



**VA Brick, NJ**  
**SFO No. VA101-15-R-0180**

Received as of 3/08/2017	
<b>VA CBOC – Brick, NJ - SFO Questions and Clarifications</b>	
1	<p><b>Q. The SFO requires the design to be performed in accordance with the “VA Physical Security Design Manual”. This design Manual states that the blast magnitudes “W0” and “W1” are defined in the Physical Security Design Standards Data Definitions that are provided on a need-to-know basis.</b></p> <p><b><i>A. VA will provide the blast magnitude Data Definitions upon request after obtaining proper authorization.</i></b></p>
2	<p><b>Q. Section 4.7.1 of the SFO states that the project must pursue LEED certification through the Healthcare rating system. However, with the update from v2009 to v4, there has been a change in the types of projects that use LEED Healthcare. Please see the two excerpts below:</b></p> <p><b>A. v2009 - “LEED for Healthcare was written primarily for inpatient and outpatient care facilities and licensed long term care facilities. The rating system may also be used for medical offices, assisted living facilities and medical education and research centers.”; Reference: LEED 2009 for Healthcare, <a href="http://www.usgbc.org/resources/leed-2009-health-care-current-version">http://www.usgbc.org/resources/leed-2009-health-care-current-version</a></b></p> <p><b>B. v4 - “LEED BD+C: Healthcare. Hospitals that operate twenty-four hours a day, seven days a week and provide inpatient medical treatment, including acute and long-term care.”; Reference: LEED Reference Guide for Building Design and Construction</b></p> <p><b>Please confirm which rating system (LEED v4 New Construction, or the LEED v4 Healthcare) we should use.</b></p> <p><b><i>A. VA will issue an Amendment to determine the Sustainability preference and direction based on the latest certification standards.</i></b></p>
3	<p><b>Q. The SFO, Section 4.2 refers to ASHRAE Handbook of Fundamental 2014. The latest edition which is 2013 will be used. Please confirm that this is the required design approach.</b></p> <p><b><i>A. The design shall utilize the latest version of all ASHRAE Handbooks.</i></b></p>
4	<p><b>Q. The SFO, Section 4.2 refers to ASHRAE Handbook of Refrigeration 2015. The latest edition which is 2014 will be used. Please confirm that this is the required design approach.</b></p> <p><b><i>A. The design shall utilize the latest version of all ASHRAE Handbooks.</i></b></p>
5	<p><b>Q. The SFO, Section 4.2 refers to ASHRAE Handbook of Application 2011. The latest edition of which is 2015. Please confirm which version is required.</b></p> <p><b><i>A. The design shall utilize the latest version of all ASHRAE Handbooks.</i></b></p>
6	<p><b>Q. The SFO, Section 4.2 refers to ASHRAE Handbook of Systems and Equipment 2012. The latest edition of which is 2016. Please confirm which version is required.</b></p> <p><b><i>A. The design shall utilize the latest version of all ASHRAE Handbooks.</i></b></p>
7	<p><b>Q. The SFO, references conflicting versions (2007, 2010, latest version) of ASHRAE Standard 62.1. The project will comply with ASHRAE Standard 62.1-2010 which will also satisfy the requirements of LEED v4. Please confirm that this is the required design approach.</b></p> <p><b><i>A. The design shall utilize the latest version of all ASHRAE Handbooks.</i></b></p>



**VA Brick, NJ**  
**SFO No. VA101-15-R-0180**

8	<p><b>Q. The SFO and HVAC Design Manual for New, Replacement, Addition, and Renovation of Existing VA Facilities, refer to conflicting versions (2004, 2007, 2010) of ASHRAE Standard 90.1 for baseline building energy comparison. The project will comply with ASHRAE Standard 90.1-2010 for reduction in energy over the baseline building which will also satisfy the requirements of LEED v4. However, the proposed building will comply with ASHRAE Standard 90.1-2013 in accordance with New Jersey energy requirements for commercial buildings. Please confirm the required design approach.</b></p>
	<p><b><i>A. The buidling shall be designed to meet all local codes.</i></b></p>
9	<p><b>Q. The SFO, references conflicting versions (2004, 2013) of ASHRAE Standard 55. The project will comply with ASHRAE Standard 55-2010 which will also satisfy the requirements of LEED v4. Please confirm that this is the required design approach.</b></p>
	<p><b><i>A. The design shall utilize the latest version of all ASHRAE Handbooks.</i></b></p>
10	<p><b>Q. The SFO, Section 2 refers to ASHRAE Standard 170-2013. The HVAC Design Manual for New, Replacement, Addition, and Renovation of Existing VA Facilities refers to ASHRAE Standard 170-2008. The project design will comply with the latest version, ASHRAE Standard 170-2013. Please confirm that this is the required design approach..</b></p>
	<p><b><i>A. The design shall utilize the latest version of all ASHRAE Handbooks.</i></b></p>
11	<p><b>Q. The SFO Section 6.4.8 Refrigeration Systems – Chilled Water states that N+1 is not a requirement of the lease. The HVAC Design Manual for New, Replacement, Addition, and Renovation of Existing VA Facilities Section 4.2.1.5 Standby Chiller Capacity states that for new construction, the central chilled water plant and small chilled water systems shall comprise of N+1 chiller. The project will not provide an N+1 configuration or the chillers. Please confirm that this is the required design approach.</b></p>
	<p><b><i>A. N+1 redundancy is not required for an Community Based Outpatient Clinic.</i></b></p>
12	<p><b>Q. The SFO section 6.4.11 Heating Systems states to provide at least two boilers each of 50% capacity to ensure flexibility and for 100% back-up for the circulating pumps. The HVAC Design Manual for New, Replacement, Addition, and Renovation of Existing VA Facilities Section 4.4.2 provides a different sizing approach. The Design Manual states that for condensing boilers with a heating load of 2,700,000 Btuh and less, provide two boilers, 100% capacity each, each complete with pump, piping, controls, etc to make a complete working system. For a heating load higher than 2,700,000 Btuh, provide three boilers, 50% capacity each, each complete with pump, piping, controls, etc to make a complete working system. Selection of multiple boilers shall be limited to four plus one (N+1) boilers. The project will follow the sizing requirements set forth in the SFO</b></p>
	<p><b><i>A. N+1 redundancy is not required for an Community Based Outpatient Clinic.</i></b></p>



