

CITY & BOROUGH OF WRANGELL

Component Construction of Wrangell Medical Center Replacement Facility

ADDENDUM TO THE CONTRACT

Addendum No:	4	Current Bid Opening Date: <u>May 8, 2012 at 2:00 PM Prevailing Time</u>
Total Pages this Addendum:	Twelve (12)	Previous Bid Opening Date: May 8, 2012 at 2:00 PM Prevailing Time
Date this Addendum:	May 1, 2012	
Previous Addenda:	1, 2, 3	

To: All Planholders of Record:

This Addendum forms a part of the Contract Documents and modifies the original Bidding Requirements as noted below. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject Bidder to disqualification.

This Addendum *does not* change the bid opening date or time. The bid opening date remains as May 8, 2012, 2:00 PM Prevailing Time.

AHFD's Bid Manual & Request for Proposal:

1. Replace the Prevailing Wage Compliance statement found on page 8 of the Bid Manual with the following:

"The contractor must comply with the minimum rates for wages for laborers and mechanics as determined by the Secretary of Labor in accordance with the provisions of the Davis-Bacon and Related Acts." These provisions include Code of Federal Regulations Title 29, subtitle A, part 5, section 5, paragraph (a), subparagraphs (1) through (10); and paragraph (b), subparagraphs (1) through (4).

The higher of either the USDL Davis-Bacon or the Alaska Prevailing Wage rate classifications shall apply. See Exhibit G.

RFI's & Responses

1. Responses to RFI questions are provided on the attached eleven (11) page document from American Health Facilities Development (AHFD).

**REQUESTS FOR INFORMATION
& RESPONSES**

for
Component Construction Services
for
Wrangell Medical Center.
Wrangell, Alaska
April 30, 2012



WHERE INNOVATION AND IMPLEMENTATION MEET

WRANGELL MEDICAL CENTER
REQUESTS FOR INFORMATION & RESPONSES
BID MANUAL

1. Is the City willing to waive the fees they will collect for dock usage?

Yes, the city has agreed to waive the wharfage fee of \$2.50/ton.

2. The component contractor is required to have a General Contractor's license. However, the NAICS code for component construction in Alaska is 332311: Prefabricated Metal Building and Component Construction. This is part of the Fabricated Metal Product Manufacturing group, all numbers in this subsection begin with 33. Manufacturing broad category numbers begins with 31. Since the solicitation clearly describes Component Construction it seems logical the respondents should be part of the Component Construction industry code, not the general construction contractors (category 22). As you know, there is a distinct separation below and above the weld plates, primarily to avoid confusion between the general construction contractor's work, and the component contractor's work (which falls into the manufacturing category, not the construction category).

The intent is to require the CC to be licensed, bonded and insured as required to perform the contemplated work in the State of Alaska and City of Wrangell.

3. When is the last day to Ask for RFI's?

FRIDAY, MAY 4th.

4. Who is responsible for permit fee's? if the CC is responsible what is the cost for permit fees for this project?

THE OWNER HAS PAID THE STATE PLAN REVIEW FEE AND THE CM WILL PROVIDE THE BUILDING PERMIT FEE. THE \$2.50/TON WHARFAGE FEE HAS BEEN WAIVED. ANY OTHER FEES REQUIRED TO EXECUTE THE CC SCOPE OF WORK ARE BY THE CC.

5. Who is responsible for providing security and protection facilities based on Division 01-5000-3.12, as the CM will be on site first prior to CC being on site?

THE CM OR OWNER

6. Who is responsible for providing the physicist report?

THE ARCHITECT

7. Who is responsible for the Kitchen design?

THE ARCHITECT HAS LOCATED EQUIPMENT ON THE PLANS

8. What role does Enfinity Engineering have on this project?

MEP Engineer of Record

9. What role does WPI studio have on this project?

INTERIOR DESIGNER

10. How will you address the payment terms in the factory when the product is not installed?

SEE REQUIREMENTS FOR PAYMENT OF OFF-SITE MATERIALS

11. Who is responsible on sending inspector to the factory by the client?

OWNER

12. If the CC is responsible where will the inspector coming from and how many visit (stages) do you require?

OWNER TO PERFORM MONTHLY INSPECTIONS TO COINCIDE WITH PROGRESS PAYMENTS

13. How should the CM/Layton documents be treated on this bid packages?

FOR REFERENCE ONLY

14. This is mostly site work, how does this affect to our bid documents?

FOR REFERENCE ONLY

15. Under AHFD bid manuals, instruction paragraph 4 last sentence, it states that CC will be responsible for all construction of the replacement hospital above the weld plate of the foundation through and including the roof. Who is responsible on the welding of the modular building to CM foundation?

