

VA101-15-R-0192: Responses to Questions

1	Please provide the native Revit files of the concept design by Leo A. Daly. The proposal design can't start without the required native files.	The Revit file was such a large document that it was damaged during upload - new link provided on FBO.
2	The SFO Table of Contents for Section 4.7.1, and elsewhere, indicates this project will be Healthcare LEED Silver equivalency. However, SFO section 11.3 says, "A. <i>The tenant Space must meet the requirements of LEED–HC (Leadership in Energy and Environmental Design for Healthcare) at the Certified level, including, at a minimum, all credits (or their equivalent) that were identified in the RLP in the paragraph titled "Additional Submittals."</i> The Lessor, at the Lessor's expense, shall obtain certification from the USGBC within 9 months of project occupancy." Is the intention of the Government to have this project certified by USGBC, or is the project to be documented as equivalent to Healthcare LEED Silver?	The project shall be LEED v4 BD+C New Construction Silver Certified.
3	We request clarification about a dock leveler requirement. SFO 6.2.3 does not require a lift. SFO 5.3 requires both a dock lever and a lift.	Provide (2) dock levelers or a scissors lift. Note, the Medical Center's preference is for the dock levelers and not a single scissors lift. Use of scissors lift will need to be justified in the submitted design narrative. All equipment is to be installed per manufacturer's recommendations and industry standards. Equipment is to be fully functional.

4	<p>Several sections of the SFO (e.g. 4.7.1, 11.3, 11.6, 11.7) refer to LEED®. Some sections refer to “Certified” and some refer to “Silver” as the required level of certification. There is also a reference to “LEED for Commercial Interiors” which is a separate rating system from LEED for Healthcare. Currently, new projects must register using LEED version 4. The USGBC LEED v4 User’s Guide states that LEED for Healthcare is for “Hospitals that operate twenty-four hours a day, seven days a week and provide inpatient medical treatment, including acute and long-term care.” Please clarify if it will be acceptable to achieve LEED certification under New Construction and Major Renovation if the USGBC will not allow this facility to pursue LEED for Healthcare, and that LEED for Commercial Interiors is not applicable. Also please clarify if the required certification level is Certified or Silver.</p>	<p>This is correct. The standards determining use of the Healthcare rating system have changed with Version 4. The project shall be LEED v4 BD+C New Construction Silver Certified</p>
5	<p>Sections 4.8 and 11.5 of the SFO require Energy Star certification within 18 months. An outpatient clinic does not explicitly fall into one of the property types eligible for Energy Star Certification. The closest applicable property types would be hospital or medical office. Please clarify the expectations as to which property type this facility is to apply for Energy Star. In addition, Energy Star certification relies on actual utility usage data for 12 months, which can be highly dependent on user habits related to building usage, for which the Developer has no control. Please clarify the expectations related to Energy Star Certification if certification cannot be achieved either to disallowed property type or excessive energy usage attributed to user habits.</p>	<p>The clinic is a medical office building, not a hospital. The offeror will need to work closely with the VA to achieve both the LEED certification and the Energy Star goals. Since the design and maintenance of the building systems will be by the offeror, achieving these goals is feasible.</p>
6	<p>If a GWB finish is desired on interior face of walls, are other wall construction types acceptable, such as a load bearing concrete (tilt-up) exterior wall or an exterior wall composed of masonry veneer on structural metal studs with the provision that AFTP criteria are met?</p>	<p>Yes, other materials complying with AFTP are acceptable.</p>