**VA Brick, NJ**  
**SFO No. VA101-15-R-0180**

13	<p>o Use natural gas where uninterrupted supply is available o Use No. 2 oil where natural gas is not available. o Use natural gas and No. 2 oil where supply of gas is interruptible. o Provide complete fuel oil and/or gas piping with a gas meter.</p> <p>The HVAC Design Manual for New, Replacement, Addition, and Renovation of Existing VA Facilities Section 4.4.2.5 Fuel Selection states the following requirements.</p> <p>o When natural gas is used as the primary fuel, the design shall include stored fuel (propane or No. 2 oil) as back-up fuel. o With condensing boilers, during interruption of natural gas, propane gas is preferred substitute for ease in automatic or manual changeover. Back-up fuel is not required where natural gas is not available.</p> <p>The majority of manufacturers no longer offer fuel oil systems as the demand has decreased dramatically with new EPA regulations on stored fuel oil. Therefore, the project intends to provide a dual fuel burner for natural gas and propane. However, the infrastructure related to the secondary fuel source will not be provided.</p>
	<p><i>This approach is only acceptable if the natural gas supply is uninterrupted. If the project is on an interruptible service dual fuel with No. 2 fuel oil shall be provided.</i></p>
14	<p>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.</p>
	<p><i>A. Use 2015 version.</i></p>
15	<p>Q. The SFO section 6.4.4 HVAC Design Calculations states that calculation shall include a minimum 12% of the calculated load to account for system losses such as fan motor heat, duct heat pick-up, duct leakage and assumed safety factor.</p>
	<p><i>A. Please utilize the specifications outlined in SFO section 6.4.4 HVAC Design when developing HVAC Design calculations.</i></p>
16	<p>Q. The SFO section 6.4.4 HVAC Design Calculations two references regarding 3.2.2.13 Filtration and Table 3-2 Filter Schedule Therefore, the design team intends to use the more stringent requirement between the two references. For instance, at least two pre-filters will be specified (MERV-7 and MERV-11). Please confirm that this is the required design approach.</p>
	<p><i>A. The SFO section 6.4.4 does not reference filtration. Utilize the most stringent of any conflicting requirements.</i></p>



