



COLUMBUS, GA OUTPATIENT CLINIC
SFO NO. VA 101-13-I-0161
SFO CLARIFICATIONS – Round 1
Issued November 24, 2014

1. Room GYN-Team/ Support (EXRG 3) on the SFO conceptual drawings is not in “Schedule E.” Can you verify that?

RESPONSE: SFO Amendment No. 2 Exhibits A-101, A-102 and A-401 correct the room code reference to OFA02. Schedule E contains that correct code reference.

2. 3.14.2 Indicates that NUSF should be measured between the inside finish of the permanent exterior wall. However in the AutoCAD drawing, the NUSF is measured from the center of the exterior wall achieves the 55K NUSF requirement. Please confirm.

RESPONSE: Offerors shall compute and measure NUSF in accordance with SFO Section 3.14.2.

3. Is there any requirement for separating staff and patient parking via gates and/or fencing?

RESPONSE: Yes. Refer to SFO 4.2.4.

4. Is smoking shelter included in the Net Useable Space? Can you explain why the smoking shelter is not in the schedules?

RESPONSE: Yes. The smoking shelter has been included as part of the Lobby area calculation (see A-002) and, therefore, is included in the 55,000 NUSF.

5. Do we need to provide a public bus drop off or/ parking?

RESPONSE: In accordance with SFO 5.2.2 Circulation, provide a circular driveway to the building drop-off with access to the parking areas. No bus parking is required on the site.

6. Will there be metal detectors or any other screening functions at the front entrance?

RESPONSE: No.

7. What is the number of employees for this facility? Is this number representative of the number of staff traveling to and from the facility daily? Additionally, can you provide the approximate number of patient visits per day?

RESPONSE: There are approximately 150 employees at the facility. VA will not be providing daily staff or patient counts.

8. Does VA require a redundant/ separate water line for fire sprinklers – or can we share main water line?

RESPONSE: A secondary fire suppression water supply is not required for Life Safety Protected Facilities; however, it is the bidder's responsibility to verify local codes.

9. Confirm that schedule 40 PVC DWV is allowed as a piping material below grade for sanitary waste and storm water (up to 5'-0" outside building)?

RESPONSE: Offerors are responsible for following local code.

10. Both piped and tanked medical gases are referenced in SFO. Will piped gases be required for the facility or will portable bottles be utilized?

RESPONSE: The Dental Department requires vacuum pump, air compressor, and oxygen tanks. Piped or tanked medical gases are not necessary anywhere else.

11. May trap seals (aka, duck bills) be utilized in lieu of trap primers?

RESPONSE: Offerors are required to comply with the local AHJ.

12. Will exterior wall hydrants be exposed or concealed flush with wall in a lockable box?

RESPONSE: Wall hydrants shall be concealed flush with wall in a lockable box.

13. Please confirm that the Main Computer Room is to be co-located within the Main Telecommunications Room. If yes, is this space required to be on a raised floor environment?

RESPONSE: There is no Main Computer Room. The small server requirements will be housed in the Telephone Equipment Room (TER). A raised floor is not required.

14. Will any of the services or procedures performed at the facility, including the use of general anesthesia, render patients incapable of taking action for self-preservation under emergency conditions without the assistance of others?

RESPONSE: No

15. SFO requires operations room to have direct visual observation and access. Plan shows continuous solid walls separating these spaces. Please confirm preference.

RESPONSE: The Police operations room shall have UL level 3 ballistic-resistant windows to provide direct observation of main entry and lobby. Item 101 in Schedule C is included to cover this requirement.

16. Please confirm extent of 'outdoor activity area'. None are shown on site plan.

RESPONSE: SFO Amendment No. 2 Exhibit A-100 illustrates an Outdoor Activity Area for conceptual purposes.

17. Please confirm the intent of 'gates controlled by access cards' noted in the SFO. Para 4.2.1-A (1). Is the intent for Swing or Slide gates and are they manual or automatic?

RESPONSE: The requirement is for gates to be controlled by access card.

