



VA Cobb County GA  
SFO No. VA101-15-R-0212

Received as of 2/20/2017

**Cobb County, GA - SFO Questions and Clarifications**

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| 1  | <p>Q. The drawings provided via dropbox are only in AUTOCAD format. Will Revit models be provided as well?<br/>Can the VA Architect provide a Revit model of the drawings?</p> <p><i>A. REVIT files will not be provided for this procurement.</i></p>  |
| 2  | <p>Q. Can VA provide a diagram indicating NUSF and deductible area that shows the location of the area line?</p> <p><i>A. The Offeror shall calculate and provide the NUSF and deductible area that is being offered on their proposed design.</i></p>  |
| 3  | <p>Q. Is a smoking shelter required?</p> <p><i>A. Smoking Shelter will be required per SFO section 5.4.2</i></p>  |
| 4  | <p>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?</p> <p><i>A. Per SFO Section 5.2.2 the drop-off canopy cover design shall accommodate public bus and shuttle services.</i></p>  |
| 5  | <p>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.</p> <p><i>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.</i></p> |
| 6  | <p>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?</p> <p><i>A. Per SFO Section 5.29 a total of 512 spaces shall be provided.</i></p>   |
| 7  | <p>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?</p> <p><i>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.</i></p>   |
| 8  | <p>Q. Is perimeter fencing and gate required?</p> <p><i>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.</i></p>   |
| 9  | <p>Q. Can the ambulance and truck go beyond the 25' stand-off?</p> <p><i>A. Authorized vehicles such as ambulance and delivery trucks are allowed beyond the 25' stand-off as long as removable barriers are provided.</i></p>  |
| 10 | <p>Q. 11. Please clarify the size and number of the service truck(s) that will be used.</p> <p><i>A. Please provide enough space for semi-trucks with 48 foot trailers to access this area.</i></p>   |



**VA Cobb County GA**  
**SFO No. VA101-15-R-0212**

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| 11 | <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><i>A. Please use the 2012 Life Safety Code or the most current as required by Cobb County zoning.</i></b></p>   |
| 12 | <p><b>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?</b></p>  |
|    | <p><b><i>A. Offerors will be required to determine and submit the actual occupancies which must be approved by the local planning and zoning rules.</i></b></p>   |
| 13 | <p><b>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<br/>2) VOLUME 2 – PRICE PROPOSAL (page 18 of 246) a. 1 Original Hard Copy and 2 Disks<br/>3) 10.7 DRAWINGS AND SPECIFICATIONS (page 235 of 246)<br/>a. 1 Bound Hard Copy and 8 CD Disks (drawings 30 X 42, specifications 8.5 X 11)<br/>4) 10.7.4 Color Renderings (Page 236 of 246)<br/>a. 2 Mounted Renderings (of indicated size)<br/>5) 10.8 DESIGN CONCEPT SUBMISSION (Page 237 of 246)<br/>a. 2 Hard Copy Sets (8.5 X 11) and 8 CD Disks<br/>6) 10.9 CALCULATIONS SUBMISSION (page 240 of 246)<br/>a. 2 Bound Hard Copy (8.5 X 11) and 8 CD Disks</b></p> |
|    | <p><b><i>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);<br/>2) VOLUME 2 – PRICE PROPOSAL a. 1 Original Hard Copy and 2 Disks<br/>3) DRAWINGS AND RENDERINGS a. 2 Hard Copies (drawings 30 X 42)<br/>4) Color Renderings Mounted Renderings (of indicated size)</i></b></p>   |
| 14 | <p><b>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.</b></p>   |
|    | <p><b><i>A. Please use the most current version available.</i></b></p>  |
| 15 | <p><b>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?</b></p>  |
|    | <p><b><i>A. VA will use anesthesia and perform Dental related surgeries at this facility.</i></b></p>   |
| 16 | <p><b>Q. 1. Please confirm that the a two-story building would be permitted, as was initially indicated in the pre-solicitation material.</b></p>   |



