

## VA1101-15-R-0212: Answers to Questions

<p><b>Q. The drawings provided via dropbox are only in AUTOCAD format. Will Revit models be provided as well?</b></p> <p><b>Can the VA Architect provide a Revit model of the drawings?</b></p>
<p><b>A. REVIT files will not be provided for this procurement.</b></p>
<p><b>Q. Can VA provide a diagram indicating NUSF and deductible area that shows the location of the area line?</b></p>
<p><b>A. The Offeror shall calculate and provide the NUSF and deductible area that is being offered on their proposed design.</b></p>
<p><b>Q. Is a smoking shelter required?</b></p>
<p><b>A. Smoking Shelter will be required per SFO section 5.4.2</b></p>
<p><b>Q. 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?</b></p>
<p><b>A. Per SFO Section 5.2.2 the drop-off canopy cover design shall accommodate public bus and shuttle services.</b></p>
<p><b>Q. Section 5.2.9 requires 512 spaces with 9 ADA and 8 van ADA. However Section 4.5 states that 11% of total parking spaces shall be accessible which will be 57 spaces. Also the number of van ADA exceeded the requirement states in Section 5.2.9 which is one per every 6 ADA. Please clarify the required number of the ADA and van ADA spaces.</b></p>
<p><b>A. Per SFO Section 4.5 and VA Accessibility Standards paragraph 4.1.1(5)(e)(i) at a Minimum 11% of total parking spaces shall be accessible. Van accessible spaces shall be one per every 6 or fraction of 6 accessible parking spaces. SFO Section 5.29 Parking Facilities shall be amended to reflect the terms outlined in SFO Section 4.5.</b></p>
<p><b>Q. The conceptual site plan shown 440 total parking space however Section 5.2.9 states that 512 spaces are required, please verify the total parking number. SFO requires 512 parking spots but bridging documents provided show 440. Which is correct?</b></p>
<p><b>A. Per SFO Section 5.29 a total of 512 spaces shall be provided.</b></p>
<p><b>Q. Is there any required number for staff parking? Is secure parking for staff required? If so, does the staff parking need to be separated from the public? If so do we need to provide a gate?</b></p>
<p><b>A. Staff parking should separated and be at rear of facility, controlled by card key entry. A control barrier is required. Approximately 200 staff members will be employed at this facility.</b></p>
<p><b>Q. Is perimeter fencing and gate required?</b></p>
<p><b>A. A perimeter fence and gates will not be required on this project. Any other fences, gates and vehicle barriers requirements are outlined in the VA Physical Security Design Manual – Life-Safety Protected Facilities shall be provided.</b></p>
<p><b>Q. Can the ambulance and truck go beyond the 25' stand-off?</b></p>
<p><b>A. Authorized vehicles such as ambulance and delivery trucks are allowed beyond the 25' stand-off as long as removable barriers are provided.</b></p>
<p><b>Q. 11. Please clarify the size and number of the service truck(s) that will be used.</b></p>
<p><b>A. Please provide enough space for semi-trucks with 48 foot trailers to access this area.</b></p>
<p><b>Q. 12. The Joint Commission is listed as a code to comply with, which enforces the 2012 Life Safety Code. The Section also lists 2009 Life Safety Code. Is the project required to comply with both?</b></p>
<p><b>A. Please use the 2012 Life Safety Code or the most current as required by Cobb County zoning.</b></p>

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**Q. 13.** The occupancy is listed as Ambulatory Health Care in the SFO. The majority of the building is Business with a portion being dental (identified as Ambulatory Health Care in the SFO). Is separated occupancies - Business and Ambulatory Health Care permitted?

**A.** *Offerors will be required to determine and submit the actual occupancies which must be approved by the local planning and zoning rules.*

**Q.** Please confirm that the following SIX (6) deliverables shall be submitted as separate, stand-alone packages in response to this SFO: 1) VOLUME 1 TECHNICAL PROPOSAL (page 16 of 246) a. 1 Original Hard Copy and 8 Disks

2) VOLUME 2 – PRICE PROPOSAL (page 18 of 246) a. 1 Original Hard Copy and 2 Disks

3) 10.7 DRAWINGS AND SPECIFICATIONS (page 235 of 246)

a. 1 Bound Hard Copy and 8 CD Disks (drawings 30 X 42, specifications 8.5 X 11)

