

SAN DIEGO MISSION VALLEY Q/A MATRIX	
Q #	Questions / Answers - SFO NO. VA-101-15-R-0162
8	Will OSHPOD apply to this clinic?
	No.
13	Solicitation RQTS - 4.2.4C (PG 76 of 203), First Paragraph: Is the entire perimeter of the first floor anticipated to be CMU & glass? I.E., no metal stud & GFRC assemblies?
	The drawings are conceptual in nature. Yes, Offerors may use an alternate form of construction as long as it conforms to the requirements found in the Department of Veterans Affairs Physical Security Design Manual.
14	Drawing SHT A-203: Refers to "roof garden" and vertical garden. Are these requirements?
	No, the drawings are conceptual in nature.
17	Any state/OSHPOSH?
	No.
25	Can we receive copy of presentation?
	Yes, the presentation has been posted to FedBizOpps.
32	VA will be paying utilities for all interior rentable/gross space vs. usable?
	Yes.
35	Is the CC designation meant to be on Schedule F - VA Contractor supplied and VA Contractor installed? In the past it was a VC designation that meant VA supplied FOB site and Lessor Contractor installed. Please clarify designation and where these costs should be carried.
	"VV" is defined as "VA-furnished and installed", "CC" is defined as "Contractor-furnished and installed".
36	Please clarify the note "Out" listed under Room Name on Schedule F. Example, department PACT - Room Code EXRG0, JSN E0945 and E0948.
	Confirmed. The equipment is removed from the typical til library room content, and replaced with other equipment.
37	Note several formulas on Schedule B are incorrect and do not multiply by the required room type quantity. Example: ALL rooms listed under Department PACT Space - 4 Modules - Patient Area "Exam/Treatment Modules (IETM)" do not extend the sub-total by the number of rooms. There's 87 rooms within this functional area. Provide corrected Schedule B.
	The SFO will be amended and a corrected Scheudule B will be posted
38	Please provide descriptions of JSN codes A1067, A5076, A5077 and A5212. MIL-STD-1691 Master Equipment List (2011) does not include these JSN codes
	A1067: A high quality 1/4" polished float glass mirror with a stainless steel frame. Frame holds mirror in a tilted position for accessibility and compliance with ADA requirements. Mirror has a galvanized steel back secured to frame with concealed screws with integral horizontal hanging brackets. Mirror shall be approximately 18" wide and 36" high. Other sizes are available. A5076:A free standing hand sanitizer dispenser. For use throughout a healthcare facility. Unit does not include the sanitizing liquid. Units are battery operated. A5077: A touch free wall-mounted hand sanitizer dispenser. For use throughout a healthcare facility. Unit does not include the sanitizing liquid. Units are battery operated. A5012: A wall mounted, tilt/angled TV bracket for 37" to 80" TVs. Mount will be a universal and VESA compliant unit with a load capacity of up to 130 lbs.
39	Please provide further description of equipment: "Blood Draw Stand" and "Blood Draw Station" as listed in Room LBVP1 under Department - Pathology & Laboratory Medicine (PLM).
	Chaparral UN-ADS & UN-Ads-DT Adjustable Draw stands. Chaparral MMIV Series of Phlebotomy workstations. See link http://www.chaparralfixtures.com/products_phlebotomy.html for basis of design.
40	Please confirm items left blank under "Total Quantity Included in Proposed Rate" on Schedule C are to be a zero (0) quantity. Refer to items: 35, 36,102, and 108.
	The SFO will be amended and a corrected Scheudule C will be posted with the following revised information: Hollow Metal Doors in Hollow Metal Frames: Item 32 = quantity of 16. Item 35 =quantity of zero. Item 36 = quantity of zero, Item 102 = quantitiy of 17,905, Item 108 = quantity of 36,600
41	What is the unit of measure to be used for items 92, 93, 95, 104, 106,107,111,112?
	Items 92, 93, 95, 104, 106, 107, 111, & 112: the unit of measure is "square foot".
42	Item #130 on Schedule C specifies a quantity of zero (0) for window blinds, however, section 11.15 of the SFO specs states that all exterior windows shall be equipped with window blinds. Please clarify.
	All interior windows for staff office, conference room and break room and patient services should have window blinds, the estimate is 95 windows.
43	Please confirm where "Qty of Rooms" is left blank the intention is there are zero (0) rooms to be included on Schedule F. (Ex: Dept. PACT, Room Code LR001, SR502, UTC01).
