

 INDIAN HEALTH SERVICE DIVISION OF ENGINEERING SERVICE		PRE-PROPOSAL INQUIRIES Solicitation 75H70124R00052			PROJECT:	Rosebud Exterior Construction Project Bid Pack 1
					LOCATION:	Rosebud, SD
					PROJECT NO:	
DOCUMENT OWNER:	Erik Lundstrom	Email:	Erik.Lundstrom@ihs.gov	DOCUMENTS:		
DATE:				DEPARTMENT:	IHS/DES	
<u>Item No.</u>	<u>Reference</u> Drawing, Spec, Page	<u>COMMENTS</u>			<u>POC</u>	<u>IHS Approved Response</u>


Amendment A00002 dated 08/08/2024					
1.	Specs	084313 Aluminum-Framed Storefront a. Warranty: Warranty calls for a 5-year workmanship with a 5-year finish. The standard warranty for this is 2-year workmanship with a 5-year finish. Please correct. b. 2.02 Basis of Design is 451T. Kawneer 450 (1-3/4" x 4-1/2") is used for 1/4" glazing for the interior. Please clarify if this is acceptable. c. 2.10 Finish: List a clear anodized finish. The existing building is dark bronze anodized. Please clarify that clear anodized is correct finish. d. 3.04 Field Quality Control/A. Storefront Manufacture required for install. This is not a normal in the industry and can create additional costs and schedule delays. Please omit. e. 3.04 Field Quality Control/D and E Air and Water tests. This will create additional costs. In past projects the owner usually covers the cost of the testing agency. This is usually dictated in section 014000, however there is no spec section 014000. Please clarify who is responsible for field testing costs or if testing is required.	AE		a. 2 year workmanship warranty is acceptable. b. No, we would accept 451 (not thermally broken) for the interior storefront sections. 451 (minus T) can accept 1/4" glazing and the frame will match the exterior. c. Yes, clear anodized is the correct finish. d. Ok to Omit this requirement. e. Ok to Omit this requirement.
2.	Specs	085113 Aluminum Windows a. 1.10 Warranty: Lists 20-year finish. This warranty should be the same as 084313 Aluminum-Framed Storefronts, 5 -year finish. A 20 year finish is not possible for an anodized finish. b. 2.07 Hardware: Lists several hardware options for the windows (Cam Handle, Roto Operator, Key and lock, Pull Ring). Please clarify what kind of hardware is desired for the aluminum windows.	AE		a. 5 year finish is acceptable. b. Manufacturer's Standard hinge with limit stop. Cast White Bronze Access Control (Custodial) Locks with Removable Handle.

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3.	Drawings	Sheet A600.1 (Door Schedule) a. Openings A2620 and A2863B as 4'-10" x 7'-0" doors. Doors cannot exceed 4'-0". Are these openings suppose to be a pair of unequal door leaves? The floor plan shows a single swinging door. Please clarify what is desired at these openings. b. Opening 2863B shows hardware set 2 in the door schedule. However, in 087100 door 2863B is found under set 6.0. Please clarify what is the correct hardware set.	AE	a. The intent is to match the door size currently provided. Existing documents do not provide us with this information. Please field verify width. We think they are actually 4'-0" width. b. Per the hardware schedule provided in the specification section.
4.	Specs	075423 Fully Adhered Thermoplastic TPO Membrane System 1.05 Applicator Qualifications: Roofing installer shall have the following: a. Current Elevate Master Contractor status or equal by other manufacturers. Many are certified with Elevate, just not master contractor status. b. At least ten years experience in installing specified system. Some have a documented 6-9 years experience. c. Capability to provide payment and performance bond to building owner. What is this actually asking for? d. Shall have a fully staffed office within 150 miles of the job site. I am not sure this is even possible in SD. We have contractors often coming from Minneapolis or Omaha Nebraska. Hundreds of miles away. e. Contractors are saying that the specific 3" standing seam on the metal roofing is a special order product that comes from the factory. They are suggesting a standard 1-1/2" standing seam vs. the 3"	AE	a. Elevate-licensed contractors annually earn Master Contractor status by accumulating Quality Points for achieving exceptional inspection ratings on Elevate Red Shield™ warranted roofing system installations. High-quality workmanship and a commitment to long-term roofing system performance are the attributes of a Elevate Master Contractor. - Our Elevate rep says that the master contractor rating indicates a contractor that has high installation quality with minimal call backs or warranty problems. It's good to have and ensures less headaches for all of us. Your call on if you want to lighten up this requirement. b. Same as above. c. Not applicable for this project as roofing contractor will be a subcontractor to the prime contractor. d. Yes, this makes sense, especially with the remote nature of the site. We can drop or increase the distance of this proximity requirement. e. Stay with the specified product. The seam is three inches tall to help with wind uplift, hail resistance, and resistance against structural deformation. All of these items were design criteria when we discussed replacement of these panels. I've attached tech data based on the design product for your reference. See A2-3 Centria SRS3 Roof-Tech-Data.