7	Mechanical HVAC: The mechanical space shown on the concept plans is not adequate for the amount of equipment that is needed. Please confirm that the intent is to allow air handlers and other equipment on the roof.	The design of the HVAC is solely the responsibility of the Lessor's team. The size and configuration of mechanical and electrical rooms should be based on code requirements.
8	Drawing sizes- The SFO states that drawings shall be at a scale of 1/8"=1'-0"; however, this will not fit on a standard sheet. Is 3/32" an acceptable size similar to that of the concept drawings?	Follow SFO requirements. The 1/8" scale plans are provided through the use of enlarged area plans as in the concept drawings provided with the SFO documents.
9	Roof drainage: A roof plan has not been provided and the elevations do not show any gutters, scuppers or downspouts or internal roof drains; please confirm that all of these options are acceptable.	Provide roof drainage systems as needed and per codes. SFO states: "Size roof drains and overflow drains, scuppers, or gutters; and leaders or downspouts to comply with plumbing codes".
10	Will VA perform a NEPA study on all 8 of the acceptable sites or just those in the competitive range?	Depending on the number of sites submitted, VA intends to commence the NEPA process following receipt of initial offers.
11	When will VA begin the NEPA study and how will it impact the procurement schedule?	See Answer to Question 10. The overall NEPA schedule is impossible to predict as it is based on the EA's initial findings.
12	Section 3.10, what is the correct liquidated damages amount?	\$9,875.00. Amendment to be issued addressing discrepancy between written value and numerical value.
13	Section 10.7, Why is there a small business subcontracting plan in the SFO if this is a small business set aside?	Because this project is set aside for small businesses there is not a requirement for a small business subcontracting plan.
14	Section 5.5.3, if VA is not paying for irrigation water usage, why does it need to be separately metered? Also, per section 8.1, separate meters for exterior electric and water are to be provided to measure VA usage versus Lessor usage. What utilities will the VA be paying for?	The Lessor will be responsible for paying all utilities - including exterior water and electric. Therefore the references to separately metered utilities are removed.
15	Section 5.3, dock leveler and dock lift conflicts with 6.2.3; is dock lift required?	Provide (2) dock levelers or a scissors lift. Note, the Medical Center's preference is for the dock levelers and not a single scissors lift. Use of scissors lift will need to be justified in the submitted design narrative. All equipment is to be installed per manufacturer's recommendations and industry standards. Equipment is to be fully functional.

16	Section 3.12, Adjustment for Vacant Space, is the amount determined by VA or Landlord?	Adjustment for vacant space will be determined by VA.
17	Section 1.4, Term – requests 3 scenarios, however the attachment to 1364 includes 4 scenarios, 15 year firm w/ 1 five year option (lines 53 and 54). Furthermore, if these lines were intended to be included and the Government wants a 5-year option price, there is no corresponding place to insert that price in the section for the Annual Rent WITH All Lump Sum Items (would be lines 74 and 75).	SFO 1.4 narrative shall be revised to state five one-year options rather than two one-year options. If need an Amendment GSA 1364 Attachemnt #1 will be issued.
18	Section 1.15 – Will the Government disclose the fair market value it is using to compare to the net present value of rent payments to determine whether a proposal scores as an operating lease? If not, how can the Offeror independently determine whether its proposal will meet the operating lease requirement?	No, the government will not disclose this information.
19	Section 2.3(e) and (f) – It appears that the wording in Section 2.3 (e) and (f) is incorrect and possibly reversed. Please advise.	These numbers are correct.
20	Section 3.5.2 – Per the definition of “Real Estate Tax Base,” what is the process for an alternative amount to be negotiated by the parties that reflects an agreed-upon base for the fully assessed value? When would this be done?	An alternative tax base can be set by VA as part of the solicitation. Because multiple sites with differnet tax situations have been approved it is very unlikely VA sets the tax base for the procurement.
21	Exhibit D, part 2 – will these lump sum line items be subject to reconciliation similar to Schedule B items? Should the price of these items be included in the shell rent? Will they definitely be paid via lump sum or is the VA reserving the decision as to whether to pay lump sum till a later date?	Part 2 of Schedule D will be removed from the Schedule. As outlined in the SFO and Attachment #1 to GSA Form 1364, VA would like certain items priced in lump sum - Offerors must submit prcicing both with the items as part of the shell rent and excluded from the shell rent and paid lump sum.
22	Page 53: i. Paragraph 3.10: In Part I, Basic Solicitation Requirements, 3.10 Liquidated Damages: The written amount for liquidated damages state "Fifteen Hundred Dollars" and the figures in parenthesis indicate (\$9,875.00.) What is the correct amount?	See Answer to Question #12 above.

