


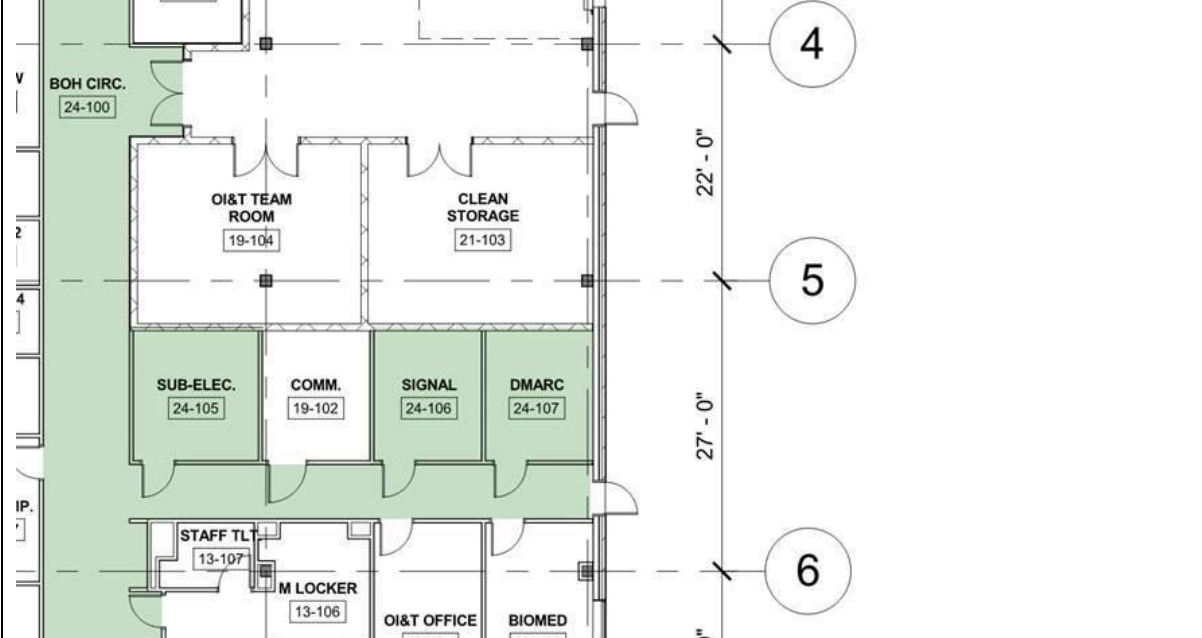
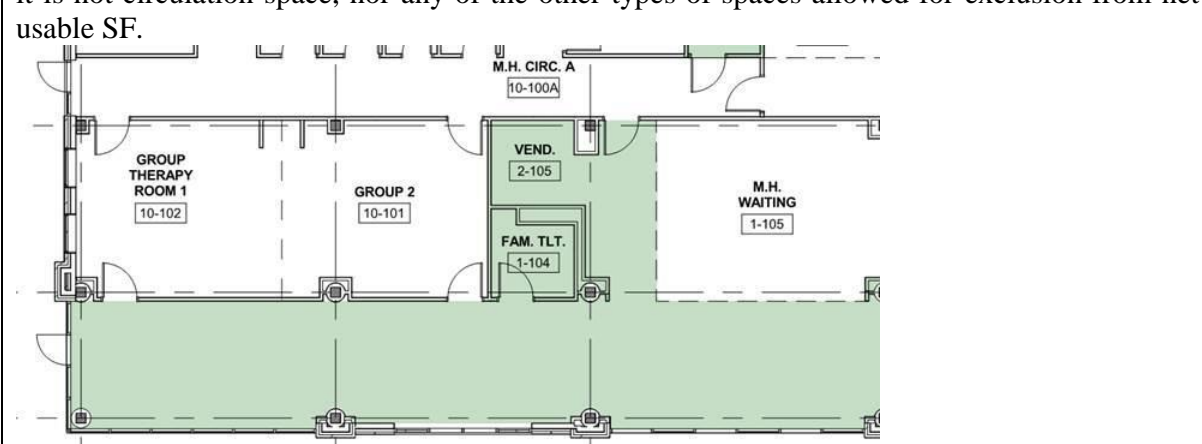
Questions and Answers # 1

Offeror Questions

Note: VA will answer questions listed below without an answer with an additional amendment "Questions and Answers #2", which will be published at a date to be determined.

	Question
1.	Since this is a lease contract, confirm the VA's SB target goals (SB 17.5%, VOSB 5%, SDVOSB 3%, SDB 5%, WOSB 5%, and HUB Zone SB 3%) only applies to the subcontracts that are part of the Lease Aspect (Janitorial Services, Lawn Maintenance, Window Washing, Trash/Recycling Services, M.E.P. Maintenance, Prop. Management Services, etc.). Construction Aspect is privately funded, thus our understanding is that subcontracts related to Construction Aspect are not subject to FAR 52.219-8 and 52.219-9. Confirm this is correct.
	Answer: This is not correct, 52.219-8 and 52.219-9 apply to the lease in its entirety.
2.	Can the Approved PD Plan and Conditions be provided in CAD & PDF?
	Answer: No. VA does not have this.
3.	Can the ALTA Survey be provided in CAD?
	Answer: Attached to this Clarification #1
4.	Has the Topographic Survey been conducted? If so, can you provide a copy?
	Answer: Issued in Amendment #1
5.	Please provide a copy of the DRI for the Site/PD?
	Answer: Offeror must attain from Hillsborough County planning department.
6.	Are there any off-site improvements known to be required by the Developer as part of the PD or DRI Conditions?
	Answer: Awardee/Lessor is responsible for development conditions imposed.
7.	Please provide the "Physical Security Design Standards Data Definitions" which include the explosive magnitudes (W0, W1, & GP1) not shown in the physical security design manual. Or please provide contact information for our structural engineer to follow up with.
	A – The structural engineer must complete the _____ non-disclosure form and provide a fax number for receipt of the "Physical Security Design Standards Data Definitions". This required information should be provided to Bill Craig, Broker, at bill.craig@am.jll.com.
8.	Can the VA confirm the size of the largest service truck to use the service yard and loading dock for the South Hillsborough Outpatient Clinic?
	Answer: VA will answer with an additional amendment "Questions and Answers #2", which will be published at a date to be determined.

