



| RFI # | QUESTION | ANSWER |
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| 001 | Can the prime designer be on more than one team? | Yes. |
| 002 | Can surface-applied migrating corrosion inhibitor be used? | No; a calcium nitrite corrosion inhibitor admixture shall be used as specified in Section 03 30 00 and noted on drawing SF-001, paragraph 3.2. |
| 003 | Will the VA accept an alternate bid using Precast Concrete for this facility? | No. VA criteria requires precast suppliers to be certified by the Precast Concrete Institute (PCI). Market research determined that there are no PCI certified precast suppliers in Puerto Rico. Design concept was developed using post-tensioned cast-in-place concrete structure so as to ensure adequate competition. A change to precast would be considered a major change in design concept and would affect several aspects such as: column spacing, foundation loads and number of piles, all of which have been designed around the high seismic loads and required irregular shape of the structure. Other factors which would be affected by a change to precast would be light spacing and quantity, floor drain locations, signage and exterior façade appearance. |
| 004 | Project is listed as a Design/Build but a complete set of drawings has been provided. Will we need to have a design team in place to submit a proposal or is this actually a bid from plans project? | This is not a bid from plans project. It is a design build project. Yes, you will need a design team in place to submit a proposal. |
| 005 | Will teaming agreements be allowed as long as they follow SBA guidelines? Or can VA guidelines be used for Teaming? | Information Letter IL 049-06-4 dated March 9, 2006 was previously included as a reference. Refer to paragraph B.2 Design-Build Team on page 22 of the solicitation and FAR 9.603 |
| 006 | Will team members past performance be allowed for evaluation? | Yes. |
| 007 | Will acceptable guidelines under VA Mentor Protégé-Program be accepted? | Yes, as long as the Mentor-Protégé team is a VA approved Mentor Protégé. |



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| 008 | Solicitation called for a Small Business Utilization Plan. Will this be required since it is already a Small Business set aside? | No. See amended pre-solicitation notice, which removes the requirement for a small business subcontracting plan. |
| 009 | Are there any % of required work performed by Prime Small Business (SDV is 15% but this is a Small Business set aside)? | FAR 52.219-14 Limitations on Subcontracting requires the prime to perform at least 15% of the cost of the contract, not including the cost of materials, with its own employees. |
| 010 | Will any preference be given to SDV or Veteran owned small business since this is a VA project? | No. All small businesses can participate regardless of whether they are veterans, 8a, hub zone or woman-owned. |
| 011 | Will the RFP drawings be available in CAD format for the selected Design/Build team to use? | Successful offeror will be given complete CAD and BIM model files after award. |
| 012 | What is the finish floor elevation for the existing building where the parking structure will tie in? | 88'-4" as shown on drawing VF-101. |
| 013 | Please advise if preregistration of the company and/or attendants is required in order to attend the Pre-Proposal Conference scheduled in the VA Caribbean Healthcare System on October 19, 2011 @ 1:00pm in Puerto Rico. | No - preregistration is not required. However, we encourage all interested firms to register in the "Interested Vendor's List" portion of FBO. Then all would know who is interested. |
| 014 | If the project will be developed in a tract of land owned by the Federal Government, who will be in charge of the preparation of the Environmental Assessment? The VA or the selected team? | Environmental Assessment is included in Bid Documents – see Appendix E. |
| 015 | If the project will be developed in Commonwealth lands, who will be in charge of the permits preparation and file? The VA or the selected team? | Permits are the responsibility of the Design-Build Team. |
| 016 | In several federal projects developed in federal owned parcels, the federal agency prepares and submits all the required Commonwealth permits as a courtesy. Can it be done that way or no local permits will be prepared? | See Off Site Endorsement obtained from the municipality (copy attached). |
| 017 | Reference is made to Definition A2.A of Design-Build (DA) - can the A/E firm Gautier and De Torres (G&dT) participate as an A/E subcontractor? | Yes. |



