

## **QUESTIONS & ANSWERS FOR KM35 PROJECT:**

### **Question # 1:**

In the document "Technical Specifications" states: "Also the preliminary work shall include a technical revision of the designs and the technical advice in order to nationalize the designs and accomplish with all the local requirements that the host country demands for construction approvals".

What is the scope of the technical revision of the design and the technical advice in order to nationalize it?

Also if the offer is made based on the current design sent to us, what happens if the design changes or modifications are required (throughout the revision or nationalization process) and increases the cost of the project?

### **Answer to Question # 1:**

The contractor has to review all the Project's documents and shall verify what type of documents and design needs to be completed or redesigned in order to comply with all the regulations of the host country. The technical advice provided by the contractor refers to developing the documentation needed to comply with all local regulations. For example, if the host country demands an Environmental Impact Study, the contractor will have to develop it. Therefore the contractor must have all the knowledge of local regulations and include the cost of this advice in his offer at the "preliminary work".

If the project needs to be modified in some item due to the nationalization process, the Contractor shall Request an Equitable Adjustment (REA H.18) a contract modification to the Contracting Officer (CO), for this purpose the Contractor has to develop all the documents to support the modifications, these documents includes copy of the local regulations, technical designs, drawings, cost analysis, and all document that clarify such modification. The CO is the only person authorized to approve any modification.

### **Question # 2:**

"The structural drawings had been included as a pre-design; Contractor shall perform a soil survey and verify if the pre-design can be used as a final design. Therefore the stability of the structure is a Contractor's responsibility."

If the quote is based on the "pre-design", what would happen if the soil survey changes the final design, and the project costs increases?  
(No soil survey available)

### **Answer to Question # 2:**

The preliminary work includes a soil survey that has to be performed by the contractor. Once is finished, will be possible to evaluate if foundations are capable to support the

buildings and infrastructure. Any change needed to guarantee the stability of the infrastructure will be processed as a modification according to the FAR regulations and approved by the CO.

**Question # 3:**

“Contractor shall build and design the electric system according to the local electric company regulations”.

Should the design include a brand new electrical connection (acometida) and new electrical meter (medidor)?

An electric generator is being requested, which circuits are going to be affected by this generator?

**Answer to Question # 3:**

Since the Electric System for this project includes a “design and build” process, the contractor has to include all the items needed to comply with the regulations and requirements of the Local Electric Company in order to provide energy to the new buildings. If the Electric Company requires an electric measure system, this has to be included in the proposal.

**Question # 4:**

“Construction of a potable water system: which together will serve to conduct potable water from the existing water service to the different points of the infrastructure”.

Is the current service from a different building? In case it is, does it have a proper pumping and pressure system? If it comes from the public street, should we include a pumping system and a tank to ensure proper pressure into the system?

**Answer to Question # 4:**

The project includes two bathrooms, and provision for water for the kennels. See the base requirements detailed in drawing S-2. The water connection for these areas shall be from the water lines of the existing building. If for some reason it is not possible to connect from the existing water system, contractor shall propose a different solution through a contract modification (REA). Contractors have to consider in their proposal the cost of the works according to the proposed pre-design which is detailed in drawings and specifications.

**Question # 5:**

“Construction of a sewer and storm system: Requirements include a connection to an existing septic tank to provide appropriate drainage of wastewater from the buildings”.

In terms of permits, we must guarantee that the dimensions of the septic tank and the drainage system will have the capacity to support the new wastewaters from the buildings. We require the current dimensions of the tank on site and filtration tests. What would happen if the existing system does not have the proper capacity?

**Answer to Question # 5:**

The sewer system includes the connection to the existing septic tank, if this is not possible to perform due to the nationalization of the project or due to other reasonable reason; the contractor shall propose a solution and will be treated as a modification (REA). For the calculation of the proposal the cost assume that the existing tank is acceptable and in accordance with the design which is detailed in drawings and specifications.

**Question # 6:**

“Construction of Fire Protection System”:

In the documentation sent to us, there are no specifications of the Fire Protection System. Should we design the Fire Protection System?

**Answer to Question # 6:**

Regarding the Fire Protection System, the project details basic requirements on drawing S-2 that includes: one fire alarm with a central panel, three sirens, seven thermal detectors, 10 emergency lamps of 120 volts, three ABC Fire Extinguisher of 5 kg, two CO2 Fire Extinguishers of 9 kg, and two Fire Hose Cabinets, all these equipment shall be from a United States manufacturer. Nevertheless, Contractor shall perform all the designs in order to comply with the local regulations.

**Question # 7:**

“Construction of Platform, Fence, Sidewalks and Patios: The rainy water evacuation from the vehicles platform shall be by providing an appropriate slope in such way that the water can be conducted to the existing main road. For this purpose the Contractor shall complement the design with the topographic survey and providing the different levels for water evacuation”.

Does the main street have an appropriate rainwater collection system?

Should the permitting procedure include the approval of the rainwaters evacuation? (DESFOGUE PLUVIAL)

**Answer to Question # 7:**

The evacuation of the rainy water from patios and platform has to be done by providing different slopes and conduct it outside of the facilities (to the road). Contractor has to

evaluate if the road has an appropriate slope and system to evacuate the rainy water, this will be confirmed by the topographic survey that is included in the contract. If for some reason it is needed the increase of additional works in order to provide an appropriate system it will be considered through a modification.

Contractor has to complete all the requirements requested by the host country, see answer to question #1.

**Question # 8:**

“Test for concrete: P23-24”

Please specify number of tests required.