4) 10.7.4 Color Renderings (Page 236 of 246)

a. 2 Mounted Renderings (of indicated size)

5) 10.8 DESIGN CONCEPT SUBMISSION (Page 237 of 246)

a. 2 Hard Copy Sets (8.5 X 11) and 8 CD Disks

6) 10.9 CALCULATIONS SUBMISSION (page 240 of 246)

a. 2 Bound Hard Copy (8.5 X 11) and 8 CD Disks

**A. 1) VOLUME 1 TECHNICAL PROPOSAL a. (1 Original Hard Copy and 8 Disks ) INCLUDING DESIGN CONCEPT SUBMISSION ; CALCULATIONS SUBMISSION and SPECIFICATIONS (8.5 X 11);**

**2) VOLUME 2 – PRICE PROPOSAL a. 1 Original Hard Copy and 2 Disks**

**3) DRAWINGS AND RENDERINGS a. 2 Hard Copies (drawings 30 X 42)**

**4) Color Renderings Mounted Renderings (of indicated size)**

**Q.** Please clarify what version of the Physical Security Design Manual we are to use. They reference a 2010 version but there have only been two versions of that manual, 2007 and 2015. There are cost implications between the two versions as the updated version does not require progressive collapse design for one story buildings.

**A.** *Please use the most current version available.*

**Q.** Please clarify if the occupancy for the Dental Facility is Ambulatory Care, as mentioned in section 4.2.8 There are 8 “operatories” shown on the floor plan, which appear to be general dental treatment rooms (actually open bays), not surgery rooms. Per code, Ambulatory Care classification is for 4 or more patients who are incapable of self-preservation. What procedures are they doing in the dental bays?

**A.** *VA will use anesthesia and perform Dental related surgeries at this facility.*

**Q. 1.** Please confirm that the a two-story building would be permitted, as was initially indicated in the pre-solicitation material.

**A.** *Per the pre-solicitation notice for this procurement the land must be sufficient size and proportions to accommodate the required space on no more than 2 floors as well as provide sufficient security setbacks.*

**Q.** IF NECESSARY, would the Offeror be permitted to bridge over an identified flood plain area as an extension from a platted city street into its improved parking field so long as no improvements were actually situated on the flood plain land?

**A.** *No portion of the improvements or facility leased by VA shall be in a flood plain area.*

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<p><b>Q.</b> The current published due date of March 22, 2017 for initial proposals on the VA Cobb County project does not afford developers and their design-build teams sufficient time to develop bid documents and price the improvements for the proposed clinic. Will VA extend the due date for this proposal until at least April 21, 2017 to provide time for reliable and competitive pricing of the clinic's construction.</p>
<p><b>A.</b> <i>The Offer Due date will be extended until April 12, 2017 at 4pm EDT.</i></p>
<p><b>Q.</b> Reference SFO 4.2.4 Structural System. Will progressive collapse be a requirement for the structural envelope of the building if it is 1 or 2 stories</p>
<p><b>A.</b> <i>Please follow the instructions provided in the SFO for Life Safety Design guidelines and the most recent version of the Physical Security Design Manual.</i></p>
<p><b>Q.</b> Does the loading dock area need fencing and gates?</p>
<p><b>A.</b> <i>The loading dock area will require fencing and gates. An SFO amendment to section 6.2.3 will further clarify this requirement.</i></p>
<p><b>Q.</b> Section 8.1 states that the VA will pay all expenses related to utility usage (electricity, telephone, internet service, cable media, gas, water, and sewage) and interior cleaning for space occupied and utilized by VA. With they be paid direct?</p>
<p><b>A.</b> <i>The cost of certain utilities is not included as part of the rental consideration. VA will pay all expenses related to utility usage (electricity, telephone, internet service, cable media, gas, water, and sewage) and interior cleaning for space occupied and utilized by VA upon acceptance of occupancy. An SFO amendment to section 3.7 will further clarify this</i></p>
<p><i>Please clarify the conflicting information on hard copies of drawings, renderings, and specifications due:</i></p> <p><i>a. Section 1.7 states: i. Two (2) hard copies of drawings and renderings as described in Paragraphs 10.7,10.8, and 10.9 in SECTION 10 INSTRUCTIONS AND PREPARATION shall be provided;</i></p> <p><i>b. Section 10.7 states: Offeror shall submit drawings and specifications on eight discs (CD-Rom as specified in Paragraph 1.7.1) and one hard copy set of drawings and specifications with the following minimum information.</i></p>
<p><b>A.</b> <b>A. 1) VOLUME 1 TECHNICAL PROPOSAL</b> a. (1 Original Hard Copy and 8 Disks ) INCLUDING DESIGN CONCEPT SUBMISSION ; CALCULATIONS SUBMISSION and SPECIFICATIONS (8.5 X 11);</p> <p><b>2) VOLUME 2 – PRICE PROPOSAL</b> a. 1 Original Hard Copy and 2 Disks</p> <p><b>3) DRAWINGS AND RENDERINGS</b> a. 2 Hard Copies (drawings 30 X 42)</p> <p><b>4) Color Renderings Mounted Renderings (of indicated size)</b></p>
<p><b>Q.</b> There is not enough information to design and budget infrastructure for Radiology. Will the VA be providing equipment drawings?</p>
<p><b>A.</b> <i>Upon request, VA can provide sample equipment drawings that will indicate salient characteristics of the planned equipment. Actual equipment drawings will be provided after lease award during the final design phase.</i></p>
<p><b>Q.</b> Can PVC pipe be used for sanitary sewer?</p>
<p><b>A.</b> <i>Please reference section SFO 6.6.6 PLUMBING PIPING BASIC REQUIREMENTS which indicates Cast Iron.</i></p>
<p><b>Q.</b> Can MC Cable be used where allowed by code?</p>
<p><b>A.</b> <i>Per the VA Electrical Design Guide the preference is to NOT use MC cable.</i></p>