**VA Cobb County GA**  
**SFO No. VA101-15-R-0212**

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|    | <p><b><i>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.</i></b></p>  |
| 17 | <p><b>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?</b></p>  |
|    | <p><b><i>A. No portion of the improvements or facility leased by VA shall be in a flood plain area.</i></b></p>  |
| 18 | <p><b>Q. 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.</b></p>  |
|    | <p><b><i>A. The Offer Due date will be extended until April 19, 2017 at 4pm EDT.</i></b></p>   |
| 19 | <p><b>Q. 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</b></p>   |
|    | <p><b><i>A. 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></b></p>   |
| 20 | <p><b>Q. Does the loading dock area need fencing and gates?</b></p>  |
|    | <p><b><i>A. The loading dock area will require fencing and gates. An SFO amendment to section 6.2.3 will further clarify this requirement.</i></b></p>   |
| 21 | <p><b>Q. 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?</b></p>  |
|    | <p><b><i>A. 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></b></p>   |
| 22 | <p><b>Please clarify the conflicting information on hard copies of drawings, renderings, and specifications due:</b></p> <p><b>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;</b></p> <p><b>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.</b></p> |
|    | <p><b><i>A. 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);</i></b></p> <p><b><i>2) VOLUME 2 – PRICE PROPOSAL a. 1 Original Hard Copy and 2 Disks</i></b></p> <p><b><i>3) DRAWINGS AND RENDERINGS a. 2 Hard Copies (drawings 30 X 42)</i></b></p> <p><b><i>4) Color Renderings Mounted Renderings (of indicated size)</i></b></p>  |



**VA Cobb County GA**  
**SFO No. VA101-15-R-0212**

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| 23 | <p><b>Q. There is not enough information to design and budget infrastructure for Radiology. Will the VA be providing equipment drawings?</b></p>  |
|    | <p><i>A. 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>  |
| 24 | <p><b>Q. Can PVC pipe be used for sanitary sewer?</b></p>   |
|    | <p><i>A. Please reference section SFO 6.6.6 PLUMBING PIPING BASIC REQUIREMENTS which indicates Cast Iron.</i></p>   |
| 25 | <p><b>Q. Can MC Cable be used where allowed by code?</b></p>  |
|    | <p><i>A. Per the VA Electrical Design Guide the preference is to NOT use MC cable.</i></p>  |
| 26 | <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><i>A. VA has not selected a cable services provider; Please assume that a satellite cable provider will be determined after lease award</i></p>  |
| 27 | <p><b>Q. Will the Lessor be responsible for any dedicated internet connectivity another facility such as a T-1 line?</b></p>  |
|    | <p><i>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.</i></p>   |
| 28 | <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><i>A. Yes</i></p>  |
| 29 | <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><i>A. Please reference section SFO Section 1.6 and 1.7 the information is correct.</i></p>   |
| 30 | <p><b>Q. Can we get a .DWG File with the names of the rooms for the Toland Mizell plan?</b></p>   |
|    | <p><i>A. DWG files will be provided with the names of the rooms for the Conceptual Plans.</i></p>   |
| 31 | <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><i>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.</i></p> |
| 32 | <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><i>A. Please reference FAR clause 52.204-10 listed in the SFO</i></p>  |
| 33 | <p><b>Q. Will a list of all the attendees to the Pre-Bid meeting be made available to attendees?</b></p>  |



**VA Cobb County GA**  
**SFO No. VA101-15-R-0212**

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|    | <b>A. The list of attendees at the Pre-Bid Conference will be posted to FBO.gov</b>   |
| 34 | 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>A. Per the VA Resident Engineer all walls, doors, frames, and etc. that separate common areas should be counted in Schedule C.</b>   |
| 35 | 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>A. Vinyl Wall Covering on Outside Walls and Drinking Fountain is not specified in the SFO and substitutions have not been requested.</b>   |
| 36 | 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>A. Please provide conduit sizing as required by National Electrical Code(NEC) standards.</b>   |
| 37 | Q. The Prelease Fire Protection & 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>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>  |
| 38 | 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>A. The Part III Schedule B will be updated and reposted to FBO.gov</b>   |
| 39 | Q. Based on walls, ramps and grades, can the loading dock area be on a split level from the main floor?   |
|    | <b>A. The design shall be determined by the Offeror to meet the requirements specified in the SFO.</b>  |
| 40 | 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>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>  |
| 41 | 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>A. Current code governs</b>  |
| 42 | 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>A. The Shelters are to accommodate VA Shuttles or public buses however no formal agreement currently exists with CCT.</b>  |
| 43 | Q. Dwg A104 - Is general anesthesia used in any of the Dental Operatories or any other location in the facility?  |