**Answer to Question # 8:**

The specifications does not limit a number of tests for concrete, this depends on the construction process and the quality control plan. Therefore the number of tests will be defined according the Contractor's process in order to guarantee the concrete's quality. Each time the contractor manufactures concrete, samples for test shall be taken. Also you have to consider that at any time the CO or the COR can ask for testing in order to verify the materials quality. The cost of all the required tests has to be included in the proposal.

**Question # 9:**

“Construction Services KM35C.1 PROJECT NAME/LOCATION P3

Preliminary work that includes the nationalization of the technical drawings, topographic survey, and construction of temporal facilities for materials and personnel for construction”.

What would be the scope on nationalization of the technical drawings? Does it include that Costa Rican professional's takes professional liability? If so, does it includes designing, permitting processing with its costs?

What stages of the permitting processing should be taken into account at the moment of requesting all permits? (IMPLICA TRAMITE DE PERMISOS, SE DEBEN INCLUIR LOS COSTOS DE TASAS. SE REQUIERE DISPONIBILIDAD DE AGUA POTABLE, DISPONIBILIDAD DE AGUAS NEGRAS O PRUEBA DE FILTRACION.PLANO CATASTRADO, ETC. PLAZOS TRAMITE APC 45 DIAS, MUNICIPALIDAD 30 DIAS SE DEBE INCLUIR SETENA)

**Answer to Question # 9:**

The Contractor has to include in his proposal all the expenses needed in order to obtain all the authorizations requested by the host country, this includes and are not limited to the cost of, technical support staff, designs and studies, administration, etc. Please see also answer to question #1.

**Question # 10:**

“Design and construction of the electric system for the facilities. Connection to the water system. Connection of a sewer system. Construction of Fire Protection System. Construction of 1700 m<sup>2</sup> of vehicles platform, sidewalks and patios. Construction of 150 m of fence”.

Please specify in detail as the information that was provided was very general.

**Answer to Question # 10:**

Please review answers to questions # 1, 3, 4, 5, and 6. Also review at specifications the following: General Description (p. 5, 6), Chapter eight (p.50,5152,) Chapter eleven (p 60,61), Chapter twelve (p.62), and chapter thirteen (p.63, 64, 65, 66)

The fence to be included in the proposal has not been specified. Therefore contractor must follow the following instruction:

“The project includes the extension of the existing fence. This fence extension shall be constructed with the same type of materials and design used in the existing one. The new fence is located in the perimeter of the plot; on drawing A-2 you can see the fence in magenta color (see at AutoCAD version)”

**Question # 11:**

“Technical drawings”:

Please specify in detail, type of doors, gates and door accessories.

Please specify in detail bumpers, and accessories to be used in the vehicles platform

Please specify in detail structural drawings as there are key points that are not clear 100%

Please specify in detail downpipes system, gutters and storm drains.

**Answer to Question # 11:**

Contractor shall build the different doors according the general specifications detailed on chapter nine (p. 54, 55, 56). The doors can be manufactured by local companies. There are not details of the accessories, but it is needed to clarify that the contractor shall provide all the accessories that are needed in order to guarantee the appropriate functioning of each element.

Bumpers were not included in the project by mistake; this will be considered for a future modification during the construction process.

Regarding the statement “Please specify in detail structural drawings as there are key points that are not clear 100%”, you should appoint what part is not clear. The structural drawings are E1-1, E1-2, E1-3, E2-1 and E2-2, also structures are

complemented with the specifications. We consider that by using these documents the project can be constructed in an appropriate manner.

The location for down spots are stated on drawing S-1, the gutter can be found on drawing E1-2, also review specifications chapter twelve (p.62).

This is a fixed price contract, and quantities detailed in any drawing or specification are just an estimation, at the end the contractor has to cover everything that is stated on the project. The contractor is responsible to perform the quantities calculations in order to deliver the project as it has been planned. Also it is needed to clarify that if for some reason the project has to be modified, then the government will analyze the cost impact of such modifications and will enter in negotiations with the contractor in order to perform the required modification (H.18 Clause).

#### **Question # 12**

Clause H.1 establishes that The Contractor shall provide an Irrevocable Letters of Credit (ILOC) within 15 calendar days after contract award. We called an official of the Banco Nacional de Costa Rica to ask about the ILOC, and he explained us that this payment form is requested by the buyer or the purchaser not the contractor. The ILOC is a credit used by a purchaser (in this case the US Embassy or the Government), but not by the Contractor.

Also, please clarify if the letter of credit (ILOC) has to cover the total amount of the Project, in which case it would be impossible to participate for most of Costarican Contractors, including us, or is this ILOC for a 10% of the total amount of the Contract?

#### **Answer #12**

**Clause H.1 states: Irrevocable Letters of Credit (ILOC) are the preferred security for this project. RETAINAGE OF 10% WILL BE WITHHELD IN LIEU OF THE BOND REQUIREMENT.** If a bond or ILOC can not be obtained 10% will be withheld from each invoice.

**Clause H.4 states. After final completion and acceptance, the performance security shall remain in effect for one year in the amount of 10% of the contract price, and the Contractor shall pay any premium required for the entire period of coverage.** The warranty period (1 year after completion) must also be covered by the 10%. If you can not provide a bond or ILOC we will withhold 10% of each invoice. The total withholding will be returned one year after Project completion.

**DESIGN COSTS, PERMITS, SOIL TESTING, ETC., SHOULD BE PRICED UNDER LINE 1 PRELIMINARY COSTS ON THE COST BREAKDOWN.**

**DUE DATE FOR SUBMISSIONS IS JULY 7, 2014 AT 15:00 CST.**

**SEE SF1442 BOX 8**

