>51. Electrical work on 3rd and 5th floor panels: is access to this floor and electrical work allowed during normal working hours? or does this work have to be off-hours?</p>	<p>This work on 3rd and 5th floors must be executed during off-hours. See also response to Question #32, applies also to the 5th floor.</p>
<p>52. Please provide the options required for the Lavatory/WC combination unit Acorn LR1449FA reference Drawing P701 fixtures PF-1 and PF-2</p>	<p>Please see revised P701 & P104 with this information included</p>
<p>53. Provide specification for ADA lift.</p>	<p>See response to item #47 above</p>
<p>54. Correct Specification section 230713-3.10A</p>	<p>See revised specification section 230713</p>
<p>55. Revised notes and references on M502 along with VAV sequence of operations</p>	<p>See revised M502 and VAV terminal sequence of operations</p>