
CLARIFICATION # 1 - SFO # VA101-15-R-0122
Lincoln, NE

1. My first question is will the VA prefer to have an SDVOSB architect working with the contractor? And then a second part to that question: Would the contractor get extra points having an SDVOSB architectural firm?
VA always prefers using SDVOSB vendors. Only the offeror is awarded additional points, as detailed in the SFO, for being an SDVOSB or VOSB. SDVOSB/VOSB sub-contractors do not affect the offeror's score.
2. My question is when you have seven sites and you have technical award factors, how is site playing into your score, the location?
Site development is an evaluation factor. Considerations include, but are not limited to: the proposed development of the site, accessibility to major highways, transportation and amenities are considered. All acceptable sites are locations that work for locating a CBOC.
3. So are you saying now when your board evaluates our technical proposal, site is not going to play any part in your evaluation? I'm not talking about, like, site design. I'm talking about purely location. Are you going to score the VA campus site higher than any other site?
All acceptable sites meet the location requirement for a CBOC. For evaluation of site considerations, see No. 2, above.
4. Is there a way to find out, like, who those -- who the development companies that are going to submit an offer are?
No.
5. Regarding this site and what loading docks can be accessed from driving up to campus (current site), or do traffic routes need to be stand alone as if it was a separate site, or can we say, you know, site area that - So it will be an independent design?
Yes.
6. So you have to fit the 400 and some odd parking spaces on that site (current site)? You're not going to share it with other parking lots on this site (VAMC)? I'm concerned that that site is going to get preferential treatment because it's on this campus and that you're going to share parking, because it's really not big enough for that amount of parking. So I just want to make sure -- there's only one guy that can bid on that site. So I want to make very sure that as a Contracting Officer you're not giving that guy preferential treatment and damaging all the other bidders because only one guy can bid on that site.
All sites meet the requirements of the government. No site will be given preferential treatment. Proposals will be evaluated in accordance with the SFO. All proposals must meet the technical requirements of the SFO.
7. Certification was mentioned early on with the small business verification or the small business set-aside. I think many of us here are familiar with the verification through SDVOSB and VOSB, but is there a verification for small businesses? I know there was a reference to the Small Business Administration, but is there actually a verification process?
Offerors must ensure the offering entity has an active registration in the Government's System for Award Management (SAM), and is listed as small under the Solicitation's NAICS Code. Additionally, the offering entity must be listed in the Small Business Administration's (SBA) Dynamic Small

Business Database. Please note, if any offeror misrepresents their status as a small business, that can be grounds for rejecting the proposal, i.e. not meeting minimum requirements.

8. With regard to lease scoring, at some point prior to the initial proposal will you provide us with that fair market value appraisal so that we have some goal posts from which to kind of measure? That's a useful number for us, and I think it will have a meaningful effect on the proposals that you get if we know that in advance.

No, VA will not be providing a fair market value. Provide your best offer.

9. The rent cap is available and the congressional authorization. That's public record. I'm talking about the fair market value for the lease scoring. It's a little different number. OMB gave you a rent cap on this. That's public information. Why wouldn't you share it with the bidders?

We've provided the technical information required to meet the Government's need for this project. Public information is available to all and its use is directly placed upon offerors as their due diligence before issuing any proposal.

10. Can you tell -- my big question is, are you using Schedule D for anything that's material in your evaluation? Because some of the definitions and requests that are here on this slide could be a little confusing. So I guess my big question is for Schedule D, are you using that for scoring

Schedule D is not used for Scoring. Values in Schedule D should be consistent with values/cost elsewhere in the Offerors' proposals. Any discrepancies should be explained.

11. With the segregated parking between patient and staff, is there any desire or need there for controlled access for the employee parking, 24 staff parking?

No controlled access required.

12. If there are two qualified veteran-owned small businesses or disabled-veteran small businesses, as a set-aside those are the only two, then, that can be considered under a set-aside, or are they just given more points?

SDVOSB and VOSB companies, upon verification, are evaluated based upon socioeconomic factors listed in the SFO's technical criteria. This procurement is a Small Business set-aside, meaning that only Small Businesses are able to bid on this project and that no additional evaluation consideration will be provided to small businesses that are not also a SDVOSB or VOSB.

13. Will a Revit model be provided?

See Amendment #2.

14. Will a diagram indicate NUSF be provided?

See Amendment #2.

15. On page 99, Section 4.6 requires minimum 3% of total parking spaces shall be accessible, however, page 103, Section 5.2.9 states that, 10% of total space should be accessible. Which one is correct?

Parking will be the greater of 465 spaces, or as required by local codes, with ten (10%) of the total provided spaces for Architectural Barriers Act Accessibility Standard (ABAAS) compliance.

16. There are conflicts between Section 5.2.9 and concept drawings regarding parking requirements. Section 5.2.9 indicates that 465 parking spaces, including 42 ADA spaces are required. The conceptual site plan shows 467 total parking with 36 ADA parking stalls. Please clarify.

Parking will be the greater of 465 spaces, or as required by local codes, with ten (10%) of the total provided spaces for Architectural Barriers Act Accessibility Standard (ABAAS) compliance.

17. Are a perimeter fence and site entrance gates required?

No.

18. Please clarify the size and number of the service truck(s) that will be used.

All sizes of trucks (including semis) will arrive at the site. Provide per 6.2.4 a minimum of one dock leveler.

19. Section 5.2.2 states the drop-off shall have canopy cover designed to accommodate public bus and shuttle services. Please clarify if we need to accommodate for a city bus inside the property?

Comply with 1.11 Site Criteria.

20. Several procedure rooms were identified along with several primary care and dental treatment rooms. Is it anticipated that patients will be rendered incapable of self-preservation during the procedures? If so, how many?