	Question										
9.	Can the VA define any offsite improvements (remote parking for busses, traffic signal work etc) that would be included as part of the scope of work for the South Hillsborough Outpatient Clinic?										
	Answer: See response #6										
10.	<p>Looking at sheet A111, when using the Cad files, I get a very similar number for inside gross SF. I calculated inside gross SF as it is defined in the SFO in Section 3.14.2. However, my number for excluded square footage is different by about 650 SF.</p> <div style="border: 1px solid black; padding: 10px; margin: 10px 0;">  <div style="display: inline-block; vertical-align: middle;"> <p>HATCH DENOTES SQUARE FOOTAGE: NOT NET-USABLE, LESSEE / LESSOR SHARED</p> </div> </div> <table style="margin: 10px auto; border-collapse: collapse;"> <tr> <td colspan="2"><u>CALCULATION</u> (From sheet A111)</td> </tr> <tr> <td style="padding: 5px;">GROSS BLDG SF:</td> <td style="text-align: right; padding: 5px;">65,112</td> </tr> <tr> <td style="padding: 5px;">INSIDE GROSS SF:</td> <td style="text-align: right; padding: 5px;">63,737</td> </tr> <tr> <td style="padding: 5px;">HATCH DEDUCT SF:</td> <td style="text-align: right; padding: 5px;"><u>14,033</u></td> </tr> <tr> <td style="padding: 5px;">NET USABLE SF:</td> <td style="text-align: right; padding: 5px;">49,704</td> </tr> </table> <div style="margin-top: 10px;"> <div style="border: 1px solid red; padding: 2px; display: inline-block;">63,773 from CAD (close to similar)</div> <div style="margin-left: 20px; text-align: center;">c</div> <div style="border: 1px solid red; padding: 2px; display: inline-block;">14,681 from CAD (not so similar)</div> </div>	<u>CALCULATION</u> (From sheet A111)		GROSS BLDG SF:	65,112	INSIDE GROSS SF:	63,737	HATCH DEDUCT SF:	<u>14,033</u>	NET USABLE SF:	49,704
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a.	Should the Comm Room 19-102 located at the east end of the building be included as part of the excluded SF? Should it be part of the green hatch on sheet A111. Section 4.2.3 of the SFO states that among the spaces allowed to be excluded from net usable SF is “Space for telecommunications and special systems equipment”.										

Question	
Answer:	<p>Both Comm. Rooms (19-102 and 19-103) shall be included in Hatch Deduct. Hatch Deduct increase (sheet A111) of 243 sf = total 14,276 sf.</p>
b.	<p>Should Vending 2-105 at the west end of the building be considered part of the net usable SF? Should it be colored green in plan and not part of the green hatch? Though open to the corridor, it is not circulation space, nor any of the other types of spaces allowed for exclusion from net usable SF.</p> 
Answer:	<p>No, vending shall remain within Hatch Deduct area.</p>
c.	<p>In both of the snips above, the walls along the circulation corridor are not part of the green colored hatch. Should the corridor walls be included as part of the excluded SF? In Section 3.14.2 of the SFO, it states to “Deduct the following from the inside gross area including their enclosing walls to arrive at the figure for net usable square feet.” It then lists the excluded types of spaces. It would seem, then, that the corridor walls (since they enclose the corridor) should be part of the excluded SF.</p>

	Question
	Answer: Walls enclose the tenant space, not the corridor. Corridor walls are excluded in 3.14.2 only if on a multiple tenancy floor.
11.	<p>Again in Section 3.14.2 of the SFO, it lists a ratio of 78% to 22% of inside gross area vs. area excluded for corridors and circulation. 22% of 63,737 = 14,022, which is close to the listed excluded SF of 14,033. However, the SFO says “corridors and circulation”. The excluded SF is not just corridors and circulation. It also includes mechanical space, HACs, etc. Can we get clarification on this 78% / 22% ratio? And does this ratio need to be maintained if the floor plan were to change?</p> <p>3.14.2 NET USABLE SPACE</p> <p>Net usable space is that portion of rentable space that is available for a tenant's personnel, furnishings, and equipment. Net usable space is the area for which VA will pay a square foot rate. It is determined as follows:</p> <ul style="list-style-type: none"> • If the space is on a single tenancy floor, compute the inside gross area by measuring between the inside finish of the permanent exterior building walls or from the face of the convectors (pipes or other wall-hung fixtures) if the convector occupies at least 50 percent of the length of exterior walls. • If the space is on a multiple tenancy floor, measure from the exterior building walls as above and to the room side finish of the fixed corridor and shaft walls and/or the center of tenant-separating partitions. <p>In all measurements, make no deductions for columns and projections enclosing the structural elements of the building. Deduct the following from the inside gross area including their enclosing walls to arrive at the figure for net usable square feet:</p> <ul style="list-style-type: none"> • 78% of the inside gross area is considered net usable space per drawing sheet A111. Refer to paragraph 4.2.3 for specific information. • 22% of inside gross area for corridors and circulation (Refer to sheet A111 for square footage calculations). • Public toilets and public lounges. See Paragraph 4.2.3. • Building equipment and service areas. • Entrance lobbies. • Stacks and shafts.
	<p>Answer: This ratio will change based on future floor plan revisions.</p> <p>Revision based on increase of Hatch Deduct indicated in Question 10.b response: $14,276 / 63,737 = 22\%$; $100\% - 22\% = 78\%$ NUSF</p>
12.	<p>Please clarify which ASHRAE standard for energy efficiency the team is to follow?</p> <p>Page 88/132 states “ASHRAE 90.1-2007”</p> <p>While the following sections state ASHRAE 90.1-2004: Section 3.20.3 Second Design Development Submittal (pg 46) Section 3.20.4 ‘Sustainable Design and Energy Efficiency (pg 49) Section 4.2.1: VA Adopted Codes, Standards and Executive Order – Table (pg 60) & Section 4.2.1 (3) states 90.10-2004 (pg 63)</p> <p>We believe that the intent is to follow ASHRAE 90.1-2007, which is the current LEED-referenced standard for energy efficiency, but need to have confirmation in order to move forward.</p>
	Answer: ASHRAE 90.1 2007 is correct.
13.	Please provide wetlands mitigation determination.
	Answer: VA does not have this information.