**VA Brick, NJ**  
**SFO No. VA101-15-R-0180**

17	<p><b>Q. Are the spaces labeled Dental Oper 222 considered Treatment Operatory? Per the HVAC Design Manual for New, Replacement, Addition, and Renovation of Existing VA Facilities, Treatment Operatory for a Dental Suite under Patient Examination, Treatment, and Procedure Room – Room Data Sheet are to have a positive room air balance. This room air balance will not be achievable if open to the corridor. Please confirm that this is an acceptable design approach.</b></p>
	<p><b><i>A. No Treatment Operatory areas.</i></b></p>
18	<p><b>Q. Are spaces such as MED 265 (1A-173) and MED 265 (1A-253) located in the open corridor considered Medication Rooms? Per the HVAC Design Manual for New, Replacement, Addition, and Renovation of Existing VA Facilities, Medication Room under Non Patient Rooms – Support Areas – Room Data Sheet are to have a positive room air balance. This room air balance will not be achievable if open to the corridor. Please confirm</b></p>
	<p><b><i>A. Alcoves are not considered MED rooms.</i></b></p>
19	<p><b>Q. Vending facility operated by a blind vendor</b> Please confirm that a vending program for the blind is not part of the rental consideration. The floor plan does show a room or program labeled as such.</p>
	<p><b><i>A. The vending facility area shall be operated by a blind vendor. This area shall be part of the total Net Usable Square Footage and included in the rental consideration.</i></b></p>
20	<p><b>Q. Water coolers</b> - install on reverse Osmosis system Is a reverse Osmosis system required for the water coolers? Pg. 159 also references reverse osmosis for potable water. Please confirm this is a requirement.</p>
	<p><b><i>A. Reverse Osmosis for the water supply is only required if the incoming water does not meet state and EPA water quality. The need for this system shall be determined by the designer of record.</i></b></p>
21	<p><b>Q. Main computer room</b> Please confirm a main computer room is not to be included in the rental consideration. The floor plans provided do not show a room labeled main computer room. Page 143 paragraph B. Zoning MCR is mentioned. Pg. 154 AC systems references main computer room.</p>
	<p><b><i>A. The facility should include a Main Computer Room or an area for a Server storage per the SFO.</i></b></p>
22	<p><b>Q. Air serving mail room</b> Does this also mean a separate air handling system?</p>
	<p><b><i>A. No. This means the air supplied to the mail room can not be recirculated, i.e. it shall be single pass air and exhausted.</i></b></p>
23	<p><b>Q. Drug safe storage vault</b> Confirm that neither the Type II vault for outpatient clinic nor the class 5 vault for outpatient clinic pharmacy are to be included in the rental consideration. These vaults are not labeled on the floor plan or program provided</p>
	<p><b><i>A. Control Substance area should be included for rental consideration for outpatient clinic vault.</i></b></p>
24	<p><b>Q. Minimum LEED Healthcare Silver Certification</b> LEED V 2009 Healthcare scorecard was provided as part of the SFO documents. Please provide direction as to whether or not we are to use the 2014 LEED Healthcare scorecard</p>
	<p><b><i>A. VA will issue an Amendment to determine the Sustainability preference and direction based on the latest certification standards.</i></b></p>
25	<p><b>Q. Architectural Site Plan Three parts:</b> 1. Please confirm that the eight bus stop shelters and the one smoking shelter are not to be considered in the rental consideration since section 5 does not address either of these two types of structures. 2. If bus shelters are a requirement, then what bus service is anticipated? 3. In lieu of 8 shelters, can one shelter at main entrance suffice?</p>



**VA Brick, NJ**  
**SFO No. VA101-15-R-0180**

	<b><i>A. Shelters are required where indicated on site plans as pre-engineered structures</i></b>
26	<b>Q. Architectural Site Plan:</b> Please define the limit of the lawn irrigation system for lessor on the architectural site plan and issue for our use.
	<b><i>A. All landscape areas of the site should be irrigated</i></b>
27	<b>Q. Structural</b> Confirm structural hardening of the roof structure above the mailroom is not required.
	<b><i>A. Required.</i></b>
28	<b>Q. Schedule C Unit Prices</b> It appears Schedule C unit prices is not coordinated with Sch E Room finish, door & Hdwr. There are finish types & quantities that are not matched between the two schedules. Some examples - Sch E lists CT & LVT floor & Sch C shows no quantities posted. RF floor quantity posted in Sch C & Sch E does not post as floor finish. Please coordinate these two schedules & re-issue to bidders.
	<b><i>A. Schedules have been reviewed and modified as required.</i></b>
29	<b>Q. Roof Load Three parts</b> - A. Please confirm if lessor is to include in the shell providing roof structure capable of supporting roof mounted satellites or antennas .....the VA "may" install these items on the roof. B. If lessor is to provide roof structure capable of supporting these items, please provide the loading requirements for the roof structure and the # bays of roof framing impacted. C. Define for lessor the scope, size & count of roof penetrations. D. Confirm VA is providing the support dunnage for these items.
	<b><i>A. Standard roof design and loading should suffice. Provide penetration for cable at 2 locations. Other support dunnage by VA</i></b>
30	<b>Q. Entrance Doors:</b> Two parts - A. Entrance doors shall be automatic sliding....the floor plan provided shows double swing doors offset for vestibule 1H-151. Provide direction regarding which door type is to be provided by lessor. B. If sliders are required, please update the vestibule layout to show sliders, the width of the slider units & their positions
	<b><i>A. Provide auto sliding doors</i></b>
31	<b>Q. Overhead Doors:</b> Overhead doors are not indicated on the floor plans A102 thru A104. Confirm OH doors are not required to be provided by lessor
	<b><i>A. Overhead doors are required at docks</i></b>
32	<b>Q. General Room Temperature Control:</b> 3rd paragraph contains the word "laboratory". Please confirm laboratory or laboratories are not to be provided by lessor. Page 145 paragraph E.2 lists laboratory for individual control.
	<b><i>A. No labs included.</i></b>
33	<b>Q. General</b> 1st paragraph lists "laboratory waste systems" and "laboratory gas". Please confirm these items are not to be provided by lessor
	<b><i>A. Please provide location of "1st paragraph" in the SFO.</i></b>
34	<b>Q. Lessor Furnished Special Equipment</b> The price for each item in Schedule B shall include only the direct costs of obtaining & installing the item. This direction conflicts with the schedule B directions posted on pg. 10 of 245 paragraph 6.3.2: each item is to be "fully loaded" with overhead & profit. Please clarify which direction is correct.
	<b><i>A. Please follow the instructions listed in paragraph 6.3.2 of the SFO.</i></b>



