

New Port Richey, FL
Community Based Outpatient Clinic (CBOC)
VA101-16-R-0012
Question Answer Matrix

No.	Questions	Answer	Clarification Number
1	Reference is made in a number of places to a generator, but there is no specifications provided. Can you please clarify if one is required and if so, what parts of the building get back up power circuits and how long they are supposed to run?	One or more generators are required. Follow requirements of PSDM. N+1 applies for Florida per PSDM. Full backup at 96 hours per SFO and PSDM.	
2	Page 131 of the SFO intentionally deletes Smoking Shelters. Please confirm that smoking shelters are not required for this project	Smoking Shelters are not required.	
4	<p>Page 165 and 166 of the SFO Document listed the following water treatment systems: When will we know "as facility needs dictate"?</p> <p><u>Reverse Osmosis</u> Provide a stand-alone reverse osmosis system, comprised of a factory assembled package, complete with dual alternating carbon filters with automatic backwash, a 20 and 5 micron pre-filter, a reverse osmosis membrane, pressure pump, and all valves and controls necessary for complete automatic operation. All parts and components to be compatible with EPA drinking water standards, and the entire package shall be UL listed.</p> <p><u>Dealkalizing System</u> As facility needs dictate, provide a single chloride-anion pressure-type water-dealkalizing system for boiler feed-water make-up to follow water softening equipment. Reduce alkalinity to 20 ppm [mg/L]. Provide soft water bypass.</p> <p><u>Deionization System</u> As facility needs dictate, provide a three-bed deionizer (cation, anion, mixed bed) of the tank exchange type, providing de-ionized water to meet the requirements of the facility. Feedwater to the deionizer system shall be fed through a 5 micron filter, provided as a component of the deionization system. The system shall be factory assembled, full duplex, and designed for automatic production of water with a conductivity of less than 10 micro-ohms.</p> <p><u>Reagent Grade System</u> As facility needs dictate, provide a complete packaged reagent grade water system. Confirm if users require grade 1, 2, or 3 quality, and estimate consumption amounts. Evaluate if it is cost-effective to provide reagent grade water system, or to have the users purchase water from an ISO3696: 2007 listed firm.</p>	A water softener is required for the entire facility. Additional water treatment (RO, DI, DE alkalizing System, Reagent Grade) will be required depending on the usage of the space, e.g. dialyses. The designer shall review the plans for space usage and determine the requirements of water quality based on the VA design guidelines. Boiler feed water quality shall be coordinated with designer and equipment provided. The SFO provides for all options, it is the designers responsibility to determine the needs of the system that gets installed.	
7	There are some items in Schedule B that have AR under the Quantity Column. What is the meaning of AR?	AR is defined as "As Requested".	
8	There are some items in Schedule B that have a diagonal in the unit cost column. Please confirm that we do not have to price these items.	Reference question response number 7 above. (Same items.)	
10	Please confirm that we have to provide unit prices just for the items shown on Schedule C-Exhibit A with quantities greater than 0.	Price all items even 0 quantity. Items may be added during design.	
11	Please confirm that we have to provide unit prices on Schedule C-Exhibit B for the same items that we priced on Schedule C-Exhibit A.	Confirmed. Exhibit B is for first year after acceptance.	
12	Please indicate layers of gypsum board required on each side of metal studs and drywall finish, to be used on Item 152.a) of Schedule C.	As noted in schedule, it is fully finished and this will be both sides as a unit.	
13	Please confirm that 2 layers of gypsum board are required on each side of metal studs on Item 153.c) of Schedule C.	Confirmed two layers each side meeting the STC-55 rating.	
14	Please confirm that 2 layers of gypsum board are required on each side of metal studs on Item 154.c) of Schedule C.	Confirmed two layers each side full height (deck to deck) meeting the STC-55 rating.	
15	Please indicate layers of gypsum board required on each side of metal studs and drywall finish, to be used on Item 155.a) of Schedule C.	Confirmed drywall on both sides, deck to deck fully finished.	
16	Please indicate layers of gypsum board required on each side of metal studs and drywall finish, to be used on Item 155.b) of Schedule C.	Confirmed drywall on both sides, deck to deck fully finished.	