**VA Cobb County GA**  
**SFO No. VA101-15-R-0212**

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|   | <b>A. VA will use anesthesia for Dental related surgeries.</b>   |
| 44  | 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?<br><b>A. All glazing on building perimeter.</b>  |
| 45  | Q. Please confirm that there are no sleeping rooms.<br><b>A. No sleeping rooms</b>   |
| 46  | Q. Are there bariatric patient requirements, if so what and where?<br><b>A. Yes there will be bariatric patient requirements please reference SFO design requirements.</b>   |
| 47  | Q. Please confirm that the project is to be designed in accordance with the locally adopted Building Code.<br><b>A. Yes</b>  |
| 48  | Q. Does the proposed building design need to allow for future expansion?<br><b>A. The design shall be determined by the Offeror to meet the requirements specified in the SFO.</b>   |
| 49  | 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.<br><b>A. Solar Hot water tanks and Solar lighting are optional unless a life cycle justification study is provided.</b>   |
| 50  | 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.<br><b>A. Equipment Pad and hook-ups required.</b>  |
| Received as of 2/27/2017                                  |  |
| <b>Cobb County, GA - SFO Questions and Clarifications</b> |  |
| 51  | Q. VA indicated during the pre-bid meeting that a 2 story building option maybe considered. If that is the case will VAs consultant –Toland Mizell Architects-provide new 2 story bridging documents and will there be a time extension because of this. Please advise<br><b>A. VA will consider no more than 2 story building, please reference the response to question 16 above.</b>  |
| 52  | Q. Can the time limit for past performance project examples be raised from 3 years to 7 years so that the most relevant projects may be included?<br><b>A. The time limit will not be raised, however 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> |



**VA Cobb County GA**  
**SFO No. VA101-15-R-0212**

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| 53 | <p>Q. SFO section 3.18 states “VA has 15 calendar days to provide comments” for each design submission, which is consistent with the design development schedule which is tracked in calendar days. SFO section 3.19 states that “The Lessor shall allow approximately 20 working days from date of receipt of documents by the Government or its designated independent professional technical reviewer for review and comment at each review stage.” Please confirm that the VA and the Independent Technical Reviewer shall provide comments in 15 calendar days for each design submission.</p> |
|    | <p><i>A. In an effort to accommodate scheduled holidays, weekends and other calendar conflicts, VA and the Independent Technical Reviewer shall provide comments in 20 business days for each design submission.</i></p>  |
| 54 | <p>Q. During the Pre-Bid conference 02/23/17, VA representative stated that 11% of the total spaces must be handicap spaces and one out of every 6 handicap spaces must be van accessible. This would yield 57 HC spaces and 9 van accessible spaces. Per SFO section 5.2.9, “Provide at least 9 parking spaces for physically disabled people based on 3% of total provided spaces of which 8 are van accessible based on every 6 or fraction of 6 of provided accessible parking spaces.” Please confirm that the accessible parking shall be as required per the SFO 5.2.9.</p>                  |
|    | <p><i>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 was amended in Amendment No. 03 to reflect the terms outlined in SFO Section 4.5.</i></p>   |
| 55 | <p>Q. At the pre-bid conference, the VA confirmed that they would like there to be bus shelters in the parking lot to allow visitors to avoid the elements. Shall we include the costs associated with these bus shelters as a part of canopies and covered walkways on GSA Form 1364 to be paid upon space acceptance by the VA?</p>   |
|    | <p><i>A. The cost associated with bus shelters shall be included in the rental consideration not in Schedule B costs</i></p>  |
| 56 | <p>The attachment #1 to 1364 form:<br/> a. Should the total be lines 6-22 rather than lines 6-20 as written? Or should lines 21 and 22 be excluded?</p>   |
|    | <p><i>A. Items 6-20 as written should be included in each lease term scenario. Lines 21 and 22 are listed in Section 1 as line item totals.</i></p>   |
| 57 | <p>The attachment #1 to 1364 form:<br/> Sections 1, 2, 3, and 4 do not contain the same line items. Section 1 includes Line 21: Other, and Line 22, MedGas. Sections 2, 3, and 4 do not contain these, but does include Line 20: Medical Equipment Planner.</p>   |
|    | <p><i>A. Section 1 contains a list of general line item totals; Sections 2, 3, and 4 are lease term scenarios where the items listed may or may not be paid for lump sum by VA. Please note the items listed in Section 2, 3, and 4 are exactly the same for each scenario.</i></p>   |
| 58 | <p>Q. The 3518 SAM Representations and Certifications Form reads: 52.219-1 - SMALL BUSINESS PROGRAM REPRESENTATIONS (APR 2011) (a) (1) The North American Industry Classification System (NAICS) code for this acquisition is 531190; (2) The small business size standard is \$20.5 Million in annual average gross revenue of the concern for the last 3 fiscal years. The cover page of the SFO states the NAICS code is 531120, and the small business size limit as \$38.5 million. What action, if any, needs to be taken in this regard?</p>   |