**VA Brick, NJ**  
**SFO No. VA101-15-R-0180**

35	<b>Q. Selection of airside system:</b> Closed Loop - Ground source Heat pumps Confirm Closed-loop, ground source heat pumps is not a requirement. All-air system (VAV ducted) indicated in bridging documents. Pg. 146 describes ground source heat pumps
	<b>A. A ground source heat pump system is an available system type. The designer shall select the appropriate system to meet all of the design requirements (e.g. energy savings, zoning, etc.)</b>
36	<b>Q. Zoning Wet Exhaust Systems:</b> Confirm kitchen is not a requirement for rental consideration & a kitchen is not shown on the floor plans. Also, page 155 references kitchen paragraph J for wet exhaust system.
	<b>A. Provide a system that complies will all codes and standards. If a kitchen hood is a requirement of the project provide a duct system that meets the requirements of a "wet exhaust system" as outlined in the SFO.</b>
37	<b>Q. Terminal units:</b> Confirm operating room is not a requirement. Operating room(s) are not shown on the floor plans.
	<b>A. Terminal units meeting the requirements of Operating rooms shall be provided where required by the VA's HVAC Design Manual.</b>
38	<b>Q. Individual room temperature control:</b> Confirm Decontamination room is not required . A decontamination room is not indicated on the floor plans.
	<b>A. Individual room temperature control shall be provided for central "dirty holding" areas.</b>
39	<b>Q. Parking Facilities:</b> The conceptual architectural site plan calls for almost 400 cars. This page calls for 480 cars. Please provide bidders the correct car count to include in their responses.
	<b>A. The correct car count is 480 cars.</b>
40	<b>Q. Pipe routing:</b> There is no text associated with this header. Please provide.
	<b>A.</b>
41	<b>Q. Cryogen exhaust:</b> Confirm there is no requirement to provide cryogen venting
	<b>A. The need for cryogen exhasut / venting shall be coordinated with equipment provided.</b>
42	<b>Q. Laboratories:</b> NFPA 45 W/ 100% exhaust & negative air balance. Confirm laboratories are not a requirement for rental consideration.
	<b>A. No laboratory areas are required for this project.</b>
43	<b>Q. Radiology:</b> MRI shielding - Confirm MRI shielding is not a requirement for rental consideration.
	<b>A. There is no MRI requirement for this project.</b>
44	<b>Q. Lab Air, J. acid waste vent:</b> Confirm both lab air, acid waste and vent system are not a requirement. Pg. 162 references laboratory along with acid waste and vent system.
	<b>A. Requirements for acid waste venting and laboratory air shall be coordinated with the final usages of all spaces.</b>
45	<b>Q. Medical Gas:</b> This note tag is inserted below G. Interior fuel gas distribution paragraph & refers to medical gas and vacuum systems as specified above are minimums. Systems may be more complex..... Please provide a medical gas narrative as to what is required to be provided for lump sum consideration.
	<b>A. Medical gas systems shall comply with the VA's Plumbing Design Guide - Chapter 8 - Medical Gases and Vacuum</b>
46	<b>Q. Oxygen Dental Gas:</b> Confirm oxygen is the only dental gas to be provided for lump sum consideration.
	<b>A. Utilities provided shall comply with the VA's Dental Service Design Guide.</b>