	Question
14.	Provide draft easement or use agreement for the adjacent storm drainage area to the SE. Answer: Section 23 of Option Agreement will be removed in next extension.
15.	Provide information on the requirement for the area transportation and right of way impact fees referenced in the Option Agreement and those credits to be purchased from the land seller if available. Provide expected fees and if credits are available at what cost. Answer: VA cannot provide this information.
16.	Provide traffic study used for the PD revisions. Answer: VA cannot provide this information.
17.	Provide employee count and user count per day with arrival times. Answer: 168 employees including providers, and approximately 470 patients per day. Operating hours are from 6AM to 8PM.
18.	Is this project expected to contribute to the signal cost at the Hwy 301 intersection? Answer: Signal is installed. VA cannot verify that Awardee/Lessor is responsible for any of this cost.
19.	Is ground radar study available to determine below grade existing conditions? Answer: VA did not perform this study and does not have this information.
20.	Confirm utilities will be reimbursed by the VA on a quarterly basis to Lessor. Answer: Lessor shall include it in the rental rate. Quarterly usage readings are required to be supplied to VA.
21.	Is an electric heat option available as an alternate to the 4 pipe system? Answer: VA will answer with an additional amendment "Questions and Answers #2", which will be published at a date to be determined.
22.	Verify the VAV count requested will be modified currently it requires one per clinic room? Answer: One per clinic room is required
23.	Confirm that the parking is a minimum count as it exceeds the code required parking count. Answer: Provide as requested in SFO.
24.	Is a perimeter fence and gates required per the referenced security requirements? Answer: Yes.
25.	Is there a requirement for any Med Gas? Answer: VA will answer with an additional amendment "Questions and Answers #2", which will be published at a date to be determined.
26.	Will VA accept roadway and off-site improvements as a separate lump sum payment outside the rental rate? Answer: See paragraph 5.8 Off-Site Improvements.

	Question
27.	Will VA treat the fill on site to bring the grade to a developable elevation as a lump sum payment?
	Answer: No
28.	Are there any pending drainage easements for the Western out parcels through the site boundary to Track 6?
	Answer: See response #14
29.	Will the bridging documents be revised to depict the correct site plan in accordance with the ALTA survey attached to the Option Agreement?
	Answer: No. Offeror to provide site plan proposal.
30.	Can Schedule C components be consider for a lump sum payment outside the rental calculation?
	Answer: No
31.	Please clarify the amount of copies to be submitted with our proposal. Page 5 indicates “one (1) hard copy of drawing and renderings shall be provided to JLL while page 226 states “two hard copy sets of drawings and specifications with the following minimum information”.
	<p>Answer: Submit 1 hard copy as stated on page 5. Page 226 paragraph 10.7 is changed to read:</p> <p>“10.7 DRAWINGS AND SPECIFICATIONS – SUBMISSION WITH OFFER</p> <p>Offeror shall submit drawings and specifications on six discs (CD-Rom as specified in Paragraph 1.7.1) and one hard copy sets of drawings and specifications with the following minimum information. Format and for hard copy submittal shall be as follows:</p> <p>(1) Drawings</p> <p>Hard copies shall be black line prints on bond paper, full size (30" x 42"). Each set shall contain all sheets for all disciplines.</p> <p>(2) Specifications</p> <p>Hard copies shall be printed on 8½" x 11" bond paper. Materials may be one-sided or double sided copies. Each copy shall contain all sections. Organize and tab materials by discipline.</p> <p>NOTE 1: Failure to provide drawings and specifications in accordance with the requirements above may cause the offer to be deemed unacceptable and rejected accordingly.</p> <p>NOTE2: The conceptual floor diagram provided by VA as a part of this Solicitation is intended to convey desired floor locations and adjacency relationships of the main components of the program. The interior layout and footprint of the building may vary as a result of actual site conditions and building design development. The number and location of doors will vary as the Offeror develops detailed plans. The conceptual diagram also shows rooms dedicated to building services. The size and location of these rooms will vary as the Offeror develops detailed plans. It is the Offeror’s responsibility to design the building to comply with applicable Building Codes and ordinances. <i>Offerors are advised that rent payment will not be made for delivered space that is in excess of the maximum NUSF solicited.</i></p> <p>NOTE 3: All drawings shall be prepared per VHA National CAD Standard Application Guide, available on the VA Technical Information Library (TIL) website at http://www.cfm.va.gov/til/projReq.asp. Drawings shall be on Architectural E-size sheets (30x42 inches). Title blocks shall identify the Offeror and shall include Solicitation Number, Clinic Name, and Location. Drawings shall be organized by discipline and shall include the following minimum information.”</p>

	Question
32.	Item 24 indicates installation and activation of traffic signalization. Please confirm that the signal in question is currently in-place and active. If so, is the Developer required to compensate a pro-rated share of the installation and activation costs?
	Answer: See Response #18
33.	Item 25 indicates related costs and expenses for governmental infrastructure. Please confirm if the developer is required to compensate a pro-rated share of the infrastructure costs and related operational expenses of the existing lift station.
	Answer: Awardee/Lessor is responsible for these costs.
34.	Please clarify the unrecorded drainage easement of the new proposed Aldi property, this is not recorded on the title report.
	Answer: See Response #14
35.	Will the VA reimburse the developer for the Fairway Meadow Drive improvements in a lump sum payment?
	Answer: No
36.	If the permitting for Fairway Meadow Drive delays the overall project permit will the VA extend the delivery date of the VA Clinic.
	Answer: CO to make determination upon request by Awardee/Lessor.
37.	SFO Section 2.3.4 lists submittal requirements for joint ventures. Will VA accept a letter of intent to form a joint venture executed by all participant parties in lieu of the joint venture submittal requirements found on pages 29-30 of the SFO for the initial submittal on August ?
	Answer: Joint Ventures or any other legal structures must be in place at time of offer submittal.
38.	Regarding GSA form 1364, will VA be providing an attachment for proposers to list all breakout lump sum items?
	Answer: No. Each Offeror shall provide line-item list of lump-sum items included in proposal.
39.	Please confirm utility usage charges will be paid by the VA.
	Answer: Lessor shall include it in the rental rate. Quarterly usage readings are required to be supplied to VA.
40.	Will the VA consider an offer due date extension due to the questions raised in the 7/9/15 meeting regarding off-site work?
	Answer: See all amendments.
41.	Since the pre-bid meeting July 9 th we have learned from our civil designers and land owner that several site development issues will need to be addressed by the VA. Some could involve legal review related to easements, road commitments, zoning requirements (for permitting) and storm water detention/disposal. As you know the tract #5 layout requires modification based on the Program Manager having used the incorrect boundary layout so we are working through efforts to evaluate the impacts and how best to get the VA input on issues for circulation, employee/patient parking, security, logistics, etc...which is difficult to define in narrative format. Based on this issue, is there any chance the VA would reissue the site plan to portray the correct tract of land under option?