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5.	RFP	Please confirm that taxes are applicable to this solicitation.		See the B01 RFP pdf at Section B - Notes and B.2, Section H – H.48, and Section I 52.229-3.
6.	RFP	Would the government provide information regarding the contract holder for Bid Pack 2? This information will be crucial to the execution of the work as the awardees will have to work in concert.	CO	The contract for Bid Pack 2 has not been awarded yet.
7.	RFP	Factor 3 in section L states The Offeror shall provide a narrative and an example construction schedule for one of the projects submitted under Factor 1 Specialized Experience. Please clarify if it is desired that a schedule be submitted of a project, we reference in Factor 1 rather than a schedule for this project's solicitation.	CO	The Factor 3 “example construction schedule [is] for one of the projects submitted under Factor 1 Specialized Experience.” “This draft schedule will not be included as part of the award. It is merely to evaluate the offeror’s understanding of the technical requirements.”
8.	RFP	Paragraph L.11 General Instructions, subparagraph (ii) outlines required contents of the technical proposal. Will the cover, table of contents, list of tables & figures, and summary of Technical proposal count towards the 15 page limit?	CO	No - “The technical proposal must be legible and not exceed fifteen (15) pages, single-sided, exclusive of Factor 4 and Factor 5 submissions, which includes past performance questionnaires and/or CPARS and the IEE Representation Form and supporting information.”
9.	RFP	Is it possible to get an extension on this bid? I’m not sure Centria can turn around pricing in time.	CO	See SF30 extension.
Amendment A00003 - TBD				
10.	Specs	I understand that the Fire Alarm contract holder is Johnson Controls. Would you provide the Johnson Controls contact information for the representative serving this facility?		
11.	Specs	Please advise if the commissioning is the responsibility of IHS.		
12.	Specs	Please advise if the mechanical contractor can perform the TAB scope.		

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13.	RFP	When is the work anticipated to commence?		
14.	RFP	It was stated during the site walk that core cuts on the roof were performed by IHS. Would you provide the results of said core cuts?		
15.	Specs	Please advise regarding the responsibility of tying the security camera back into the system.		
16.	Specs	Please advise on the responsibility of the exterior speakers on the hospital.		
17.	RFP	Attachment Titled: B01+RFP+75H70124R00052+Rosebud+Exterior+BP1, Section C, paragraph E, Page 6 of 65 states in part - The contractor will be required to follow the requirements of an "Infection Control Construction Permit" and any "Interim Life Safety Measures" (ILSM), which will be developed in conjunction with completion of an Infection Control Risk Assessment (ICRA) and Pre-Construction Risk Assessment (PCRA). Any required permits and ILSMs will be provided to the Contractor following award. At this time, the only information we have been provided in reference to Infection Control Risk requirements is on drawing GC101.1. We do not have a clear understanding of what may be required in the above-mentioned plans and the costs associated with the implementation. Can a copy of the ILSM, ICRA, and PCRA be provided prior to award to help us understand the requirements and the associated costs to implement these plans?		

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18.	RFP	Attachment Titled: B01+RFP+75H70124R00052+Rosebud+Exterior+BP1, Section C, paragraph F, Page 6 of 65 states in part: This SOW and any other standard government or IHS documents are included and considered a part of this contract. IHS Architecture and Engineering Design Manual – 2022 , FGI 2018 – Healthcare Facility Design Guide, NFPA 101 Life Safety Code – 2012, NFPA 70 National Electric Code (NEC), ASHRAE 170, ASHRAE Fundamentals Handbook 2017, NFPA 99 Healthcare Facilities Codebook, 2012. This is a fully designed project issued for construction. Does this design already include the pertinent information from the referenced manuals? Or is the contractor required to review these manuals provide design to ensure compliance with the referenced manuals?		
19.	Drawings	a. Will the Horizontal IMP panels be radiused or segmented? Detail 08/A340.1 appears to show 5’ long segmented panels. Segmented would be the most cost-effective option (material and labor wise). Please confirm. b. Will the Standing Seam Roof panels be segmented or tapered? Same detail as in the question above. This appears to show 5’ long sections being segmented, therefore tapered panels aren’t necessary. This will need to be clarified for the weathertight warranty and tapered panels are more costly.		
20.	Specs	Are we able to get CNC Metalcraft added to the 05 58 13 Column Cover spec section? 5. They fabricate column covers for Peterson Aluminum (aka PAC-CLAD) and who we typically use locally. They do fantastic work. We would be installing their Sure-Panel CC/HL column cover system. See attached brochure.		