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| 018 | Reference is made to the Phasing Diagram shown in Drawing G1003 (Drawing 3 of 169). No time is allowed for Obtaining Permits Approvals from local Authorities such as for the Access Street and any other that maybe required. | Bidders shall submit a detailed schedule with their Technical Proposal per section 01 11 21 showing how they intend to accomplish the work. |
| 019 | The RFP Specs Appendix C of Appendix D - List of Environmental Permits/Modifications Required contains only the cover page. Are there any documents missing from this appendix? | Remove Appendix C of the Draft Environmental Assessment (Appendix D of Vol. III). It is our understanding the Design/Build contractor shall obtain General Consolidated Permit per Puerto Rico Environmental Quality Board (PREQB). |
| 020 | Please clarify if the reference project is exempt from San Juan Municipal Taxes. | Project is not tax exempt. |
| 021 | We cannot locate the sign drawings, sign location sheets, or the message schedules as referenced in the Section 10 14 00 Specifications for signage. Can you provide direction or should we request that these items be provided in an addendum? | Solicitation is for a design/build project. Preparation of construction documents is to be performed by design/build contractor. |
| 022 | Would a team be evaluated if the A/E's experience includes three (3) Design Build Projects with the VA (VACHS) within the last 5 years but General Contractor's part performance does not include this type of project? Yet, the combined experience in parking building and experience in projects in the geographical region complies with VA requirements. | Bidders should submit three projects that best represent the team's combined experience and past performance. |
| 023 | Can site construction work start after the approval of the early partial Site/Civil submission. If not, when could the construction work start? | Yes - Bidders shall submit a detailed schedule with their Technical Proposal per section 01 11 21 showing how they intend to accomplish the work. |
| 024 | Shall the General Contractor or the A/E retain the services of an external Third-party Fire Protection Engineer (FPE) for this project? If yes, under whom will the FPE be, the General Contractor or the A/E? | Yes, a licensed Fire Protection Engineer (FPE) is required. Organization Chart and narrative should clearly show where the FPE falls within the Design-Build organization. |



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| 025 | CLIN 008 - ADD ALTERNATE #6 is described in the "Statement of Bid Items" to include Elevators 1 & 2 but the "Schedule of Bid Items" indicates Elevators 4 & 5. Which is correct? | Description in "Statement of Bid Items" is correct. CLIN 008 – Add Alternate #6 should read "...Elevators 1 and 2." |
| 026 | Instructions, Conditions and Other Statements to Offerors – Section 00 11 21 - Item Part I, A7: There are discrepancies regarding "date when the Government will respond to all questions". The "Modification to a Previous Notice" indicates November 15, 2011 and the "Instructions, Conditions and Other Statements to Offerors" indicates November 3, 2011. Which date is correct? | November 3, 2011 is the correct date when the Government will respond to all questions. Offers are due on November 15, 2011. |
| 027 | Clarify meaning of "Level 2" indicated at right bottom corner of all drawing sheets. | Level 2 refers to the level of preparation of the Request for Proposal documents included in the solicitation as defined by VA criteria PG 18-15, Volume E, A/E Design Submission Requirements for Design/Build Projects. |
| 030 | What percentage of development are the drawings/specifications package? Can they be defined as Design Development Phase? | Level 2 RFP is defined as a Design Development (DD-2) submission. |
| 031 | Section 01 11 21, Item Part I, A2, D: Schedule Objectives makes reference to Part III, C3, 3c. This section is not included. | Completion in Section 01 11 21, Item Part I, A2, D should read "485 Days" and the reference should read "Part III, C3". |
| 032 | Section 01 11 21, Item Part IV, D4: Indicate the approximate number of weekly visits to the project site to be requested by the Resident Engineer. | Project meetings will be held weekly for the duration of the contract. Bidders may clarify in their Technical Proposal. |
| 033 | Section 01 00 00 – General Requirements: Indicate which are the "regular hours" or "normal working hours". | Normal working hours are 8:00am to 4:30pm local time. |
| 034 | Will the General Contractor be allowed to work outside "regular hours" or on Saturdays, Sundays, and Government holidays unless directed otherwise. | Yes – if requested in advance and approved by the Resident Engineer. |