	Question
	Answer: Site design is conceptual. Offerors shall submit proposal for site design that meets applicable codes.
42.	Is an extension beyond August 3 possible?
	Answer: See Response #40
43.	Will VA accept building early if completed ahead of 24 months schedule?
	Answer: No early delivery schedules will be approved.
44.	Rivet Model to be provided?
	Answer: No.
45.	Is it possible to “shell” equipment intensive spaces instead of designing then redesigning? Spaces such as MRI, Radiology, CT, Canteen, Audiology
	Answer: Provide all equipment layout per SFO.
46.	Confirm if A1200 – Lift System, Ceiling is required in 16-101 Phys. Ther. Gym at parallel bars and/ mat table.
	Answer: No longer required
47.	Verify if Pharmacy will require automation integration with ScriptPro and other monitor locations in facility.
	Answer: yes
48.	Confirm vacuum as identified in Schedule B and F is a building system or a portable system.
	Answer: VA will answer with an additional amendment “Questions and Answers #2”, which will be published at a date to be determined.
49.	The SFO (Page 61) indicates that this building is to meet the 2007 Physical Security Manual. There is a new Jan 2015 Manual. Please verify which edition we are to follow.
	Answer: January 2015
50.	Are VA Guidelines required for the mechanical, electrical and plumbing design? If so, which takes precedence between SFO and VA guidelines?
	Answer: VA will answer with an additional amendment “Questions and Answers #2”, which will be published at a date to be determined.
51.	Will there be two airborne infectious isolation rooms as defined by ASHRAE with ante rooms or will there just be 2 negative pressure rooms? 2 isolation treatment rooms are noted as being required in the SFO but do not show up on the floor plans.
	Answer: Isolation rooms require anti-rooms
52.	Are there MEP bridging documents?
	Answer: Only MEP narrative required for bridging documents.

	Question
53.	Are the pharmacy and lab refrigerators/freezers to be monitored through the Building Management System?
	Answer: yes
54.	Does the insect screen requirement on page 109 of the SFO apply to mechanical and electrical rooms? Insect screen greatly reduces the free area and will require even larger building openings. It also fouls more quickly with dust/dirt.
	Answer: VA will answer with an additional amendment "Questions and Answers #2", which will be published at a date to be determined.
55.	Will acid waste be required in the lab or other areas?
	Answer: Not required
56.	What is the definition of a non-sensitive area when establishing night setbacks for the HVAC equipment? Refer to page 115 of the SFO.
	Answer: VA will answer with an additional amendment "Questions and Answers #2", which will be published at a date to be determined.
57.	Can ionic bed humidifier technologies be used in lieu of RO water?
	Answer: VA will answer with an additional amendment "Questions and Answers #2", which will be published at a date to be determined.
58.	Can the domestic hot water be generated separately from the heating hot water or steam boiler system - What is the desired direction?
	Answer: VA will answer with an additional amendment "Questions and Answers #2", which will be published at a date to be determined.
59.	What material shall the kitchen hood exhaust ductwork be, welded stainless or welded black steel?
	Answer: VA will answer with an additional amendment "Questions and Answers #2", which will be published at a date to be determined.
60.	Can ethylene oxide sterilizers being utilized in this building?
	Answer: VA will answer with an additional amendment "Questions and Answers #2", which will be published at a date to be determined.
61.	Does every storage room require exhaust and negative pressure per page 126 of the SFO?
	Answer: Medical Supply Storage rooms (clean rooms) require positive ventilation. Bulk or soiled storage areas require negative. Exhaust is not required in supply rooms.
62.	There are specific vestibule and enclosed entrances conditioning requirements which somewhat contradict, pages 126 and 127 of the SFO. What is desired functionality?
	Answer: VA will answer with an additional amendment "Questions and Answers #2", which will be published at a date to be determined.
63.	Does the pharmacy require USP 797 certification?
	Answer: No

	Question
64.	Is the oxygen tank shown on the site plan necessary? It is not indicated in SFO requirements.
	Answer: VA will answer with an additional amendment "Questions and Answers #2", which will be published at a date to be determined.
65.	The SFO calls for the specific protection of gas storage rooms, gas storage rooms, and oxygen tank. SFO does not reflect any piped medical gas systems for a building of this type, please confirm.
	Answer: VA will answer with an additional amendment "Questions and Answers #2", which will be published at a date to be determined.
66.	SFO calls for CO, CO2, and HCHO (Formaldehyde) levels to be kept at certain levels, do we need to have these levels measured within the building or HVAC system (section 4.4.1)?
	Answer: VA will answer with an additional amendment "Questions and Answers #2", which will be published at a date to be determined.
67.	7. A 145 degree disinfection process is one of the two Legionella eradication processes. Confirm that this eradication process would not continually recirculate the 145 degree water but instead flush the system periodically or when an outbreak is measured.
	Answer: VA will answer with an additional amendment "Questions and Answers #2", which will be published at a date to be determined.
68.	Could a copper-silver system be used for primary legionella eradication in lieu of thermal eradication or chlorine flush approaches?
	Answer: VA will answer with an additional amendment "Questions and Answers #2", which will be published at a date to be determined.
69.	SFO indicates to use 2 way valves on heating hot water system; can we use 3 ways at end of loops to promote circulation and pump relief.
	Answer: VA will answer with an additional amendment "Questions and Answers #2", which will be published at a date to be determined.
70.	Are induction vane diffusers to lessen the chance of drafty space conditions acceptable?
	Answer: VA will answer with an additional amendment "Questions and Answers #2", which will be published at a date to be determined.
71.	The SFO calculation of loads method indicates equipment sized for the sum of all peaks, Is offeror required to provide system diversity as well?
	Answer: VA will answer with an additional amendment "Questions and Answers #2", which will be published at a date to be determined.
72.	Does the Lobby require its own AHU per the Zoning Section of the Mechanical Requirements (Page 116)?
	Answer: VA will answer with an additional amendment "Questions and Answers #2", which will be published at a date to be determined.