CM WILL PLACE CC PROVIDED WELD PLATES. CC WILL PERFORM WELDS

16. Under AHFD bid manuals, instruction paragraph 4 last sentence it states that CC will be responsible for all construction of the replacement hospital above the weld plate of the foundation through and including the roof. Under project description II, last paragraph CM is responsible for utilities, site civil, structural foundation below bearing weld-plates, and etc. These two statements contradict on what CM or CC is doing, who is responsible for the weld plates and welding?

CC IS TO PROVIDE THE WELD PLATES FOR PLACEMENT BY CM

17. Under AHFD bid manuals, V Component fabrication B 17 last sentence USDA and interim financial banks require on-site inspections and may station an inspector or webcam at the factory where component are fabricated. Who is responsible for these costs?

THE OWNER

18. Under AHFD bid manuals, V component fabrication B 18 overtime and after hours work as necessary to tie-ins to utilities and/or to maintain schedule & phasing of work. How does this apply to the CC when all utility tie-ins are being done by the CM?

THESE PROVISIONS REFER TO WORK PERFORMED BY THE CC FOLLOWING DELIVERY OF THE COMPONENTS TO THE SITE.

19. Will all RFI's be posted in Alaska website? And all the responses?

YES

20. Based on the Volume 1 – early release package site it shows that the site has slopes that varies on different direction, how will the site look when we start delivery the building?

THE PIERS WILL BE INPLACE WITH PAVED AREAS PREPPED FOR PAVING. CANOPIES, CONCRETE SIDEWALKS, ETC WILL BE BUILT AFTER COMPONENTS ARE SET IN PLACE.

21. Will the CM provide the CC with 30,000 square feet of level staging area?

CM TO CONFIRM

22. Will the site have curbs, gutter, driveway and road path when we start bringing the modular building on site?

NO CURB OR GUTTER UNTIL AFTER SETTING COMPONENTS

23. Who is responsible on providing penetration thru the 2 hr CMU walls for piping/ducting & etc?

CM WILL SET SLEEVES PER FABRICATION DRAWINGS

24. Who is responsible on providing temporary fencing to the site?

CM

25. It was mentioned that the CM contract requires BIM software on the project, will you require the CC to have BIM on this project?

NO

26. It was mentioned that the budget is around \$15 million. What will happen if the bid goes beyond the budget will you award the project?

THAT WILL BE UP TO THE OWNER

CIVIL

1. Is there natural gas available on site?

NO. HEAT IS ELECTRIC

ARCHITECTURAL

1. Please confirm whether we are still installing operable windows in the patient rooms?

No operable windows - the detail had not been changed. will add as a clarification.

2. Under drawing F0.1 it specified ceramic wall tiles for the project, please provide location or room number in the drawings?

- a. Please provide detail and elevation?
- b. Provide pattern if any?

Refer to reissued drawings.

2. The Division specification shows Manufactured stone masonry, Where is this on the plans?

At the fireplace within the lobby.

3. Please provide location or room numbers in the drawings where the following items are:
 - a. Curtain and I.V. Tracks?

Refer to floor plans for designated locations.

- b. Impact resistant wall protection

Refer to Finish Plans for locations.

4. We have reviewed and done our take-off for lockers and we would like you to confirm the quantity and types of locker on the project is accurate as we cannot quantify this base on the small writing on the plans: (based on A1.1A,1B,1C & 1D-n)

These should be designated now on the reissued plans.

5. Who is responsible on providing Project identification and signage based on Division 01-5000-3.10A, as this is part of site work?

CM TO PROVIDE INTERIOR & EXTERIOR SIGNAGE

6. Under Division 04-2200 concrete masonry is included in Volume 3 – state fire marshal review set – Architectural & MPE. Why is this part of the bid documents when the CC is not responsible for this item? And why is this not outlined in the Table of Contents?

THIS SECTION IS DESIGNATED AS BY THE CM IN THE TABLE OF CONTENTS OF VOLUME 3 DATED APRIL 23, 2012.

7. Under Division 06-4013 exterior architectural woodwork is included in Volume 3 – state fire marshal review set – Architectural & MPE. Who is responsible for this item CM or CC? And why is this not outlined in the Table of Content?

THIS SECTION IS DESIGNATED AS BY THE CM IN THE TABLE OF CONTENTS OF VOLUME 3 DATED APRIL 23, 2012.