VA Cobb County GA  
SFO No. VA101-15-R-0212

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|    | <p><b><i>A. The correct NAICS code for this procurement is 531120 and the Small Business size limit is \$38.5 million. The proper form will be updated and posted to FBO.</i></b></p>   |
| 59 | <p>Q. GSA Forms 24, 25, and 25A provided with the SFO expired in 2016. Presumably the 2019 expiration date versions available through the GSA library are the proper forms to use?</p>  |
|    | <p><b><i>A. A new Amendment No. 4 will be issued to address the outdated forms referenced above. GSA Form 24, 25 and 25A will be updated with the proper dates and posted to FBO.gov for Offerors to use with their submittals.</i></b></p>   |
| 60 | <p>Q. During the pre-bid conference, it was mentioned that VA wanted to separate staff from patient parking. How many spaces are needed for each group?</p>   |
|    | <p><b><i>A. There will be approximately 175-200 staff members working at this location. Each offeror shall determine the parking allocations and design to accommodate the parking requirement.</i></b></p>   |
| 61 | <p>Q. The current deadline for submission is March 22, 2017. Is it sufficient to have the binder and disks to you by that time (and have the VA disks overnighted to arrive the next day - March 23, in DC)?</p>  |
|    | <p><b><i>A. All Offer materials must be received by the revised Offer Due of April 19, 2017. Each Offeror shall be responsible for making sure the required materials are delivered by 4 p.m. April 19, 2017 to the designated contacts and locations.</i></b></p>  |
| 62 | <p>Q. The Document "Est HVAC Load calcs" with heading COBB HVAC EQUIPMENT" tabulates HVAC equipment capacities and energy performance. Is this the basis for bidding the HVAC system? The "Elect Info" for the chillers (0.8 kw/ton) does not meet the VA HVAC Design Manual (March 2011) minimum efficiency, ASHRAE 90.1-2010 or what will be required to achieve LEED Silver.</p>   |
|    | <p><b><i>A. Proposer responsible for actual loads. Proposer should not anticipate less or expect to be paid a change up to this level. Note LEED requirements have changed since SFO drafting and any new criteria should be met.</i></b></p>   |
| 63 | <p>Will isolation rooms be required (none noted)?</p>   |
|    | <p><b><i>A. The Conceptual Plans indicate required spaces, please provide the rooms that are specified .</i></b></p>  |
| 64 | <p>Q. Paragraph 6.4.4 lists 1% ASHRAE Monthly Design Wet Bulb temperature for cooling tower, VA HVAC Design Manual (March 2011) references Table 7-1, 1-degree F over table 7-1 Column 3 the 0.4% value, please verify cooling tower design condition requirement.</p>  |
|    | <p><b><i>A. Meet p. 6.4.4 requirements of 1% for cooling</i></b></p>  |
| 65 | <p>Q. Section 4.7.1 appears to state that solar powered water tanks and lighting is required. In the case of the latter, the SFO also states that emergency lighting shall have a 10 hour battery backup PLUS be on an emergency generator. Are both backups needed? However, 6.6.4 (C) seems to state that the requirement of solar hot water is only "If life cycle cost effective". If the system is not life cycle cost effective, is solar hot water a requirement? Same issue for the solar lighting.</p> |
|    | <p><b><i>A. Lighting and power back-up is required as 10-hour battery back-up with generator optional. LEED criteria must be met but not necessarily though solar-powered systems.</i></b></p>  |
| 66 | <p>Q. Please explain what is meant by the term of "perimeter block" in the SFO. Does this mean that all perimeter walls must be Block CMU?</p>  |



