RFI Questions & Answers for Solicitation No. 36C26126R0054

Project No. 593-26-104

Install Concrete Pad — VAMC Las Vegas, NV

VA Responses

Q1: The current specifications only include the concrete section. Will you please include the following specifications: earthwork and excavation, electrical, utility locating and potholing (hydrovac), and fencing.

Q1 VA Answer: *Updated Specifications provided. See attachment titled "Attachment Specifications 06-30-26."*

Q2**:** What are the onsite personnel requirements? Specifically, can the superintendent also serve as the SSHO and QCM?

Q2 VA Answer: *No, they will need to be separate individuals.*

Q3: What is the ROM for this project?

Q3 VA Answer: *The RFI question's acronym "ROM" is not defined; therefore, the Government is unable to determine the specific intent of the inquiry. If the intent is to request a Rough Order of Magnitude or an estimated construction value, the Government notes that the Revolutionary FAR Overhaul (RFO) has eliminated the prior FAR 36.204 requirement to disclose the magnitude of construction projects. Accordingly, the Government is not providing a magnitude, price range, ROM figure, or any cost estimate for this requirement.*

No cost information or pricing expectations will be released. Offerors should not rely on any assumed or implied value for proposal preparation.

All information provided is for informational purposes only and does not constitute a commitment or representation by the Government. The Government reserves the right to amend, cancel, or resolicit this requirement using whatever acquisition procedures are determined to be in the Government's best interest.

Q4: Will the VA handle relocating the connex boxes and items currently located where the concrete slab will be installed, or is that the contractor's responsibility?

Q4 VA Answer: *Contractor to relocate connex boxes.*

Q5: Statement of Work Item 3 states: "Set forms, install reinforcing steel at 12" on center each way and dowels at 18" on center, pour and finish a 4" thick storage pad as indicated on the Location Plan." Can you clarify what the dowels are intended to tie into?

Q5 VA Answer: *See attachment titled "Attachment Slab and Fence Details."*

Q6: What standards and specifications should we follow for slab preparation? Should we adhere to local Clark County or North Las Vegas requirements? Please clarify expectations for over-excavation, fill materials, soils reports, and any other applicable criteria.

Q6 VA Answer: *See Q1 VA Answer*

Q7: What are the site access, staging, and crane placement limitations at the medical campus?

Q7 VA Answer: *Contractors will have access to site as work is apart from the Main Hospital. Staging can be requested through COR upon request. Currently there are no crane placement limitations as the work is away from the Main Hospital. Contractor will be responsible for AHA (Activity Hazard Analysis) Plan, APP (Accident Prevention Plan) and lift plan for relocation of connex.*

Q8: Is this project tax exempt?

Q8 VA Answer: *This firm-fixed-price construction solicitation/contract does not establish any exemption from federal, state, or local taxes. The contract price shall include all applicable federal, state, and local taxes unless otherwise expressly provided in the contract.*

While the Department of Veterans Affairs is a federal agency, federal tax immunity does not extend to contractors or subcontractors performing work on VA projects. Prime contractors and subcontractors are not designated as Government agents and therefore

cannot rely on the Government's tax immunity. The contractor is solely responsible for determining its applicable tax liabilities and for including all such taxes in its offered price.

This solicitation confers no tax exemption. The Government does not provide tax advice, issue exemption certificates on behalf of contractors, or assume liability for taxes not accounted for in the contractor's price. Offerors should consult qualified tax counsel and the relevant taxing authorities in the jurisdiction(s) of performance prior to submitting an offer.

This RFI response is informational only and does not amend or modify the solicitation/contract terms or allocate tax liability beyond existing solicitation/contract provisions and clauses.

Q9: Are there any known hazardous materials (asbestos, lead, mold) in the work area?

Q9 VA Answer: *None currently.*

Q10: What are the required slab thickness, reinforcement, and concrete strength specifications?