**VA Brick, NJ**  
**SFO No. VA101-15-R-0180**

47	<p>Q. Bariatric water closets: Please provide room names where these water closets are required.</p> <p><b>A. Provide in public gang restrooms in lobbies. Not less than 20% of indicated fixtures.</b></p>
48	<p>Q. Laboratory &amp; Healthcare gasses piping: There is no text associated with this header. Please provide.</p> <p><b>A. Piping shall comply with VA Plumbing Design Manual.</b></p>
49	<p>Q. Laboratory Refrigerators: Confirm laboratory is not a requirement for rental consideration.</p> <p><b>A. No laboratory areas are required for this project.</b></p>
50	<p>Q. Entrances to building: Snow melting requirements at specific entrances - Please confirm this is to be a requirement for rental consideration. Opinion offered not necessary for Brick, NJ location.</p> <p><b>A. Provide snow melting in sidewalk at main entrance</b></p>
51	<p>Q. Main computer room: Confirm MCR is not required.</p> <p><b>A. This area is OIT Computer Room.</b></p>
52	<p>Q. Engineer control room: Confirm ECR is not required.</p> <p><b>A. None required.</b></p>
53	<p>Q. Main computer room: Confirm MCR is not required.</p> <p><b>A. This area is OIT Computer Room.</b></p>
54	<p>Q. Partitions: Confirm lead lined gypsum board is not a requirement for Dental X-ray Rm 1C-116.</p> <p><b>A. Provide 1/16" lead-lining as required.</b></p>
55	<p>Q. <b>Schedule E Two parts:</b> " 1) Door &amp; hardware schedule - "indicates sizes/types of doors required." This schedule does not list all of the doors indicated on the floor plans. For example, the sliders indicated for the exam rooms. Please update the schedule to include all doors indicated or provide instructions to bidders as to whether or not the other doors not listed but shown of the floor plans are or are not to be included for rental consideration. 2) please provide specifications for the hardware set #'s.</p> <p><b>A. Sliders in standard door leaf counts</b></p>
56	<p>Q. <b>Vault Door:</b> A vault door is not indicated on the floor plans nor listed in Schedule E. Confirm a vault door(s) is not a requirement.</p> <p><b>A. See prior response</b></p>
57	<p>Q. <b>Automatic Doors:</b> Sliding doors shall have electric operators....Please confirm automatic operators are not a requirement for the sliders indicated for the exam rooms.</p> <p><b>A. Not required for exam rooms. Provide manual hardware</b></p>
58	<p>Q. Automatic Doors: Automatic doors are required where shown on the VA conceptual floor plans &amp; in Schedule E. The conceptual floor plans do not indicate door openings that are to have the automatic door requirement. Schedule does not indicate automatic door requirement &amp; hardware set # specifications where not issued. Please update the conceptual floor plans to indicate auto operators along with an update to Schedule E plus provide specifications for the hardware set #'s.</p> <p><b>A. Door hardware schedule provided for project.</b></p>
59	<p>Q. <b>Finish Hardware:</b> Please provide specifications for all of the hardware set #' listed in Schedule E that show the complete listing of all components of hardware that are to be included for the set #.</p> <p><b>A. Door hardware schedule provided for project.</b></p>



**VA Brick, NJ**  
**SFO No. VA101-15-R-0180**

60	<b>Q. X-Ray Shielding</b> Three parts: 1. Please confirm that PET CT having 3/4" or 1/2" lead is not required for rental consideration. 2. Confirm 1/16" equivalent lead shielding is required for both the X-Ray & CT rooms. 3. Please confirm VA will provide lessor a physicist report regarding shielding requirements.:
	<b>A. Provide 1/16" lead shielding as required in X-Ray rooms. Provide RF shielding in CT room.</b>
61	<b>Q.</b> Electromagnetic Shielding: Please confirm that neither EEG & MRI suites are not required
	<b>A. EEG and MRI are not required for this project.</b>
62	EEG Suites: Please confirm EEG suites are not required for rental consideration.
	<b>A. EEG is not required for this project.</b>
63	General: Finishes prescribed in Schedule E of the solicitation. Schedule E does not list all of the rooms that are indicated on the conceptual floor plans, Please update the schedule to include all rooms indicated on the plans or provide instructions to bidders as to how the remainder of the rooms regarding rental consideration or lump sum payment.
	<b>A. Schedules have been reviewed and modified as required.</b>
64	<b>Q. General:</b> Base quantities listed in Schedule C - based on a quick quantity check exercise using the conceptual floor plan, there are discrepancies of whether or not there is a typo for the unit of measure column. For example, should the lineal feet for line item 114.a of 46,794 linear feet be square feet?
	<b>A. Schedules have been reviewed and modified as required.</b>
65	<b>Q. General: Base quantities listed in Schedule C</b> - The schedule does not reflect all items indicated on the conceptual floor plan or in Part 1 Basic Solicitation Requirements. Three examples: the sliding doors indicated for some of the exam rooms are not listed, there is no quantity posted for lead lined doors, there is no quantity posted for the Level three ballistic rated partitions. Please update
	<b>A. Schedules have been reviewed and modified as required.</b>
66	Floor Slab Depressions: Audio booths - what is the depth of these booths & is lessor required to have these items ? If so, please provide design criteria.
	<b>A. Booth specifications have not been selected. Lessor may be required to provide these items.</b>
67	<b>Q. Floor Slab Depressions:</b> Elevator machine room, MRI control room & main computer room - confirm these three rooms are not required in the rental consideration.
	<b>A. These rooms are included in the rental consideration as well as other functional areas of the building.</b>
68	<b>Q. Cloth Window Shades:</b> Schedule C does not list this specific type of shade. Please provide direction & counts to bidders as to whether this type of shade is required to be posted in Sch C.
	<b>A. Cloth shades are not required for the project. Install mini-blinds on all exterior windows.</b>
69	<b>Q. Black Out Shades: Schedule C does not list this specific type of shade.</b> Please provide direction & counts to bidders as to whether this type of shade is required to be posted in Sch C or as a rental consideration.
	<b>A. Blackout shades are not required for the project. Install mini-blinds on all exterior windows.</b>
70	Notice to offerors: URL link provided to obtain current GSA forms - please update address.
	<b>A. The most recent GSA forms can be accessed on the GSA portal website or FBO.gov for this procurement.</b>
71	<b>Q. Floor Plans:</b> A103 What is to be the room name & number for the room shown to the right of Vestibule # 244?
	<b>A. This area is part of the Lobby 1H-152 space.</b>