	The SFO will be amended and a corrected Scheudule F will be posted with the following revised information: Revised PACT quantities: (0) PEHW2 (Line 37): change Room PEHW2 quantity from 1 to zero (1) OFA01 (Line 278): change Room OFA01 quantity from 2 to 1 (3) OFA02 (Line 292): change Room OFA02 quantity from 4 to 3 (1) LR001 (Line 304): change Room LR001 quantity from 6 to 1 (1) SRS02 (Line 318): change Room SRS02 quantity from "blank" to 1 (1) UTC01 (Line 347): change Room UTC01 quantity from "blank" to 1 (2) UCCL1 (Line 358): change Room UCCL1 quantity from 1 to 2

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44	<p>Part I, Section 6.1.5, Item B.5 of the SFO requires a commitment to retrofit existing buildings to satisfy the "Basic Safety Objective requirements" of ASCE 41. The 2015 IBC adopts ASCE 41-13, which uses the terminology "Basic Performance Objective for Existing Buildings" in lieu of "Basic Safety Objective." Please confirm that the intent of this requirement as written in the SFO is to retrofit existing buildings in accordance with the Basic Performance Objective for Existing Buildings, as applicable to VA Outpatient Clinics (Risk Category IV).</p> <p>Confirmed.</p>
45	<p>Per Section 7.2 of the VA Physical Security Design Manual for Life Safety Protected Facilities, "all structures with two stories or more shall be designed to minimize the potential for progressive collapse using the Tie Force Method" per the UFC 4-023-03. For new construction the tie force method is straight forward and cost effective to implement. However, for retrofit of an existing facility, the tie force method is not practical. All Mission Critical facilities greater than two stories require the Alternate Path Method to mitigate progressive collapse, "which requires the structure to withstand a threat independent removal of ... one bay width of exterior loadbearing wall, one at a time, without precipitating a disproportion extent of damage". Please advise if using the more rigorous alternate path method to design for progressive collapse resistance is acceptable.</p> <p>Per Section 7.2.1- No additional physical security is required.</p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> 7.2.1 Existing Facility – Progressive Collapse No additional physical security requirements. </div>
46	<p>Section 4.2.4-C of the SFO states " the entire building perimeter shall be base block construction". Please confirm that alternative wall systems are acceptable if shown to be adequate for wind, seismic, and blast loads by analysis.</p> <p>Yes, Offerors may use an alternate form of construction as long as it conforms to the requirements found in the Department of Veterans Affairs Physical Security Design Manual.</p>
47	<p>Per Section 4.2.4-C of the SFO states that "If a room on the perimeter has an exterior door, the common wall between the room and the building shall be full height block wall". Please confirm if internal full height block walls are required if blast-resistant exterior doors are provided per the VA PSDM. If internal full height block walls are required, please confirm that they are needed in individual rooms only, not stairways, hallways, or the main entrances.</p> <p>Blast resistant doors per Section 6.2.3 are already required by PSDM. Full height internal block walls are required at all rooms including stairways, hallways, and the main entrance where an exterior door is on a perimeter wall.</p>
48	<p>Please confirm that per SFO section 4.2.1, B for existing buildings the Federally mandated requirements for energy conservation specifically concerning the 30% energy reduction the base line is ASHRAE 90.1-2004.</p> <p>Page 70 of the SFO will be amended to read "Reduction in the Energy Cost Budget by 30% over the Baseline performance rating of ASHRAE Standard 90.1 - 2010".</p>
49	<p>SFO Section 8.1.6-A states, "Provide heating water boilers to meet the space heating demand." Please confirm that for the Aero site, electric heat is acceptable in place of hydronic heat.</p> <p>Electric heat will not be acceptable. The SFO offers the option of fuel oil if gas is not available.</p>
50	<p>Can VA share parking with other development to meet the desired parking count?</p> <p>No, Parking is to be separate and not shared. Refer to 4.2.4 "Separate entrances to the site shall be provided for patients and visitors, employees, and staff, emergency and service and delivery vehicles."</p>
51	<p>Will gates be required to separate staff parking from patient and visitors parking?</p> <p>Yes, Refer to SFO NO VA101-15-R-0162 4.2.4. "Where employees share access with patients and visitors, the entrance to the employee parking shall be controlled by a card-actuated gate".</p>
52	<p>Can the exterior materials be modified to fit the proposed design?</p> <p>Yes, Refer to SFO NO VA101-15-R-0162 1.3.2 Quality of Building "The exterior building materials shall be subject to technical and aesthetic review and approval of the Contracting Officer."</p>
53	<p>Is the 3 story atrium a design requirement?</p> <p>The 3 story atrium is preferred but not required.</p>
54	<p>Does the site require any fence and gates?</p> <p>Gates: Yes, Refer to SFO NO VA101-15-R-0162 4.2.4. "Where employees share access with patients and visitors, the entrance to the employee parking shall be controlled by a card-actuated gate". Fences: Yes, Refer to the "Department of Veterans Affairs Physical Security Design Manual, January 2015, 1.2 VA Facilities, Life-Safety Protected Facility Types, Community-Based Outpatient Clinic (CBOC), 3.2. "Perimeter barriers shall consist of fences, walls, a combination of these, and gates as needed for access..."</p>
55	<p>Is jump protection required on the Exterior balcony for staff?</p> <p>Yes, provide jump protection, per the VA Design Guide for Mental Health Facilities: 2.44 Risk Reduction.</p>
