



	Interested Party Question	Department of Veterans Affairs Answer
1	Section 1.6 Occupancy Date - The SFO states occupancy is required on or before the 540th day following the award but goes on to say "in no event later than 825 days following the date of the lease award." Which time period from lease award to occupancy is correct?	Occupancy is expected by the 540th day following award, but VA understands that certain permitting and construction issues apply to individual sites. The schedule should account for all potential delays but in no event should occupancy be later than the 825th day following award.
2	Section 1.12 Site Criteria - The third bullet point states: A phase one environmental study must be included in each offer. It is doubtful a phase one environmental study can be completed by December 9, 2015.	Phase 1 Environmental Reports should be included in the Initial Offer.
3	Section 4.7.1 healthcare LEED Silver Equivalency - This section seems to indicate we are to self-certify LEED-HC Silver rather than obtain LEED certification from UCGBC and GBCI. Is that correct?	Offeror's AE team to provide LEED Silver road map only, if VA was to pursue certification the building would meet the standards of LEED Silver. Offeror is not required to have the building certified.
4	Section 4.2.4 C - Section refers to perimeter of the building having a "base block" construction. Does this term mean the ground floor perimeter walls must be constructed out of concrete masonry units?	In reviewing the VA Physical Design Manual dated January 2015 Section 1.2, this facility is a Life-Safety Protected Facility and not Mission Critical. The design intent is to build the facility as a Tilt-Up Concrete wall system.
5	Regarding Schedule "C" - There is only one ceiling material (acoustical tile) given in the schedule and the quantity listed is 26,699 square feet. Given the building is about 50,000 gross square feet are we to assume the remaining 24,000 square feet +/- of interior space has no ceiling and is exposed to the roof structure above?	See revised Section C dated November 2015
6	Regarding Schedule "C" - There is only one flooring material (carpet tile) given in the schedule and the quantity listed is 2,129 square feet. Given the building is about 50,000 gross square feet are we to assume the remaining 48,000 square feet +/- of interior space has no flooring?	See revised Section C dated November 2015
7	Schedule "C" does not list an exam room "barn door" as a door type. There are barn doors shown on the conceptual floor plans. How are we to itemize the cost of the exam room barn doors on Schedule "C"?	See revised Section C dated November 2015
8	Is this Project subject to the California Building Code requirements for OSHPD 3 primary care clinics?	No. The clinic is not licensed by California Department of Public Health. The VA is not regulated by the State. OSHPD 3 requirement is not required.
9	Section 4.2.7 - This section states the VA Specifications are to be used to augment the information contained in the SFO. Does this mean the project must be designed and constructed per the VA master specifications where these are more restrictive than the SFO, or can the Offeror design and construct the building in accordance with the SFO and only incorporate the VA standard specifications where information is not given in the SFO?	The building must meet the specification and standards outlined in the SFO. Any area of construction within this SFO needing additional information or guidance not fully covered in these pages should utilize the VA Specifications found on-line at: http://www.cfm.va.gov/TIL/spec.asp .
10	Does Schedule C contain ALL finish material types and quantities to be included in the SFO pricing? Do the materials and quantities in Schedule C take priority over Schedule E and the Wall Finish Plan and Floor Finish Plan included in the SFO Documents?	See revised Section C dated November 2015. Yes Schedule C contains the Floor and Wall Finishes noted on the Plan. Schedule E is to be used as a complimentary document to Schedule C. Where finish materials conflict, the more restrictive applies. Please note Schedule C ONLY accounts for finished materials in the programmable area of the space; common areas are not included.
11	Are backbone infrastructure costs for power and data outlets to be included in the Schedule C line item, or are they to be included in the basic rent (Shell) like it is explicitly described for Schedule B items? If it to be included in the Schedule C unit costs, to what extent? The backbone infrastructure costs can vary greatly between similar outlets in different locations.	Schedule C only addresses the specific finish; any infrastructure associated with the specific line item should be included in the Shell Rent.
