

## Clarifications # 1

### Lessor Questions

#### Bakersfield, CA Outpatient Clinic SFO # VA-101-12-I-0118

**October 6, 2014**

Column with an “X” indicates party responsible for answering the question. Please type your answer in the box provided below the question.

**Key:**

VACO – V.A. Central Office; VAMC – V.A. Medical Center; Leo A Daly (“LAD”)- Architect; JLL – Jones Lang LaSalle

	Question	VACO	VAMC	LAD	JLL
1.	Please confirm that a screening vestibule or any vestibule is NOT required. CA title 24 may require a vestibule.	X		X	
	Answer: A screening vestibule or any vestibule is not required.				
2.	Please explain comment on page 65 that the ambulance canopy is a deduct alternate.	X		X	
	<p>Answer: A deduct alternate refers to scope that may be removed from the project and result in a deduction from the overall cost of the project provided by the contractor. Below is the design guides for ambulance drop off based on VA Architectural Design Manual (Aug 1, 2014):</p> <p>4.6 EXTERIOR ENTRANCES AND PLATFORMS</p> <p>4.6.1 AMBULANCE ENTRANCES</p> <p>4.6.1.1 AMBULANCE PLATFORMS</p> <p>Provide ambulance entrances for backing in and unloading with a platform 150 mm (6 inches) above the access drive. The platform shall have a minimum length of 3.9 m (13 ft.) and a minimum depth of 3 m (10 ft.). Platforms are not required for drive through unloading, but require a ramp at the entrance door. Use drive through ambulance entrance only as a second consideration and where the outside winter design temperatures are above 0 degrees C (32 degrees F), refer to ASHRAE Handbook, 2009 - Fundamentals.</p> <p>4.6.1.2 AMBULANCE CANOPIES</p> <p>Provide a noncombustible canopy at backing in and drive through unloading areas. Clearance from grade to the underside of any canopy obstruction shall be 3 m (10 ft.) minimum. Final determination of canopy height shall be based on an assessment</p>				

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	of the typically emergency vehicles arriving at the site. Since some ambulances may require even more clearance, the A/E must coordinate with the medical center and local sources of emergency transportation before firmly establishing the canopy height. See attached sketch for further information.				
3.	Please provide a schedule of Med Gas for all locations and quantities required, or a standard to refer to such as FGI guidelines.		X	X	
	Answer: There are no medical gas requirements for this project. However, there will be natural gas for dental treatment rooms and labs (see submittal folder #5, meeting minutes dated 04/29/2014, item number 04/29.3). Also, a room for flammable storage is provided (see location on floor plan drawing AE101).				
4.	Please confirm those areas for computer equipment which need redundancy for cooling. The SFO appears to refer to this requirement as a Tier 3 requirement for the computer room only.		X	X	
	Answer: There is no computer room. Data room and security room will have redundant cooling system for after hours operations and as standby cooling. Emergency power will be provided for redundant cooling system per electrical.				
5.	Please clarify Bariatric requirements, including the quantity of bariatric toilets, lift tracks, sinks, etc.		X	X	
	Answer: The diagram of (4) bariatric toilets and (1) patient lift (at Room Code: OOHR1) was approved by Medical Center after the last user group meeting. Please see attached diagram as reference.  In SFO submittal, the information is included in Pt 03B--Schedule B (bariatric toilet is noted as JSN P9400 on schedule), also keynote#1 to locate bariatric toilets on drawing sheet AE101.				
6.	Please clarify the allowed HVAC system types: The SFO allows 'All Air' systems and Ground Source heat pumps. VRF (air to air heat pumps) systems are 'All Air' in nature and highly efficient.		X	X	
	Answer: SFO requires design team to provide life cycle cost analysis and select the most efficient system. SFO Para 3.20.3.7 "Mechanical", Para 3.20.4.5 "Sustainable Design & Energy Efficiency", Para 4.2.2.3 "Life-Cycle Cost (LLC) Analysis (Requirements)" and Para 4.2.2.4 "Life-Cycle Cost Analysis				

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	(Methodology)". In our experience VRF with heat recovery system is the most efficient system.				
7.	Please describe the intent for solar parking lot shade structures. Are these to be provided as part of the SFO requirement?		X	X	
	Answer: Regarding solar parking lot shade structures, Offerors are to meet the requirements of VA Sustainable Design Manual May 2014. A copy can be found here: <a href="http://www.cfm.va.gov/til/sustain/dmSustain.pdf">http://www.cfm.va.gov/til/sustain/dmSustain.pdf</a> . Solar Parking Shade Structures are to be included as an add alternate. See attached BOD				
8.	Please verify any requirements for car charging stations for Low Energy Vehicles	X	X		
	Answer: Car charging stations are not required.				
9.	The SFO calls for the drop off canopy to provide coverage for arriving passengers. The conceptual design does not provide for this. Please clarify.			X	
	Answer: The concept design proposed a cantilever roof at the main entry of building that provides shading and protection coverage for both the patient outdoor plaza and drop-off zone for arriving passengers. Please refer to Conceptual Site Plan drawing AG101 and Building Elevations drawing AE201.				
10.	The SFO states that VA Outpatient Clinics are 'Essential or Mission Critical'. This is incorrect. Please correct or confirm.	X			
	The Bakersfield OPC is considered an 'Ancillary' facility under H-18-8.				
11.	Please clarify that ASHRAE 170 is the basis for humidity requirements. SFO states per 6.4.7.3.3 that humidity is to be minimum 30 % overall. This is consistent with the requirements of sections 6.4.5.2.1 through 6.4.5.2.5, but exceeds the VA Outpatient Design Guide requirements for other spaces.	X		X	
	Answer: ASHRAE 170 is the basis of the Humidity requirements. VA standards require 20% Humidity; references to 30% RH are deleted.				
12.	Please confirm that no redundancy is required for the Mechanical, Electrical or Plumbing systems.	X	X		
	Answer: Redundancy is required for cooling system in telecom and security room. No redundancy is required for other mechanical, electrical and plumbing systems. The VA HVAC				

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	Design Manual requires redundant equipment for MEP systems for example two boilers 100% capacity each or heating capacity of 2,700,000 Btuh or less. Design Team to follow VA Design Guide Manual for requirements.				
14.	Is the attached language regarding the Land Option acceptable to the VA?  “In the event that Optionor has received an offer to purchase the Property from a third party which is better than the terms of this option agreement and/or more beneficial to Optionor, and the development of the VA Project has not yet been awarded by the VA, Optionor may terminate this Contract by written notice to Optionee.”	X			
	Answer: The above option language does not reflect Optionor’s control of the site as required by paragraph 2.1.3, “Control of Property”.				
15.	The conceptual drawings indicate solar PV parking covers. Is this a requirement of the SFO?”	X	X		
	Answer: Regarding solar PV parking covers, Offerors are to meet the requirements of VA Sustainable Design Manual May 2014. A copy can be found here: <a href="http://www.cfm.va.gov/til/sustain/dmSustain.pdf">http://www.cfm.va.gov/til/sustain/dmSustain.pdf</a> . Solar Parking Shade Structures are to be included as an add alternate. See attached BOD				

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