56	<p>Is any Ambulatory Healthcare portion (procedure rooms and associated recovery areas) of the building permitted to be regulated as a separate occupancy from the main Business use/occupancy?</p> <p>No</p>
57	<p>Two procedure rooms are located on both the first and second floors. Will general anesthesia be administered for these procedures on both floors?</p> <p>Anesthesia is not anticipated in either room</p>
58	<p>Should the site design allow for public transportation (buses) pick and drop off?</p> <p>Yes, Refer to SFO NO VA101-15-R-0162 5.2.2. "Provide a circular driveway to the building drop-off with access to the parking areas. The drop off shall have canopy cover designed to accommodate public bus and shuttle services."</p>
59	<p>The city code allows for 8' x 18' standard parking stall. Would the VA consider allowing this parking stall size?</p> <p>No, Provide Refer to SFO NO VA101-15-R-0162 5.2.9 Parking Facilities for parking stall sizes.</p>
60	<p>Please confirm LEED for Healthcare will be used on this project as recent VA proposals have just changed to Golden Globe?</p> <p>Confirmed, LEED for Healthcare is required, including conformance with the latest.</p>
61	<p>Site concept drawings indicate gates separating what would be assumed to be patient and staff parking. The SFO makes no reference of gates being required or a specific number of dedicated staff stalls. Are gates required to separate staff parking and if so, how many staff shall be dedicated?</p>

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	Refer to SFO NO VA101-15-R-0162 5.2.9 and refer to SFO NO VA101-15-R-0162 1.3.2. Refer to A-101. Gates: Yes, Refer to SFO NO VA101-15-R-0162 4.2.4. "Where employees share access with patients and visitors, the entrance to the employee parking shall be controlled by a card-actuated gate".
62	The concept drawings include a perspective which indicates exterior balconies along the waiting areas on the front facade yet the plans do not show anything. Are the balconies indicated in the perspective desired?
	Yes, the balconies are desired, but not required.
63	Are 'jump protection' high guard walls required at the 3rd floor roof top area accessed from the waiting areas?
	Yes provide jump protection, per the VA Design Guide for Mental Health Facilities: 2.44 Risk Reduction.

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64	The SFO (6.2.2) references a drive through ambulance pick-up for patients yet the conceptual site plan shows a 'back in' ambulance bay. Which is acceptable?
	Correct, provide Ambulance Entrance per SFO NO VA101-15-R0162 6.2.2, however, drawings provided to Offerors are conceptual in nature.
65	Please confirm that a smoking shelter is not required?
	Correct, a smoking shelter is NOT required.
66	What size of trucks (length) is the VA is anticipating to access the site for delivery?
	Fifty-three (53) feet long is the anticipated delivery truck length. Refer to SFO NO VA101-15-R-0162 5.2.6 for vehicle access.
67	The SFO indicated requirement for MRI truck pad however the conceptual drawing don't show MRI pad. Is MRI pad required?
	Yes, MRI Pad is required. Refer to SFO NO VA101-15-R-0162 5.2.10. Drawings provided to Offerors are conceptual.
68	Can the proposed design change the configuration of the entry lobby? Or should we follow the conceptual design drawings as provided
	Offerors are free to design a building that best suits the site; drawings provided to Offerors are conceptual; it is recommended only that the functionality, the adjacencies, for example, are replicated if possible.
69	Please confirm there are no special emergency power requirements for this building other than those required by code.
	SFO 4.2.4 (G): Emergency and/or Stand-By Generators: The emergency and stand-by generators and related switchgear may be located in a separate structure from the main building or within the main building. The generator room shall not be located at an elevation subject to flooding at any time. The generator room shall not be located closer than 50 feet [15.24 m] of a loading dock/receiving area or mailroom, and shall not be located beneath such facilities. Areaways and louver openings serving the generator shall not open to the service yard for the loading dock. Entrances from the exterior shall not open to the loading dock service yard. Emergency and stand-by generators shall include sound deadening options available for generator housing and exhaust system, and incorporate fuel filtering system. Utilize the VA test requirement for generator system. Fuel replaced by Lessor for fuel used for all testing and monthly scheduled runs. VA will pay for fuel used during actual emergency disasters.
70	Section 4.2.4.C of the SFO states “ the entire building perimeter shall be base block construction”. Please confirm that alternative wall systems can be utilized if shown by analysis to provide wind, seismic, and blast protection.
	Yes, Offerors may use an alternate form of construction as long as it conforms to the requirements found in the Department of Veterans Affairs Physical Security Design Manual.
71	Per Section 4.2.4C of the SFO states that “if a room on the perimeter has an exterior door, the common wall between the room and the building shall be full height block wall”. Please confirm this only applies to individual rooms, not stairs, hallways, or the main entrances.
	Blast resistant doors per Section 6.2.3 are already required by Department of Veterans Affairs Physical Security Design Manual. Full height internal block walls are required at all rooms including stairways, hallways, and the main entrance where an exterior door is on a perimeter wall.
72	There are no finishes called out in schedule E only room codes. Schedule E doesn't list specific finishes, are the finishes to match the UFC 4-510 Room Code finish requirements?
	Confirmed. Refer to the UFC 4-510 Room Finish requirements.