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17	Will VA consider a time extension given the size of this project	An extension will be granted. Offers are now due by 4:00 pm ET on June 21, 2017. If this question refers to the project schedule and not the deadline for submission of offers, then the answer is no. Thirty-two months is enough time for this project size.	
20	Section 4.2.4B Will public screening be conducted in the vestibule?	Not at acceptance but during lease term. Thus, make preparations for equipment.	
21	Is the front door the only public access point?	Yes. Please refer to Section 4.2.4 PHYSICAL SECURITY AND NATURAL DISASTERS RESISTIVE DESIGN/B. Building Entrances and Exits, of the SFO.	
22	Section 6.6.4 B water systems are noted as required by clinic. Specifically will the follow systems be required Reverse Osmosis Deionizing Reagent Grade	A water softener is required for the entire facility. Additional water treatment (RO, DI, DE alkalizing System, Reagent Grade) will be required depending on the usage of the space, e.g. dialyses. The designer shall review the plans for space usage and determine the requirements of water quality based on the VA design guidelines. Boiler feed water quality shall be coordinated with designer and equipment provided. The SFO provides for all options, it is the designers responsibility to determine the needs of the system that gets installed.	
23	6.6.4 D requires grease traps and separators for food prep. Please confirm if there will be any kitchen in the canteen	Yes, follow SFO requirements.	
24	6.6.4 D requires grease traps and separators for food prep. Please confirm if there will be any kitchen in the canteen	See answer for number 23.	
26	Section 6.2.8 F Is there an MCR, if yes what Tier	Yes-Main computer room noted as OI & T. Tier 2.	
27	Can VA's architect provide the REVIT model?	No. REVIT will not be used. Provided as AutoCAD.	
28	Are cooling towers required for this facility?	No single air cooled chiller can exceed 200 tons. It is the designers responsibility to design a system that meets all of the SFO and VA design requirements.	
29	The mechanical equipment description shows 2 cooling towers @ 415 tons each and 2 water cooled chillers at 415 tons each. The SFO states the mechanical systems are not required to be N+1 and 830 tons is nearly double the capacity. Please confirm the HVAC is not N+1 and we are free to run our own load calculations.	A minimum of two chillers are required. Each chiller is required to be sized at 60% of the building load. It is the responsibility of the design to size the system and provide the proper equipment selections.	
30	The electrical equipment loads show 2 chillers @ 208 tons each which is different than the mechanical equipment description. Please confirm we are to size all MEP equipment based upon our load calculations. The electrical load description shows a standby chiller for MCR, MTR, Police server and OIT rooms. Section 6.7.8 B1 calls for all electrically powered systems and equipment to be fed from the generator and the equipment branch also 6.7.8 B requires all HVAC to be on the generator? Is it the desire for this clinic to be fully operational on the generator?	The intent is for the entire facility to be backed up by a type 3 EES system that has life safety branch and a stand by branch for the remaining electrical loads in the facility. It is the designers responsibility to size equipment as needed to support the building. Follow SFO. More stringent applies.	
31	The generator requires 96 hours of fuel, can this be reduced?	No. Please refer to Section 6.7.8 ESSENTIAL ELECTRICAL SYSTEM FOR CLINICS/C. Alternate Source of Power (Type 3 EES), of the SFO.	
32	Will VA pay for fuel as a part of utility expense?	VA only pays for fuel used during actual emergency. All other usage of fuel is Lessor responsibility.	
33	There is no perimeter security fence in the SFO however one shows on the preliminary site plan. Is a security fence required? If yes does staff parking need to be physically separated from patient parking by gates	Yes, per Section 3.2 of the the Security Design Manual, Perimeter Fencing is required for the New Port Richey, FL CBOC. Follow SFO requirements which also includes PSDM. Physical Security Design Manual dated Jan. 2015.)	
34	Cable Television System has been deleted on many VA pursuits. Will it be used on this project?	Please refer to Section 5.5.7 TELECOMMUNICATIONS SERVICES, of the SFO.	
36	For such a large project, 6 weeks' time is insufficient to prepare a quality proposal. Would a 3 week extension be granted?	See answer No. 17.	
37	In the security fence around the site required? If so, are gates needed at both the main and service entries? If not required, is a security fence required around the loading dock?	Yes. See question answer number 33. Follow SFO. Also to cover OSHA, provide temporary construction fence on property line until perimeter fence has been installed	
39	Do any of the additional entrances (primary care, staff lounge, emergency exits, etc.) require security fences as shown at multispecialty care's outside entrance?	Provide fencing as located on floor plan. Perimeter site fence not required.	
41	Does Schedule C include all walls.	No. Follow SFO. Building exterior wall is shell and excludes Lessors common walls like utility rooms, stairs, shafts, etc.	
42	Schedule C and SFO 7.12 do not match on corner guard.	Delete from Schedule C. This is shell cost item. Follow SFO requirements in 7.12.	
44	If an item is referenced in SFO, should we add it to Schedule C?	No. Anything noted in the SFO and not covered on Schedule B or Schedule C shall be included in your Shell cost.	
45	Does Pharmacy require depressed floor slab for cushioned flooring?	No.	
46	Is item 62 in Schedule C for Pharmacy? SFO calls for Type 2R, Class 5.	Follow SFO for Pharmacy Vault door and day gate included in shell cost. Line Item 62 is for main Data/Computer room.	
47	Blinds noted in Schedule C, line item 218 are normally shell cost item?	All exterior wall finishes are shell cost. See question 42 response. Line item 218 will be for interior department windows.	

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48	Some areas in SFO notes as listed in Schedule C but not found in Schedule C?	SFO should state as noted in Schedule C or as required within SFO. Refer to question response number 45.	
49	Schedule C line item 222 has quantity of zero but will be required.	Quantity will be changed to 3. Please provide pricing for all items. Even "0" quantity items.	
50			
51	In light of the pre proposal conference date on 5/10/17, which is less than four weeks from the proposal due date of 6/7/17, we believe an extension would be very beneficial to the prospective lessors and VA - to ensure enough time to sort through questions, design, assemble and price a proposal for a complex and large scale project. Although we are an experience team in VA procurements and projects, we could certainly use another month or so.	See answer No. 17.	
52	Our team is highly interested in the VA New Port Richey project, but would like to request a time extension for the VA New Port Richey project due date to provide us with ample time to assemble the site, design, pricing and other requirements. We believe an extension will benefit VA to maintain competition and ensure high quality offers. One primary factor relates to the sites in the market. Among the 14 sites that were pre-approved by VA over a year ago, several owners have decided to pull their property from consideration on this project for various reasons. As a result, additional time has been needed for properly assess the best options, perform due diligence, and obtain control from the remaining properties for the project. We also understand that VA is still working on answering questions from the development team and there will have another round of questions soon. To allow time to digest and incorporate those questions, we believe additional time would be beneficial.	See answer No. 17.	