18. Will floor drains be required in single occupancy toilet rooms?

RESPONSE: Refer to SFO 6.6.4.D

19. Is a dedicated loop road required to separate service vehicles from visitor and staff parking areas?

RESPONSE: Site ingress/egress, circulation, and parking must comply with the following SFO clauses: SFO 4.2.4 and 5.2.2 as well as any other relevant section of the SFO.

20. Can we make changes on the exterior design to provide a more cohesive concept and provide more economic but still staying in line with the contextual architecture?

RESPONSE: Yes.

21. Where conflicts exist between Schedule B, Schedule C, Schedule E, the bridging documents and the SFO, please confirm which one governs?

RESPONSE: The more stringent requirement shall apply. If, however, you are aware of any conflict in the documents as issued, please bring them to our attention.

22. 4.2.4.G Telephone Room... Telephone room can be no closer than 50 feet from dock and mailroom per this paragraph. Plans show this room closer to both. Redesign or leave as is?

RESPONSE: Offerors plans must be in accordance with the SFO.

23. 4.2.4.G Emergency and/or Standby Generators - Generators are required by this paragraph to be in a separate building. Is a weatherproof enclosure that is furnished as part of the generator acceptable?

RESPONSE: Paragraph 4.2.4.G does not require Emergency and/or Stand By-Generators to be located in a separate building. Paragraph 4.2.4.G states "The Emergency and stand-by generators and related switchgear MAY be located in a separate structure from the main building or within the main building." When located in a separate structure the structure must meet the requirements of the Physical Security Design Manual.

24. 4.2.4.K Seismic... - Is there a criteria and/or code that is the standard we are to design to?

RESPONSE: Refer to H-18-8 Seismic Design Handbook on the VA Technical Information Library at: <http://www.cfm.va.gov/TIL/>.

25. 6.4.6.D Air Terminals and 6.4.12 Heating Systems – Para 6.4.12 implies only hot water heat is acceptable while 6.4.6.D allows electric reheat terminals. Is heating source permitted to be electric?

RESPONSE: Electric reheat terminals are not permitted.

26. 6.4.6.B Zoning - Paragraph requires dedicated air handling units for 'Ancillaries as defined by ASHRAE'. Per this standard dedicated air handling units are required for Radiology, Laboratories and Pharmacy. Please confirm this is intended. Note these units will be small in capacity, under 20 tons. Please confirm these small units may be DX as permitted by 6.4.11.

RESPONSE: Refer to SFO 6.6.6.B and 6.4.11.

27. 6.7.8 Essential Electrical Systems - The electrical loads described in paragraph B (plus those required in 6.8) will result in a very small generator. Paragraph C indicates there may be optional loads added to the emergency system. Are these loads known or should the proposal assume no additional optional loads?

RESPONSE: Include 7.5KW of load for cord and plug load for equipment needed for the safe cessation of procedures in progress. This is only an assumption to be used for bidding purposes.

28. Is "Health Prof." (shown adjacent to the Primary Health Care open office space of the plan) the same room as the "OFA02; Office, Systems Furniture" listed in the SFO schedule?

RESPONSE: No, it is not. SFO Amendment No. 2 drawings have corrected the reference for Health Professional, which is OFD03 in Schedules B and F.

29. Is the Wait room (shown in the Women's Health clinic) a part of the "WRC01; ETM Waiting Area" listed on the SFO schedule?

RESPONSE: Yes.

30. What are the design requirements for the local fire apparatus? i.e. weight and turning radius

RESPONSE: General requirements for the layout and configuration of fire department access roads are found in Chapter 18 of NFPA 1, Fire Code. Specific requirements for weight loads and turning radius are set by the local AHJ.

31. What are the design requirements for the fire hydrants? i.e. thread type, marking/painting scheme

RESPONSE: General requirements are outlined in the VAFPDM. Offerors are also responsible for compliance with the local AHJ requirements.

32. Fire department hose connections located on the exterior of the building are required to be secured in a suitable enclosure that limits access to unauthorized personnel. Does the local fire department have a preferred method?

RESPONSE: Contact the local AHJ.