Q10 VA Answer: *Slab thickness and reinforcement stipulated in amended SOW. See "Slab details/Footing" drawing. Concrete strength to be 4500 psi.*

Q11: What HVAC requirements are required for the storage structures?

Q11 VA Answer: *VA will install and purchase the HVAC requirements for the Tuff Shed.*

Q12: Are fire alarm, sprinkler, or security system connections required for the storage units?

Q12 VA Answer: *Not required.*

Q13: Is grounding required for both structures, and are grounding details available?

Q13 VA Answer: *Grounding is required for both structures.*

Q14: Please clarify whether the VA will perform and provide all required utility locating, utility testing, potholing, and verification of existing underground utilities within the project area. If not, please confirm that the contractor is responsible for all utility investigations and testing required to complete the work.

Q14 VA Answer: *Contractor is responsible for verifying and testing all utilities.*

Q15: Please clarify whether the proposed storage structures/carports shown in the contract documents are Government-furnished or contractor-furnished.

Q15 VA Answer: *VA will procure structures.*

Q16: Is a geotechnical report available for the project area?

Q16 VA Answer: *No.*

Q17: Please clarify whether third-party testing and inspection services will be provided by the VA or if they are the responsibility of the contractor.

Q17 VA Answer: *Responsibility of the contractor*.

Q18: The Project Description (SOW Sec. 2) describes the storage structures as 'conditioned tuff shed (or similar type structure),' while SOW Sec. 10A (Schedules) refers to 'new shipping container with electrical connections,' and the Pre-Solicitation Presentation also references a 'shipping container.' These are fundamentally different structures in terms of cost, foundation requirements, and HVAC. Please confirm: are the two (2) storage structures intended to be pre-engineered metal storage buildings/tuff shed-type, repurposed intermodal shipping containers, or another product type? Please provide a specific product specification or acceptable substitution standard. *(Reference: SOW Sec. 2 & Sec. 10A; Pre-Solicitation Presentation)*

Q18 VA Answer: *Two (2) storage structures are to be pre-engineered tuff shed-type.*

Q19: The SOW specifies a 4" thick concrete slab with #4 rebar at 12" OC each way, but does not state the required concrete compressive strength (PSI). Spec Section 03 30 00 (Cast-in-Place Concrete) governs, but no mix design or minimum PSI is called out in the

SOW. Please confirm the required minimum compressive strength (e.g., 3,000 PSI, 4,000 PSI) and whether a specific mix design submittal will be required prior to placement. *(Reference: SOW Sec. 4, Item 3; Spec Section 03 30 00)*

Q19 VA Answer: *4500 psi. Mix design submittals will be required.*

Q20: The SOW specifies a 4" thick slab to support two (2) 30'x40' storage structures. Please confirm the design live load (PSF) and whether 4" thickness and the specified rebar schedule are structurally adequate for the anticipated storage loading, including the dead load of the structures themselves and any forklift or pallet jack access. Has a structural engineer of record reviewed and stamped the foundation plan? *(Reference: SOW Sec. 2 & Sec. 4, Item 3; Drawings G-003)*

Q20 VA Answer: *See Q5 VA Answer*

Q21: The SOW does not specify the required concrete surface finish for the slab (e.g., broom finish, smooth trowel finish, exposed aggregate, or sealed/painted). Please confirm the required finish type and whether a concrete sealer or hardener is required. *(Reference: SOW Sec. 4, Item 3)*

Q21 VA Answer: *Broom finish*

Q22: The SOW and drawings do not specify control joint spacing, depth, or layout pattern for the 90'x61'4" slab. Please provide a control joint plan or confirm the required spacing (typically 10-15 feet OC for a 4" slab) and whether sawcut or tooled joints are acceptable. *(Reference: SOW Sec. 4, Item 3; Drawings G-003)*

Q22 VA Answer: *Amended SOW stipulates 10" O.C. Tooled joints. Joint depth to be ¼ of slab thickness. See" Slab Details/Footing" dwg.*