**VA Brick, NJ**  
**SFO No. VA101-15-R-0180**

72	<b>Q. Electrical Conduit:</b> Please confirm metal clad cable or HCF cable be permitted for concealed normal lighting and power connections 30A and lower downstream of the first homerun junction box. <b>A. Per VA Electrical Specifications PG-18-1 only HCF cable allowed is for factory provided fixture wips.</b>
73	<b>Q. Electrical Conductors:</b> Please confirm aluminum conductors are permissible for all panel feeders 100A and greater. <b>A. Per VA Electrical Specifications PG-18-1 only copper conductors are allowed.</b>
74	<b>Q. Aluminum Bussing:</b> Please confirm that aluminum bussing is permissible on electrical distribution components <b>A. Per VA Electrical Specifications PG-18-1 only copper bussing is allowed.</b>
75	<b>Q. J-hooks:</b> Please confirm that J-hooks are permissible for cable management below drop ceilings. <b>A. Exposed wiring is NOT allowed below drop ceiling. J-Hooks are only allowed for master antenna systems above drop ceilings. Per VA Telecommunications Specifications PG-18-1, wiring shall be in conduit to cable tray for telecom cabling.</b>
76	<b>Q. Telecommunications Infrastructure Plant:</b> Please confirm all cross connects for the structured cabling system are by others <b>A. This will be confirmed once the specific location of the facility is determined.</b>
77	<b>Q. Schedule B Special Requirements:</b> Equipment cut sheets - Please provide to bidders cut sheets to help aid in pricing installation. For example X-ray, CT, etc. Posted notes on the equipment # tags refer reader to equipment vendor's plans. <b>A. Equipment not yet selected by VA.</b>
78	<b>Q. Schedule B Special Requirements:</b> Equipment cut sheets - Please provide to bidders cut sheets to help aid in pricing installation. For example X-ray, CT, etc. Posted notes on the equipment # tags refer reader to equipment vendor's plans. <b>A. Equipment not yet selected by VA</b>
79	<b>Q. Emergency Alert System:</b> ....provide 8 pole mounted emergency alert locations. ....blue light atop pole.....flashing.. Seems excessive. Will personal cell phones suffice? Please advise if this is required. <b>A. Per the SFO please provide the Emergency Alert System requirements specified.</b>
80	<b>Q. Building Envelope:</b> ...entire building perimeter shall have a base block construction. Is this required if the blast consultant does not require it? <b>A. Not required for blast. Please insure the construction meets the architectural finishes as listed in SFO for exterior.</b>
81	<b>Q. AS101 Architectural Site Plan:</b> Perimeter fence - confirm a perimeter fence is required. This requirement has been removed on similar projects. <b>A. Per the SFO a perimeter fence is required.</b>
82	<b>Q. Roof structures:</b> Roof screens - ...shield roof-top equipment from view. Confirm roof screens are required. Screens are not indicated on plan M101 Roof & Mechanical Room Plan Options <b>A. Yes, roof screens are required</b>
83	<b>Q. Roof access:</b> Stair to roof - Confirm an enclosed stair is required. An enclosed stair to roof is not indicated on the conceptual plans. <b>A. Each Offeror shall determine if an enclosed stair is required based on the proposed design.</b>