	Question
73.	Considering the location and building B-Occupancy/ Can the humidification/humidifiers be omitted?
	Answer: VA will answer with an additional amendment "Questions and Answers #2", which will be published at a date to be determined.
74.	The bridging documents show an internal generator set. Is an exterior generator in a weatherproof, sound attenuated enclosure acceptable?
	Answer: VA will answer with an additional amendment "Questions and Answers #2", which will be published at a date to be determined.
75.	SFO lists diesel generator with 24 hours of fuel. Is natural gas acceptable ILO diesel?
	Answer: VA will answer with an additional amendment "Questions and Answers #2", which will be published at a date to be determined.
76.	SFO lists a type 3 essential electrical system (EES) per NFPA 99. Bridging documents show separate emergency and normal power electrical rooms which is only a requirement of type 1 and type 2 EES per NFPA. Can one main electrical room be provided for emergency and normal power?
	Answer: VA will answer with an additional amendment "Questions and Answers #2", which will be published at a date to be determined.
77.	The layout occupies more acreage than the survey drawing illustrates; review?
	Answer: The site plan is conceptual. Offerors to provide their own proposal for site design.
78.	Please clarify the Developer's obligation to design/construct and/or provide financial surety/contribution for Fairway Meadows Drive, relative to zoning requirements or otherwise?
	Answer: Refer July 26, 2013 Final Conditional Approval letter (provided).
79.	Please clarify the Developer's obligation to design/construct and/or provide financial contribution for the design/construction of the proposed shared north /south drive, located immediately west of Tract 5?
	Answer: See response #78
80.	Please clarify the Developer's obligations, if any, regarding shared or common infrastructure (i.e. roadways, stormwater, utilities, etc.) and/or financial/cost contributions, relative to the overall Summerfield Commerce Center project and/or overall Summerfield DRI project?
	Answer: See response #78
81.	Please clarify the extent of documentation, if any, on documentation of approved Certificates of Capacity (or vesting from Hillsborough County concurrency requirements), particularly related to roadway/traffic capacity, adequate for the development of the proposed VA Outpatient Clinic.
	Answer: VA does not have this information.
82.	Please clarify the extent, if any, of the Developer's ability to utilize Tract 6 for stormwater management?
	Answer: See response #14

	Question
83.	Please clarify the ability of the Developer to utilize the 50 foot wide land strip, located immediately east of Tract 5, for grade transition via temporary grading/slope easement? Also same question, regarding adjacent properties to the west and north of Tract 5?
	Answer: VA does not have this information.
84.	Please confirm if the proposed “Sunny View Lane” (as shown on the Zoning plan) for this same 50 foot wide area, will be developed as a roadway, or will remain as open space/buffer?
	Answer: VA does not have this information.
85.	The applicable codes and standards within SFO section 4.2.1 do not reference the VA Fire Protection Design Manual. This has major implications on the fire protection design. Is the FPDM a required standard for the project?
	Answer: VA will answer with an additional amendment “Questions and Answers #2”, which will be published at a date to be determined.
86.	Does the SFO require a Fire Pump for the building and does the VA and or land seller have a flow test?
	Answer: VA will answer with an additional amendment “Questions and Answers #2”, which will be published at a date to be determined.
87.	SFO Section 4.3 requires the use of the latest editions of fire and safety codes. SFO Section 4.2.1 references the 2015 IBC, however it also references the 2012 edition of NFPA 101. The 2015 edition of 101 is available. What editions of the NFPA is required for the project?
	Answer: VA will answer with an additional amendment “Questions and Answers #2”, which will be published at a date to be determined.
88.	SFO Section 6.5, Fire Protection, does not make mention of any required clean agent fire suppression systems (FM200, etc...). A large number of VA SFO's I have seen lately have been requiring FM200 for the main telecom rooms, electrical rooms, generator rooms, pharmacies, and the radiology areas. Does the building require a FM 200 system?
	Answer: VA will answer with an additional amendment “Questions and Answers #2”, which will be published at a date to be determined.
89.	The site plan provided in the SFO does not match the plat defining the property boundary. Can you clarify the limits of the project? At this time, we do not have sufficient information to design and bid the site until we have this information clearly defined.
	Answer: The site plan is conceptual. Offerors to provide their own proposal for site design. ALTA survey is correct.
90.	What roadways will be provided to access the site? Will the developer be responsible for designing, permitting, and constructing roadways accessing the site? Will VA provide easements from the land owner to access this land?
	Answer: See Response #78 and Assignable Option Agreement
91.	Has a traffic impact study been performed related to access roads between the site and US Hwy 301? If a traffic study and DOT concurrence/approval is required for this project, will it be required by the VA developer or others?
	Answer: VA does not have this information

Question	
92.	Will Fairway Meadow Drive be extended to US Hwy 301 as part of this project? If so, will it be required by the VA developer, or by others? Will the VA site be allowed to have a driveway onto Fairway Meadow Drive if it is not connected to US Hwy 301?
	Answer: See Response #78
93.	Due to the reduced site acreage, will the storm water retention pond be allowed to encroach outside of the site boundary? Who will provide that approval? If so, will grading for the retention pond be required by the VA developer, or by others as this will be off site?
	Answer: VA only has control over Tract 5.
94.	Will a security fence be required around this site? Will a fence be required around the storm water pond? If so can the VA provide details and will columns be required at the fence corners?
	Answer: Yes per January 2015 Physical Security Manual
95.	Will a topographic survey be provided? The site design included in the SFO indicates a finished floor elevation approximately 8 feet above the elevation of US Hwy 301. The existing site topography does not allow such a design without importing significant amounts of fill material. Can the proposed site design deviate from the floor elevations shown on design included in the SFO?
	Answer: See Response #4
96.	The parking layout included in the SFO does not appear to meet local requirements related to walking distances between the entrance and parking locations. Has the VA vetted this site design concept with local authorities or obtained any variances for such deviations?
	Answer: Site design is conceptual. Offerors shall submit proposal for site design that meets applicable codes.
97.	The site currently has overhead power transmission lines across the northern portion of the site. If these power lines conflict with proposed improvements, will the VA developer be required to pay for this relocation?
	Answer: VA has no knowledge of this.
98.	As part of the NEPA document preparation, has a formal jurisdiction determination been performed for this site to verify the possible existence of wetlands on the site? If any mitigation is required, is that being done by the Seller?
	Answer: VA has no knowledge of Seller obligations.
99.	Will the "storm drainage easement" on Tract 6 be graded into a storm water management pond? Will that be done by the Seller? Can the grading plan for Tract 5 tie into the drainage on Tract 6 (can grading encroach into that parcel)?
	Answer: VA has no control over Tract 6
100.	Can metal stud framing be used in lieu of CMU for exterior walls?
	Answer: Building construction must meet blast resistance requirements of January 2015 Physical Security Manual.