Q23: The SOW does not mention a vapor retarder/moisture barrier beneath the concrete slab. Given the Las Vegas climate and the conditioned nature of the storage structures, please confirm whether a vapor retarder (e.g., 10-mil poly) is required under the slab and, if so, the specified product and installation requirements. *(Reference: SOW Sec. 4, Items 2-3; Spec Section 03 30 00)*

Q23 VA Answer: *Not required.*

Q24: The SOW directs the contractor to 'provide two (2) 125-amp breakers at existing electrical source' but does not identify the location of the existing panel, the distance from the panel to the new pad, or confirm that the existing panel has available capacity for two (2) 125-amp circuits. Please provide the panel location, confirm available breaker slots and bus capacity, and provide a rough distance from the source to the new pad to allow accurate conduit/wire length takeoffs. *(Reference: SOW Sec. 4, Item 4)*

Q24 VA Answer: *The existing panel G1.1 and G1.2 is approximately 70' away from existing Connex. Photos are available. The existing panel does have capacity for 2 (125-amp) circuits. Panel location is southwest of existing Connex box, north of fence line to Solar Farm.*

Q25: The SOW specifies two (2) 2" RGC/PVC conduits with a pull wire for 125-amp circuits, but does not specify the conductor size (AWG), insulation type (THWN-2, XHHW, etc.), or whether conductors are included in the scope or furnished by the VA. Please confirm the conductor specification and confirm that conductors are contractor-furnished and installed (CFI). *(Reference: SOW Sec. 4, Item 4)*

Q25 VA Answer: *Conductors will be contractor furnished and installed. Number 1 copper wire off the 75-degree column of the NEC for feeder wires.*

Q26: The SOW specifies hydrovac trenching for the underground electrical pathway but does not specify the required burial depth for Schedule 40 PVC conduit carrying 125-amp branch circuits. Per NEC Table 300.5, minimum burial depth varies by conduit type and voltage. Please confirm the required trench depth. *(Reference: SOW Sec. 4, Item 4; Spec Section 26)*

Q26 VA Answer: *Hydrovac depth to be determined per NEC Table 300.5*

Q27: Only four (4) drawing sheets were provided with the solicitation (G-001 Title Sheet, G-002 Site Plan, G-003 Foundation Plan, G-004). The Table of Contents (Section 00 01 15) lists drawing categories including Electrical. No electrical plan, conduit routing plan, or screen wall/fence layout drawing was provided. Will additional drawings be issued via amendment prior to the proposal due date? Bidders cannot accurately price the electrical

or fencing scope without these plans. *(Reference: SOW Sec. 5; Section 00 01 15 (List of Drawings))*

Q27 VA Answer: *No electrical layout nor conduit routing plan. Fence layout provided. See attachment titled, "Attachment Slab and Fence Details".*

Q28: The SOW lists specific aluminum gate hardware components (posts, frame caps, hinges, cane bolts, locksets) but does not specify the total height of the screen wall/fence enclosure or the total linear footage of fencing required. Drawings do not show a fence layout plan. Please provide the fence height, total perimeter linear footage to be enclosed, and number of gate openings. *(Reference: SOW Sec. 4, Item 6)*

Q28 VA Answer: *Chain link fence to surround perimeter of pad. 1- 20' x 8' H DBL swing gate with stock beige PDS slats.*

Q29: The SOW's hardware list appears to address gate framing and hardware only. No specification is provided for the fence panel infill material (e.g., aluminum slats, louvers, perforated panel, chain link with slats). Please confirm the fence/screen wall panel type, material, color, and applicable specification section. *(Reference: SOW Sec. 4, Item 6)*

Q29 VA Answer: *Fence to be chain link fence similar to existing fencing adjacent to site. See "Fence Image" photo. 1- 20' x 8' H DBL swing gate with stock beige PDS slats. Gate to be 2 ct (10' L ea) 8' in Height.*