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| 035 | Would there be any Exclusionary Period during the construction phase? | No. |
| 036 | Section 01 00 00, Item 1.4, B, 2. – First sentence is not completed. | First sentence of B.2 is complete; change “The” to “the” at beginning of second line. |
| 037 | Please confirm if the Betterments should be included in Technical Proposal or Cost Proposal of the submission. | Yes, include in Technical Proposal. If cost or savings is involved, include in both. |
| 038 | Please confirm a mentor protégé 8(a) JV, approved under the Small Business Administration, is considered a small business and therefore eligible to submit a proposal for the subject contract. | |
| 039 | Is the PV system intended to meet the full 150 kW capacity description in the specification, which would require more solar panels than shown on drawing AE119, or is it intended to match the system as illustrated on drawing AE119? | Match the system as depicted on drawing AE-119. The final PV system must meet the full 150 kW as required by the specifications. Upon the completion of both Phase 4 AND Phase 5 there will be adequate panels to achieve the 150 kW. |
| 040 | What is the type and class of circuit breaker to be provided in the emergency switchboard at the Administration penthouse? | The circuit breaker at the Admin Penthouse will be provided under the Admin project. |
| 041 | Specifications Vol. III, Appendix A, Section III.A.8. (Page 13) states that the top three floors of the parking deck will be segregated from the public parking by card readers and gates. This divides the structure into a public parking area and an employee parking area. UFAS section 4.1.1 (5) requires accessible parking spaces to be provided in each of these areas. The drawings show no accessible parking in the employee parking area. The current design does not appear to comply with the UFAS. How shall we proceed? | Locations of accessible parking spaces have been approved by VA and meet VA criteria. The accessible spaces are only located at Levels 1 and 4 so that it is easier to find an available space and for easier and more direct access to the elevators and skywalk to the hospital (Level 4). The VA will accommodate employees with disabilities by allowing them to use the accessible spaces at Levels 1 and 4. The VA will develop and implement parking operations and management procedures for employee use of accessible parking spaces. |



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| 042 | Specifications Vol. III, Appendix A, Section III.A.6. (Page 11) states that van spaces are to be 11'-0" wide with a 5'-0" access aisle on each side. UFAS section 4.6.3 states that van parking spaces shall be a minimum 8'-0" wide with a minimum 8'-0" wide access aisle. The current design does not appear to comply with the UFAS. How shall we proceed? | The van accessible parking space sizes shown on the drawings and specifications are in conformance with the VA Barrier Free Design Guide, PG 18-13 and the VA's SCI parking requirements for persons with spinal cord injuries. Van accessible spaces per PG 18-13 are 11' wide by 18' long with a 5' access aisle. Van accessible spaces for VA SCI parking are 11' wide by 21' long with a 5' access aisle. |
| 043 | Table 6.1.14.4.1(b) of the NFPA 101 Life Safety Code, 2009 edition requires a two-hour separation between Storage and Health Care occupancies. Specifications Vol. III, Appendix A, Section III.B.3.e. (Page 16) describes a two-hour separation. The current drawings do not appear to comply with the IBC or the NFPA 101. How shall we proceed? | (Answer is forthcoming) |
| 044 | IBC Table 1016.1 and NFPA 101 Table 42.8.2.6.1 both limit travel distance to 300 feet. Drawings LS101, LS102, and LS103 show the travel distance designed as 318 feet. The current design does not appear to comply with the IBC or the NFPA 101. How shall we proceed? | (Answer is forthcoming) |
| 045 | Please provide the following specification sections, referenced in 34 75 13.13, "Active Vehicle Barriers", page 1, which appear to be missing from the specifications: 28 16 11, "Intrusion Detection System" 28 13 16, "Access Control System and Database Management" | In Section 34 75 13.13, page 1, remove references to Related Sections 28 16 11 (Intrusion Detection System) and 28 13 16 (Access Control System and Database Management). |
| 046 | Ref. General Note sheet SF001, 1.4J Seismic. Is it correct to assume that the Base Shear Loads indicated are Strength Design based and not Allowable Stress Design based? | The base shear forces listed on paragraph 1.4.J of sheet SF001 have been calculated based on the requirements of ASCE 7-05, Section 12.8 - Equivalent Lateral Force Procedure. These base shear forces are to be used in the load combinations in accordance with section 1605 of IBC 2009. |