33. What are the definitions of major and departmental corridors as used in paragraph 4.3.4 of the SFO? No definition was found in Section 7.

RESPONSE: With reference to sheet A-001 and A-002, Major corridor(s) are shown on the plan as white.

34. Is the use of flammable and combustible liquids anticipated? If so, in what quantities?

RESPONSE: No.

35. Will any of the procedures provided in the clinic render outpatients incapable of self-preservation? (Conscious sedation renders patients incapable of self-preservation.)

RESPONSE: No.

36. 6.5.3.B, last paragraph, says to provide seismic protection for automatic sprinkler systems in areas of Moderate High, High, and Very High Seismicity. Columbus is in a Low Seismicity Zone; therefore, seismic protection for automatic sprinklers is not required. However, paragraph 4.2.4.K.(2) indicates Earthquake Resistive Design is required for Non-Structural Building Elements, including sprinkler systems and fire alarm systems. Is seismic protection required for the fire sprinkler system? Or, what criteria shall be used to determine if seismic protection is required?

RESPONSE: Refer to response #24.

37. Paragraph 6.7.4 of the SFO indicates the fire alarm control panel should be located at the main entrance or at a 24-hour constantly attended location. Is there a preference for the fire alarm panel to be located anywhere other than the main entrance?

RESPONSE: No

38. May we have the approval of the VHA Central Office Fire Protection Engineer or the CEOSH Fire Protection Engineer to use a concealed sprinkler that is UL Listed quick response and FM approved standard response in the low ceiling of the audiometric booth?

RESPONSE: No.

39. We would like to request an extension of one week as you have made the bid due date the Monday after Thanksgiving which poses a problem for many people who do not work Thanksgiving week.

RESPONSE: Refer to SFO Amendment No. 2.

40. SFO Part I, Para. 6.8.1 D. Page 149 indicates TIP outlets are to contain (2) RJ-45 active jacks with space for (4) future additional jacks. This is not uncommon for a VoIP installation. Is this what we should price? It will affect the unit outlet price, telecom infrastructure price, and IT design costs.

RESPONSE: Yes

41. Part III, Special Systems Special Requirements lists several possible systems that are not covered in Schedule B, Section 5 Summary Price Sheet. Can you confirm if the following systems are required or not:

- Patient (Also Staff) Annunciator/Locator System
- Radio entertainment distribution
- Duress Alarm and Emergency Notification System
- Radio Paging System
- Two-Way Radio System
- Intercom System
- VA Satellite TV System
- Electronic Access and Door Control System

RESPONSE: The listed systems above are not required except the Electronic Access and Door Control System. The Electronic Access and Door Control System is required and is listed in Schedule C.

42. If Duress Alarm System is required will it be hardwired or over the building IT network to PC keyboards?

RESPONSE: Duress Alarm System is not required.

43. If Intercom System is required will it be for security only and at designated doors?

RESPONSE: Intercom System is not required.

44. If Electronic Access and Door Control System is required, how many card readers are desired for the system?

RESPONSE: Refer to response to question # 41.

45. Are exterior emergency call boxes required in the parking lot? If so, how many?

RESPONSE: Five (5) Security Phones or Emergency Call-Boxes shall be provided and evenly space between the parking areas.

46. Is there a requirement for secured gates for employee parking or ambulance entry?

RESPONSE: Refer to SFO 4.2.4.

47. Schedule B, Section 5 Summary Price Sheet for Nurse Call lists (160) Emergency Call Stations. Other than the Toilet Emergency Call stations, will the rest be Staff Assist only stations and not Code Blue stations?

RESPONSE: The line item in Schedule B "Emergency Call Stations" includes Toilet Emergency Call Stations, Staff Assist Call Stations and Code Blue Stations counted separately. Also, the call stations must include the necessary dome lights to complete the system. Dome lights will not be counted separately.

48. Is a Code Blue Component of the Nurse Call System required for this facility?

RESPONSE: Yes.

49. May the Nurse Call system be a Tone Visual system?

RESPONSE: No.

50. There is no Main Computer Room (MCR) shown in the concept drawings. Will the small server requirements be located in the Telephone Equipment Room (TER)? If so does that change the power, cooling and fire protection requirements stated in the SFO for the TER?