	Question
101.	Rubber flooring is listed twice on Schedule C. Please confirm intent.
	Answer: Disregard (1) RF line item at 622 sf, this item is a duplicate.
102.	“Prefabricated” flooring is listed on Schedule C. Please confirm that the audio booths come with a prefinished floor and that this item on Schedule C should include \$0.
	Answer: Prefabricated flooring shall be provided by audio booth manufacturer as a part of the unit’s base cost. Contractor to obtain pricing from booth manufacturer to include flooring.
103.	Welded seam sheet (WSF) flooring on Schedule C is listed in square yards. It appears that the quantity listed applies to square footage. Please confirm intent.
	Answer: Quantity is provided in square feet.
104.	Resilient sheet flooring (RSF) on Schedule C is listed in square yards. It appears that the quantity listed applies to square footage. Please confirm intent.
	Answer: Quantity is provided in square feet.
105.	Please confirm that common area (defined as square footage over and above the NUSF) finishes, doors, partitions, specialties, equipment, telecommunications, security, etc. are included within the quantities on Schedule B or Schedule C and that additional scope of work is not required or should we provide costs for the quantities as listed in the schedules? Will an updated Schedule C be provided?
	Answer: Finishes for spaces outside of the NUSF have been quantified in the schedules.
106.	Please define the order of precedence between the following documents that were provided: Drawings, Schedule B, Schedule C, Schedule E and the SFO.
	Answer: All documents within SFO are considered binding including those listed in the in question.
107.	The total quantity of interior partitions (CMU and drywall) on Schedule C is +/- 23,000 LF. The plans provided indicate a quantity approximately 15,000 LF less than the Schedule C total. Please confirm that the correct wall quantities (CMU and Drywall) are identified on Schedule C.
	Answer: Approximate quantities are as follows: C6 WITH GWB: 79 LF; C8: 131 LF; C8 with GWB: 115 LF; C8 with GWB_1: 100 LF; C8_1: 14 LF; M1B: 9 LF; M3: 972 LF; M3_1: 14 LF; M3_L: 21 LF; M3B: 802 LF; M3B_L: 18 LF; M3V: 47 LF; M3XB: 379 LF; M351: 5243 LF; M351_1: 45 LF; M351_L: 99 LF; M360RF: 99 LF; M451_L: 39 LF; M651_L: 163 LF Total: 8,389 LF
108.	Cubicle Curtain Track is listed in both Schedule B & C. Please confirm this is not a duplication.
	Answer: Cubicle curtain track is quantified in Schedule B by quantity and each curtain shall be calculated as 1.15 times the length of each track. Schedule C approximates the total quantity in linear feet of track length throughout the entire project. Schedule C: *Note, should be revised to read, “Curtain track allowance of approximately 9’-0” per instance’ for a total Unit of Measure of 355 LF.

Question	
109.	Schedule B has the listing of the Cubicle Track and Cubicle Curtain and Schedule C is Track only. Please confirm this duplicated quantity is the intent.
	Answer: The linear footage of cubicle curtain shall be quantified by multiplying the total Linear Footage of track by 1.15. Curtains have not been quantified in either schedule.
110.	Please confirm if the 53 lineal foot of Operable Partition listed under the Partitions in Schedule C and the Door, accordion, bi-parting items listed in Schedule C under Specialties should both be included?
	Answer: Partition type 'OP' and Specialty item 'Door, accordion, bi-parting ...' are duplicate items. Omit partition type OP.
111.	Please provide survey and grades of existing site.
	Answer: See Response #4
112.	Please confirm the applicability of the site plan provided. The development indicated appears large vs. the building size.
	Answer: Site design is conceptual. Offerors shall submit proposal for site design that meets applicable codes.
113.	Is the development of Fairway Meadow Drive to be included in this proposal?
	Answer: See Response #78
114.	Should any offsite improvements be included <ul style="list-style-type: none"> a. Signaling at Summerfield Crossing and US 301? b. Signaling at exit from facility on to US 301? c. Street lighting for Summerfield, US 301 or Fairway Meadow Drive? d. Lane modifications on US 301? e. Detention pond southeast of the building? <p>Utilities along Summerfield Crossing, US 301 or Fairway Meadow Drive?</p>
	Answer: See paragraph 5.8 of SFO for offsite improvements.
115.	Please provide equipment manufacturers, equipment plans, HVAC, Plumbing, Utility and Electrical requirements for all VA provided equipment so that the appropriate construction costs can be included in the offer.
	Answer: This will need to be provided at a later time as contracting activities for these items have not begun.
116.	Is a reverse osmosis system required, if so, please define extent of requirement?
	Answer: VA will answer with an additional amendment "Questions and Answers #2", which will be published at a date to be determined.
117.	Is a dealkalizing system required, if so, please define extent of requirement?
	Answer: VA will answer with an additional amendment "Questions and Answers #2", which will be published at a date to be determined.

Question	
118.	Is a deionization system required, if so, please define extent of requirement?
	Answer: VA will answer with an additional amendment "Questions and Answers #2", which will be published at a date to be determined.
119.	Is a reagent grade system required, if so, please define extent of requirement?
	Answer: VA will answer with an additional amendment "Questions and Answers #2", which will be published at a date to be determined.
120.	Do nurse call stations require dome lights? If so, should dome lights be priced as a separate count item or included in the pricing for each device listed?
	Answer: Yes Dome Lights are required. Dome lights shall be priced as separate count item.
121.	Please confirm that all door hardware shall be priced via Schedule C, and that the access control hardware defined on Schedule B represents the electrical scope of work associated with the physical hardware defined in Schedule C. Is the Hardware Schedule provided accurate or will the design team need to adjust the installed hardware to comply with the facilities requirements?
	Answer: Hardware shall be priced based on schedule C. Design team will need to coordinate door hardware with end-user preferences.
122.	For security cameras on Schedule C, please identify whether these are interior or exterior grade cameras.
	Answer: Security cameras are indicated on Schedule B. However, interior and exterior cameras are required. AE recommends assuming 15 cameras at exterior. VA to confirm.
123.	Please confirm if the electronic hands free controls required at all hand washing sinks and laboratories can be battery operated.
	Answer: AE considers battery operated as acceptable. VA to confirm.
124.	Please confirm that there is no requirement for a voice operated fire alarm system.
	Answer: Fire Alarm System shall comply with NFPA for the type of facility. VA to confirm.
125.	Please provide required VA equipment on UPS, so appropriate UPS sizing can be determined and included in the construction cost. Will the UPS System equipment be provided by the VA?
	Answer: UPS equipment is contractor provided and installed. VA to advise on quantity of equipment.
126.	Telecommunication Outlets are listed in both Schedule B & C. Please clarify if both are to be priced.
	Answer: Quantity of T-com outlets in Schedule C represent the total quantity listed separately in Schedule B.
127.	Rooms labeled WRTM1 in Schedule B requires convenience outlets every 15' and telecommunication outlets as required by user. Should this be quoted in Schedule B or are these Schedule C count items?
	Answer: At Corridor spaces labeled WRTM1, power outlet quantities have been included in the Schedule C total; t-com outlet quantities will require coordination with end-user's preference and will be in addition to Schedule C quantities. For pricing purposes, AE recommends locating 1 t-com outlet every 100 ft. VA to confirm.