VA Cobb County GA  
SFO No. VA101-15-R-0212

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|    | <p><b><i>A. Physical security requirements and material selections from the SFO must be met. The SFO has no intent to require CMU for all perimeter walls.</i></b></p>  |
| 67 | <p>Q. Based on the description in the SFO for the window security screens, does that mean that all windows will require screens in the 1-story program?</p>   |
|    | <p><b><i>A. Required as listed in table in 4.2.4 "Security Requirements for Special Areas (not all windows)."</i></b></p>   |
| 68 | <p>Q. SFO, 6.8 Alternate Source of Power (Type 13 EES) states: "The alternate source of power shall be more than one diesel engine-driven generator sets." However, per the VA Electrical Design Manual, Chapter 4. Essential and Standby Electrical Power Systems, paragraph 4.6.3 Alternate Source of Power (a) states: "The alternate source of power shall be one or more diesel engine-driven generator sets." Will one diesel engine-driven generator suffice for this facility?</p>  |
|    | <p><b><i>A. Single generator is acceptable if provided. See response on back-up power requirements.</i></b></p>   |
| 69 | <p>Q. Location of Electrical Rooms do not meet the requirements of the SFO, 6.8.2 Electrical Rooms and Closets or the VA Electrical Design Manual, 5.5 Electrical Rooms and Closets, 5.5.1 General, (i) which states: "Electrical closets shall stack vertically, and shall not be further than 150 feet (45.72m) apart, to limit maximum 120V circuit length to approximately 75 feet (22.86m)." Electrical rooms need to be more centrally located within the building footprint.</p>   |
|    | <p><b><i>A. Proposer has option for addition or relocation of electrical rooms if required to meet criteria.</i></b></p>  |
| 70 | <p>Q. Fire room (1K-105) has a pump identified in the space. Is a Fire Pump going to be required for this facility?</p>   |
|    | <p><b><i>A. Subject to flow test requirements and peer review approval. If water pressures are acceptable, a fire pump will not be required. Burden of proof is on proposer.</i></b></p>  |
| 71 | <p>Q. There are discrepancies in the SFO regarding what utilities are included in the rental consideration. Please confirm that Section 8.1 is correct, which states "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."</p>  |
|    | <p><b><i>A. 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 provide interior cleaning for space occupied and utilized by VA upon acceptance of occupancy. Section 8.1 is correct VA will pay all expenses outlined in parenthesis and provide interior janitorial cleaning for the lease premises. Amendment No. 3 should also further clarify this discrepancy.</i></b></p> |
| 72 | <p>Q. There are discrepancies in the SFO regarding whether or not interior cleaning and janitorial are included in the rental consideration. Please confirm that Section 8.8 is correct, which states: "Lessor shall have no cleaning responsibility for the interior of the leased premises. The VA shall have responsibility for interior janitorial services of the leased premises".</p>  |
|    | <p><b><i>A. 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 provide interior cleaning for space occupied and utilized by VA upon acceptance of occupancy. Section 8.8 is correct VA will provide inferior cleaning of the leased premises. Amendment No. 3 should also further clarify this discrepancy.</i></b></p>   |



**VA Cobb County GA**  
**SFO No. VA101-15-R-0212**

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| 73 | <p><b>Q. The deliverables to be submitted with the Offer presented in the pre-proposal meeting differ from what is described in the SFO. Please confirm the specific deliverables and format (CD, hard copies, and addresses) required to be submitted with the Offer.</b></p>               |
|    | <p><b><i>A. Please reference question 13 above.</i></b></p>  |
| 74 | <p><b>Please confirm whether the building must be one story, or no more two stories.</b></p>   |
|    | <p><b><i>A. VA will consider no more than 2 story building, please reference the response to question 16 and 51 above.</i></b></p>   |
| 75 | <p><b>The concept site plans shows 440 total parking spaces but the SFO requires 512 total spaces. It is assumed that 512 total spaces and other parking information in the SFO is accurate. Please confirm.</b></p>   |
|    | <p><b><i>A. The number of parking spaces required for this project is 512 as stated in the SFO, please reference questions 5 and 6 above and Amendment No 3. which will confirm the parking requirements for this project.</i></b></p>   |
| 76 | <p><b>Q. In light of the topics and SFO clarifications discussed in the pre proposal meeting and a pending SFO amendment which could alter the design direction and/or the site evaluation process, we request that VA consider an extension of the Offer Due Date of up to 3 weeks.</b></p> |
|    | <p><b><i>A. Offer Due Date was extended until April 19, 2017 per Amendment No. 3.</i></b></p>  |
| 77 | <p><b>Q. Section 1.7.1 requires a Phase 1 Environmental Study to be provided in the Technical Proposal. Would VA consider requiring this deliverable with the final revised proposal?</b></p>  |
|    | <p><b><i>A. Please provide thorough due diligence with the initial proposal.</i></b></p>   |
| 78 | <p><b>Q. Did VA approve a 7.2 acres site submission. Please advise</b></p>   |
|    | <p><b><i>A. All approved sites that met the minimum criteria outlined in the pre-solicitation notice were advertised on FBO.gov . The minimum acreage criteria was listed as 8 acres.</i></b></p>  |
| 79 | <p><b>Q. The amendment states the due date has been extended to April 19. In the questions and answers on page 3, the due date is listed as April 12. Is April 19th the correct due date?</b></p>  |
|    | <p><b><i>A. Offer Due Date was extended until April 19, 2017 per Amendment No. 3.</i></b></p>  |