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| 047 | Ref. , Appendix B, Geotechnical Report Is it correct to assume that all calculated allowable compressive loads, tension loads and lateral loads stated on pgs. 10 & 11 are Allowable Stress Design based and not Strength Design based? | The calculated allowable compressive and tension loads listed in Table 2 (page 10 of Geotechnical Report) are determined based on permissible soil pressure or permissible pile capacity. The number and arrangement of piles is determined on the basis of unfactored (service) loads and the permissible soil and pile capacity. |
| 048 | Ref. , Appendix B, Geotechnical Report Table 2, Page 10, Axial Loads, is noted to be based on a 3D pile spacing. Table 3, Page 11, Lateral Loads, is noted to be based on a 6D minimum spacing and further states that spacing less than 6D should be evaluated by GMTS for reduced pile lateral load capacity. The drawings indicate that all pile cap designs are based on a 3D spacing. What Lateral load capacity should be used for a 3D pile spacing. Will caps as designed support stated forces if lateral capacity is less than that stated in Table 3? | All piles are based on a 3D minimum spacing. An addendum to the geotechnical report was issued on 11/4/2010 by the Geotechnical Consultant (GMTS) which revised the pile lateral load capacity based on P-Multipliers for a 3D minimum pile spacing. Please see the attached Tables 1 through 4 for a summary of the pile lateral load analysis based on a 3D minimum spacing. The pile arrangement shown in the RFP documents accounts for the reduced lateral load capacity based on a minimum pile spacing of 3D in accordance with the geotechnical recommendations issued on 11/4/2010. |
| 049 | Ref. , Appendix B, Geotechnical Report Page 15, the at-rest equivalent fluid pressure is stated to be 203pcf. This pressure is significantly greater than at-rest pressures used for similar at-rest basement walls on buildings in the immediate area. Is this stated at rest pressure correct? If so, if one assumes the elevator shaft enclosure at col. Line 'K' is such an at-rest condition, the pile design indicated would not be in compliance with the stated lateral pile capacities. | Question is related to the stresses on retaining walls. The at-rest condition is basically created when no deformation is allowed on the wall. This value is defined by the equation $K_0 = 1 - \sin \phi$. In the case of the recommended backfill, with an angle of internal friction $\phi = 30^\circ$, the coefficient in lateral earth pressure at-rest (K_0) would be 0.85. However, the construction process in which the backfill is compacted, depending on the backfilling process and the equipment used, the lateral earth pressure is increased (in instances to values approaching the passive earth pressures) as the compaction equipment approaches the retaining wall, and is decreased as the equipment moves away. We recommended a value of 1.5, and further called the attention to the construction process (heavy equipment traffic and compaction equipment) to protect the walls, providing a |



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| | | robust design, thus minimizing the possibility of crack development during construction operations. |
| 050 | Ref. , Appendix B, Geotechnical Report Page 15, a maximum compaction of 90% Modified Proctor is stated to be applicable to all retaining walls, active and at-rest. What is the minimum compaction as a % of Modified Proctor that will be allowed? Would this minimum % of Modified Proctor be acceptable in such locations as the Fire Supply Water Storage Tanks along col. Line '12'? | Question is related to the stresses on retaining walls, to minimize compactive effort on the retaining wall during backfilling operations. The actual compaction as a % may be reduced by the designer of the prospective bidders, depending on the use to be given to the backfill surface, such as: green areas, parking, support of other structures, etc. This would be a design issue, which must be evaluated by the corresponding designer. The recommended value of maximum 90%, and further called the attention to the construction process (heavy equipment traffic and compaction equipment) is to protect the walls, to minimize the possibility of crack development during construction operations. |
| 051 | Please clarify a conflict between drawing GI003 and the solicitation. The CPM diagram on drawing GI003 indicates a total duration of 485 days. The solicitation, on the other hand shows, on page 50 of 105, that the total duration is to be 450 calendar days. | Duration should be 485 calendar days as shown on drawing GI-003. |
| 052 | Who, at the VA, should the prime/sub team for this solicitation submit their teaming agreement? Or are you reviewing and approving all teaming arrangements for this solicitation? | Submit to the Contracting Officer. |
| 053 | If the prime is using the bonding company of the sub to meet the bonding requirements, can the bond remain in the sub's name or should the prime be added and/or incorporated as an additional insured to the bond? | Bond must be in the prime contractor's name. |



VA-101-11-RP-0132

Phase 4 Parking Structure A
VAMC San Juan, PR

October 20, 2011

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| 054 | Are offsite improvements part of the project Turn lanes traffic signals? A connection with SR 21 is shown. Was an access management determination issued by PRHTA? Can a copy of that determination be released for review? | Connection at PR 21 is existing. No new work is intended or shown at SR 21. |