RESPONSE: The small server requirements will be located in the Telephone Equipment Room (TER). The power, cooling and fire protection requirements shall remain that of the stated requirements in SFO 6.8.2-J.

51. There is no Entrance or Demarcation Room indicated. Can those functions for Telecom be located in the TER and for Special Systems be located in the Special Systems Room?

RESPONSE: Yes

52. What is the purpose of the Tele Vestibule?

RESPONSE: The Tele Vestibule on the drawing is the Entrance Room or Demarc room identified in SFO 6.8.2.I and contained in Schedule B.

53. Are IP Cameras desired for the Security Surveillance TV System?

RESPONSE: They are required by the SFO.

54. Fire Protection Is the use of flammable and combustible liquids anticipated? If so, in what quantities?

RESPONSE: No.

55. Fire Protection Will any of the procedures provided in the clinic render outpatients incapable of self-preservation? (Conscious sedation renders patients incapable of self-preservation.)

RESPONSE: No

56. Fire Protection 6.5.3.B, last paragraph, says to provide seismic protection for automatic sprinkler systems in areas of Moderate High, High, and Very High Seismicity. Columbus is in a Low Seismicity Zone; therefore, seismic protection for automatic sprinklers is not required. However, paragraph 4.2.4.K.(2) indicates Earthquake Resistive Design is required for Non-Structural Building Elements, including sprinkler systems and fire alarm systems. Is seismic protection required for the fire sprinkler system? Or, what criteria shall be used to determine if seismic protection is required?

RESPONSE: Please refer to response to question #24.

57. Fire Protection Paragraph 6.7.4 of the SFO indicates the fire alarm control panel should be located at the main entrance or at a 24-hour constantly attended location. Is there a preference for the fire alarm panel to be located anywhere other than the main entrance?

RESPONSE: No

58. Architectural Will a bulk oxygen tank located outside the building be required or will the Store/Med Gas room accommodate the oxygen needed?

RESPONSE: The Store/Med Gas room will accommodate the oxygen needed.

59. Part III Schedule B – Special Requirements indicates 60 pages and a Functional Room List but there are only 8 pages and no Functional Room List included. Will that be provided?

RESPONSE: SFO Amendment No. 2 includes a corrected Part III Schedule B Part A.

60. The Operations, Arms Storage, and Hold Rooms are not included in Schedules E and F. Will that information be provided?

RESPONSE: The Operations, Arms Storage, and Hold Rooms are indicated in schedules B and F, and referenced as "VV" items (i.e. VA acquired, VA Installed items).

61. Does Operations need a vision panel into the Vestibule or is visibility strictly through SSTV?

RESPONSE: Yes.

62. The RFP states to "use the latest version of LEED available." This would be LEED v4 BD+C. However, the list of required options is from LEED v3 2009. (LEED v3 (2009) would be less expensive to achieve Silver with than LEED v4. Which version are we to use?

RESPONSE: SFO Amendment No. 2 deletes this discrepancy. Use LEED v3.

63. The RFP states to achieve "LEED Silver for Healthcare" certification. However, the LEED definition of Healthcare is primarily 24-hour/day inpatient facilities. Classifying the project as "New Construction" seems to be more appropriate. May we use the New Construction Classification instead?

RESPONSE: No.

64. Section 4.3.3 of the SFO states the occupancy type is Business – Clinical Healthcare, which is not an occupancy type that is defined by either NFPA 101 or the IBC. Based on the fire rated walls indicated in drawing sheet A-102, the building appears to be conceptually laid out in accordance with the NFPA 101 requirements for a New Ambulatory Health Care Occupancy in accordance with NFPA 101 and a Business, Group B – Ambulatory Care Facility in accordance with the IBC. Please confirm the intended occupancy of the facility.

RESPONSE: SFO Amendment No. 2 revises the occupancy type to Business, Group B – Ambulatory Care Facility.

65. Is there potential for four or more care recipients to be incapable of self-preservation at any time?

RESPONSE: No.