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<p><b>Q. Para 6.9.1, G references a satellite system. No such system is listed in Schedule B. Is this system required? If so, there is only a manufacturer listed with no intent of use or locations specified. Will VA be providing additional information for this system?</b></p>
<p><b>A. VA has not selected a cable services provider; Please assume that a satellite cable provider will be determined after lease award</b></p>
<p><b>Q. Will the Lessor be responsible for any dedicated internet connectivity another facility such as a T-1 line?</b></p>
<p><b>A. VA will select the internet service provider and service levels. The Offeror shall provide an open conduit from the MDF to the main hub.</b></p>
<p><b>Q. Will the VA allow floor mounted toilets in public and/or exam spaces in order to provide flexibility in managing bariatric patients?</b></p>
<p><b>A. Yes</b></p>
<p><b>Q. The Award date is currently showing VA's 2nd Quarter Fiscal Year 2018. Is it supposed to be 2017? Please clarify</b></p>
<p><b>A. Please reference section SFO Section 1.6 and 1.7 the information is correct.</b></p>
<p><b>Q. Can we get a .DWG File with the names of the rooms for the Toland Mizell plan?</b></p>
<p><b>A. DWG files will be provided with the names of the rooms for the Conceptual Plans.</b></p>
<p><b>Q. Confirm that the "Past Performance Reference Check" only applies to the "Offeror" - not the architect, engineers and contractor as well.</b></p>
<p><b>A. The Government shall determine the currency and relevance of any Past Performance provided. The Government may consider the Offerors Past Performance provided as well as information obtained from any other sources. The Government may consider Past Performance information regarding predecessor companies, key personnel, or subcontractors that will perform major or critical aspects of the requirement with such informatin that the Government determines relevant to this procurement. An Offeror without relevant Past Performance or whom Past Performance information is not available will be evaluated neither favorably nor unfavorably.</b></p>
<p><b>Q. Please confirm that the "Executive Compensation Certification" applies to the Offeror only – not the General Contractor or any of its proposed subcontractors.</b></p>
<p><b>A. Please reference FAR clause 52.204-10 listed in the SFO</b></p>
<p><b>Q. Will a list of all the attendees to the Pre-Bid meeting be made available to attendees?</b></p>
<p><b>A. The list of attendees at the Pre-Bid Conference will be posted to FBO.gov</b></p>
<p><b>Q. Part VI – Schedule E notes that "Common areas or building service areas that are not indicated in schedule E are not in the NUSF leased by VA and are specifically excluded from quantities listed in Schedule C." Are the walls, doors, frames, etc. that separate common areas from usable square footage to be counted in Schedule C?</b></p>
<p><b>A. Per the VA Resident Engineer all walls , doors, frames, and etc. that separate common areas should be counted in Schedule C.</b></p>
<p><b>Q. The SFO states that wipe down painted finishes are desirable (not Vinyl Wall Covering). Can Vinyl Wall Covering on Outside Walls and Drinking Fountain areas thus be wipe-down paint in lieu of Wall Covering?</b></p>
<p><b>A. Vinyl Wall Covering on Outside Walls and Drinking Fountain is not specified in the SFO and substitutions have not been requested.</b></p>
<p><b>Q. On electrical, 1" conduit noted for all electrical. Can we utilize ¾" where acceptable in normal use and 1" as a minimum for communication?</b></p>