**VA Brick, NJ**  
**SFO No. VA101-15-R-0180**

84	<p><b>Q. Security &amp; Life Safety</b> 2007 Security and Life Safety Manual is noted. Our understanding is that document has been superseded by 2015 by the Physical Security Design Manual for VA Life-Safety Protected Facilities, January 2015. Please confirm which document should be used.</p>
	<p><b>A. Please use the 2015 version.</b></p>
85	<p><b>Q. RFI: SFO p 133 and p. 236</b> Will this project have a security assessment done before award to determine the “Design Basis Threat” for this site?</p>
	<p><b>A. Each Offeror shall determine if a security assessment will need to be done before award.</b></p>
86	<p><b>Q. The PBX is listed in Schedule B as VA furnished. Is additional information available on the PBX to be provided? Will the system require multi-wire copper or Fiber Optic infrastructure?</b></p>
	<p><b>A. If indicated in Schedule B or in the SFO then VA will furnish. PBX detailed system specifications may be determined and adjusted by VA after lease award if necessary. Per SFO Section 6.9.1 A Cable pathways, wiring, and cables (both copper and fiber optic) make up the Telecommunications Infrastructure Plant (TIP) for the telephone, data, and Special Systems. Per SFO Section 6.9.1 B complete and functional telecommunications infrastructure plant (TIP) is required. The TIP shall at a minimum incorporate all telephone, data, and Special Systems cables.</b></p>
87	<p><b>Q. The Functional Unit Price requests cost for a desk phone (A1015). Is there any information on the PBX being provided so we can investigate handset costs.</b></p>
	<p><b>A. Provide as required by VA master specs (referenced in SFO). If indicated in Schedule B or in the SFO then VA will furnish. Detailed specifications may be adjusted by VA after lease award if necessary.</b></p>
88	<p><b>Q. The specified security management and control system appears to be an older specification. Several of the companies no longer provide this product. Is there an updated SMSC specification for a Medical Office Building?</b></p>
	<p><b>A. Provide as required by VA master specs (referenced in SFO or approved equivalent, as updated to most current technology or manufacturer) . Detailed specifications may be adjusted by VA after lease award if necessary or approved equivalent, as updated to most current technology or manufacturer.</b></p>
89	<p><b>Q. Confirm that switches and active electronics are VA furnished and installed for structured cabling networks serving the VA space.</b></p>
	<p><b>A. Please reference Schedule B for switch specifications and requirements. If indicated in Schedule B or in the SFO VA will furnish.</b></p>
90	<p><b>Q. Confirm that patch cables and cross connects are VA furnished and installed for structured cabling networks serving the VA space.</b></p>
	<p><b>A. Please adhere to specifications provided in Schedule B. Per SFO Section 6.9.1 A the following Telecommunications items are required. Cable pathways, wiring, and cables (both copper and fiber optic) make up the Telecommunications Infrastructure Plant (TIP) for the telephone, data, and Special Systems. Per SFO Section 6.9.1 B complete and functional telecommunications infrastructure plant (TIP) is required. The TIP shall at a minimum incorporate all telephone, data, and Special Systems cables.</b></p>
91	<p><b>Q. Confirm that switches and active electronics are VA furnished and installed for security networks serving the VA space.</b></p>



**VA Brick, NJ**  
**SFO No. VA101-15-R-0180**

	<p><b><i>A. Please adhere to specifications provided in Schedule B. Per SFO Section 6.9.1 A Cable pathways, wiring, and cables (both copper and fiber optic) make up the Telecommunications Infrastructure Plant (TIP) for the telephone, data, and Special Systems. Per SFO Section 6.9.1 B complete and functional telecommunications infrastructure plant (TIP) is required. The TIP shall at a minimum incorporate all telephone, data, and Special Systems cables.</i></b></p>
92	<p>Q. Confirm that patch cables and cross connects are VA furnished and installed for security networks serving the VA space.</p>
	<p><b><i>A. Please follow instructions provided in Schedule B. Per SFO Section 6.9.1 A Cable pathways, wiring, and cables (both copper and fiber optic) make up the Telecommunications Infrastructure Plant (TIP) for the telephone, data, and Special Systems. Per SFO Section 6.9.1 B complete and functional telecommunications infrastructure plant (TIP) is required. The TIP shall at a minimum incorporate all telephone, data, and Special Systems cables.</i></b></p>
94	<p>Q. Gazebo is found on various pages of the SFO Part I &amp; was not indicated on the site plan. Is providing a gazebo a requirement for this solicitation?</p>
	<p><b><i>A. The only references to a Gazebo is in SFO Section 3.20.4 and Section 8.2.2 which only apply if you choose to provide. Gazebo is an optional component for site development.</i></b></p>
95	<p>Q. " A minimum of (4) housekeeping closets (HAC) shall be provided...". Both the conceptual floor plans &amp; Schedule C issued with addendum 2 show only 3 Hskpng closets. Confirm for bidders there are only 3 closets to be provided/required.</p>
	<p><b><i>A. Revise to "(3)".</i></b></p>
96	<p>Q. Two part question presenting two scenarios for response - Scenario 1. The total of all ceiling types showing a quantity greater than "0" posted to Exhibit A totals 60,678 SF. The gross building area is +/- 72,000 SF. What bid form are bidders to post the cost to provide the remaining ceiling finishes for the building? Scenario 2. Since only 60,678 SF of ceiling finishes are posted on Exhibit A of schedule C, are bidders to receive a change order to add the remainder of ceiling finishes to completely fit out the entire building? Please respond to either scenario for bidders as to the correct method for reporting the ceiling pricing.</p>
	<p><b><i>A. Quantities will stand as issued. All walls and ceiling areas are required. The difference between the 60678 and the +/- 72000 for the ceiling should be included in the shell costs.</i></b></p>
97	<p>Q. Two part question presenting two scenarios for response - Scenario 1. The total of all flooring types showing a quantity greater than "0" posted to Exhibit A totals 60,678 SF. The gross building area is +/- 72,000 SF. What bid form are bidders to post the cost to provide the remaining floor finishes for the building? Scenario 2. Since only 60,678 SF of flooring finishes are posted on Exhibit A of schedule C, are bidders to receive a change order to add the remainder of floor finishes to completely fit out the entire building? Please respond to either scenario for bidders as to the correct method for reporting the floor pricing.</p>
	<p><b><i>A. Quantities will stand as issued. All flooring types are required. The difference between the 60678 and the +/- 72000 for the flooring should be included in the shell costs.</i></b></p>
98	<p>Q. Confirm for bidders that unit prices are only to be posted against those line item descriptions showing a quantity for Exhibit A and those line items showing a "0" quantity entry are not to have unit prices posted.</p>
	<p><b><i>A. Even if the quantity is listed as "0" then unit price is still required.</i></b></p>