Q30: The SOW states the storage units shall be 'conditioned tuff shed (or similar type structure).' No mechanical specification, equipment type, tonnage, or HVAC system is described in the SOW, and no mechanical drawings were provided. Please confirm what HVAC system is required (e.g., mini-split, packaged unit, window AC), the required design conditions, and the applicable specification section. This is a significant cost item that cannot be accurately priced without further definition. *(Reference: SOW Sec. 2)*

Q30 VA Answer: *Contractor is not responsible for HVAC system nor procurement of Tuff Shed.*

Q31: The SOW requires subgrade compaction to 95% relative compaction. Compaction testing by a third-party geotechnical/testing laboratory is typically required to verify

compliance. Please confirm: (1) Is compaction testing required? (2) Is the testing laboratory furnished by the VA or contractor-furnished? (3) If contractor-furnished, is the cost to be included in the bid price? (4) Would proofrolling by the contractor be acceptable in lieu of third-party testing? *(Reference: SOW Sec. 4, Item 2)*

Q31 VA Answer: *Compaction test is required. Testing will be contractor-furnished. Cost to be included in bid price.*

Q32: The solicitation does not state who is responsible for obtaining building permits, utility permits, encroachment permits, or other approvals required for construction on VA property. Please confirm whether permits are required, and if so, whether they are the responsibility of the VA or the contractor. Please also confirm whether Clark County/City of North Las Vegas building department jurisdiction applies or whether VA internal approvals are sufficient. *(Reference: SOW; RFP Section A)*

Q32 VA Answer: *VA is its own governance. VA internal approvals are sufficient.*

Q33: Subgrade preparation will generate excavated material. The SOW does not address disposal of excess spoils, demolished existing improvements (if any), or construction debris. Please confirm: (1) Is there existing pavement, base material, or other improvements to be demolished at the slab location? (2) Is off-site disposal of excess spoils required, and if so, is a VA-approved disposal site designated or is contractor-arranged disposal required? *(Reference: SOW Sec. 4, Items 1-2)*

Q33 VA Answer: *1) There is no existing pavement, base material, or other improvements to be demolished at the slab location 2) Material will be VA-approved for disposal/staged on site.*

Q34: The SOW requires contractor site visits and coordination with the COR for storage/laydown areas, but does not identify the specific access route to the storage yard or the designated contractor staging/laydown area. Please confirm the access route for heavy equipment (concrete trucks, crane/forklift if needed), confirm gate/clearance dimensions, and identify the approved contractor staging area. *(Reference: SOW Sec. 13 & 16B)*

Q34 VA Answer: *Access route will be South of the VA Hospital on Shelley Berkeley (East Deer Springs Way)*

Q35: The solicitation does not disclose the Independent Government Estimate (IGE) or the construction cost magnitude range as contemplated by FAR 36.204. Disclosure of the magnitude range assists contractors in preparing responsive bids. Please confirm the project magnitude range (e.g., between $X and $Y). *(Reference: RFP Section A; FAR 36.204)*

Q35 VA Answer: see *Q3 VA Answer*

Q36: The SOW specifies installing wiring in one (1) of the two (2) conduits being installed. Please clarify why only one conduit is being utilized for conductors and identify which conduit should receive the wire pull. *(Reference: SOW Sec. 4, Item 4)*

Q36 VA Answer: *Wiring will be installed in both conduits.*

Q37: The SOW directs the contractor to connect to an 'existing electrical source' but does not identify the specific panel or power source location. Please identify the existing power source to be used for this project, including panel designation and physical location on site. *(Reference: SOW Sec. 4, Item 4)*

Q37 VA Answer: *Panel is located approximately 70' SW of the existing Connex, North of the Solar Farm. Photos are included*.