23	Page 138: i. Paragraph 6.4.11: Please clarify that DX systems are not permitted.	Change 6.4.11 to read as follows: "Use of air-cooled DX systems is not permitted except in particular cases (electric rooms, elevator equipment rooms, IT closets, etc.) where 24/7 air conditioning is required and chilled water is not available or desirable to use. These must be approved by the VA on a case by case basis."
24	Page 170: i. Section 7.1.6: Please confirm there are no outpatient mental health functions in this building.	There is not a specific Mental Health Program in the facility. There will be Mental Health professionals and counselors utilizing the conference rooms and offices. Provide accommodations for the Mental Health design requirements with the facility where practical.
25	Document 50 Codes/Standards: a. Are the latest revisions of all documents applicable? Example: Page 98 does require latest version of ASHRAE Standard 62.	Use the latest version except where noted in Paragraph 4.2.1.
26	Schedule B: a. Should pricing be delivered by room or as an overall price? b. Section 1.8.3 clarifies that Schedule B costs to include Overhead and profit in each line item, though the Summary Price Sheet states Overhead and profit should be at the end as a separate line item. Which is correct?	Schedule B pricing should be provided by item and then summed into Functional Areas and totalled as outlined in the form. Pricing of each line item must be fully loaded and include overhead and profit - separate markups based on percentages or otherwise will not be considered.
27	7. Regarding the 1217 expenses, will the VA establish a Base Year Amount for taxes (Section 3.5.2), insurance, and utility costs that will be reconciled annually as in other healthcare center costs?	See Question #20 for taxes. The VA may consider setting a base year amount for utility costs - if that determination is made an amendment would address base amounts.
28	Would you consider extending the deadline for questions to Friday December 9, 2016 4 pm?	No. Additional questions will be permitted following the pre-bid conference; those questions are due by 4:00 PM ET on Dec. 19, 2016.
29	Can the 600 parking spaces, (or greater as required by local codes) be provided through a parking garage adjacent, but separate, to the CBOC building?	No, parking garages will not be considered.

30	How detailed does the physical security plan have to be for this SFO? Does the plan need to include, in detail or just summary, the bullet points as described in 2.4.1.B?	This is a technical evaluation factor and should be fully addressed as determined by each individual offeror.
31	1.7.1 states a LEED checklist is required for LEED-HC Silver, (assuming for building). 11.3 states tenant spaces must meet LEED Certified, (assuming for interiors). 11.6.S states a scorecard must be submitted for LEED Certified. Is 11.6.S for LEED Interiors as stated in 11.3 for LEED-HC TI Interiors?	The project shall be LEED v4 BD+C New Construction Silver Certified.
32	Will the VA consider a time extension? The turn around time is 33 days with 2 holidays.	Not at this point.
33	Is the Commission Capped at \$1,000,000?	Yes.
34	What Lump sum items is commission paid on?	Commission does not include items that are paid in lump sum.
35	Will the VA consider fixing the Real Estate Tax amount?	See Question #20 above.
36	Is electric reheat allowed in the building?	Electric reheat is not prohibited.
37	Will VA consider paying utilities directly?	No. See Question #27 above regarding a base for certain operating costs.
38	Will VA consider cleaning the facility directly?	No.
39	Is a perimeter fence required? Will any separation of staff and patients be required.	No, a perimeter fence is not a requirement for the lease.
40	Please confirm that the actual telephones will be provided by the VA and not the Lessor as this is unclear in Schedule B.	The VA will provide telephones
41	Package HVAX DX Units: The SFO suggests that packaged DX units should not be used. We interpret this in regard to the heating and cooling of major spaces. Please confirm that small packaged units are to be used in telecom and electrical rooms to provide cooling when the building is on night-setback.	Change 6.4.11 to read as follows: "Use of air-cooled DX systems is not permitted except in particular cases (electric rooms, elevator equipment rooms, IT closets, etc.) where 24/7 air conditioning is required and chilled water is not available or desirable to use. These must be approved by the VA on a case by case basis."
42	Section 3.24 - C, where will the 4-5 drawer file cabinets be moved to after removal of the field office?	Turn cabinets over to the Medical Center at the end of the project.
43	Section 6.7.9 E, how many generators is more than one? What size generator is required?	Gary.