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<b>A. Please provide conduit sizing as required by National Electrical Code(NEC) standards.</b>
<b>Q. The Prelease Fire Protection &amp; Life Safety Evaluation is for a “Warehouse Building” and doesn’t appear to apply to the fully completed VA Clinic. Will another form be issued or are we to utilize this form to the best of our abilities and belief? The SFO indicate GSA 12000 for Low-Rise Building.</b>
<b>A. The GSA 12000 form for an Office Building is the applicable form. This is not a Warehouse Building requirement. The most recent GSA12000-11.pdf will be posted to FBO.</b>
<b>Q. Part III – Schedule “B” has 10 pages as well as a Summary Price Sheet, yet the pdf has pages listed as “Page 2 of XX”. Will a final fully paginated Part III be issued?</b>
<b>A. The Part III Schedule B will be updated and reposted to FBO.gov</b>
<b>Q. Based on walls, ramps and grades, can the loading dock area be on a split level from the main floor?</b>
<b>A. The design shall be determined by the Offeror to meet the requirements specified in the SFO.</b>
<b>Q. Regarding Davis Bacon wages, if the Executive Order differs from the rates noted, which shall govern? (e.g.- Brick Tender appears to be one such conflict)</b>
<b>A. The most recent Wage Determination issued by the Department of Labor for the State of GA shall govern . Please submit any conflicts to the Contracting Officer for this procurement in the event of any conflicts.</b>
<b>Q. Which shall govern in the event of a conflict between the IBC 2012 with Georgia State Amendments or the IBC 2009 with the exception of Chapter 10 noted in the SFO?</b>
<b>A. Current code governs</b>
<b>Q. Dwg AS101 - Bus shelters are shown throughout the parking areas. Does VA have an agreement with CCT to enter private property and make these stops?</b>
<b>A. The Shelters are to accommodate VA Shuttles or public buses however no formal agreement currently exists with CCT.</b>
<b>Q. Dwg A104 - Is general anesthesia used in any of the Dental Operatories or any other location in the facility?</b>
<b>A. VA will use anesthesia for Dental related surgeries.</b>
<b>Q. SFO Pg 108, Section C Building Envelope, next to last paragraph "All glass shall be tinted security laminated low-E glass." Does this apply to all exterior glass in the building or just to clerestory windows and skylights?</b>
<b>A. All glazing on building perimeter.</b>
<b>Q. Please confirm that there are no sleeping rooms.</b>
<b>A. No sleeping rooms</b>
<b>Q. Are there barriatric patient requirements, if so what and where?</b>
<b>A. Yes there will be barriatric patient requirements please reference SFO design requirements.</b>
<b>Q. Please confirm that the project is to be designed in accordance with the locally adopted Building Code.</b>
<b>A. Yes</b>
<b>Q. Does the proposed building design need to allow for future expansion?</b>
<b>A. The design shall be determined by the Offeror to meet the requirements specified in the SFO.</b>
<b>Q. 4.7.1 Solar Hot Water Tanks – states they’re required. However 6.6.4 states they’re optional based on a life cycle analysis. Please confirm the VA’s requirement. Same issue with Solar Lighting.</b>

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**A. Solar Hot water tanks and Solar lighting are optional unless a life cycle justification study is provided.**

**Q. 5.2.10 Equipment Pads – The last paragraph speaks to the costs of a MRI/CT scanner (not the pad / hookup provisions). Is this a mistake in the SFO – i.e. should the pricing be for just the pad / hookup provisions? If it's the scanner itself, please provide specs for such.**

**A. *Equipment Pad and hook-ups required.***