No sedation anesthetics will be used at the facility.

21. What is the minimum scale for elevations?

Provide elevations at an appropriate scale to convey the design intent for VA review and approval and per city/state permit requirements.

22. The conceptual site plan provided does not show any exterior patio/yard areas for outdoor activities. Section 5.4.4 states to provide exterior patios as shown on plans. Please clarify.

Provide per areas per 5.4.4. The site design provided is a concept design only and does limit the Lessor from providing a creative solution for this requirement.

23. Is there a staff parking requirement?

172 stalls per concept site plan.

24. A requirement to adhere to the VA Fire Protection Design Manual (FPDM) was not found within the SFO. Please confirm if this is or is not a required standard, as it has major impacts on the fire protection design requirements.

Lessor is to comply with the Codes required in the SFO. Where Codes/Standards are not indicated, Lessor is to comply with the more restrictive stated codes or the more restrictive state or local Codes.

25. Codes: List in SFO states "or as required by AHJ or local amendments" are we going to use codes applicable to Lincoln, NE?

Yes, Lessor is to comply with the more restrictive stated codes or the more restrictive state or local codes.

26. SFO Mechanical ALL-AIR SYSTEMS section states: "... Provide dedicated air-handling units for spaces, such as: Pharmaceutical Compounding-Sterile Preparation Rooms required to meet USP 797." And goes on to state "...air handler to serve Sterile Compounding is located above the ceiling or on the roof in the vicinity of this area." Often USP 797 requirements can be met without dedicated central-station AHUs, please confirm if a dedicated AHU zone is required, or if proper air-volume, zoning, pressurization, and 24-7 controls can be maintained through other means?

A dedicated AHU zone is not required if the requirements of USP 797 can be met with proper air flow rate, zoning, pressurization, 24/7 controls, and meets all other requirements of the SFO.

27. SFO Mechanical ALL-AIR SYSTEMS section: Humidification minimum of 30% exceeds the requirements Std 170 standards, please confirm if we can provided the minimum requirements in FGI and Standard 170. This has life-cycle energy cost impact.

Lessor to meet the requirements of ASHRAE Standard 170-2013 for humidification.

28. SFO 6.4.12 DX Systems appears to permit DX-VAV roof-top mounted (exposed not in penthouse) packaged equipment for this project. It is unlikely such equipment would comply with the energy requirements/goals for this project, please confirm that DX packaged roof-top equipment is permitted.

The Lessor shall bear the burden of proof thru appropriate analysis for the resulting energy performance of the overall final design complying with the SFO at no additional cost to the VA. The Lessor shall choose appropriate systems within the constraints of the SFO to meet all the requirements

29. As an alternative, would VRF with DOAS systems per permitted as these are similar to FCU systems allowed per the RFP?
The SFO does not allow the whole building system to be VRF as written. Where provisions of 6.4.6 of the SFO can be maintained, it appears that portions of the building could use VRF. Voluntary deduct alternates may be considered by their merit and approval by the VA for mixed system use
30. SFO 6.4.17.A required HEPA filters and pre-filters in the exhaust air-stream as well as dedicated fans. Can the exhaust requirement conform to the latest FGI ASHRAE Std. 170 requirements instead, eliminating the filtration for dedicated fans?
Provide filtered exhaust as described in the SFO.
31. SFO 6.4.17.N states "all" waiting areas shall be negative and exhausted. This exceeds FGI and ASHRAE requirements for general and admission waiting areas and has cost and energy impact. Per the regulations, radiology waiting rooms holding patients waiting for chest x-rays for diagnosis of respiratory disease require the exhaust per the guidelines. Are those patients going to be at this clinic?
Provide the ACH required of the SFO.
32. SFO States "All three air handlers are located in the second floor Mechanical Penthouse." Is it a requirement that the AHUs be housed in an indoor location?
No. Per Section 6.4.1.B, equipment may be located on the roof. Preference will be given to systems/feature "betterments" that are easily accessible for needed maintenance, and consider protection against freezing/service interruption e.g. AHU partial and full piping vestibules etc...
33. SFO AHU Zoning states: "One unit serves the east side of the building, the second serves the south side of the building and the third serves the second floor. ... A fourth air handler to serve Sterile Compounding is located above the ceiling or on the roof in the vicinity of this area." Can you list the departments on the first floor that are intended to be fed from the each of the two (2) first floor AHUs, the EAST and SOUTH statement was not clear?
The Lessor shall be responsible for the final zoning following the requirements of the SFO, good engineering practice, and the final floor plans completed during design.
34. Countertop quantities in the following rooms are provided in each. They should be provided in linear feet, identical the other rooms in the Schedule. Please provide a revised Schedule B with linear feet quantities.
Double counted fixtures for toilet dispensers have been deleted, therefore the row numbers quoted below will no longer match. Missing quantities have been provided for the items below.
a. Cardiac Test Room Excel Sheet Line 819 **10 LF**
b. Control Center Excel Sheet Line 1200 **12 LF**
c. BAU Receiving Excel Sheet Line 806 & 807 **10 LF each**
d. Radio Pharmacy Excel Sheet Line 1108 **6 LF**
35. Please confirm Bathrooms require both A5200 & A5202 toilet paper dispensers.
A5202 preferred; delete all A5200 where both were indicated.
36. Total for cell J46 does not calculate correctly. Please provide a revised Schedule B.
A revised Schedule B was issued via Amendment #1.
37. K1910 in the Oncology Lab does not give dimensions of the required table. Please provide the required size of the table.
K1910 is listed in MILTD1691 as 120" long, 30" wide, 36" high.