8. Under Division 07-4113 metal roof panels is included in Volume 3 – state fire marshal review set – Architectural & MPE. Who is responsible for this item CM or CC? And why is this not outlined in the Table of Content?

THIS SECTION IS DESIGNATED AS BY THE CM IN THE TABLE OF CONTENTS OF VOLUME 3 DATED APRIL 23, 2012.

9. Where is the lock box for emergency rapid entry will be located?

Refer to the revised documents for locations of 2 boxes.

10. Under Division 10-7500 flagpoles is included in Volume 3 – state fire marshal review set – Architectural & MPE. Who is responsible for this item CM or CC? And why is this not outlined in the Table of Content?

THIS SECTION IS DESIGNATED AS BY THE CM IN THE TABLE OF CONTENTS OF VOLUME 3 DATED APRIL 23, 2012.

11. Who is responsible on all the building signage on the project is it CC or CM? If partial what is the responsibility by the CC?

ALL INTERIOR AND EXTERIOR SIGNAGE IS BY THE CM

12. The clerestory is figured as 'by others' or Component contractor?

BY CC

13. Who is responsible for supplying and installing the roof expansion joint cap at the 2 hour rated CMU construction?

CC- SEE DETAIL 11/A3.3

14. Are there any fireproof paint requirements?

NO

15. Need specs on door hardware for doors #1300,1301c,1613,1644,1646

Refer to reissued drawings.

16. Drawing shows polyisocyanurate foam board between 2 layers of recovery board- does this mean 2 layers top, two layers bottom for a total of 4 layers of recovery board?

REFER TO DETAILS – ONE LAYER RECOVERY BOARD ON TOP AND ONE LAYER ON BOTTOM

17. **Drywall Suspension System?** Is there any of this system in the building?

It is a contractor option to use a suspension system or stud framing for drywall ceilings designated on the reflected ceiling plans.

STRUCTURAL

1. Please provide modular layout based on the foundation design to make sure the building line up?

SEE AUTOCAD PLANS- LAYER 'N-COMPONENT'

2. Under Division 05-4523 healthcare metal support is included in Volume 3 – state fire marshal review set – Architectural & MPE. Who is responsible for this item CM or CC? And why is this not outlined in the Table of Content?

THIS SECTION IS DESIGNATED AS BY THE CC IN THE TABLE OF CONTENTS OF VOLUME 3 DATED APRIL 23, 2012.

3. Who is responsible for supplying the foundation weld plates and the exterior column plates?

COMPONENT CONTRACTOR

4. Under Structural Steel, Specification 05-1200, quality assurance section 1.6A fabricator qualification: A qualified fabricator who participates in the AISC quality certification program and is designated an AISC-certified plant. Can we omit this as most or all modular factories do not participate in AISC certified plant?

MECHANICAL

1. Use of double wall duct is recommended to insure that insulation does not get damaged during shipping and to provide a more consistent insulation package for the duct work. Also, propose use of PEX for the piping from the chillers to the AHU's. The drawings and specs don't seem to reflect these items.

PEX is allowed and double wall duct is required in the final specification.

2. The control system is specified to be open protocol which means all devices, regardless of manufacturer, should be able to communicate. In our case, Delta could provide controllers for the AHUs and VAV boxes for Trane to mount in the factory. Someone would need to provide a device to map all of the points from the chillers through to the front end of the BAS since Trane will need to provide their own controller for that piece of equipment.

This is acceptable and should be coordinated by the contractor between vendors.

3. The Delta main BAS controller would need to be web-based like the Tracer SC which allows for the graphics to reside on the controller and be accessible to anyone with the appropriate username and password over the internet. Then any service company (Trane or another) could monitor and receive alarms.

This is correct.

PLUMBING

1. Under Division 22-1413 storm drainage piping is included in Volume 3 – state fire marshal review set – Architectural & MPE. Who is responsible for this item CM or CC? And why is this not outlined in the Table of Content? Based on the scope of work CC is to provide drop piping below building and CM is responsible for manifold and tie-ins, but this section specified differently which documents is more stringent?

THIS SECTION IS DESIGNATED AS BY THE CC/CM IN THE TABLE OF CONTENTS OF VOLUME 3 DATED APRIL 23, 2012. CC is to provide drop piping below building and CM is responsible for manifold and tie-ins.

2. The plans do not reflect headwalls being used for placement of receptacles, low voltage, med gas etc, verify requirement and ability to substitute fabrication phase?

INDIVIDUAL OUTLETS ARE SHOWN. IF THE CC PREFERS TO PROVIDE A HEADWALL, THAT WILL BE CONSIDERED DURING APPROVAL OF FABRICATION DRAWINGS.