44	Section 7.4.1, the lump sum cost for piped in music system doesn't provide any specifications or identify where and how many locations it is needed.	SFO states: "A sound masking system complete with a piped-in music system shall be installed in all patient and staff occupied areas. Music system shall be controlled in room or as directed by Resident Engineer." Piped in music should be installed in the exam rooms, so when providers leave the exam room, the music can be turned (and off) on so the patient cannot hear the conversations happening in the work room.
45	Does VA have a budget to cover all items requested to be priced for Lump Sum Payment? What is the authorized amount VA can utilize to pay for lump sum items?	There is no set budget for lump sum items, cost will be based on offers.
46	Section 8.7 – Will the Lessor have to provide actual on-site security for all after-hours time periods or will a security system or drive-by patrols be adequate? If on-site is required, will the VA require that the security presence be armed?	Any onsite security personnel will be VA staff.
47	To maintain the construction schedule and eliminate potential defaults with our Contractors and Subcontractors, as well as fulfilling the requirements of our Lender, and to obtain ongoing Title Commitments and monthly updates when draw requests are processed, will the VA provide, in a timely manner, a VA executed: 1) Statement of Lease and 2) Counter-signed Bond within a reasonable number of business days after Award and Request by the Developer and Developer's Lender? We suggest 5 business days.	VA will work expeditiously to provide noted documents. A definitive timeframe will not be set at this point in the process.
48	Page 104: i. Section 5.2.9: <i>"Provide parking tabulations for motorcycle parking." Is motorcycle parking required?</i>	Yes, SFO states: "Provide parking tabulations for motorcycle parking on the contract drawings. Indicate the total number of spaces provided, using a ratio of one parking space for every 60 auto spaces. Motorcycle parking spaces shall be 4.5 feet [1.37 m] wide x 8 feet [2.44 m] long."

49	Will the Urine Specimen Collection Toilets be used for drug testing? Will the plumbing be required to shut off during collections?	No the toilets will not be required to shut off during collections.
50	Are support spaces (Clean and Soiled Utility Rooms, Patient Toilet, Patient Gowning, required for the Mobile MRI Unit? Are these currently programmed into the building?	The portable MRI will have storage for linen and supplies. The portable MRI will have accommodations for changing.
51	d. Floor plans indicate wall mounted clinical sinks and toilets, are wall mounted fixtures required?	Yes.
52	e. Patient lifts are located in Procedure Rooms. Are patient lifts also needed in the Imaging Rooms?	Assume ceiling-mounted lifts will be installed in the CT room and the two General Purpose Radiology Rooms.
53	f. Vacuum is indicated in the Procedure Rooms, please confirm oxygen and medical air is not required.	Dental air, oxygen and vacuum are required. Natural gas is required. Medical air and medical vacuum are not required.
54	Will a screening vestibule be required, they have been deleted in many procurements.	No screening vestibule is required.
55	24 hours of fuel are required in the generator, will VA consider a reduction?	No, provide for the 24 hours.
56	Will a dealkalizing system, Deionization System or Reagent Grade System or RO system be required?	Not required.
57	How many physicians, total staff and patients per day are expected?	20,000 uniques per year, approximately 150 staff.
58	Schedule B Section 4 Functional Room List has values inserted in column I; are we to disregard these values?	Disregard the values.
59	1. Tele/Data outlets are listed in Schedule B as A101 Telecom Outlet, A1012 Telephone Outlet wall mounted 1 line and A1015 Telephone, Desk, Multiple Line. Outlet, telephone/data, wall-mounted/floor mounted 2V (voice), 2D (data) and Outlet, telephone/data, wall-mounted/floor mounted 1D (data) are listed in Schedule C with quantities. Typically we see teledata outlets in Schedule C; please confirm whether we are to use quantities in Schedule C and disregard Schedule B, or go by Schedule B and disregard Schedule C.	Refer to Section 10.2 Deviations for resolution of quantities.

60	Section 4.2.1 lists ASHRAE 90.1 version 2010 as a required Standard. Section 4.7.2.B states to reduce energy consumption by 30% compared to ASHRAE 90.1 version 2007. ASHRAE 90.1-2010 has more stringent baseline energy requirements which would render achieving 30% energy savings more difficult. Please clarify if a 30% energy performance improvement is required and which ASHRAE version to which it applies.	Two analysis's is required. One to meet the requirements of ASHRAE 90.1-2010 baseline. The second is to show 30% energy reduction when compared to an ASHRAE 90.1-2007 baseline
61	Schedule C note 8: "Sound conditioning = 1 1/2" SAFB or equal sound batts. All walls with SAFB to have acoustical sealant between GWB and floors" does not appear to be related to any partition listed on Schedule C. Please confirm where this requirement for sealant is intended.	This requirement applies to any wall type with the term "Sound Conditioning" as part of its definition. There are walls specified in this schedule with the term "sound conditioning" within the text of the wall description. This requirement is also required for the enclosures specified in Sections 7.4.2 and 7.4.3.
62	Schedule C note 5: "Any modification to doors/frames/hardware to meet SFO requirement shall be covered in rental rate/shell" is not quantifiable. Is the VA suggesting that a contingency line item be included in the rental rate for door and hardware revisions for future interpretation of the requirements of the SFO, outside of Schedule C?	Delete No. 5 from the requirements for the Schedule.
63	Exterior Wall: The SFO appears to specify in Section 4.4.4.C that CMU backup at exterior walls is required. However, the exterior wall thickness shown on the drawings (16-1/2") will not accommodate an insulated brick veneer cavity wall that also has interior gyp board finish. What is the desired finish on the interior face of these walls?	The wall representations provided in the concept drawings are just that, concept representations. The wall definitions, material make ups and thicknesses are the responsibility of the Lessor team to specify accurately.
64	Structural: There is no means of structural support for the upper hipped roof on the North side. Is it acceptable to enlarge the roof so that roof eaves are located above a column line?	The structural representations are for graphical representations only. The design of the structural grid and associated support systems is the responsibility of the Lessor team.