Q38: The SOW requires installation of two (2) 125-amp breakers at the existing electrical source. Please confirm whether there is sufficient available breaker space and bus capacity in the existing panel(s) to accommodate two (2) new 125-amp branch circuit breakers without requiring a panel upgrade or sub-panel. *(Reference: SOW Sec. 4, Item 4)*

Q38 VA Answer: *There is sufficient available breaker space and bus capacity in the existing panel(s) to accommodate two (2) new 125-amp branch circuit breakers without requiring a panel upgrade or sub-panel. Photos are included.*

Q39: SOW Section 4, Item 6 references connecting the grounding system to the 'storage container electrical panel,' which implies the storage structures include a built-in electrical panel. Please confirm: (1) Are the storage structures furnished with an integral electrical panel? (2) If so, please provide the panel specifications (amperage, number of

circuits, breaker configuration) so the contractor can properly size the service conductors and breakers at the source panel. *(Reference: SOW Sec. 4, Items 4 & 6)*

Q39 VA Answer: *Storage structures are not furnished with an integral electrical panel. 4 circuits for General receptacles, 1 circuit for Lighting, and two circuits for a 208 V, double-pole 15-amp breaker for a 2400 BTU Mini Split, (a small Square-D 100 amp, Single phase 208/120 volt panel NEMA-3.*

Q40: The SOW describes the storage structures as a 'conditioned tuff shed (or similar type structure)' but no product specifications, manufacturer cut sheets, or structural drawings have been provided for the storage buildings. Please provide specifications and/or drawings for the Pre-Engineered Building (PEB) or approved storage structure, including structural loading requirements, anchorage details, and any manufacturer-specific installation requirements, so the contractor can properly design the concrete slab to match. *(Reference: SOW Sec. 2; SOW Sec. 5; Drawings)*

Q40 VA Answer: *No specifications of shed as only a quote was provided not purchased. Manufacturer cannot provide specifications at this time.*

Q41: The SOW does not address fire alarm or fire suppression requirements for the conditioned storage structures. Please confirm whether the PEB/storage structures will require a fire alarm system and/or fire suppression (sprinkler) system, and if so, provide the applicable specification sections and design requirements. *(Reference: SOW Sec. 2; Specifications)*

Q41 VA Answer: *The PEB structure will not require fire alarm system and/or fire suppression system.*

Q42: The SOW does not specify lighting requirements for the storage structures. Please confirm: (1) Will the storage structures require interior lighting? (2) Will exterior lighting be required at the structures or surrounding area? (3) If lighting is required, please provide fixture type, quantity, photometric requirements, and the applicable specification section so the contractor can include this in the electrical scope and pricing. *(Reference: SOW Sec. 2; Specifications)*

Q42 VA Answer: *No interior lighting will be required to be provided by the Contractor.*

Q43: During the pre-solicitation site visit, the approximate location of the concrete pad was indicated verbally but a precise staked or surveyed location was not provided. The drawings show a general location on the site plan but do not include elevation data or a dimensioned layout tied to existing site benchmarks. Please provide: (1) A surveyed or dimensioned location plan for the concrete pad tied to existing site features or property lines; (2) Existing grade elevations at the pad location; and (3) Finish grade/top-of-slab elevation, or confirmation that the contractor shall match existing grade. *(Reference: SOW Sec. 4, Item 1; SOW Sec. 13; Drawings G-002)*

Q43 VA Answer: *There is no surveyed dimensioned location plan, no existing grade elevations, nor finish grade elevation. Contractor must match existing grade. Topography drawing and benchmark locations included. See attachments titled, "Attachment Topography Drawing & Attachment Benchmarks".*

Q44: The SOW specifies each storage structure shall include one (1) personnel single door and one (1) aluminum roll-up door but does not provide the required door dimensions (width x height) for either door type. Please provide the required clear opening dimensions for both the personnel door and the roll-up door on each storage structure. *(Reference: SOW Sec. 2)*

Q44 VA Answer: *Contractor is only responsible for concrete pad installation and fence erection.*

Q45: The SOW requires 'conditioned' storage structures but does not specify the HVAC system type, capacity (tonnage/BTU), design conditions, or applicable specification section. Research of the Tuff Shed product line indicates that HVAC options and compatibility vary by structure model and configuration. Please confirm: (1) The required HVAC system type (e.g., mini-split, packaged unit, window unit); (2) Required heating and cooling capacities and design conditions; (3) Whether the HVAC system is contractor-furnished and installed or owner-furnished; and (4) The applicable mechanical specification section. *(Reference: SOW Sec. 2; Specifications)*