Question	
128.	Room 10-101 Group Therapy Room, Schedule B list a Video Conferencing System. Is this the same as the VTEL on the Schedule B Summary Price Sheet?
	Answer: Yes, unless otherwise directed by User. VA to confirm.
129.	There are panic buttons listed in both the Schedule B Summary Price Sheet as well as schedule C. Is this accurate and if so, do the ones listed in Schedule C have any requirement for central equipment, annunciation panels and / or programming?
	Answer: 100 panic buttons per Schedule B should be priced already include the quantity shown on Schedule C. Schedule B special requirements shall apply to all panic buttons.
130.	There are nurse call emergency pull stations with ceiling mounted dome lights listed in both Schedule C and the summary page of Schedule B. Should both of these be included?
	Answer: 90 nurse call pull stations per Schedule C should be priced and already include the quantity shown on Schedule B.
131.	Is there any VA equipment that will require a dedicated electrical circuit? If so, will schedule C be amended to include these items?
	Answer: There is equipment that requires dedicated circuiting. Dedicated circuits to be identified by awarded design team. Sched. C will not be amended.
132.	Section 4.2.1 of the SFO states that the facility must comply with the 2007 version of the VA Physical Security Design Manual for Life Safety Protected facilities, however the VA Office of Construction and Facilities Management website states projects that “have not concluded the 35% design milestone (defined as schematic design or SD2) must incorporate the requirements” of the 2015 manual and “projects that have completed the 35% design milestone are at the discretion of the Project Delivery Team considering cost and schedule implications”. Please clarify if this project should comply with the new VA Physical Security Design Manual for Life Safety Protected structures released in January 2015 or the old 2007 criteria. Some of the changes between the 2007 and 2015 PSDM’s that could impact cost and schedule include: blast resistant exterior doors, CMU or concrete screen walls, blast resistant louvers, CMU or concrete lobby walls with laminated glass, balanced design of exterior window systems, and design of wall and roof façade connections for rebound
	Answer: 2015
133.	How many bus/ shuttle trips will be made to the facility entry? Should the development teams allow for future maintenance costs due this wear and tear of the driving surface?
	Answer: VA will answer with an additional amendment “Questions and Answers #2”, which will be published at a date to be determined.
134.	SFO section 4.6 indicated that “3% of the total parking spaces shall be accessible” however page 97 section 5.2.9 indicated that “Provide 48 parking spaces for physically disabled people (handicapped) based on 10% of total provided spaces.” Which one we should follow?
	Answer: 10%
135.	How many parking spaces are dedicated to staff, visitor and patient?
	Answer: 55% are for staff, remainder are for visitors and patients.

Question	
136.	Do we need to provide gates to separate the staff parking from the public parking?
	Answer: no
137.	What is VSO parking shown on Drawing A001? How many of them do we need to provide?
	Answer: Eight Veteran Service Officer parking spaces are shown.
138.	Are perimeter fences required with columns?
	Answer: Fence is required per 2015 Physical Security Design Manual
139.	Is a separated service entry required with thickened pavement?
	Answer: 18 wheel vehicles will be entering the site. Offeror shall plan accordingly
140.	What type of truck is going to this site?
	Answer: See response #139
141.	Drawing A111 shows General Waiting A along the main corridor is not part of the net usable space. However, general waiting is not list in 4.2.3 "Exclusions from Net Usable Space". Can VA verify that?
	Answer: General Waiting A shall not be included in Net Usable Space calculations and shall be considered corridor/circulation.
142.	Units Area sf (each room) and Net Area sf are missing in Schedule E. Can VA verify that?
	Answer: Square footage is not required in Schedule E.
143.	Please verify the overall parking space requirements. The SFO requirement is far above local code and a third greater than facilities of this type and size
	Answer: Indicate on site plan the number of spaces requested in the SFO. Additionally, indicate the spaces that exceed the code requirement.
144.	Conceptual Site plan does not match ALTA plan provided with regards to overall space utilization and property line designations. Please clarify which is applicable.
	Answer: Site design is conceptual. Offerors shall submit proposal for site design that meets applicable codes.
145.	The VA Life Safety Physical Security Design Manual (PSDM) state that "access roads from the entrances to parking for each vehicle type shall be separated, but may be connected for maintenance and emergency vehicles through gates controlled by access cards" and "where employees share access with patients and visitors, the entrance to employee parking shall be controlled by a card-actuated gate". Please advise if card-actuated gates to separate parking and motorized sliding gates to access the site are required.
	Answer: Provide as required by VA Life Safety Physical Security Design Manual (PSDM)
146.	The VA Life Safety Physical Security Design Manual (LS PSDM) states that "loading docks shall be served from service yards enclosed by a secure fence or wall and power-operated sliding gate, controlled by card access device..." Is an enclosed service yard or at least gates to restrict access required?