65	Entrances on east and west sides are adjacent to structural grids, but no provisions for columns are shown. Similarly, windows are shown located in elevator shafts and radiological areas. Is there flexibility in the design to accommodate these conditions?	The structural representations are for graphical representations only. The design of the structural grid and associated support systems is the responsibility of the Lessor team.
66	HVAC duct/shaft is undersized on the concept plan. Where should additional duct/shaft space be taken?	Locations of shafts are conceptual only. The sizes, locations and configurations are the responsibility of the lessor team. Modifications to the departmental layouts is permitted upon final approval of the VA.
67	A mechanical yard has been shown on the site plan; please clarify what equipment is to be located in this space.	Location and size of the mechanical yard is conceptual. Final location, size, contents and configurations is the responsibility of the lessor team.
68	Pages 65 & 69: i. Paragraph E refer to ASHRAE 90.1-2007. Pages 103 & 105 also refer to the 2007 version. The current version is 2016 and requires more stringent energy-savings measures. Is ASHRAE 90.1-2016 required for this project?	Use ASHRAE 90.1-2010 per Paragraph 4.2.1. See response to Question 3 above.
69	Pages 81-83: i. Please clarify the specific revisions of the Codes/Standards required for this project.	Question is unclear and can not be answered.
70	Page 103: i. Section 5.2.7: "Provide a drive through access for ambulance entry." Where is this ambulance access located on the building?	Ambulance entrance can be near the EMS offices and Police corridor.
71	Page 106: i. Section 5.4.1: "provide concrete pad (washed river-rock finish)." Need more information on this concrete finish.	It is an exposed aggregate finish with smooth, rounded aggregate resembling river rock. VA shall approve a sample of the proposed finish after award, during design.
72	Page 113: i. Section 6.2.2: "Provide ambulance entrance as noted and indicated on conceptual plan." The conceptual plans do not indicate an ambulance entrance. Please verify an ambulance entrance is not required for this building.	An ambulance entrance is required.
73	Page 143: i. Section 6.6.5 A: This sections discusses bariatric water closets, where are these located in the conceptual plans?	Plan for one bariatric toilet in the facility to replace an existing toilet room shown on the concept plan (no increase in total number of toilet rooms). Final location of the bariatric toilet will be determined during design.

74	Part VI Schedule E: a. Section 1.2.2: Door Types has been left blank. Are the descriptions of the door types going to be issued separately?	Schedule will be resent.
75	Schedule F: a. Equipment Guide List: What is the green highlighted area indicating in the equipment list?	No. special significance. The highlighted rows are the room name/description.
76	Document 52: a. There is an office labeled for Pharmacy Residents. Is there a pharmacy programmed into the building? Where is it located in the building?	No. A pharmacy department is not in the project. However there will be Pharmacy offices utilizing universal rooms within the facility.
77	Please identify what uses are provided in the building that require emergency power, by way of example human physiology lab is listed but not in the program.	Correct there is no Human Physiology program. Refer to remaining items in the listing for 6.7.9.
78	Please provide information regarding the mobile MRI scanner for use in sizing the power.	Typical connections at similar sites for MRI trailers require a Marechal power distribution unit with 250 amp female connector fused at 125 amps. Wire configuration: 5 wire 3/N/PE AC 400V. This is typical and should be verified with the VA during design.
79	6.6.3 B appears to require an FM200 system in all radiology areas, electric rooms, main data and generator rooms. Is this this what VA would like?	FM200 system is not required. Provide fire sprinklers per NFPA 13.