3. Based on the Volume 1 – early release package site, drawing P1.0A,B,C & D; it shows that pipes are stubbed up on one point of connection, and based on scope of work in the bid specification it stated that CC will be responsible on stubbing waste/water/storm drain below the floor and CM will be responsible to tie-ins. Who is responsible on manifolding below floor for waste/water/storm drain to one point of connection?

THIS SECTION IS DESIGNATED AS BY THE CC/CM IN THE TABLE OF CONTENTS OF VOLUME 3 DATED APRIL 23, 2012. CC is to provide drop piping below building and CM is responsible for manifold and tie-ins.

ELECTRICAL

1. The Kohler rep on the west coast for the back-up generator at Wrangell had a conversation with David Boyd clarifying requirements. He indicates that Kohler has a model that includes a 12 hour base tank (which they can supply with base isolators and a muffler in a pre-packaged system). The height is 136" AFF including the isolators, tank, muffler and generator. We can make that fit. We would then only need to run a pump, valve, and solenoid from the base tank to the outside tanks and eliminate (I think) some other fitting and valves in the generator room itself. Can you find out if this will work?

This was posed and answered informally. There is need for more than 12 hours of operation and therefore still required an exterior tank and transfer pumps. The design incorporates a 2 hour day tank and necessary transfer pumps in a UL listed design.

2. The electrical specs require AWG 10 instead of AWG 12 for branch circuits that exceed 100' in length. Can this limit be extended to 150' in length?

Due to potential voltage drop more than 3% this may not be deviated from.

3. Can you confirm with David Boyd whether we will be needing one ATS or two in Wrangell?

Three are required. See riser diagram sheet E2.1

4. Addendum #2 Item #5 - This item clearly states that all "feeders" shown solid on the Single Line Diagram are by the Component Contractor. This item also states that the "termination of feeder conductors (shown dashed on reissued riser diagram, dated 4/13/12)" shall be done by the Construction Manager's Electrical Sub-Contractor.

- a. Does the term "feeder" and "feeder conductors" mean the same (conduit and conductors)?

The terms are synonymous. The dashed feeders and termination is under CM scope, the ones shown solid under CC scope.

- b. Or is the Construction Manager's Electrical Sub-Contractor going to terminate the conductors installed by the Component Contractor under the building (in the crawl space)?

Design intent is for dashed conduits, conductors and termination of same to be under CM contract.

5. Per Addendum #2 Volume 3 Clarifications - The generator, day tank exhaust and fuel piping within the building is by the Component Contractor. Will the fuel tank, tank alarms and external tank be provided and installed by others?

YES

- a. If this is provided by others what coordination we will need?

AS REQUIRED

6. Who is responsible for providing Component contractor tie-ins for temporary power and lighting for our work to be done inside the modular building?

CC

7. Heat tracing will be required, whose scope will this fall under?

CC

8. *Need specification for exterior lights at the roof overhang.*

These are shown on the reissued drawings.

VENDOR PACKAGE

1. Need confirmation that the Volume 4 Vendor Package is Item #65 in the "Fixed Equipment Checklist". It is our understanding that we will use the Vendor Package drawings to show the rough-in locations for the low voltage systems on the Component Contractor drawings correct?

YES

2. Page 7 of the Bid Manual states (in bold letters) that "Medical Equipment and Medical Communications will be procured separately in a manner determined to be in the owner's best interest". However the Volume 4 Vendor Package Specifications details the function of the systems required to be provided by the contractor, which contractor?

THE LOW VOLTAGE CONTRACTOR

3. Who is actually providing the low voltage systems?

THE LOW VOLTAGE CONTRACTOR UNLESS THE ALTERNATES ARE ACCEPTED

4. Is the intent for the Owner to purchase the equipment for the project?

REFER TO THE EQUIPMENT RESPONSIBILITY MATRIX

5. Which contractor to provide the cabling infrastructure?

BASE BID- BY THE LOW VOLTAGE CONTRACTOR or ALTERNATIVELY THE COMPONENT CONTRACTOR IF ALTERNATE PRICING IS ACCEPTED

6. Is the intent to have the Component Contractor to provide empty conduit and pull strings only and for the Owner's low voltage Site contractor to provide and install all equipment, install and terminate all system wiring?

CORRECT UNDER THE BASE BID

7. Will we be required to provide specifications for the low voltage systems as part of the contract documents?

NO- SEE VOLUME 4 FOR SPECIFICATIONS