12	Where are costs to be allocated for interior finish items clearly shown on the plans, but not listed on Schedule C? Examples: lead-lined wall partitions, interior glass storefront partitions, sliding "barn" doors, gypsum "hard-lid" ceilings and gypsum soffits, CMU or Concrete walls (for vaults or Mailroom).	See revised Section C dated November 2015



13	Schedule C line item #82 is for "Office subdividing, full-height, finished floor to under slab (additional cost over ceiling-height)." Is this unit cost to include construction of a complete full-height wall "finished floor to under slab" or is this unit cost only for the "additional cost over ceiling-height" as noted in the description?	Yes. Note that we do not anticipate full height walls for this project. This is a one-story project and the finish floor to underside of roof is at least 22'-0".
14	Please confirm Schedule C line items #89, #90, #102, #103 and #105 are to be priced per SQUARE YARD and not per SQUARE FEET.	Confirmed.
15	Schedule C lists four different vision panel sizes and types to be included; however, there is no line item for Half Glass vision panels for doors in Schedule C items #2, #5 and #7. Is the glass and glazing for the vision panels in Half Glass doors to be included in the unit cost for the doors?	See revised Section C dated November 2015
16	Will the VA be providing quantities for equipment listed in Schedule B, Section 5 such as speakers, emergency call stations, card readers and various devices for each system? These quantities are currently blank.	See revised Schedule B dated November 2015. Quantities provided.
17	Schedule F lists equipment to be furnished and installed by the VA. There are items shown on Schedule F that appear to also be listed on Schedule B. Example: Eye Clinic Exam Room - vitreous china lavatories (Schedule B description also adds a sensor faucet), Please confirm that we are to price Schedule B items and quantities as shown.	Provide cost for items on Schedule B. Provide separate cost for equipment on Schedule F as Contractor Provided Contractor Installed (CC).
18	Schedule B contains "hidden" line items beginning with row 412 and continuing through row 887. These hidden items also contain pre-recorded unit costs. Please confirm whether these items should be included in our Schedule B pricing. If they are, can we delete the pre-recorded unit costs and include our own proposed unit cost to include in the cost of Schedule B?	See revised Schedule B dated November 2015. Hidden Cells deleted.
19	The Conceptual Site Plan Parking Count Summary requires minimum 207 regular parking spaces and minimum 10 accessible parking spaces (9 accessible plus 1 van accessible) for a minimum of 217 parking spaces. The SFO Paragraph 5.2.9 Parking Facilities requires a minimum 284 parking spaces including a minimum of 28 accessible parking spaces (25 accessible plus 3 van assessable). Please confirm which is correct.	284 parking spaces as outlined in Section 5.2.9 are required.
20	Per SFO Paragraph 5.2.10 the Lessor is to provide the MRI/CT Scanner Truck and infrastructure. Is the Lessor to include the MRI/CT Scanner temporary trailer and equipment or will the trailer and equipment be procured by the VA?	Lessor is to provide Infrastructure only for MRI / CT Scanner Truck. Scanner truck will be VA provided.
21	Per SFO Paragraph 7.3.6 Automatic Doors says "Sliding doors shall have electric operators." Does this apply to all sliding "barn" doors at exam rooms?	Yes, all sliding doors shall have electric operators . See Sheet A104 dated 6/12/15 for location of Door Push Plate applicable to several sliding doors.
22	Per 8.7 Security Request further clarification on what the VA is looking for on security by Lessor on unauthorized entry after hours.	Lessor is not responsible for providing personnel - after hours security can be provided through a camera system.
23	Can a property owner offer the property to more than one developer so that the one who gets the bid can purchase the property?	Yes, property owners may allow as many developers as they choose to submit the site.
24	Can the Chico location be developed as 2 stories to save ground?	No. Per the initial advertisement existing buildings may be two stories but newly constructed buildings shall be one story.