Question	
	Answer: See Response #145
147.	Are blinds and shades required at every window?
	Answer: Plan for blinds at all windows
148.	Are metal detectors and x-ray required at the main entry?
	Answer: No
149.	Is (1) dock leveler & (1) dock lift required for this facility?
	Answer: Drawing sheet A813 indicates two dock levelers and one platform truck.
150.	Please confirm how many days of storage and recording time is required for the camera system to accommodate the Police Operation requirements? Is an NVR system required?
	Answer: VA will answer with an additional amendment "Questions and Answers #2", which will be published at a date to be determined.
151.	Are perimeter walls, corridor walls, building support partitioning, lobby building finishes, doors, public restrooms, stairwells, ceilings, and suite entry doors included in Schedule C?
	Answer: Only areas included in NUSF are in Schedule C
152.	Please clarify what is required to be connected to the alternate power source (generators). SFO indicates that generators shall be provided that will "back up the entire clinic". Does this mean that all chillers, boilers and air handlers, including the N+1 units, must be backed up by emergency power?
	Answer: Yes, emergency power shall back up the entire clinic.
153.	Is there is the potential of having off-site traffic improvements based on the results of additional traffic analysis.
	Answer: Yes, but VA has no knowledge of this.
154.	What are the operational hours for the clinic?
	Answer: 6:00 a.m. until 8:00 p.m.
155.	Please clarify if a solar based lighting or water system is required for the facility? SFO mentions electric, gas and solar heaters to be stand alone. Please clarify.
	Answer: VA will answer with an additional amendment "Questions and Answers #2", which will be published at a date to be determined.
156.	Are wall partitions and doors with STC 45 or higher classifications required for the facility?
	Answer: Yes, wall type schedules on the bridging documents include best-practice and code required STC ratings for partitions within the facility.
157.	SFO Requires a minimum STC of 45 for all interior partitions. PG-18-3 indicates partitions of STC 40 and 45 are required. It describes STC 40 partitions as single layer GWB with sound attenuation insulation and STC 45 partitions as double layer GWB and sound attenuation insulation. Industry standard for 45 STC is single layer GWB and sound attenuation insulation and for STC 50-55 double layer of GWB plus sound attenuation. Based on the SFO requirement and PG-18-3 all interior partitions would have double layer GWB. Please advise.

	Question
	<p>Answer: SFO states to provide a <u>minimum</u> of 40/45 STC and PG-18-3 'NOTE' describes a <u>suggested</u> assembly to meet an STC of 40/45.</p> <p>Bids shall include partition assemblies that meet the best-practice/code required STC ratings indicated on the bridging document plans.</p>
158.	<p>SFO states that "boiler fuel storage shall support 10 days of operation." However, SFO also states to "Use natural gas and No. 2 oil where supply of natural gas is interruptible." Given the current project plan to utilize high-efficiency natural gas boilers only, we request that the VA please clarify this requirement.</p>
	<p>Answer: VA will answer with an additional amendment "Questions and Answers #2", which will be published at a date to be determined.</p>
159.	<p>Are aluminum feeders for the primary electrical service allowed?</p>
	<p>Answer: VA will answer with an additional amendment "Questions and Answers #2", which will be published at a date to be determined.</p>
160.	<p>What hollow metal frames if any will require Sanitary/Hospital Stops preps?</p>
	<p>Answer: VA will answer with an additional amendment "Questions and Answers #2", which will be published at a date to be determined.</p>
161.	<p>Will hospital grade receptacles be required throughout the facility or just in direct patient care areas as required by the NEC?</p>
	<p>Answer: VA will answer with an additional amendment "Questions and Answers #2", which will be published at a date to be determined.</p>
162.	<p>Does the VA have their own buses for shuttling patients or are they going to use the city bus system? Will the site be used for city bus access or turn around?</p>
	<p>Answer: VA will answer with an additional amendment "Questions and Answers #2", which will be published at a date to be determined.</p>
163.	<p>Please confirm that the VCS/Lessor will not be providing and installing equipment for cooking of foods that will require a Grease Trap(s) and an Exhaust Hood with Ventilation through the roof. If so, please describe the kitchen equipment planned on being provided and by whom it is provided by.</p>
	<p>Answer: will not require ventilation hoods or grease traps.</p>
164.	<p>Will VA provide an extension?</p>
	<p>Answer: See Response #40</p>
165.	<p>Can the VA provide provider counts (providers seeing patients) for use in capacity fee calculations, also please provide the estimated employee count and patient count. Will the VA consider a lump sum for impact and capacity fees?</p>
	<p>Answer: 32 providers, 168 employees including providers, and appx 470 patients per day. No lump sum payment.</p>

Question	
166.	Is there a topographical survey that VA can provide?
	Answer: See Response #4
167.	Who is designing and constructing Fairway Meadows Drive and the N/S access drive? Will the VA consider establishing an allowance for off-site improvements?
	Answer: See Response #78. No Allowance.
168.	Big Bend Road currently fails its concurrency test, a detailed traffic study will be required and will likely result in a proportionate share calculation and a contribution toward off-site improvements. Will the VA consider providing an allowance for the traffic study and off-site improvements?
	Answer: See Response #26. No Allowance.
169.	Is a fence required? If so will parking need to be separated via gates? Parking is required to be within 300LF of the entry, will the VA consider any reduction in parking counts.
	Answer: Fence is required. Parking will not need to be separated. We will not consider reduction in parking counts
170.	There are a number of items to be included as lump sum on the 1364. Should these be combined with Schedule B in cell 9C then broken out in the additional remarks on page
	Answer: See Response #38
171.	Can the VA clarify what items should be included and exclude in/from the lump sum for Yards/Activity Areas (Section 6.4.3). Hardscape, landscape, furniture, sidewalks, land costs?
	Answer: Only items specifically requested by VA will be included in Schedule B lump sum payments.
172.	How to offer – Do we provide a rate with all of the items listed above in rent and without
	Answer: Yes, offerors are required to provide pricing for each and every pricing alternative identified in the SFO.
173.	The NUSF in the VA supplied drawings is NTE 50,000 NUSF is there a minimum NUSF?
	Answer: 50,000 NUSF is the requirement.
174.	Mechanical Access via stairs, can this change to a ships ladders
	Answer: VA will answer with an additional amendment “Questions and Answers #2”, which will be published at a date to be determined.
175.	Does the VA have a preferred route to rig the magnet for the MRI since it is not on an exterior wall?
	Answer: VA will answer with an additional amendment “Questions and Answers #2”, which will be published at a date to be determined.
176.	What is the intent of MRI Zone 2
	Answer: Zone II is required by code for patient safety.

	Question
177.	Will the VA consider providing an allowance for real estate taxes to be included in the bid?
	Answer: No, see tax adjustment paragraph 3.5.
178.	Will the clinic be subject to AHCA review?
	Answer: VA will answer with an additional amendment "Questions and Answers #2", which will be published at a date to be determined.
179.	Section 6.6.4 B 2-5 Can the VA clarify which water systems are required and what is to be included on each, reverse osmosis, dealkalizing system, deionization system, reagent grade system. Each of these say to provide as facility needs dictate.
	Answer: AE is not aware of special system requirements. VA to confirm.
180.	Section 6.4.6 requires all PACT, general treatment and women's health rooms to have individual control, will the VAV consider these areas for normal VAV control?
	Answer: Provide individual control for patient care areas. See item 22 above
181.	Who pays utilities, Lessor or the VA?
	Answer: Lessor shall include it in the rental rate.