**VA Brick, NJ**  
**SFO No. VA101-15-R-0180**

99	<p>Q. The total door count for all door types posted totals 319. This count is greater than the total doors shown on the conceptual floor plans. So does this mean all doors for the building are costed in Schedule C and no doors are to be costed to the core shell entry on Schedule D?</p>
	<p><i>A. The actual door count at this point is 317- The A/E has provided an updated door schedule which is attached for reference. Please design to specifications and quantities as provided.</i></p>
100	<p>Q. Three parts - 1. The conceptual floor plans do not place a vault within a room. If a vault is to be provided, please provide the room name &amp; # that the Type II vault shall reside. 2. Please confirm for bidders there is to be only one vault required (Paragraph F. Bulk drug storage safes and vaults has Type II vault for outpatient clinic and Class 5 vault for outpatient clinic pharmacy). 3. RM 1G-117 Control Sub/Sec Dispensing - is the entire room footprint meant to be the entire vault footprint for the outpatient clinic pharmacy?</p>
	<p><i>A. For clarity space 1G-117 named "Control Sub/Sec Dispensing" is a Type II vault with a Class 5 door.</i></p>
101	<p>Q. Two parts - 1. Please provide the room name &amp; # that is to have the class 5 vault. 2. Please provide class 5 vault design criteria as was posted for the Type II vault as described on the same page of the SFO and provide the physical volume size of the vault.</p>
	<p><i>A. For clarity space 1G-117 named "Control Sub/Sec Dispensing" is a Type II vault with a Class 5 door. Proposer can determine volume</i></p>
102	<p>Q. Page 7 of 34 Part VI Schedule E (pdf instructions) does not list Type Z 4. Type Z4 is posted several times in the door type column on the excel version of schedule E, issued with addendum 2.</p>
	<p><i>A. See revised door schedule posted to the design file folder.</i></p>
103	<p>Q. This door type is listed as an automatic double alum doors, single slide for the Room Type Main Entry. This door type is also listed for other room names (offices, exam) as the door type or in combination with another door type in the door type column on Schedule E. Please clarify for bidders what door type is to be provided for these rooms that list both the slider and swing door types.</p>
	<p><i>A. See revised door schedule posted to the design file folder.</i></p>
104	<p>Q. Sustainability Rating System &amp; Designation Notification - Response to question 2 - VA will issue amendment to determine Sustainability preference and direction..... Please provide the date when bidders can expect the amendment.</p>
	<p><i>A. The Green Globes Certification system will be required.</i></p>
105	<p>Q. Response to question # 72 - regarding HCF cable - Is HCF Cable permitted in those spaces tagged as "Lessor"?</p>
	<p><i>A. HCF cable per the SFO is only allowed for whips as noted.</i></p>



**VA Brick, NJ**  
**SFO No. VA101-15-R-0180**

106	<p>Q. In general, it is our understanding that rooms tagged as "Lessor" in Schedule E Room Finishes are to be costed to core shell. Also, it is our understanding that rooms not tagged as either "Lessor" or "VA" are "Common" areas (ie. corridors) and are also to be costed to core shell. However, Schedule C Exhibit A shows pricing items with quantities for unit price assignments that may either be "Lessor" or "Common" tagged areas. Three examples: 1. Terrazzo floor finish is shown in Schedule C Exhibit A for unit price assignment. However, Lobby is assigned Terrazzo floor finish in Schedule E Room Finish &amp; Lobby is tagged as a "Lessor" space. 2. Ceiling finishes total 60,678 sf for unit price assignments in Schedule C Exhibit A. However, the total "VA" assigned areas totals just over 40,000 sf. 3. Window treatment - 180 blinds posted for unit pricing - we presume these are intended for building fenestration. Please update Schedule C Exhibit A to show all unit price items in Exhibit A to reflect only those items required for VA spaces. This update should address all pricing items posted.</p>
	<p><i>A. All Offerors should bid in accordance with the specifications provided in the SFO, Schedules and Exhibits; Proposals shall include designs to accommodate the minimum requirements.</i></p>
107	<p>Q. Response to question # 51 - regarding OIT Room. Are there specific requirement for an OIT room?</p>
	<p><i>A. MCR &amp; OIT rooms are one in the same, therefore the requirements provided in the SFO apply to both.</i></p>