Q45 VA Answer: *Contractor is only responsible for concrete pad installation and fence erection.*

Q46: Research of the Tuff Shed product line confirms that structures of the required size (30'x40') are available; however, multiple configuration variables remain unspecified, each

of which affects cost and lead time. Please provide the required specifications for the following: (1) Eave/wall height; (2) Roof type and pitch; (3) Number, size, and location of windows; (4) Exterior paint color and finish standard; (5) Interior finish requirements (insulation R-value, wall liner, flooring); and (6) Interior lighting (if not addressed under a separate RFI). *(Reference: SOW Sec. 2; Drawings)*

Q46 VA Answer: *Contractor is only responsible for concrete pad installation and fence erection.*

Q47: Will the government provide available drawings, utility locates, utility surveys, and as-built drawings for the project site?

Q47 VA Answer: *Contractor is responsible for verifying utility locates. Government can provide utility drawings of the area if needed.*

Q48: Are there any available geotechnical reports, soils reports, or subsurface investigations for the project area?

Q48 VA Answer: *No.*

Q49: Please confirm whether quantities exceeding those anticipated by the Government in the SOW would be considered a differing site condition.

Q49 VA Answer: *Contractor to verify site condition.*

Q50: Please provide minimum storage structure design criteria including wall height, roof slope, wind load, seismic design criteria, and structural requirements (steel or wood).

Q50 VA Answer: *Contractor is only responsible for concrete pad installation and fence erection.*

Q51: Is there a requirement for exterior wall colors, roof colors, and architectural finish?

Q51 VA Answer: *Contractor is only responsible for concrete pad installation and fence erection.*

Q52: Please provide the required dimensions and insulation requirements for roll-up doors.

Q52 VA Answer: *Contractor is only responsible for concrete pad installation and fence erection.*

Q53: Please define the term "conditioned" and, if required, provide HVAC design criteria and temperature requirements.

Q53 VA Answer: *Contractor is only responsible for concrete pad installation and fence erection.*

Q54: Please provide the interior and exterior electrical requirements including lighting, receptacles, panels, and exterior lighting if required.

Q54 VA Answer: *Contractor is only responsible for concrete pad installation and fence erection.*

Q55: Please provide the required interior finish level including wall finishes, ceiling finishes, floor finishes, insulation requirements, and R-values.

Q55 VA Answer: *Contractor is only responsible for concrete pad installation and fence erection.*

Q56: Please confirm that fire sprinklers, smoke detection, fire alarm devices, or monitoring systems are not required.

Q56 VA Answer: *Contractor is only responsible for concrete pad installation and fence erection.*

Q57: Please confirm whether the Government will provide survey control points and benchmarks, or if all survey and layout activities shall be provided by the Contractor.

Q57 VA Answer: *Survey and layout activities shall be provided by the Contractor*.

Q58: Please identify available contractor laydown areas, material storage areas, and equipment staging locations available for project execution.

Q58 VA Answer: *Material storage area will be to the West of the concrete pad in open area.*

Q59: Is temporary fencing surrounding the site/laydown area required for the duration of construction?

Q59 VA Answer: *Yes. Temporary fencing or a storage container labeled with contact information.*

Q60: Is there a scheduled site visit?

Q60 VA Answer: *Pre-solicitation Site visit occurred on 9 Jun 26 @ 0900.*

Q61: Is this scope to include the two storage units?

Q61 VA Answer: *The two storage units will be procured by the VA.*

Q62: What size and spacing is required for rebar? Standard #5 rebar and 10" spacing?

Q62 VA Answer: *#5 rebar 12" O.C. see attachment titled, "Attachment Slab and Fence Details".*

(END OF RFI Q&A RESPONSES)